

COMMITTEE OF ADJUSTMENT

APPLICANT : LUIS VARON

ADDRESS : 3207 BRUCE AVENUE

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # A-025/26 & B-011/26 - 3207 BRUCE AVE

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 1300 LOTS 200 201 & 202

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.4 (RD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: LUIS VARON</p> <p>Applicant Name: Paul Peterson BCIN Designer</p>		3207 BRUCE AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot fronting Bruce Ave. Requesting relief for reduced minimum lot width for both the retained and severed lots.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	10.4.5.1	Minimum Lot Width - Retained	18.0m	16.7m
Zoning By-Law 8600	10.4.5.1	Minimum Lot Width - Severed	18.0m	16.7m

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.

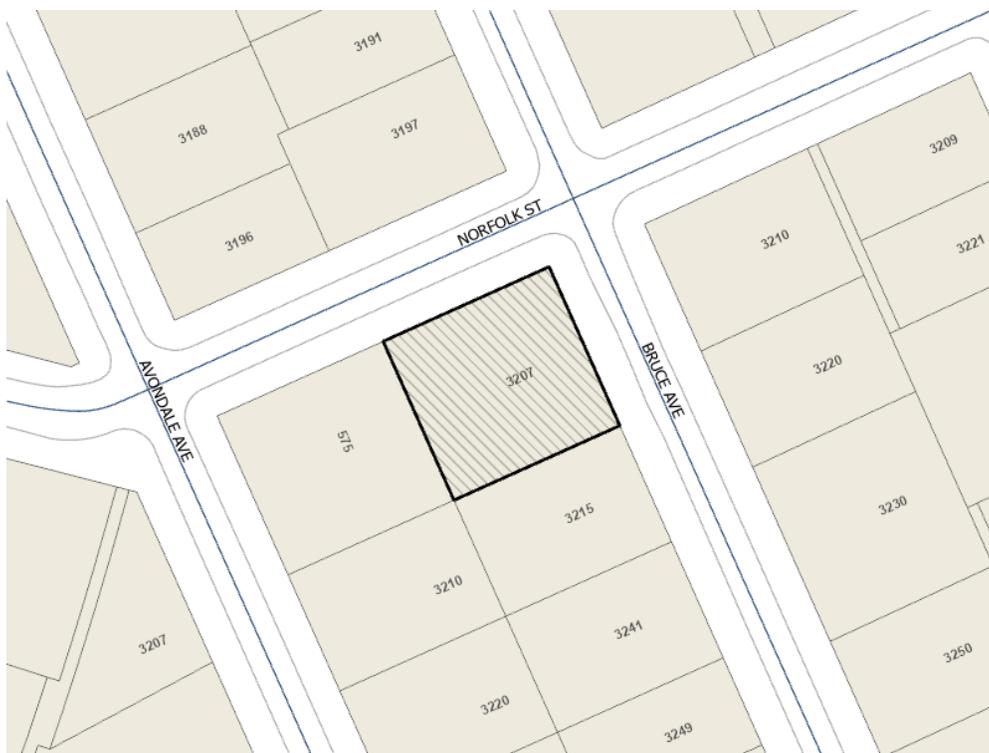
Participate in the hearing by videoconference (Microsoft Teams)

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



FILE 607 3207 BRUCE AVE WEB MAP

PROPOSED SEVERANCE:

