



COMMITTEE OF ADJUSTMENT

APPLICANT : SANDEEP BOMMALA

ADDRESS : 1145 FORD BOULEVARD

N.T.S.



 SUBJECT LANDS
 SEVERED LANDS (1)
 SEVERED LANDS (2)

Notice of Public Hearing – Committee of Adjustment Application

File # A-039/26 & B-019/26 - 1145 FORD BLVD

Date Mailed: May 27, 2026

Electronic hearing:

By videoconference on June 11, 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 May 27, 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 LOT 337 LOT 338;S PT LOT 339 BLK A

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: SANDEEP BOMMALA</p> <p>Applicant Name: REIGNS 740 INC.</p>		1145 FORD BLVD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Consent to create two new lots fronting Ford Blvd. Requesting relief for reduced minimum lot width for severed lot one.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	10.2.5.1	SEVERED LOT 1: Minimum Lot Width	12.0 m	10.6 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.

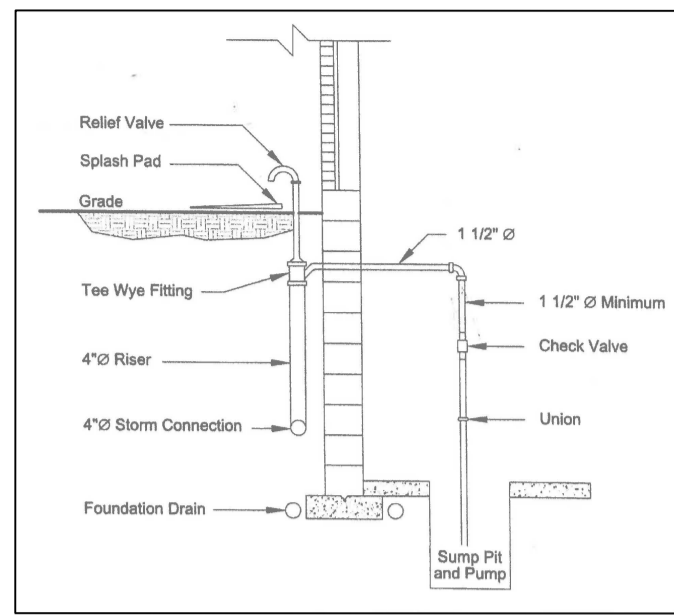
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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.



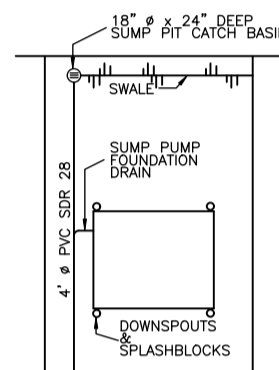
Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca



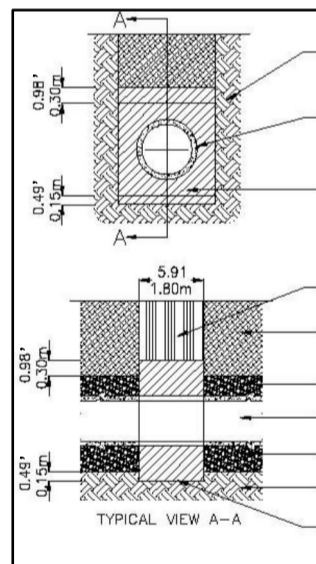
SUMP PUMP OVERFLOW DISCHARGE PIPE

TYPICAL LOT DRAINAGE
NOT TO SCALE

- NOTE
1. STORM CONNECTIONS TO PROVIDE REAR YARD DRAINAGE AND WEeping TILE FROM BASEMENT SUMP.
 2. SANITARY CONNECTIONS TO CARRY DOMESTIC SEWAGE ONLY.
 3. LOT GRADING TO DIRECT WATER AWAY FROM HOUSE TO EITHER ROAD OR REAR YARD DRAIN.
 4. SOLID STORM DRAIN TO 10 FEET BEYOND HOUSE AS SHOWN.
 5. PERFORATED PIPE FOR REAR YARD DRAINAGE AS SHOWN.
 6. CONNECT 4" WEEPING TILE TO BASEMENT SUMP AND DISCHARGE TO STORM SEWER.
 7. CLEAN-OUTS TO BE LOCATED EVERY 50 FEET MAXIMUM.



PLAN VIEW
NOT TO SCALE



ENSURE OUTSIDE EXISTING TRENCH (BOTH SIDES) ARE CLEANED TO ORIGINAL GROUND

STORM SEWER

REMOVE EXISTING STONE BEDDING BACKFILL AND REPLACE WITH LEAN GROUT/BENTONITE 1.0' BELOW EXISTING BEDDING 3.5' IN LENGTH

IMPORTED CLAY (IMPERVIOUS) IF NATIVE BACKFILL IS NOT CLAY CLAY BACKFILL (COMPACTED TO SPECIFICATION)

1.0' GRANULAR BEDDING

MUST BE INSTALLED BETWEEN JOINTS

6" SEWER STONE (Min.)

