

COMMITTEE OF ADJUSTMENT

APPLICANT : PRASHANUTH NUTHULA

ADDRESS : 732 VANIER STREET

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # A-024/26 & B-009-26 - 732 VANIER ST

Date Mailed: April 1, 2026

Electronic hearing:

By videoconference on April 16, 2026 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on April 1, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1097 LOTS 103 & 104;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: PRASHANTH NUTHULA</p> <p>Applicant Name: REIGNS 740 INC.</p>		732 VANIER ST

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot. Requesting relief for reduced minimum lot width and increased maximum main building gross floor area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	11.1.5.1	Minimum Lot Width - Semi-Detached Dwelling	15.0 m	13.3 m
Zoning By-law 8600	11.1.5.10	Maximum Gross Floor Area-Main Building - Semi-Detached Dwelling	400 m ²	407 m ²

Type of Consent Application Transaction: New Lot

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

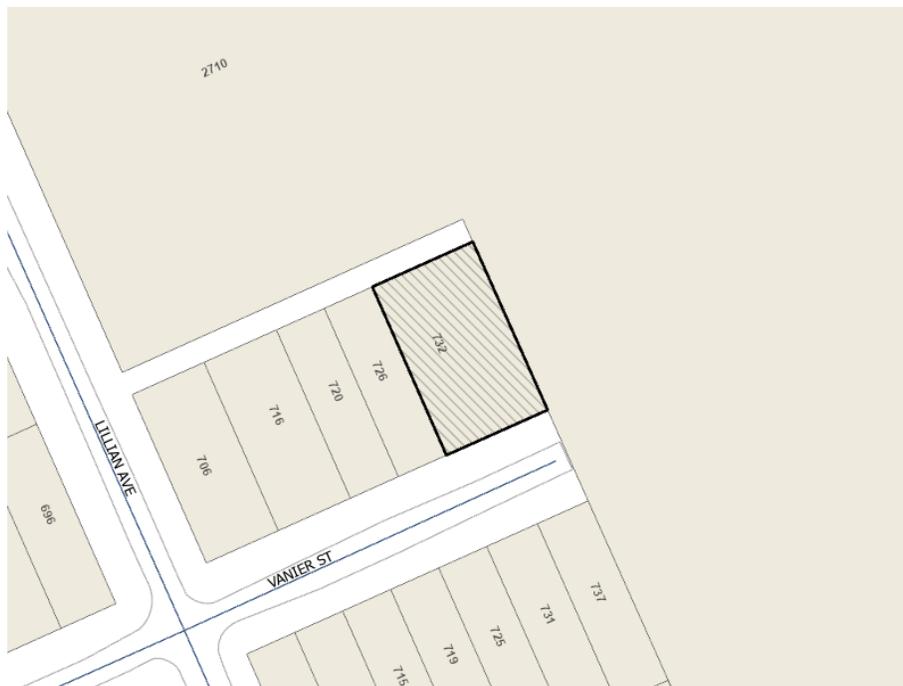
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca



NOTES
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999912.
 ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA
1	PART OF LOT 104	REGISTERED PLAN 1097	ALL OF 01342-0459	3660 Sq.Ft.
2	LOT 103 and PART LOT 104			5327 Sq.Ft.

EDINBOROUGH STREET
 (CLOSED BY BY-LAW 7233-INST. No. R854630)

"IMPERIAL"
 Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048

PLAN OF SURVEY
 OF
LOTS 103 and 104,
REGISTERED PLAN 1097
 IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=15'
 0 7.5 15.0 30.0 45.0 75.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 28.6" IN WIDTH BY 20.45" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'.
LEGEND

■	DENOTES SURVEY MONUMENT FOUND	WIT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	I	DENOTES PERPENDICULAR
▣	DENOTES STANDARD IRON BAR	(M)	DENOTES MEASURED
SSIB	DENOTES SHORT STANDARD IRON BAR	(S)	DENOTES SET
IB	DENOTES IRON BAR	PROP	DENOTES PROPORTION
IBØ	DENOTES ROUND IRON BAR	(D)	DENOTES DEED
PB	DENOTES PLASTIC BAR	(NI)	DENOTES NOT IDENTIFIABLE
CC	DENOTES CUT-CROSS	(OU)	DENOTES ORIGIN UNKNOWN
CP	DENOTES STEEL PIN		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES REGISTERED PLAN 1097	(P1)	DENOTES PLAN 12R-7957
(P2)	DENOTES PLAN 12R-11385		
(FN)	DENOTES FIELD NOTES BY (KVL), DATED: MARCH 25, 1977, JOB No: W-77-L-325		
(FN1)	DENOTES FIELD NOTES BY (1744), DATED: SEPTEMBER 22, 1988.		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.		
(1431)	DENOTES STUBBERFIELD HARTLEY LIMITED, O.L.S.		
(1172)	DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.		

N = NORTH; S = SOUTH; E = EAST; W = WEST

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15364829.79	E1097925.05
ORP-B	N15365355.38	E1097963.17

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 527.02' GROUND, N04°08'50".
 FOR BEARING COMPARISON, A ROTATION OF 2° 41' 50" CLOCKWISE WAS APPLIED TO P TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION OF 1° 23' 40" CLOCKWISE WAS APPLIED TO P1 TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION OF 1° 21' 45" CLOCKWISE WAS APPLIED TO P2 TO CONVERT TO GRID BEARINGS.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 6th DAY OF JANUARY, 2026

