

COMMITTEE OF ADJUSTMENT

APPLICANT : 1001169842 ONTARIO INC.

ADDRESS : 1065 FORD BOULEVARD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # A-034/26 & B-015/26 - 1065 FORD BLVD

Date Mailed: April 29, 2026

Electronic hearing:

By videoconference on May 14, 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 29, 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 709 LOTS 353 & 354

| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S) |
|---------------------------|----------------------------------|
| Residential | Residential District 1.2 (RD1.2) |

| Applicant/Owner(s) | Authorized Agent(s) | Subject Property |
|--|---------------------|------------------|
| <p>Owner Name: 1001169842 Ontario Inc</p> <p>Applicant Name: Liburdi Architectural</p> | | 1065 FORD BLVD |

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create a new lot fronting Ford Blvd.

Requesting relief for decreased minimum lot width for both the retained and severed lots.

| By-Law | Provision | Provision Description | Requirement | Proposed |
|--------------------|-----------|-----------------------|-------------|----------|
| Zoning By-law 8600 | 10.2.5.1 | Minimum Lot Width | 12.0 m | 9.14 m |

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.



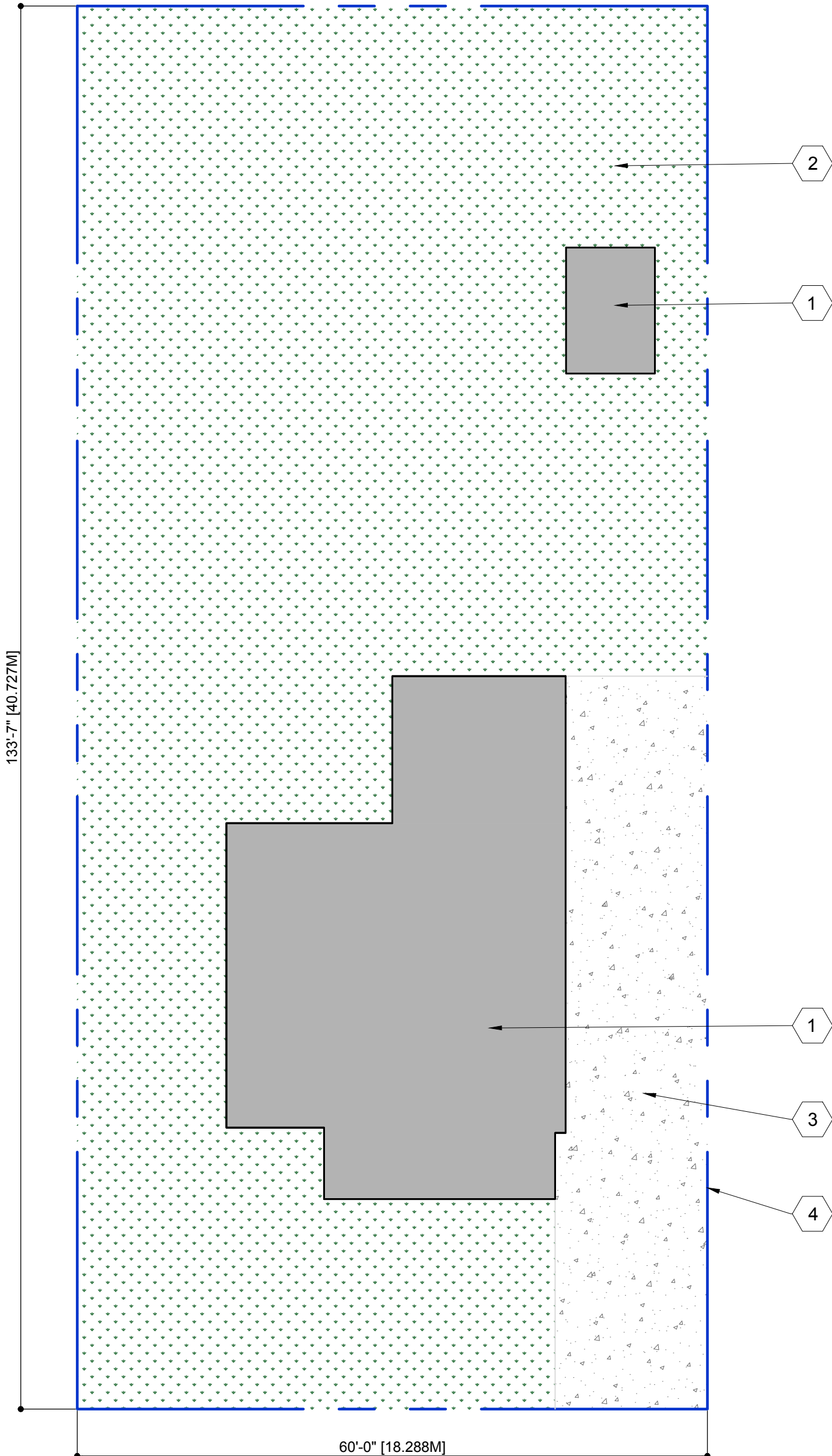
Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