UNDISTURBED SOIL

EXCAVATE 6" BELOW PIPE BEDDING (FOR EXISTING PIPE ONLY)

GROUT/BENTONITE PLUG DETAIL

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

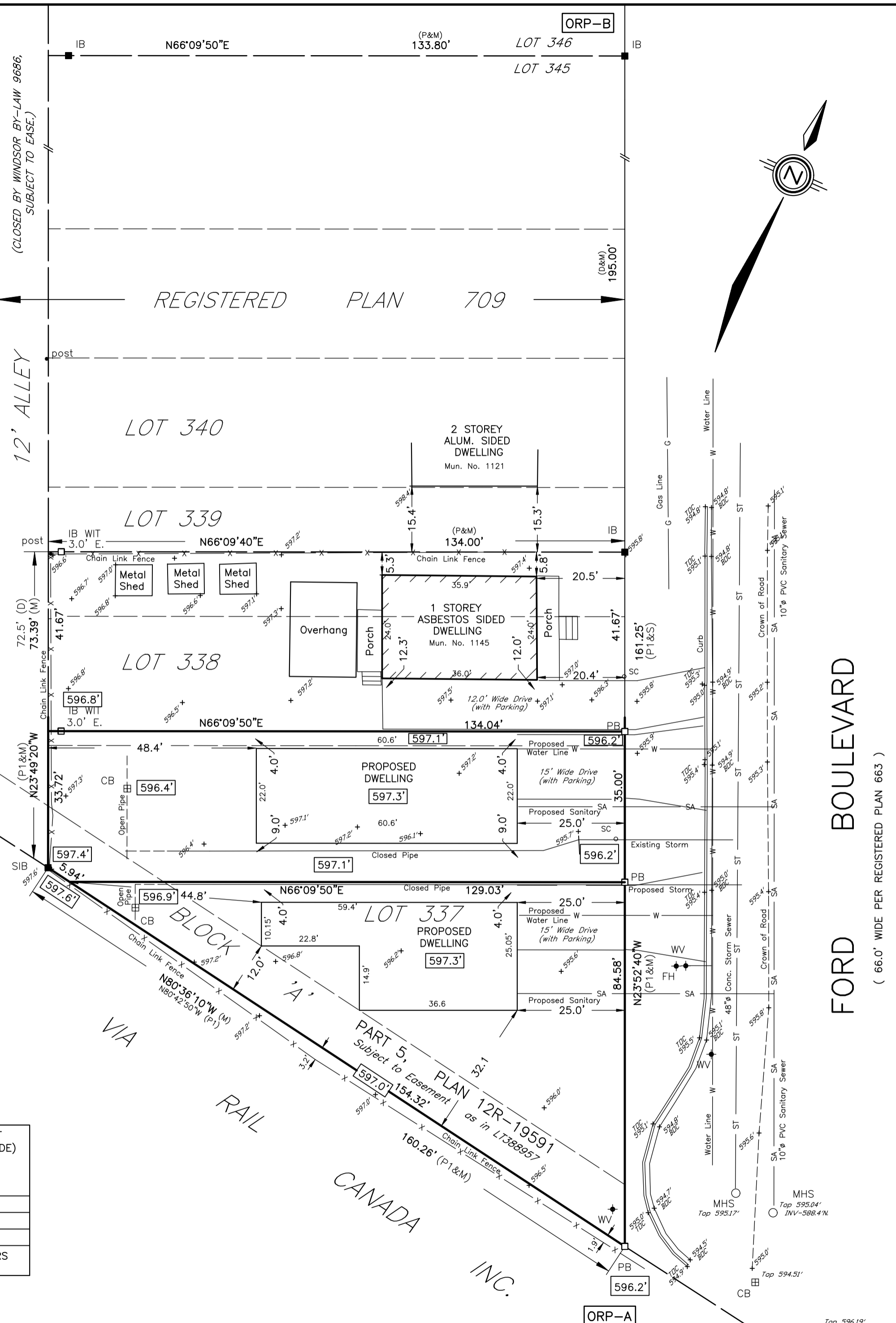
POINT ID	NORTHING	EASTING
ORP-A	15378265.92	1108236.96
ORP-B	15378591.67	1108092.76

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 N23°52'40"E, 356.25'.

CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION



IN-FILL LOT GRADING SKETCH

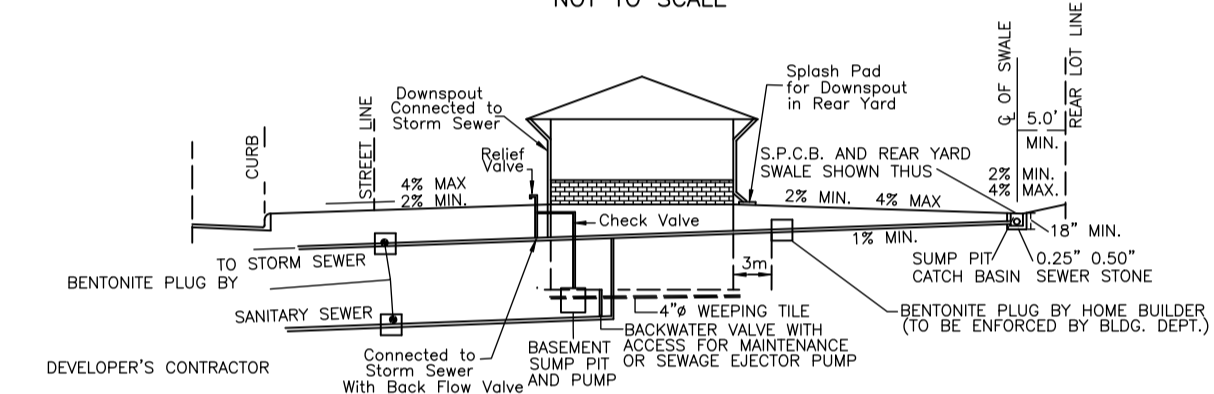
OF
LOT 337,
BLOCK 'A', (CREATED BY JUDGE'S ORDER, Inst. No. R494519)
PART OF LOT 338,
REGISTERED PLAN 709
 IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'
 0 10.0 20.0 40.0 60.0 100.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 614mm IN WIDTH BY 589mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

TYPICAL LOT DRAINAGE
NOT TO SCALE



ELEVATIONS
 ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC VERTICAL DATUM (1928)

MUNICIPAL BENCH MARK
 #307: 1084 BUCKINGHAM. ELEVATION: 598.68'

SITE BENCH MARK
 TOP OF FIRE HYDRANT IN FRONT OF SUBJECT PROPERTY. ELEVATION: 598.63'

- LEGEND:**
- + FH DENOTES FIRE HYDRANT
 - + WS DENOTES WATER VALVE (Service)
 - UPW DENOTES UTILITY POLE WOOD
- + 619.1' DENOTES EXISTING ELEVATION
- 619.1' DENOTES PROPOSED ELEVATION
- Existing Elevations have been derived on the following Date : October 28, 2025.
- ELEVATIONS**
 GEODETIC
 ASSUMED

DATE FEBRUARY 4, 2026

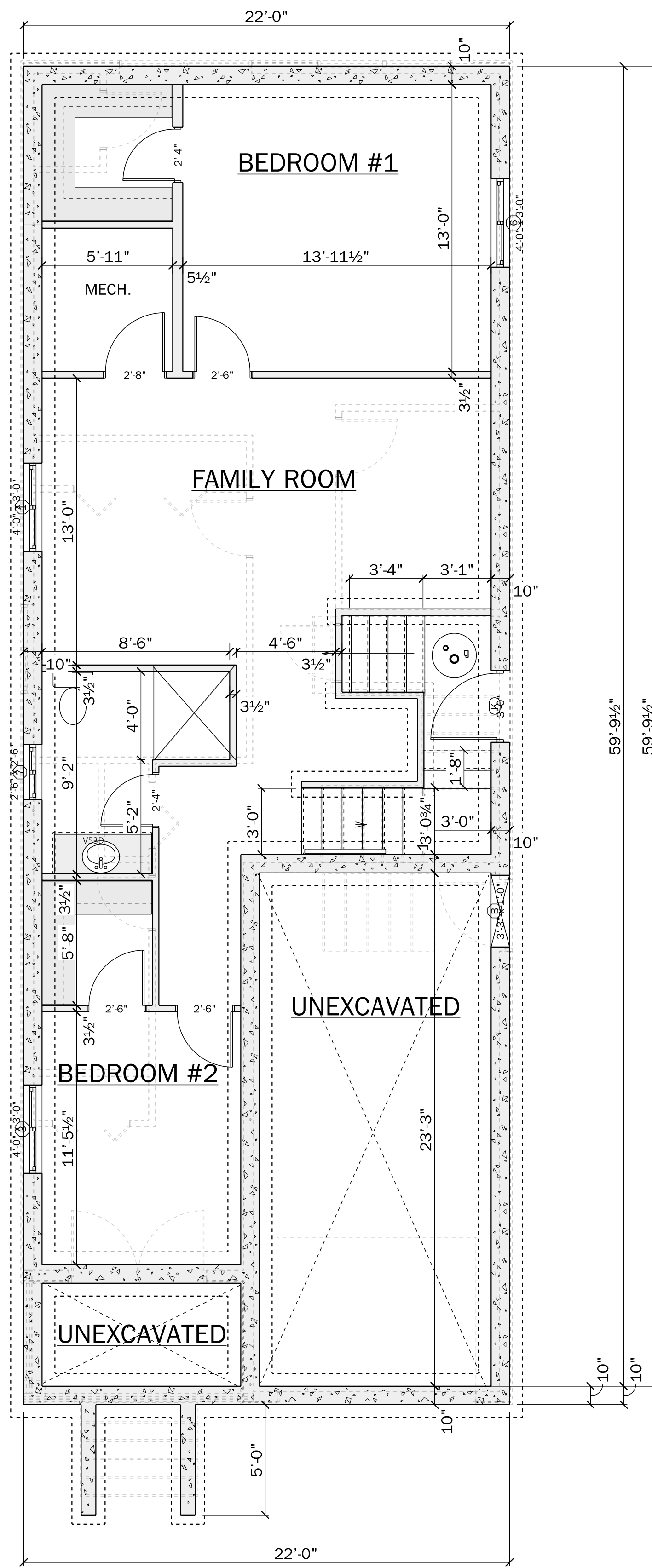
ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR

NOTES
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994925

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

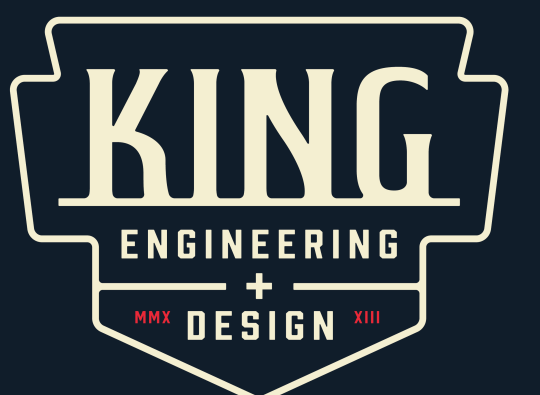
DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 25-47-530-01
CAD File: 25-47-530-01.dwg CAD Date: February 25, 2026 2:06 PM		File: E-709-33

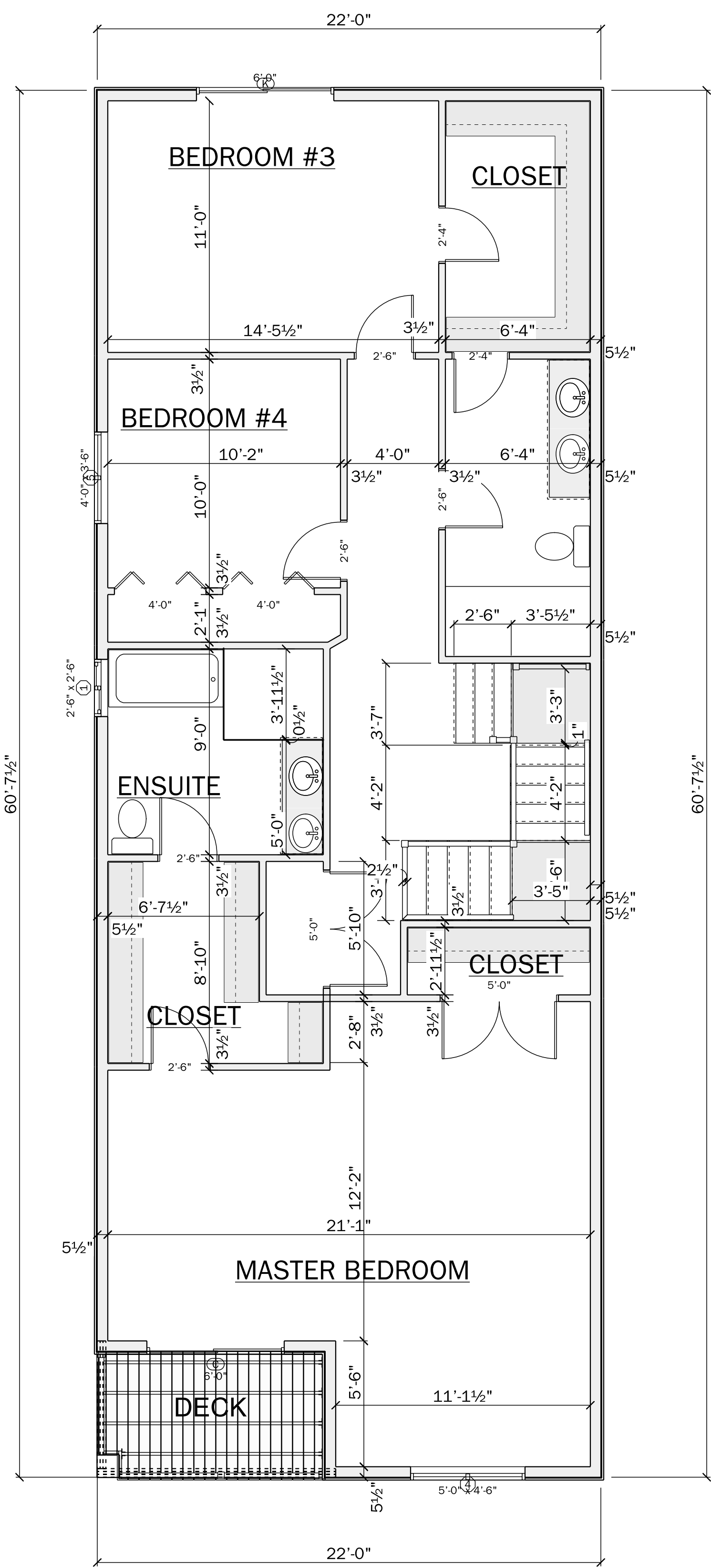


NOTE:
 THE ATTACHED PLANS ARE NOT FOR PERMIT
 SUBMITTAL OR CONSTRUCTION. PRELIMINARY
 PLAN FOR ZONING AND PLANNING REVIEW
 ONLY.