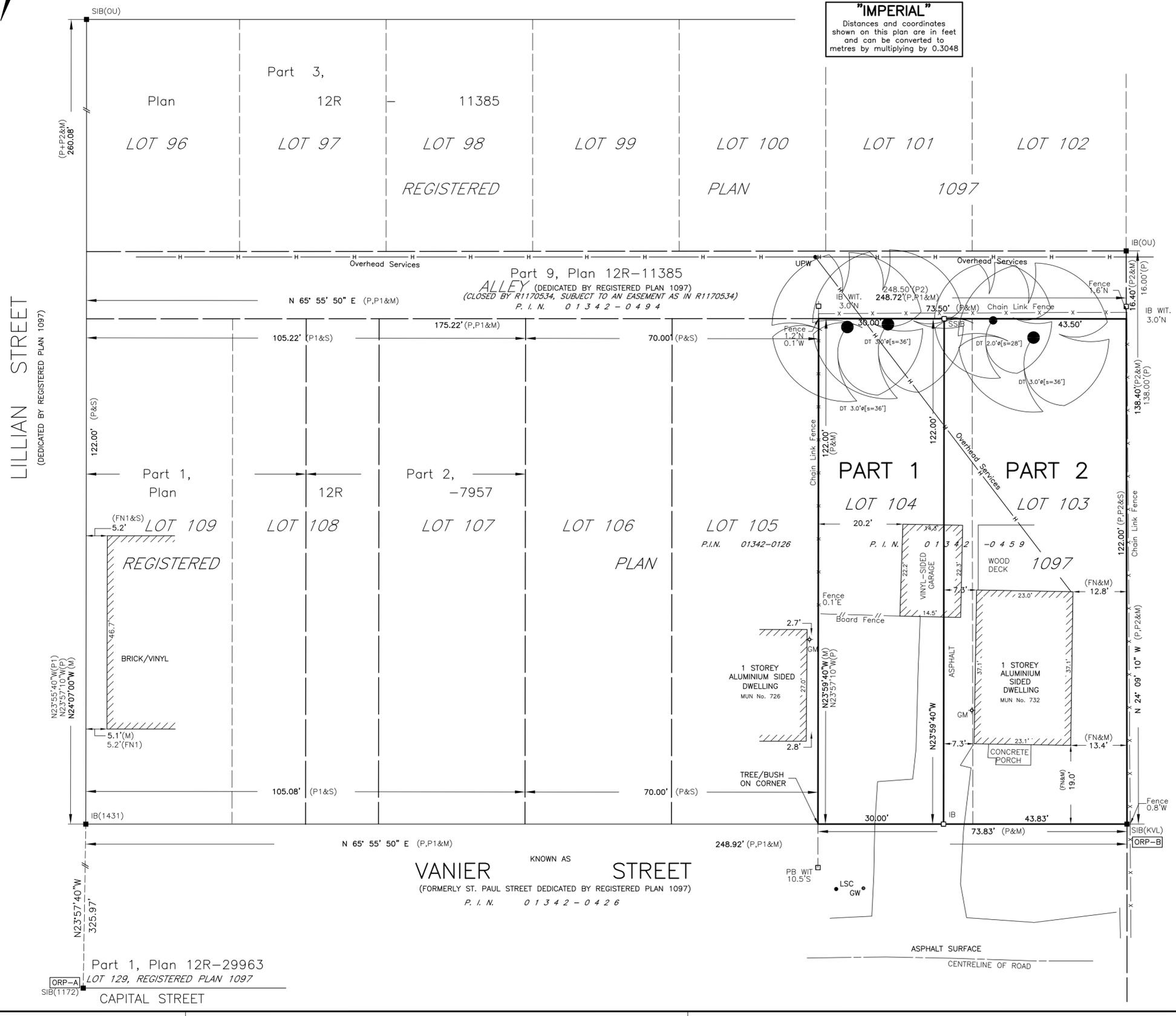
DATE MARCH 2, 2026

 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128401.

VERHAEGEN
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.J.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 25-47-524-00
CAD File: 25-47-524-00.dwg CAD Date: March 2, 2026 2:44 PM		File: E-1097-10



LOT 89, CONCESSION 2
 Part 1, Plan 12R-11385
 P.I.N. 01342-0854

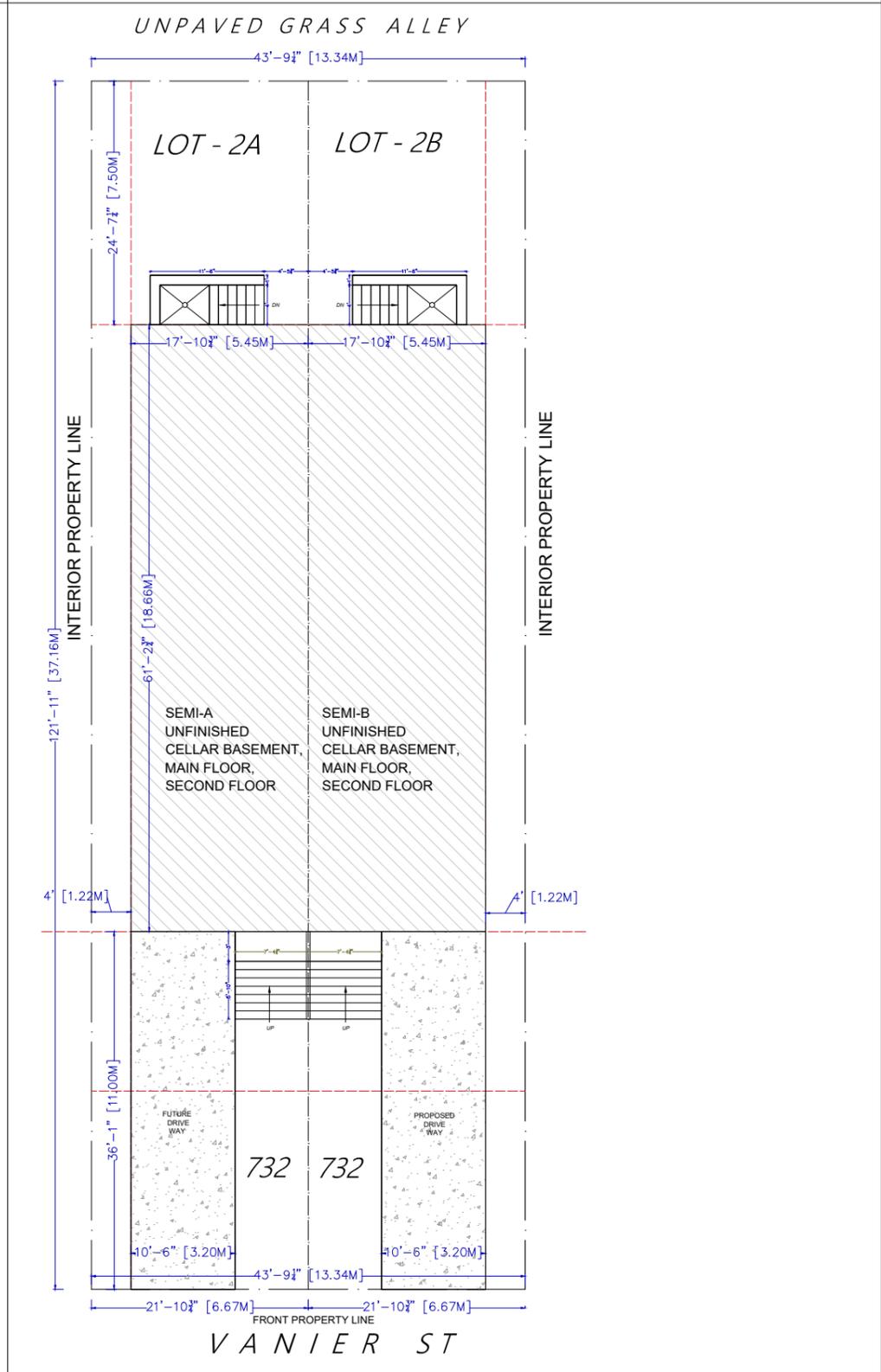
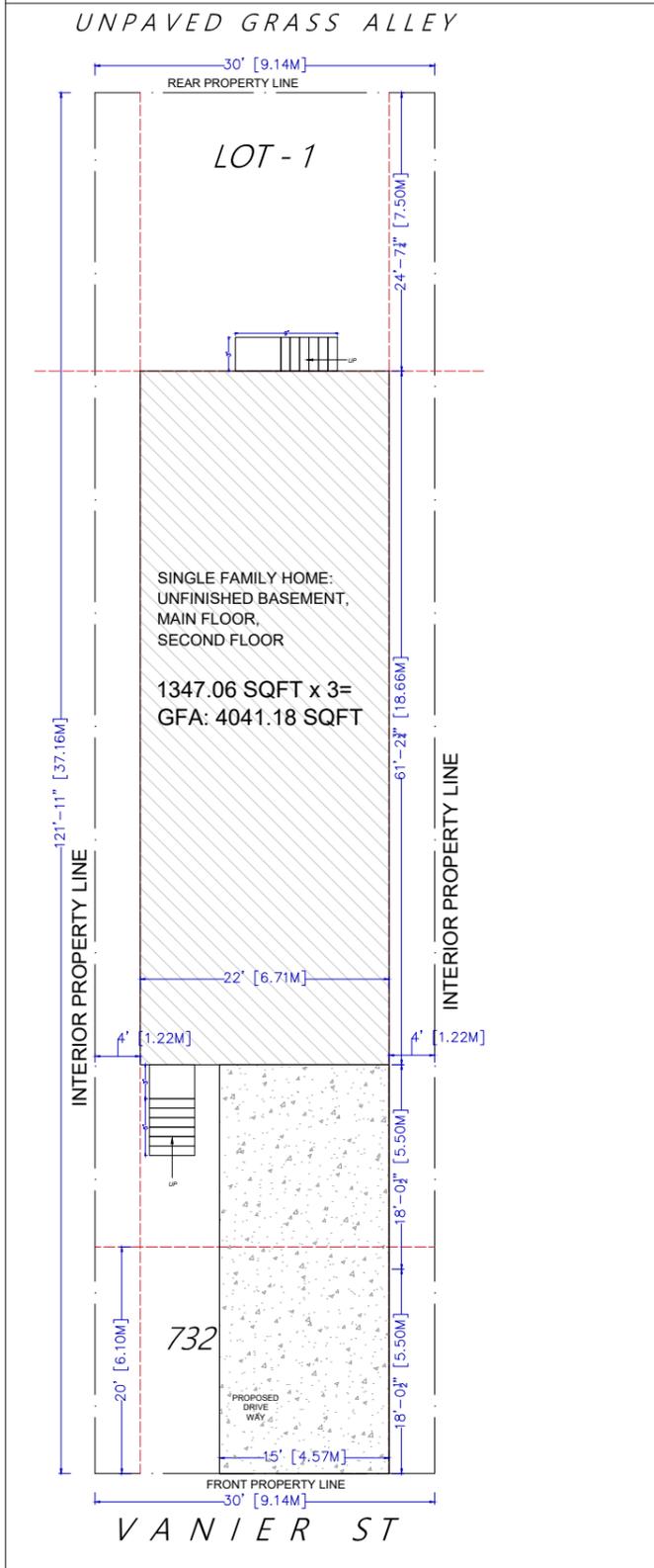
LILLIAN STREET
 (DEDICATED BY REGISTERED PLAN 1097)

