

Notice of Public Hearing – Committee of Adjustment Application

File # A-076/25

Date Mailed: September 3, 2025

Electronic hearing:

By videoconference on September 18, 2025 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 September 3, 2025. 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 1126; LOT 41 & PT ALLEY; RP 12R29322; PARTS 2 & 3

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2454315 ONTARIO INC. Applicant Name: REIGNS 740 INC.		3290 RIBERDY RD

PURPOSE OF APPLICATION

Minor Variance - Proposed single unit dwelling requesting relief from reduced minimum lot width and lot area as well as increased maximum main building height.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	Minimum Lot Width	10.1.5.1	15.0 m	10.7 m
8600	Minimum Lot Area	10.1.5.2	450.0 m ²	347.9 m ²
8600	Increased Maximum Main Building Height	10.1.5.4	9.0 m	9.1 m

Type of Consent Application Transaction:

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.

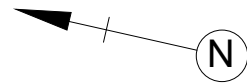
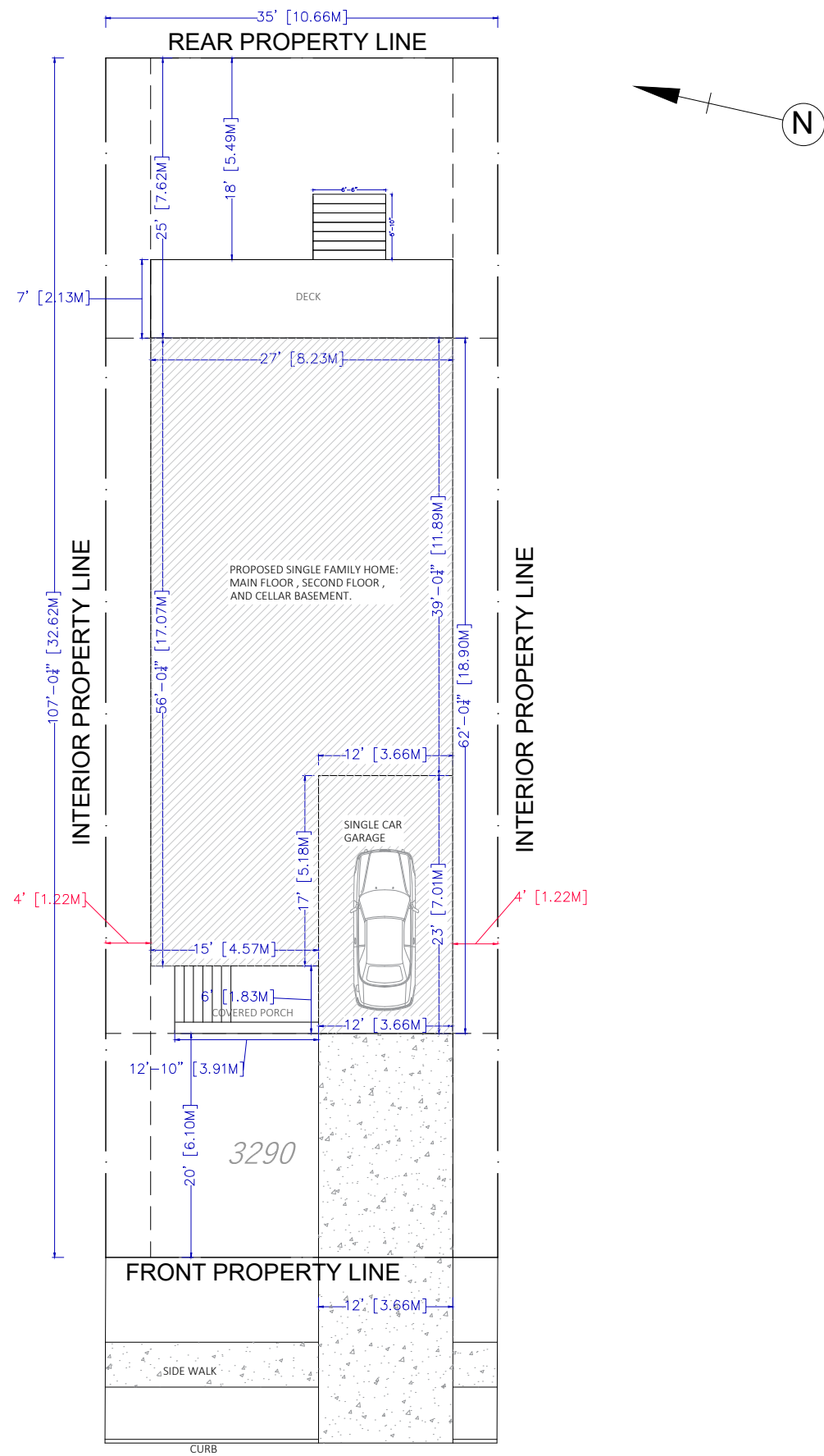
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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
COAAdjustment@citywindsor.ca