FOUNDATION PLAN

1650 Shawnee Rd.
 Tecumseh, ON
 N8N 1S5

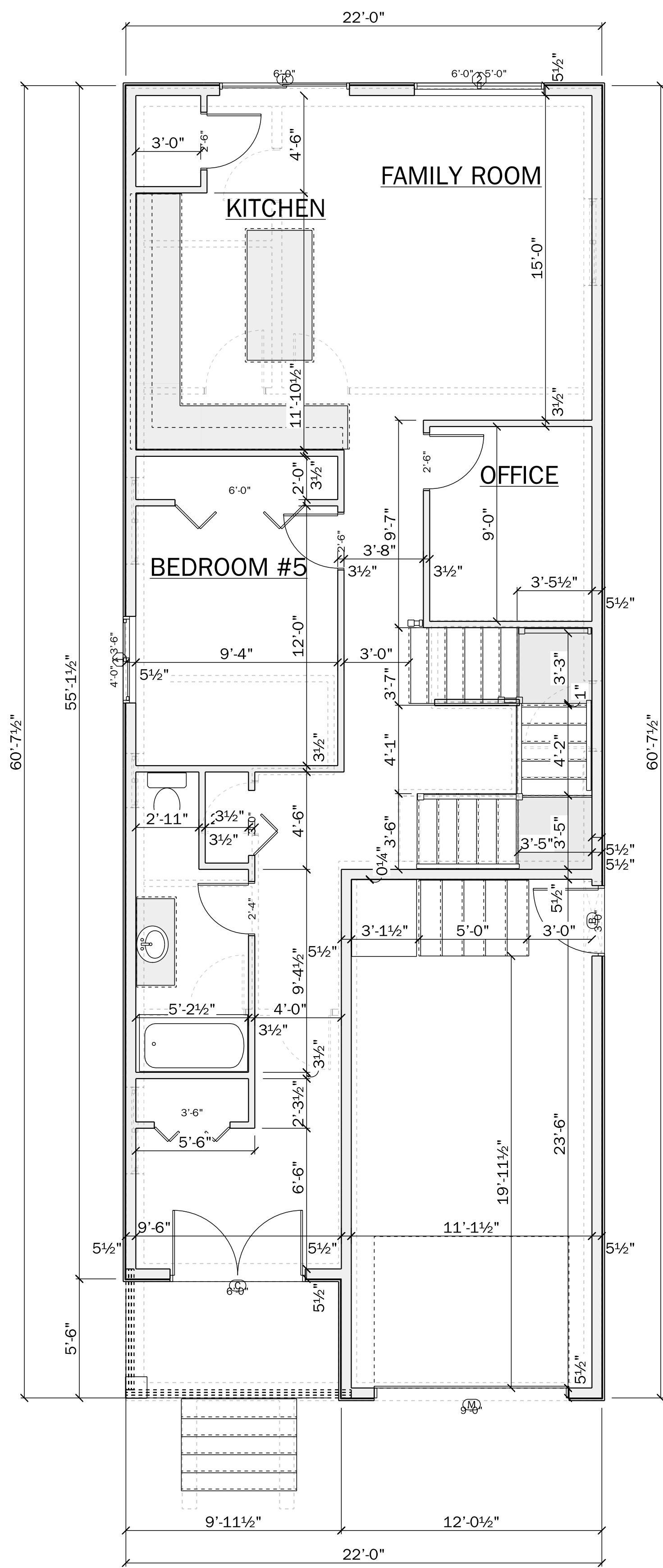




SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA SCHEDULE		
NAME	COLOR	AREA
Deck Area		52 sq. ft.
Gross Floor Area		1234 sq. ft.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