VANIER STREET
 (FORMERLY ST. PAUL STREET DEDICATED BY REGISTERED PLAN 1097)
 P.I.N. 01342-0426

Part 1, Plan 12R-29963
 LOT 129, REGISTERED PLAN 1097
 CAPITAL STREET

RD 2.1
 LOT AREA: 3657.30 SQ FT (339.77 SQ.M)
 45% FOOTPRINT: 1645.78 SQFT
 PROPOSED FOOTPRINT : 1347.06 SQFT (125.14 SQ.M)
 GROSS FLOOR AREA: 4041.18 SQFT < 400 SQ MT.
 PROPOSED BUILDING HEIGHT < 9 METER

RD 2.1
 LOT AREA: 5337.21 SQ FT (495.84 SQ.M)
LOT FRONTAGE: 13.34 M < 15M - within 20% variance.
 45% FOOTPRINT: 2401.74 SQFT
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GROSS FLOOR AREA: 4381.6 SQFT (407.06 SQ MT.) > 400 sq m -within 20% variance
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PROJECT DETAILS

S. F. H AND
 SEMI-DETACHED HOMES

LOCATION

732 VANIER ST ,
 WINDSOR, ON

**DRAWING
 SITE PLAN**

CLIENT

REIGNS 740 INC.

SCALE

N.T.S.

DRAWING NO.

A-1.0

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NO.	LETTER	ISSUE FOR :-

DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

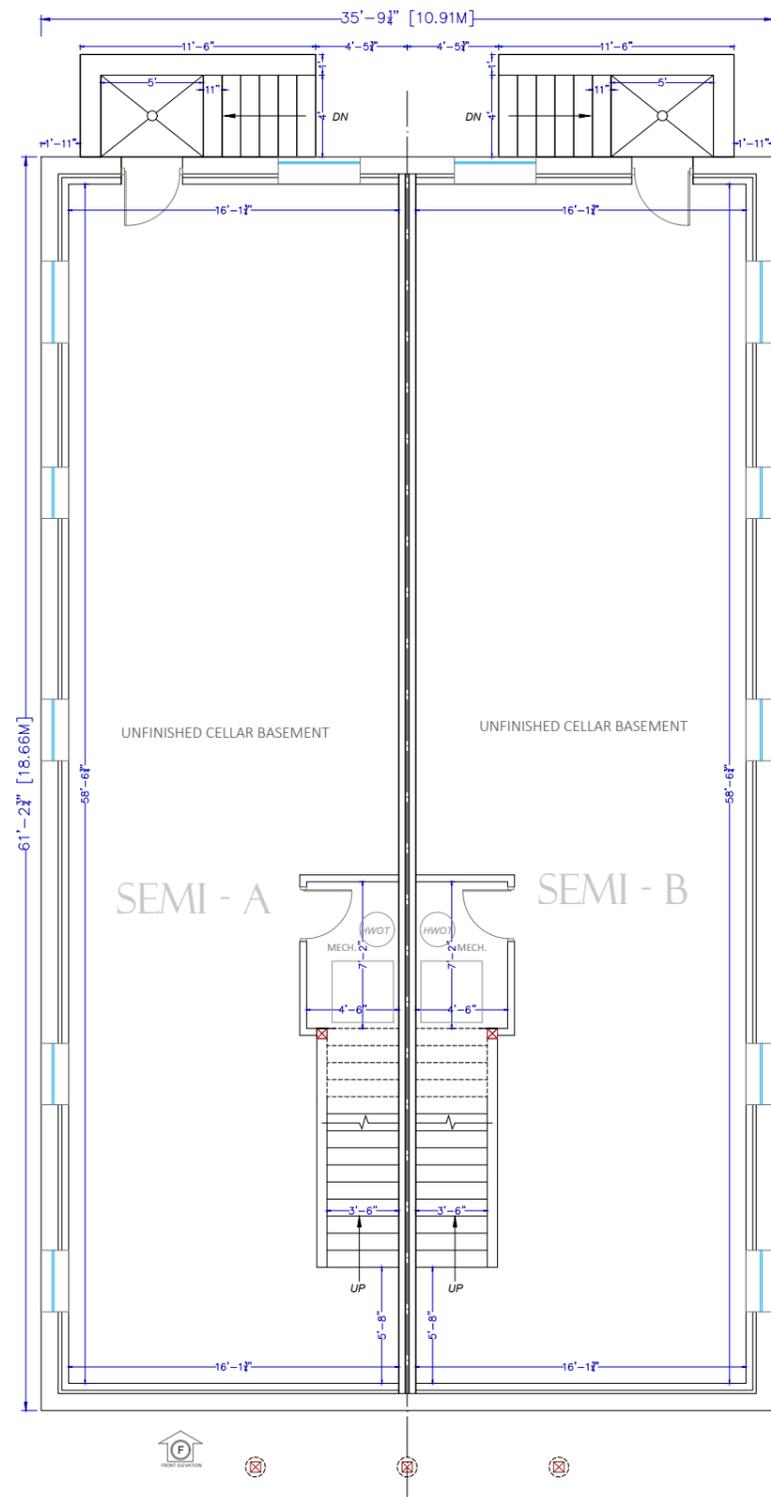
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THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