SITE PLAN LEGEND & KEYNOTES

| DESCRIPTION | KEYNOTE |
|--|---|
| EXISTING HOUSE & SHED - TO BE DEMOLISHED | ①  |
| LANDSCAPING | ②  |
| HARD SURFACE - CONCRETE - TO BE DEMOLISHED | ③  |
| PROPERTY LINE | ④  |

EXISTING SITE PLAN DATA

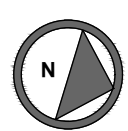
LOT AREA = 8017 SQ. FT.
 EXISTING HOUSE = +/- 1318 SQ. FT. (TO BE DEMOLISHED)
 EXISTING SHED = +/- 100 SQ. FT. (TO BE DEMOLISHED)




133'-7" [40.727M]

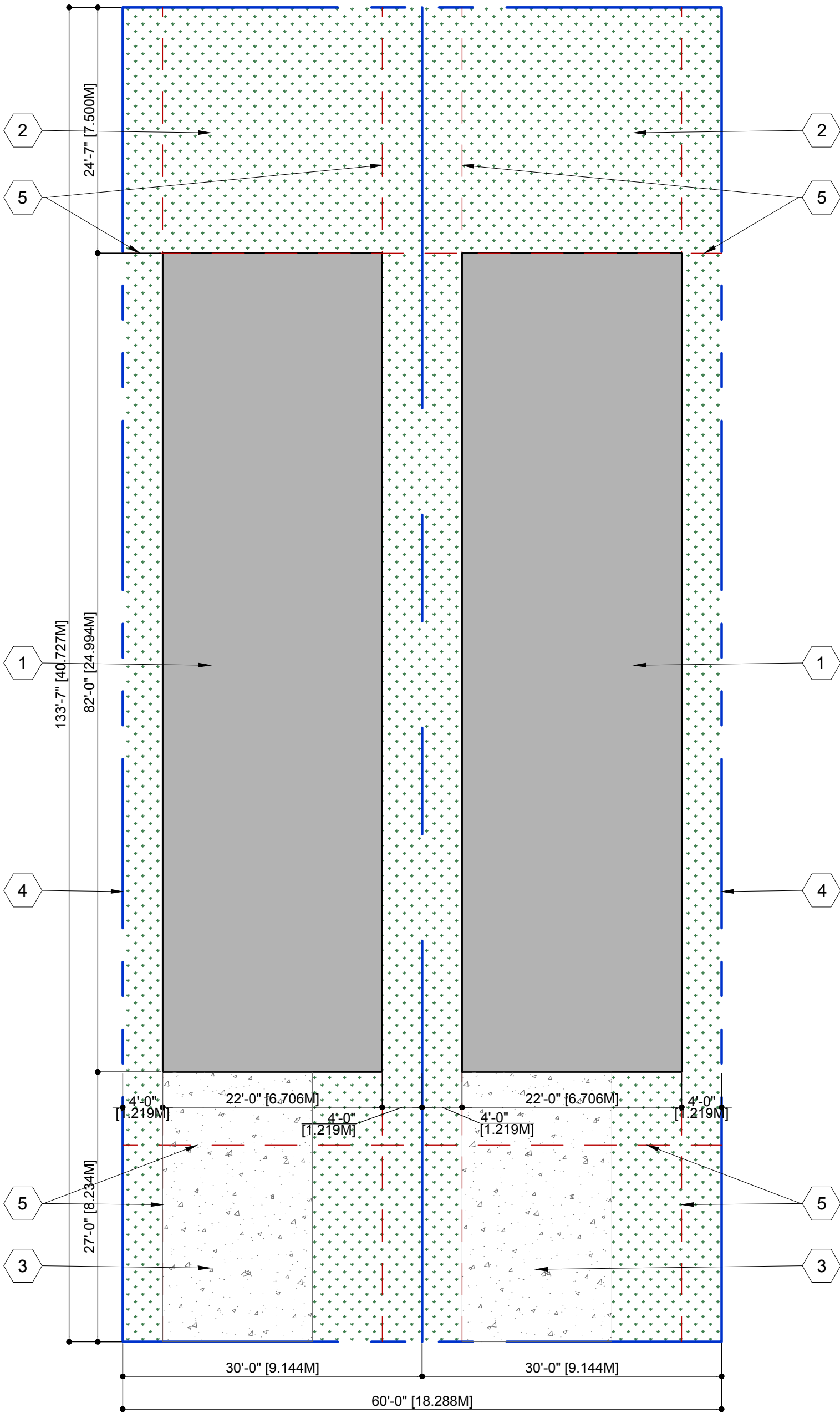
60'-0" [18.288M]