RD 1.1
PROPOSED SINGLE FAMILY HOME
LOT AREA: 3744.6 SQ FT (347.88 SQ.M) < 450 SQ MT - 22.69% DEVIATION
MAX. ALLOWED COVERAGE (45%) : 1685 SQ FT (156.54 SQ.M)
PROPOSED MAIN UNIT COVERAGE (44.35%) : 1661 SQ FT (154.31 SQ.M)
PROPOSED GROSS FLOOR AREA : 3245 SQ FT (301.47 SQ.M) < 400 SQ. M.
PROPOSED BUILDING HEIGHT < 9 M.
REQUIRED SIDE SET BACK: 1.5 M
PROPOSED SIDE SET BACK: 1.2 M

PROJECT DETAILS
SINGLE FAMILY HOME

LOCATION
3290 RIBERDY RD ,
WINDSOR, ON

DRAWING
SITE PLAN

CLIENT
OPTIVIS CONTRACTING LTD.

SCALE	DRAWING NO.
NTS	A-2.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

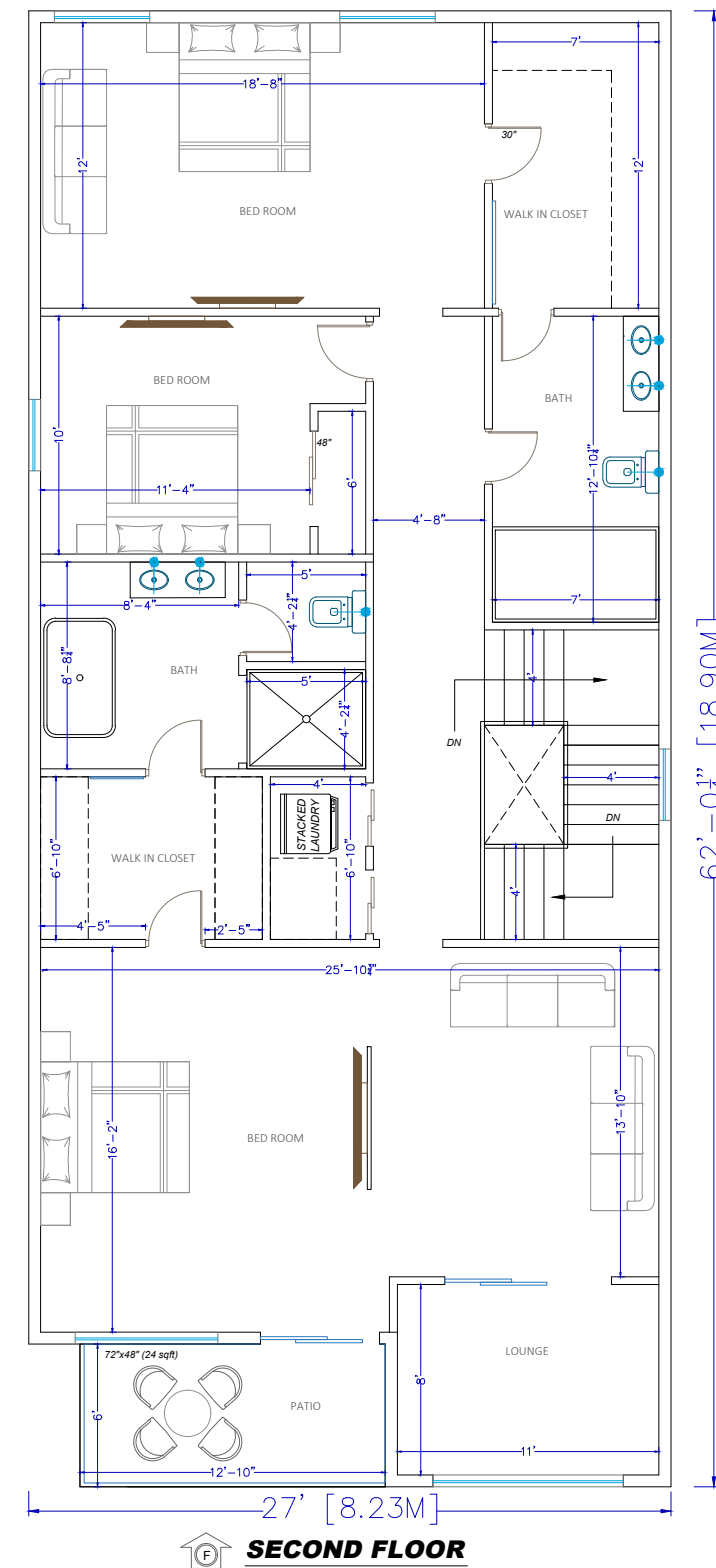
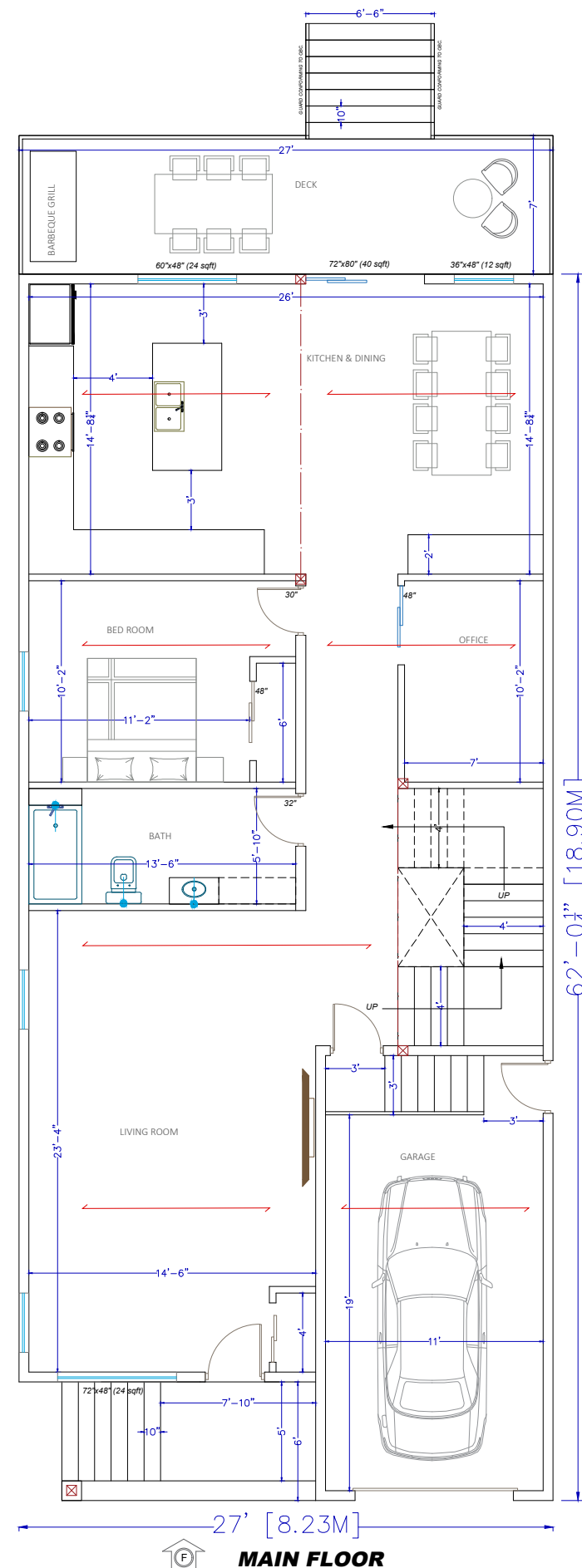
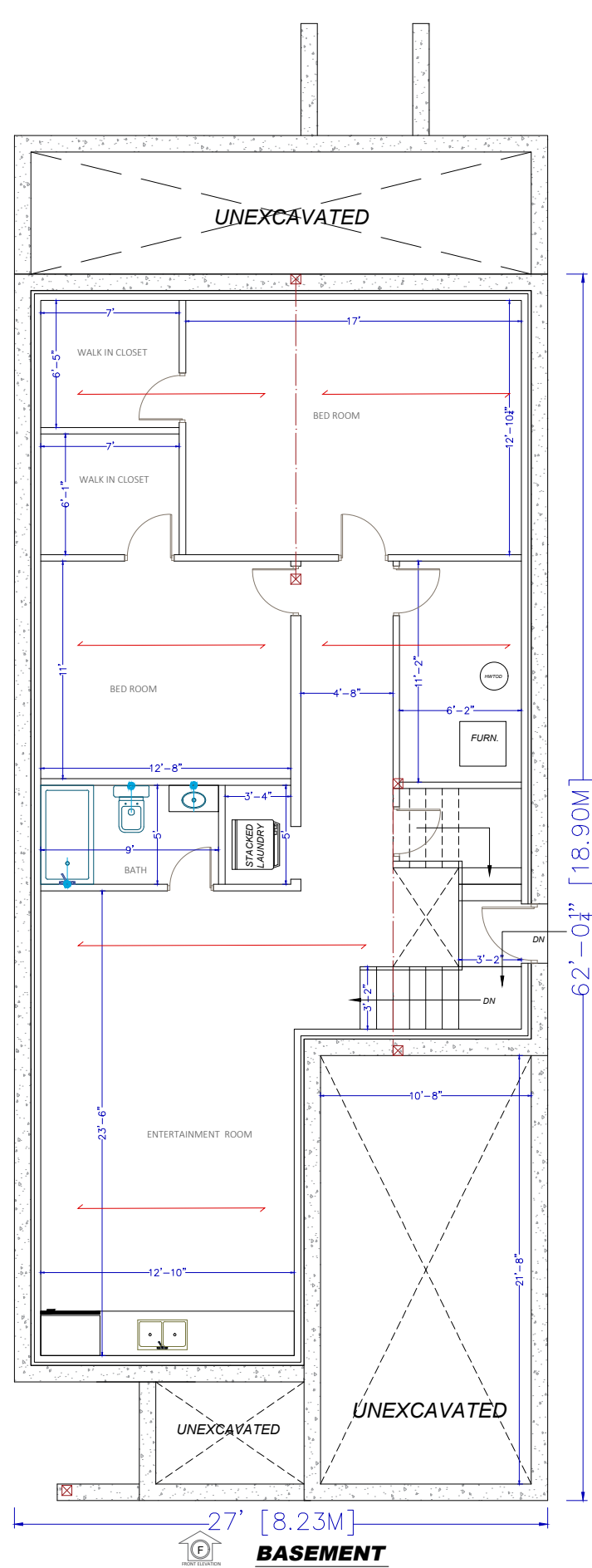
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