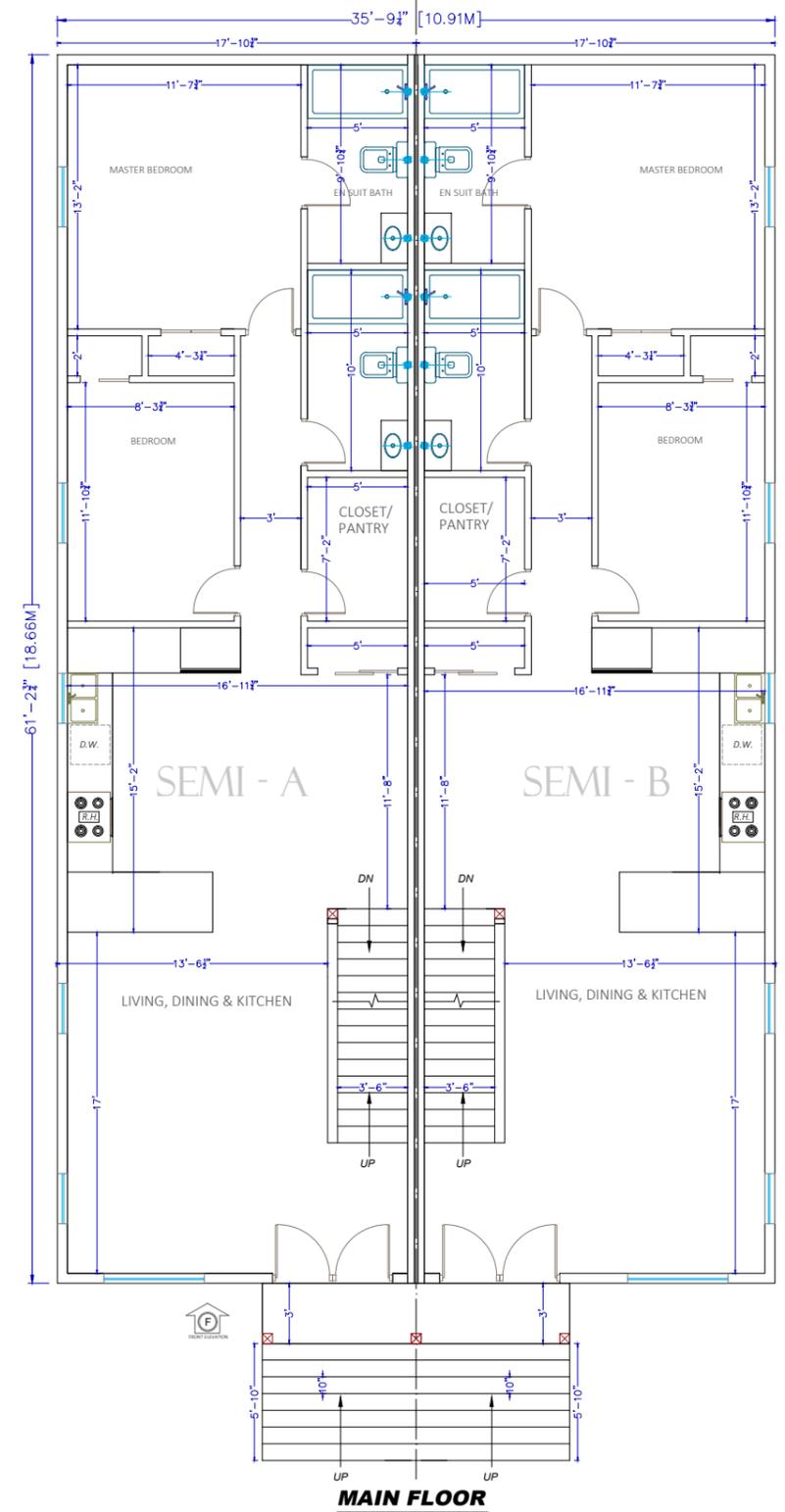
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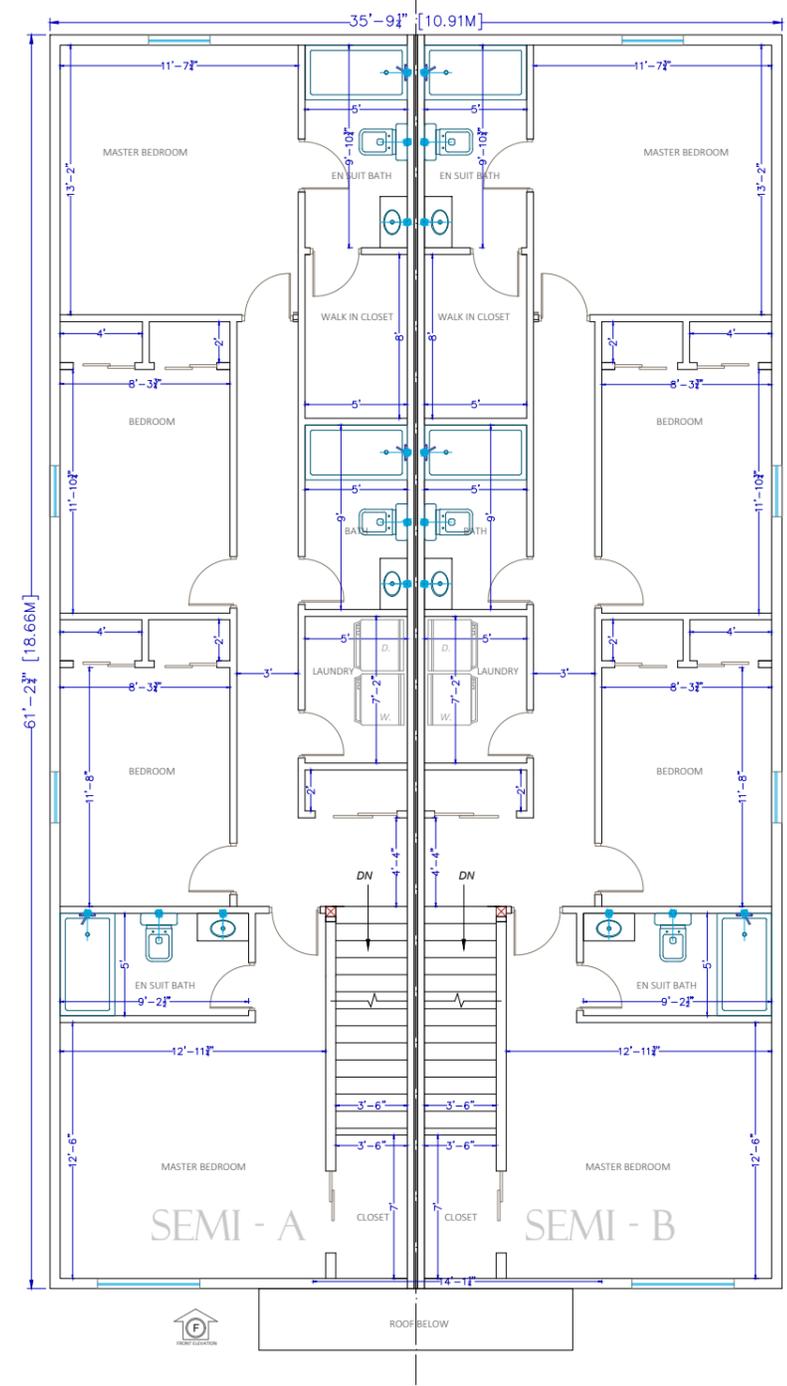




UNFINISHED CELLAR BASEMENT



MAIN FLOOR



SECOND FLOOR

PROJECT DETAILS
SEMI DETACHED HOMES

LOCATION
LOT 2 - 732 VANIER ST ,
WINDSOR, ON

DRAWING
FLOOR PLANS

CLIENT
REIGNS 740 INC.