LOT 1

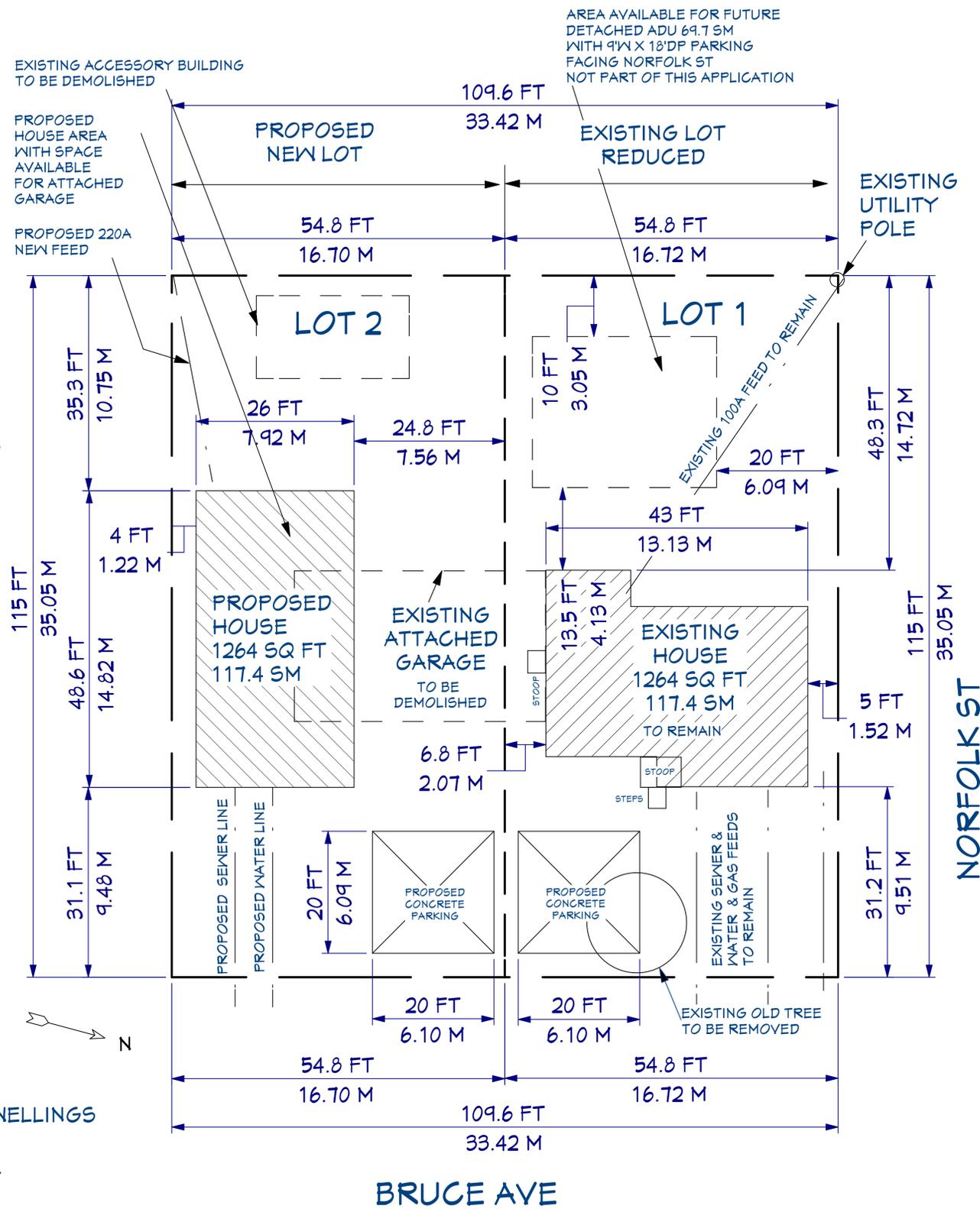
ZONE - RD1.4
 LOT WIDTH - 16.7 M 18M REQ'D. MINOR VARIANCE REQ'D.
 LOT AREA - 586 SM COMPLIES
 HOUSE - 117.4 SM
 LOT COVERAGE - 20% COMPLIES
 HEIGHT - < 9M COMPLIES
 FRONT YARD - 9.48 M COMPLIES
 REAR YARD - 14.8 M COMPLIES
 SIDE WIDTH - 1.2 M COMPLIES
 GROSS FL AREA - 117.4 SM COMPLIES
 PARKING: 2 SPACES CURB CUT REQ'D
 (1) OLD TREE TO BE REMOVED