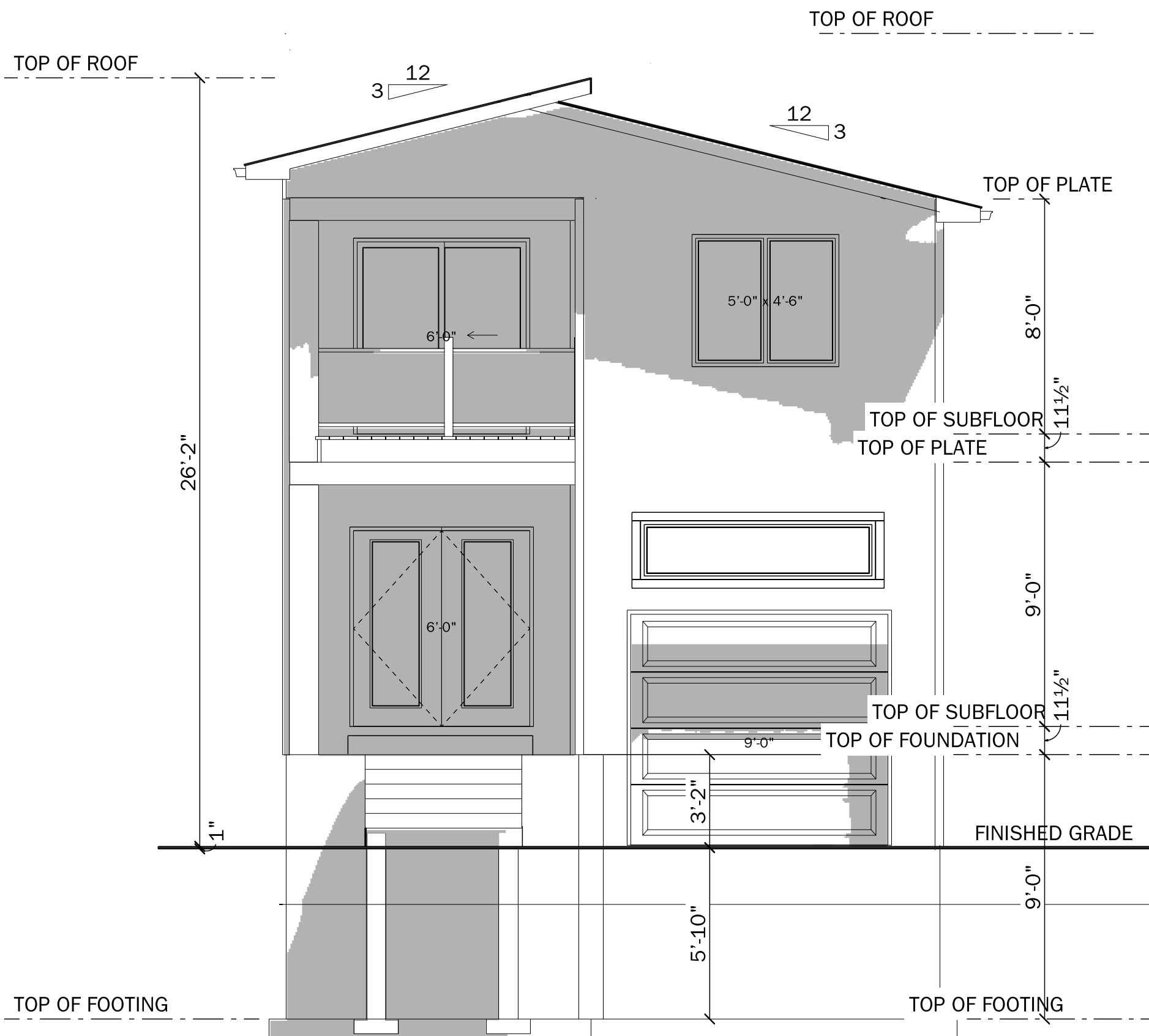
AREA SCHEDULE		
NAME	COLOR	AREA
Gross Floor Area		1016 sq. ft.