SCALE NTS.
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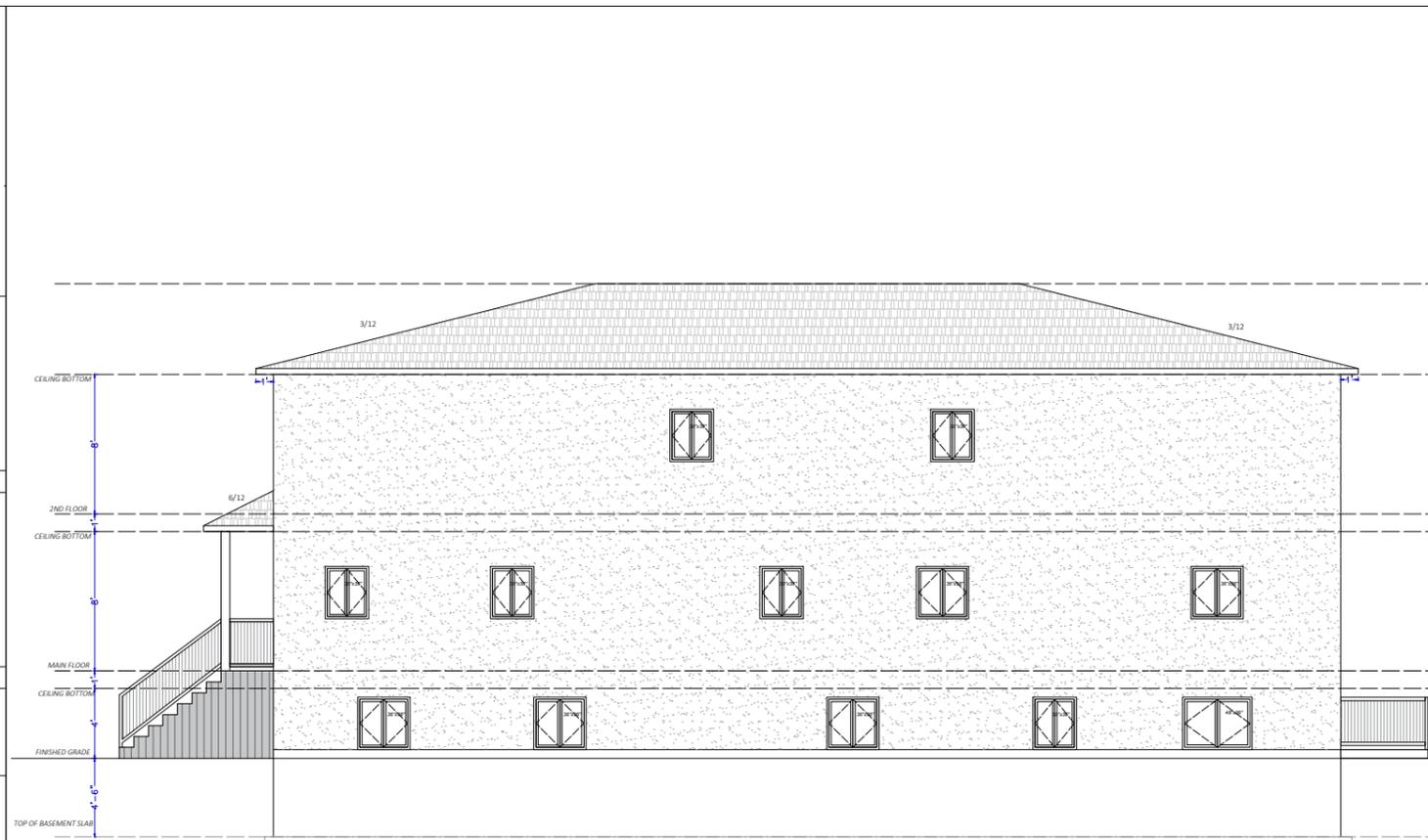
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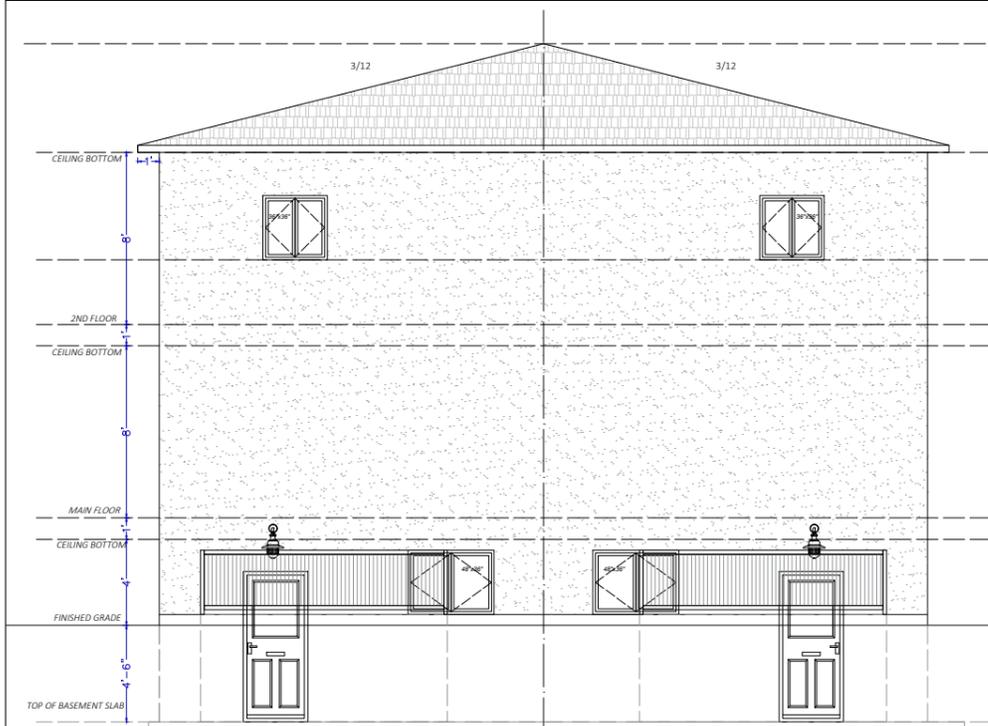