LOT 2

ZONE - RD1.4
 LOT WIDTH - 16.7 M 18M REQ'D. MINOR VARIANCE REQ'D.
 LOT AREA - 586 SM COMPLIES
 HOUSE - 117.4 SM
 LOT COVERAGE - 20% COMPLIES
 HEIGHT - < 9M COMPLIES
 FRONT YARD - 9.48 M COMPLIES
 REAR YARD - 11.0 M COMPLIES
 SIDE WIDTH - 1.2 M COMPLIES
 GROSS FL AREA - 117.4 SM COMPLIES
 PARKING: 2 SPACES NO CURB CUT REQ'D
 NEW ADDRESS REQ'D.
 NEW SEWER & WATER TAP & NEW ELECTRICAL FEED REQ'D.
 NO GAS FEED
 DESIGN BY OTHERS

PROPOSED:
 (2) SINGLE DETACHED DWELLINGS
 (1) HOUSE ON EACH LOT

OBTAIN A LEGAL SURVEY & LOT GRADING PLAN



BRUCE AVE

NORFOLK ST

SITE PLAN

SCALE: 3/32" = 1'-0"

PAUL PETERSON BCIN DESIGNER
 3777 Riverside Drive E., Windsor, Ontario N8Y4W6
 (226) 344-5772 www.BCINdesigner.com
 HOUSES, HOMES, GARAGES, ADDITIONS,
 ADU'S, CUSTOM ARCHITECTURAL DESIGN
 over 20 years experience!

07		
06		
05		
04		
03		
02		
01	B	SITE PLAN DIMENSIONS CORRECTED 26/02/12

NO. LETTER REVISION LEVEL DATE Y/M/D
 PROPERTY OWNER:
LUIS VARON
 3207 BRUCE AVE, WINDSOR
 519-800-4847 - CELL
 service.clucc@gmail.com

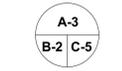
GENERAL CONTRACTOR:
 PROJECT DESCRIPTION:
 DEMOLISH EXISTING ACCESSORY BUILDING
 DEMOLISH EXISTING ATTACHED GARAGE
 REPAIR EXTERIOR WALL SIDING
 SEVER THE PROPERTY
 RENOVATE EXISTING SINGLE DETACHED DWELLING
 ADD BASEMENT SECONDARY SUITE (ADU)

BUILDING SITE:
3207 BRUCE AVE.
WINDSOR, ONTARIO, N9E 1W6
 DRAWING TITLE:

SITE PLAN SHOWING LOT SEVERANCE

NOTE:
 DO NOT SCALE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CHECK & ENSURE THAT ALL MEASUREMENTS & DIMENSIONS & CONDITIONS ARE VERIFIED ON THE JOB SITE PRIOR TO QUOTING & CONSTRUCTION.
 CONSULT WITH ALL TRADES (SUBJECTS) FOR FOUNDATION, CARPENTRY, HEATING & COOLING, PLUMBING, ELECTRICAL, WINDOWS & DOORS, ROOFING, CABINET, STAIRCASE TRADES & ANY OTHER APPLICABLE TRADE PRIOR TO CONSTRUCTION.
 ANY AND ALL DISCREPANCIES AND ADVERSE CONDITIONS ARE TO BE REPORTED TO THE GENERAL CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
 ALL DRAWINGS REMAIN THE PROPERTY OF THE HOME OWNER & DESIGNER, COPYRIGHT.

RELEASED DATE: Y/M/D	26/02/07	
REVISION #	B	26/02/12
TARIOR:	NOT APPLICABLE	
DESIGNER:	PAUL PETERSON BCIN 22417 paul.peterson.bcin@gmail.com Cell: 226-344-5772	
FIRM:	PAUL PETERSON BCIN DESIGNER WCR 121115	
FILE NUMBER:	607	
SCALE AS SHOWN ON EACH INDIVIDUAL SHEET PRINT FOR FILE ONTO ARCH 11" SIZE PAPER 24"X36" FOR PROPER ILLUSTRATION		



A. DETAIL NO.	
B. LOCATION SHEET	
C. DETAILED ON	
SHEET #	8
REVISION	B