← 1065 FORD BLVD, WINDSOR, ON N8S 2G2 →



LIBURDI ARCHITECTURAL

| | | | |
|------------------------------------|--|---|---|
| PROJECT NAME FORD DOUBLE | PROJECT ADDRESS 1065 FORD BLVD, WINDSOR, ON N8S 2G2 | ISSUED FOR MDY COA 01.16.2026 | LIBURDI ARCHITECTURAL 519 - 816 - 0918 INFO@LIBURDIARCHITECTURAL.COM WWW.LIBURDIARCHITECTURAL.COM |
| OWNER 1001169842 ON INC | PROJECT No 20053 | |  |



← 1065 FORD BLVD, WINDSOR, ON N8S 2G2 →



SITE PLAN LEGEND & KEYNOTES

| DESCRIPTION | KEYNOTE |
|--|---------|
| PROPOSED HOUSE: 1 PER EACH SEPARATE LOT. | 1 |
| LANDSCAPING - TO BE FUTHER DEVELOPED | 2 |
| HARD SURFACE - TO BE FUTHER DEVELOPED | 3 |
| PROPERTY LINE | 4 |
| SETBACK LINE - BASED ON RD 1.2 CITY WINDSOR BYLAWS | 5 |

SITE PLAN GENERAL NOTES

1 ARCHITECTURAL SITE PLAN LAYOUT BASED ON CITY OF WINDSOR MAPPING ONLINE SERVICE.

PROPOSED SITE PLAN CALCULATION

LOT AREA = 8017 SQ. FT. / 2 = 4008.5 SQ. FT. PER LOT.
LOT COVERAGE ALLOWANCE = 45% = 1804 SQ. FT. PER LOT.

LIBURDI ARCHITECTURAL

| | | | |
|------------------------------------|---|--|---|
| PROJECT NAME FORD DOUBLE | PROJECT ADDRESS 1065 FORD BLVD, WINDSOR, ON N8S 2G2 | ISSUED FOR MDY COA 01.16.2026 | LIBURDI ARCHITECTURAL 519 - 816 - 0918 INFO@LIBURDIARCHITECTURAL.COM WWW.LIBURDIARCHITECTURAL.COM |
| OWNER 1001169842 ON INC | PROJECT No 20053 | | |