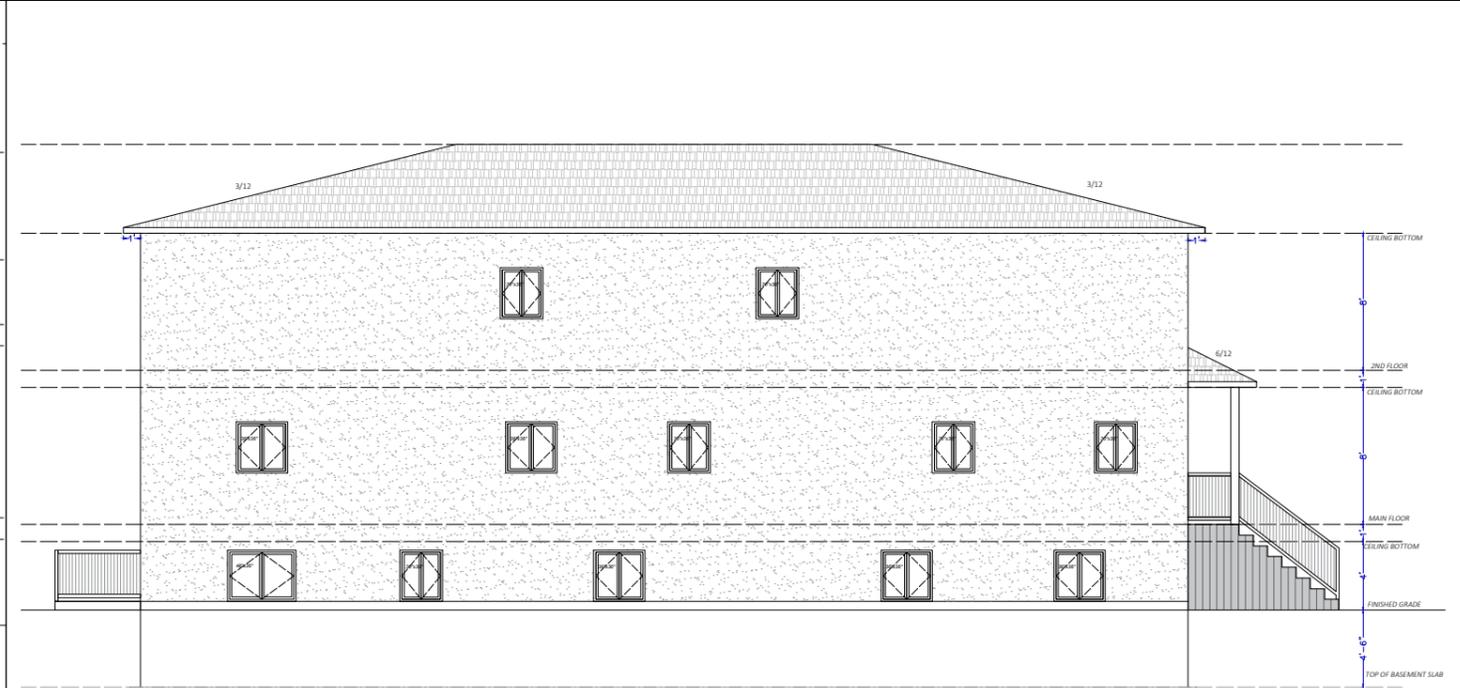
FRONT ELEVATION



SIDE ELEVATION- TYP.



REAR ELEVATION



SIDE ELEVATION- TYP.