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MAIN & SECOND FLOOR PLAN

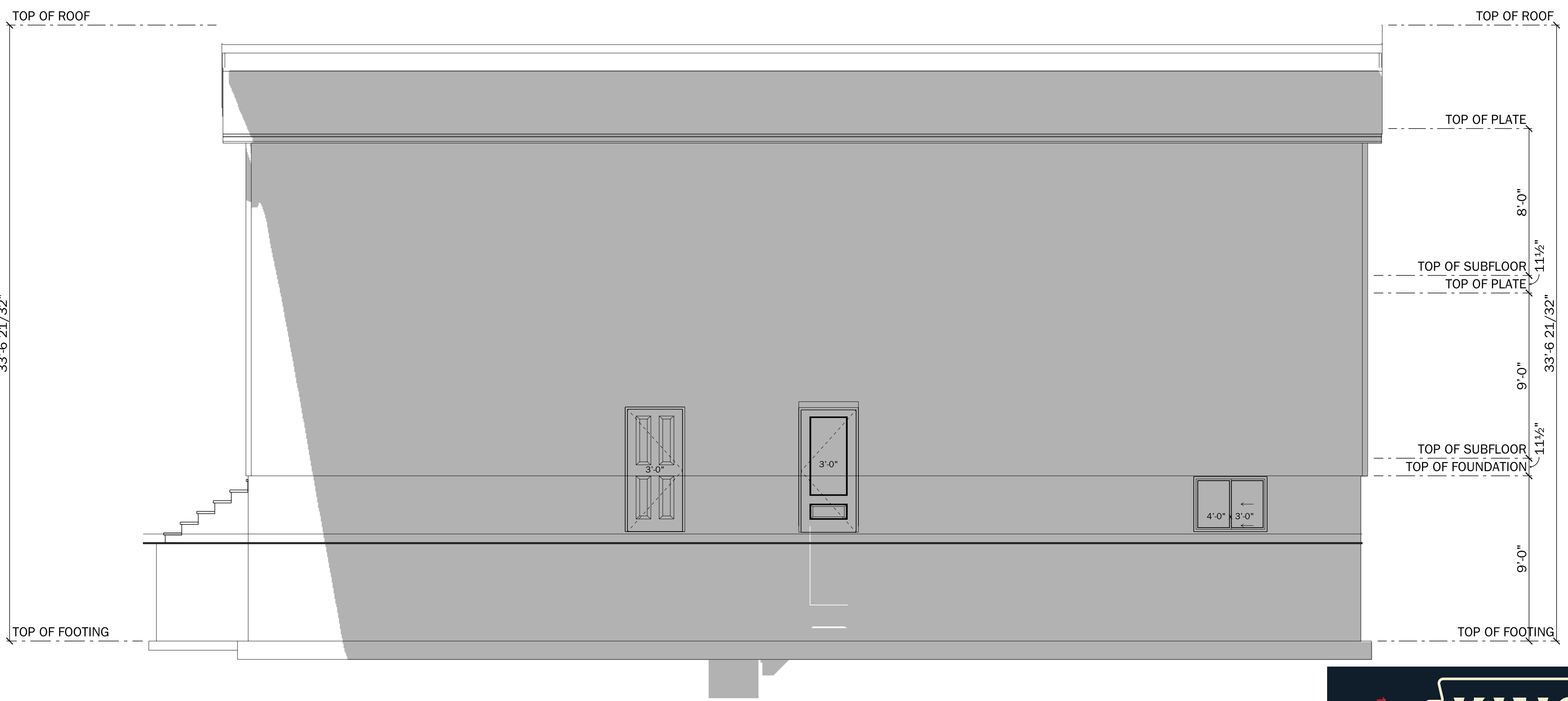
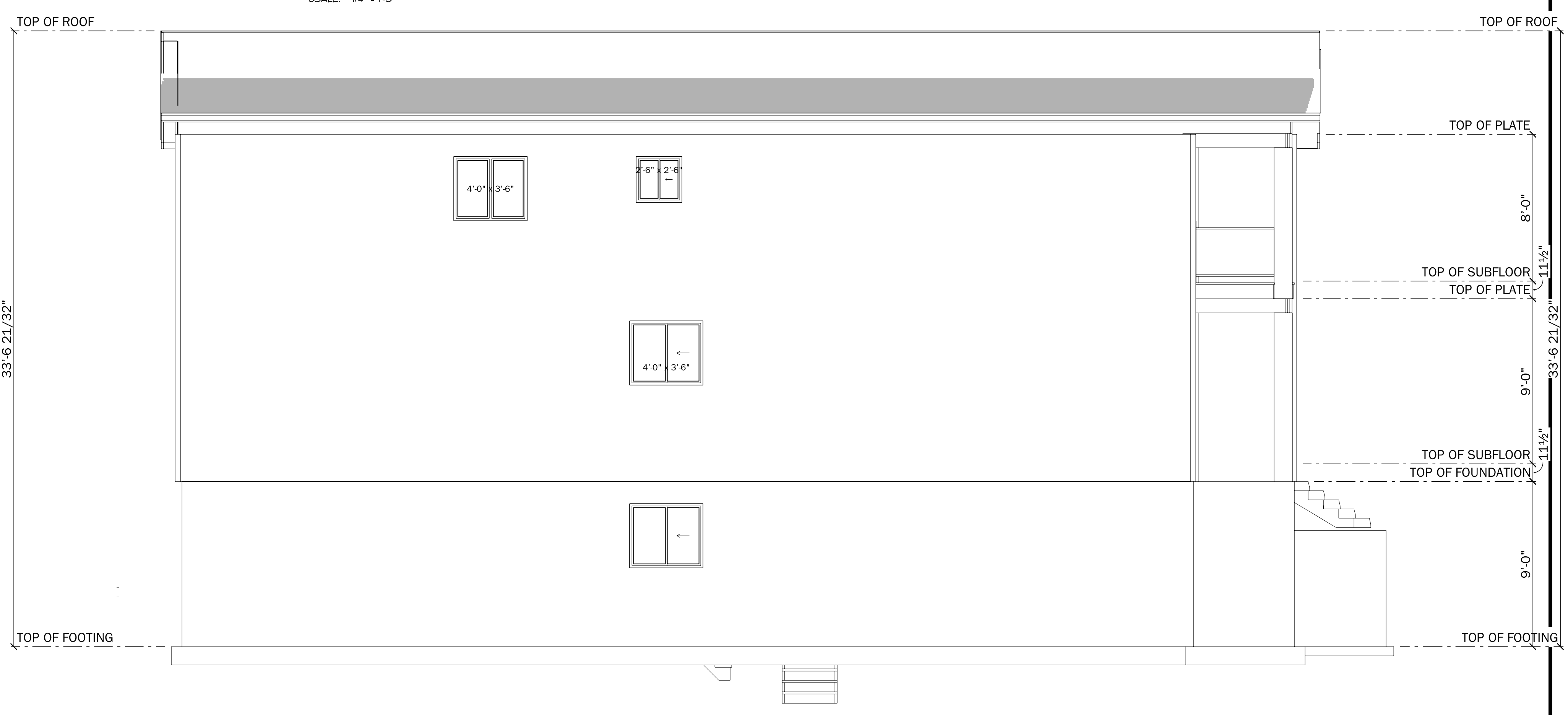
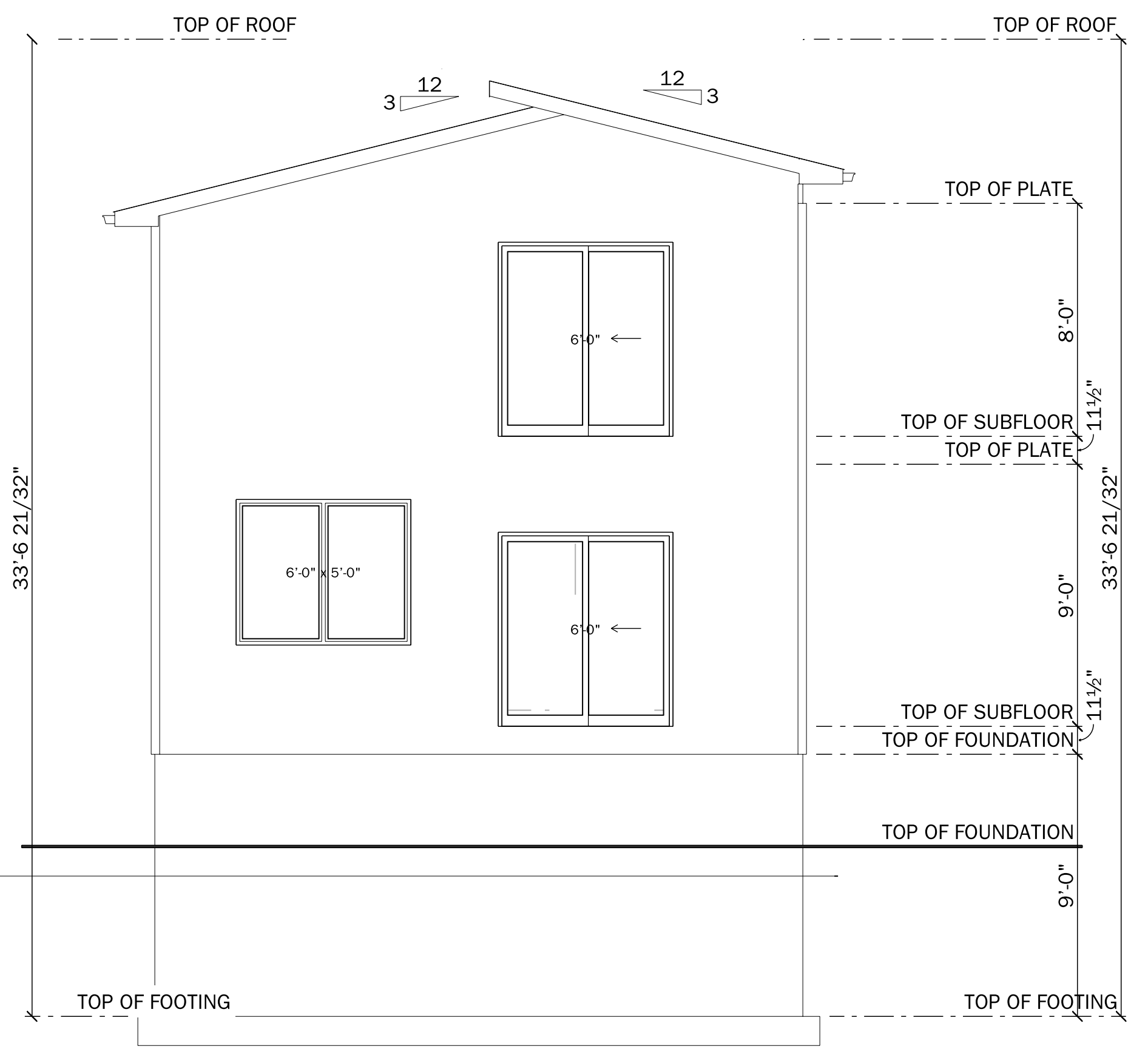
1650 Shawnee Rd.
Tecumseh, ON
N8N 1S5





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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ELEVATIONS

1690 Shawnee Rd.
Tehachas, ON
N8N 1S5