PROJECT DETAILS
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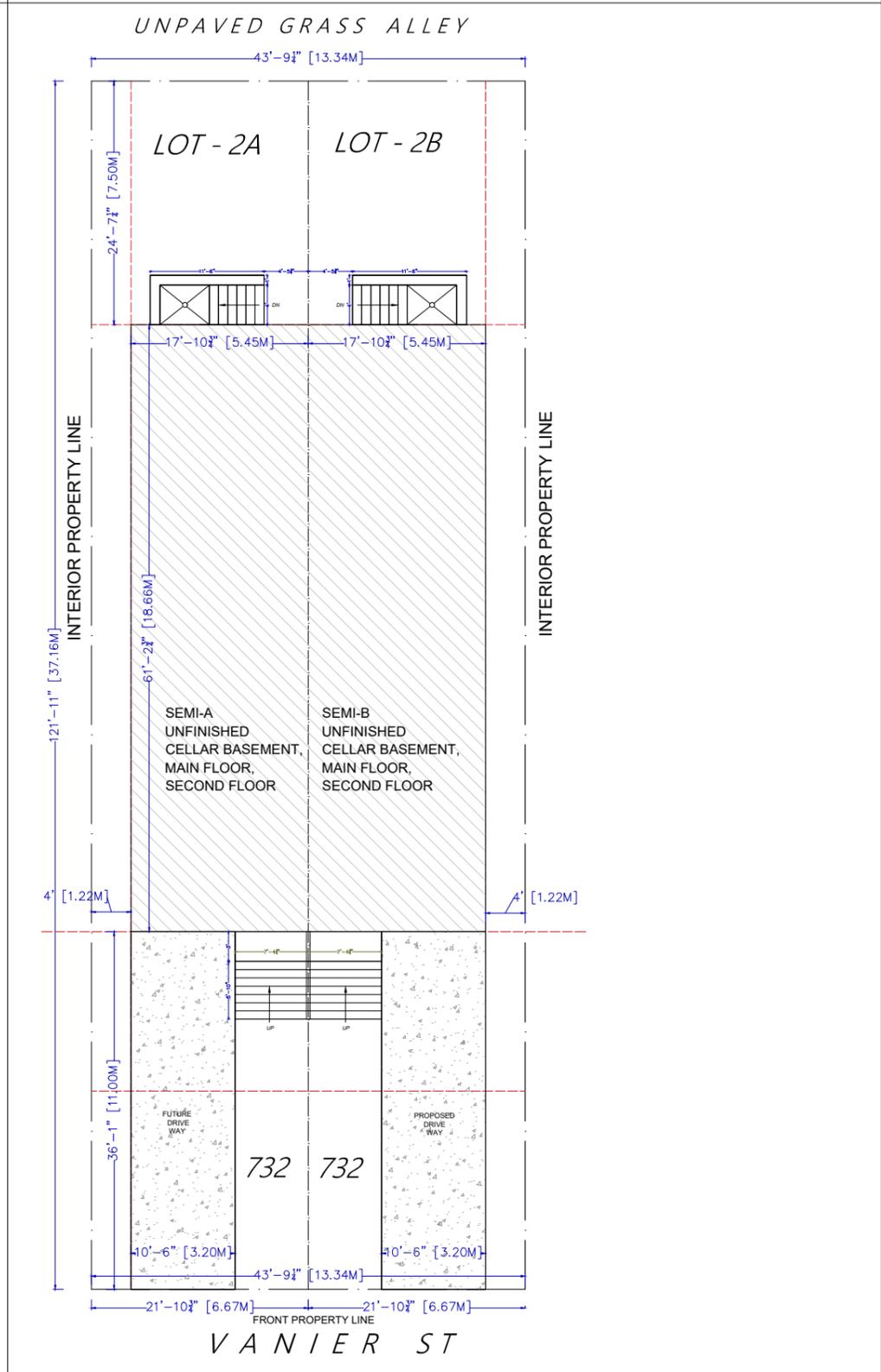
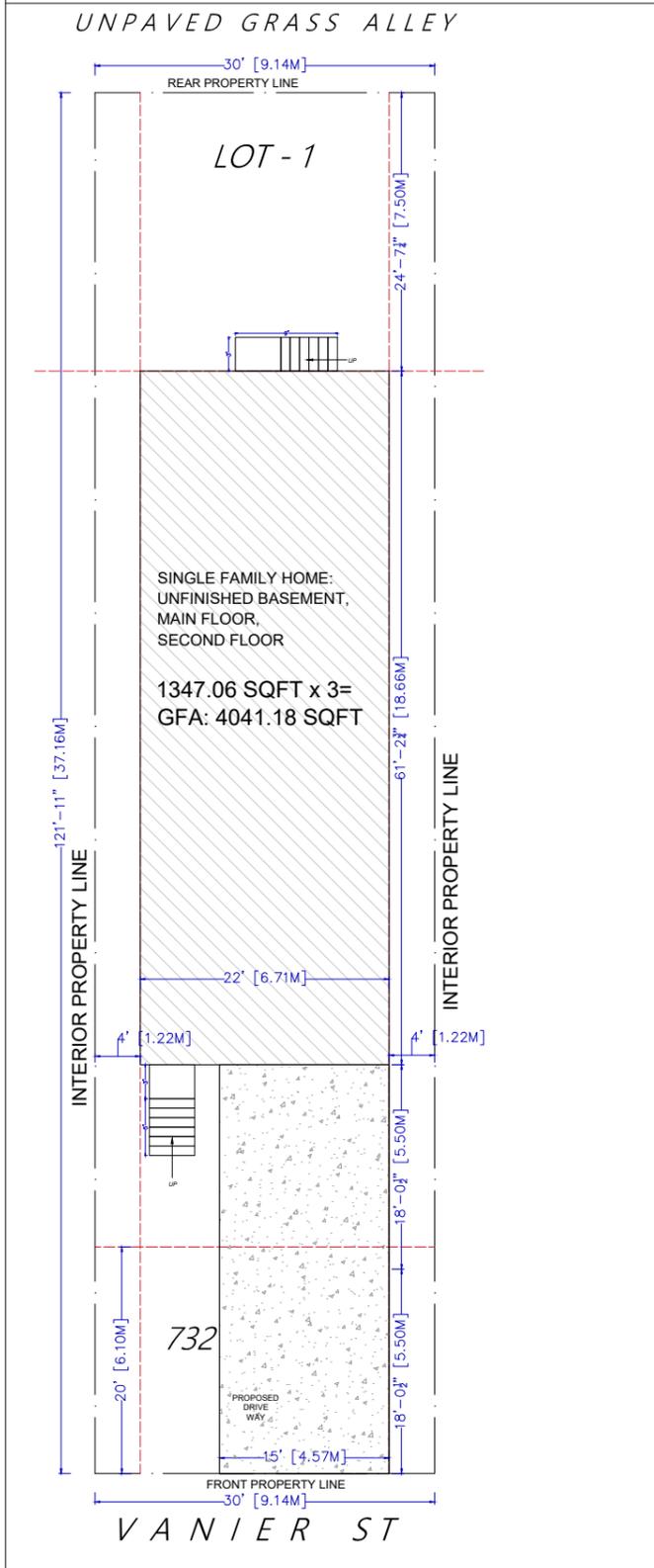
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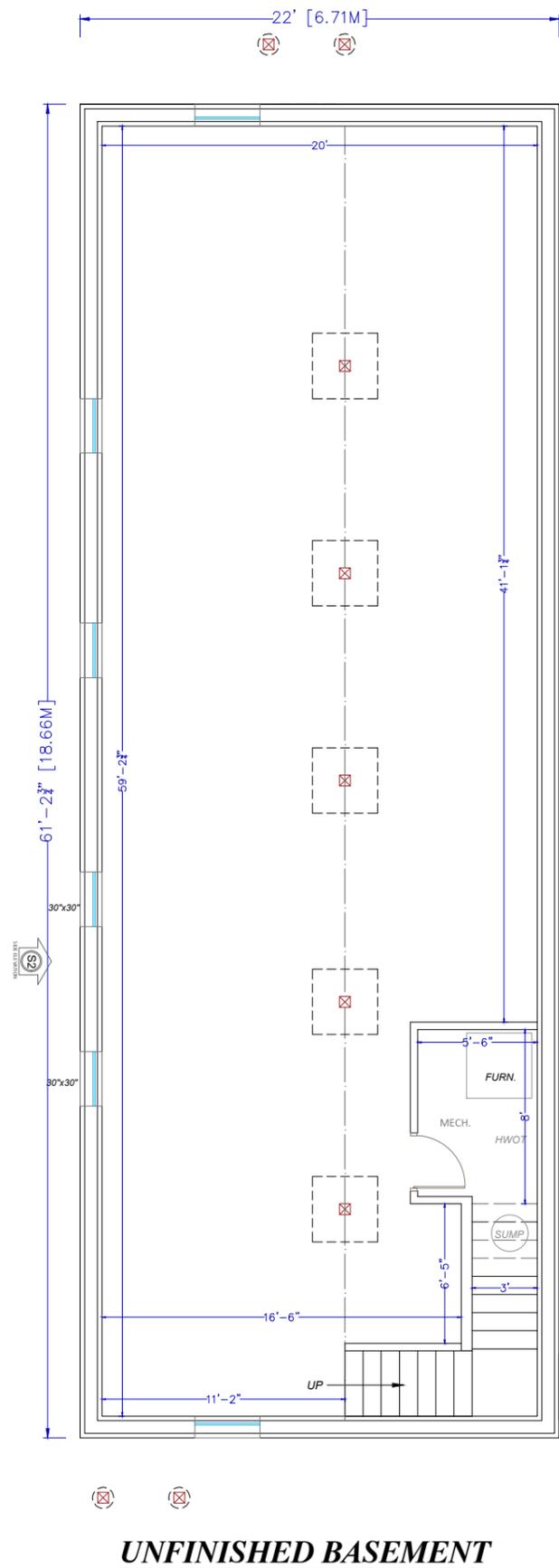
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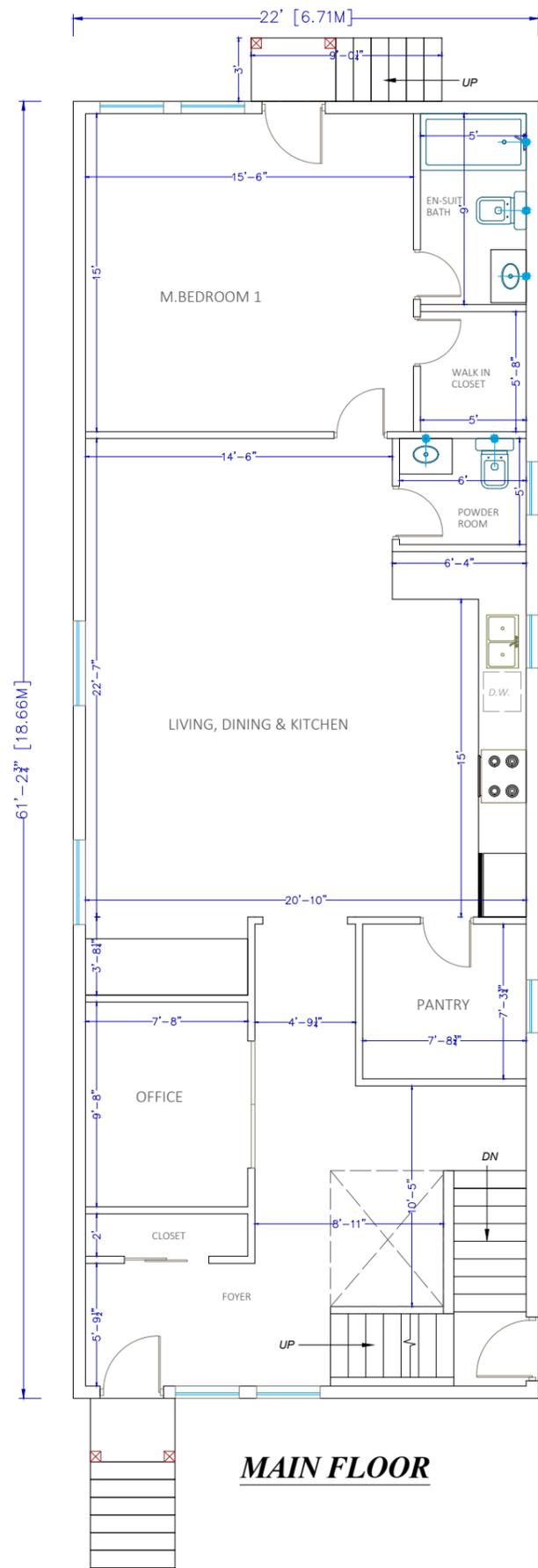
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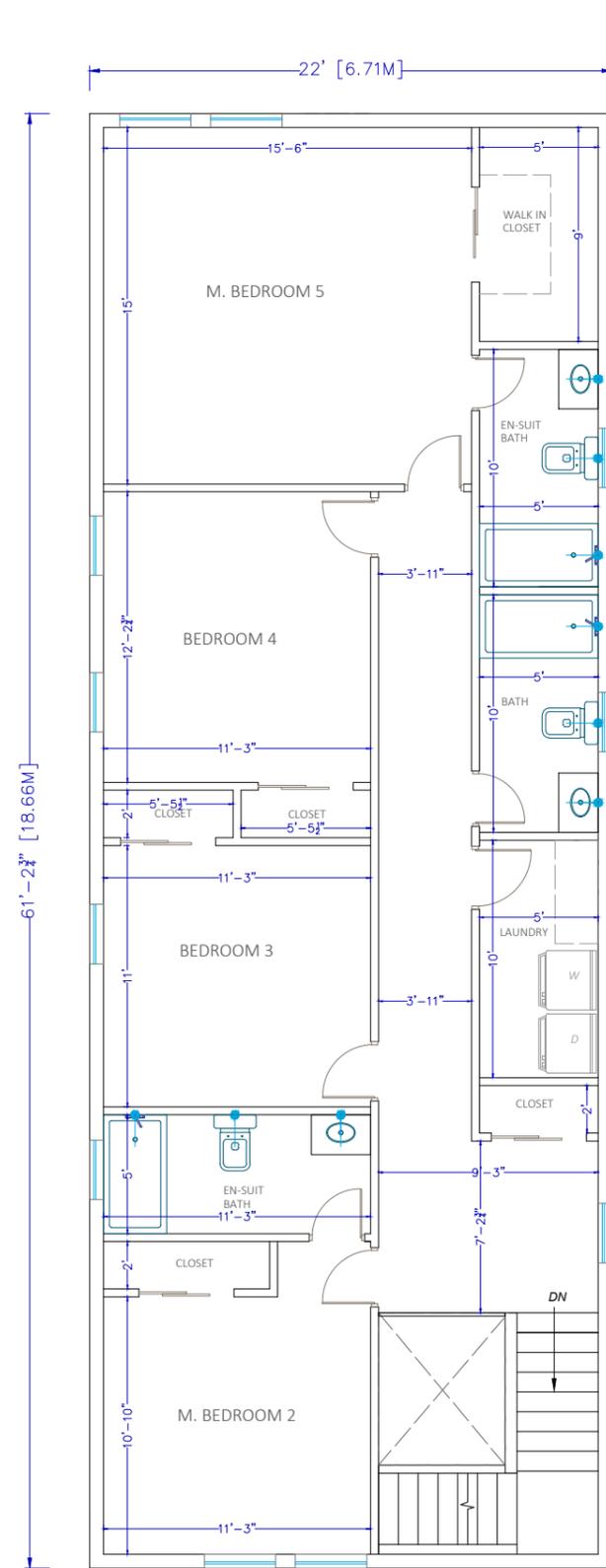




UNFINISHED BASEMENT



MAIN FLOOR



SECOND FLOOR

PROJECT DETAILS
SINGLE FAMILY HOME

LOCATION

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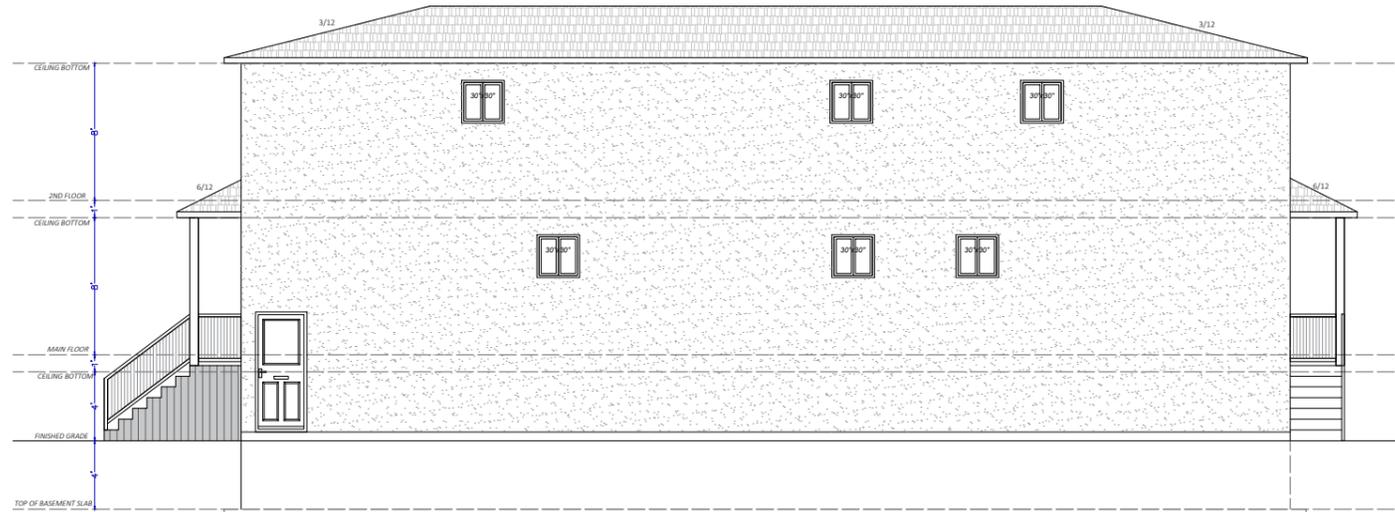
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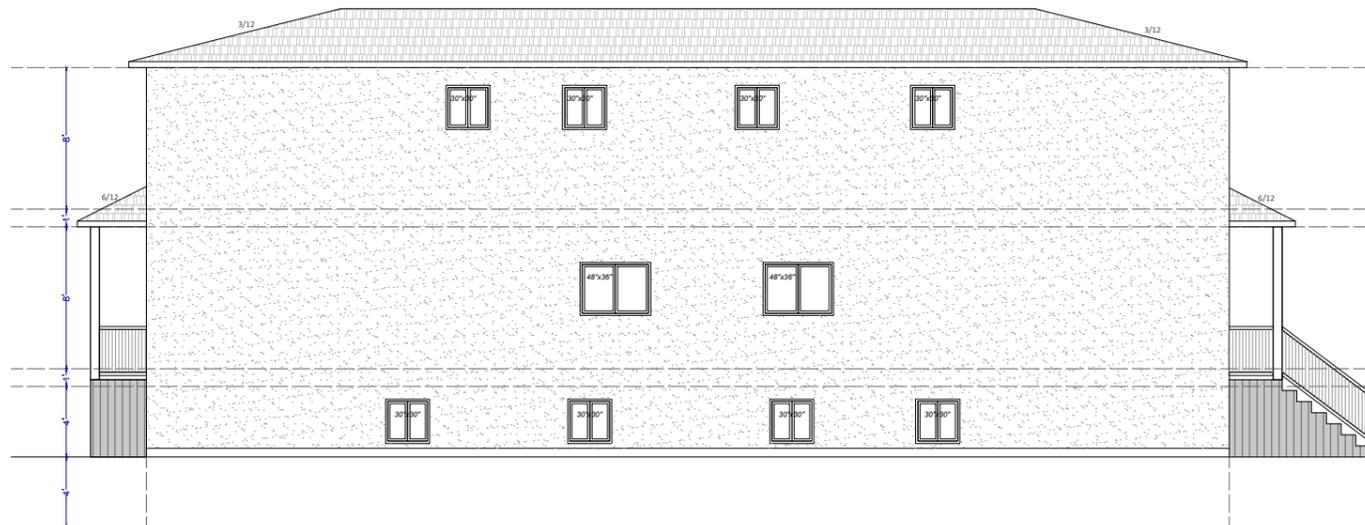
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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