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.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.





PROJECT DETAILS

SINGLE FAMILY HOME

LOCATION

3290 RIBERDY RD ,
WINDSOR, ON

DRAWING

PROPOSED FLOOR PLANS

CLIENT

OPTIVIS CONTRACTING LTD.

SCALE
NTS

DRAWING NO.
A-3.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

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.

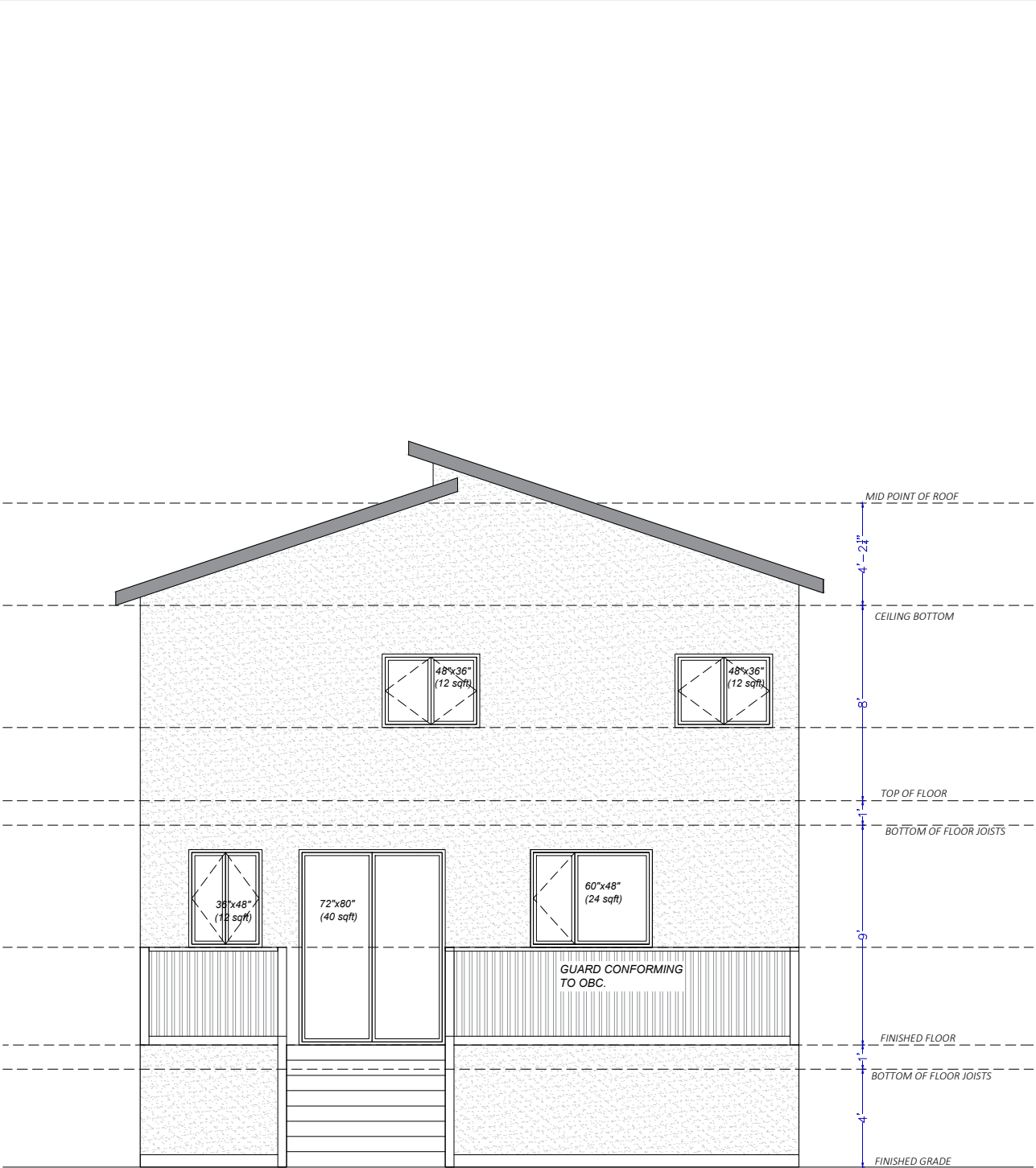
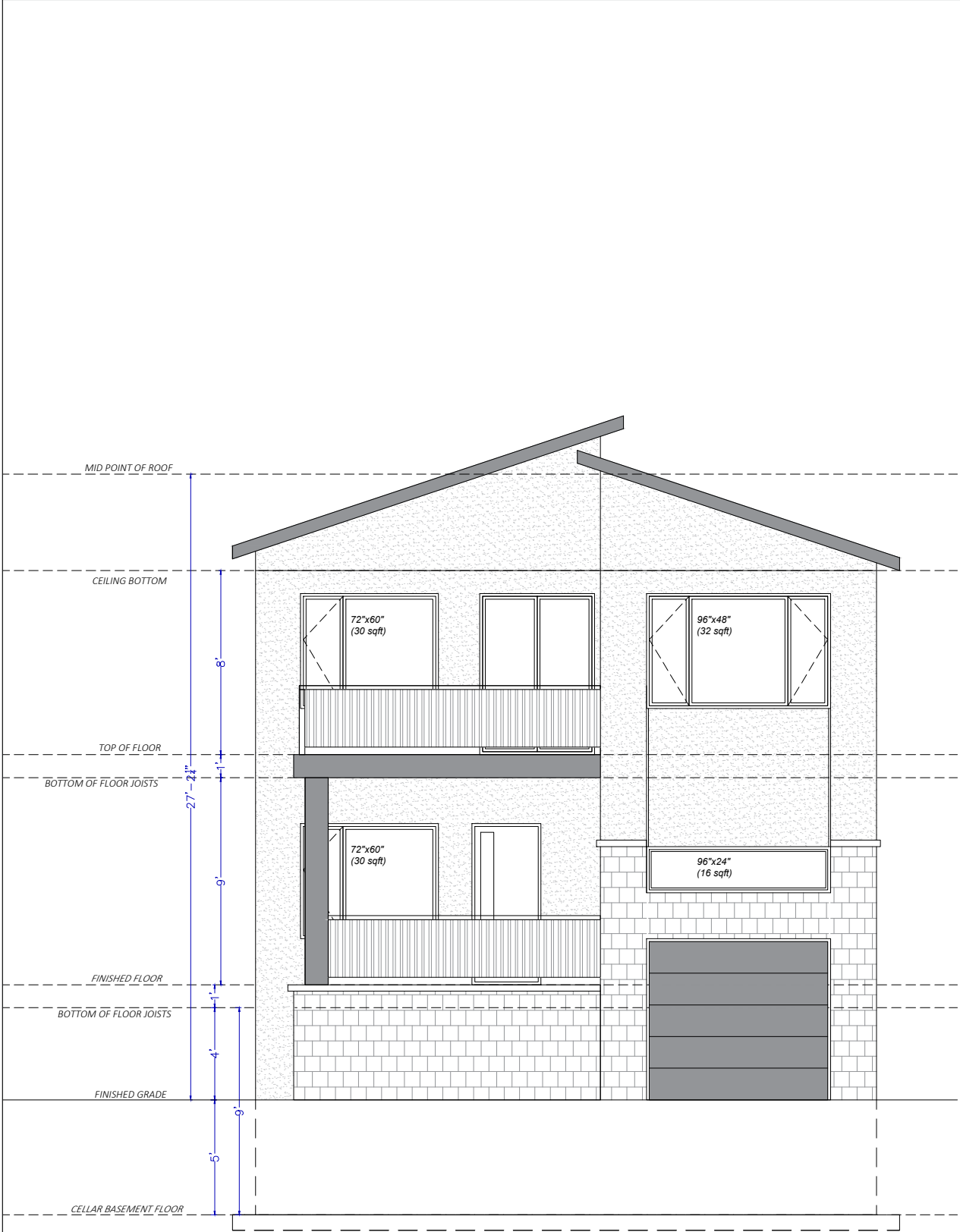
CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.



+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits



PROJECT DETAILS

SINGLE FAMILY HOME

LOCATION

868 UNIVERSITY AVE ,
WINDSOR, ON

DRAWING

FRONT AND REAR ELEVATION

CLIENT

OPTIVIS CONTRACTING LTD.

SCALE

NTS

DRAWING NO.

A-4.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

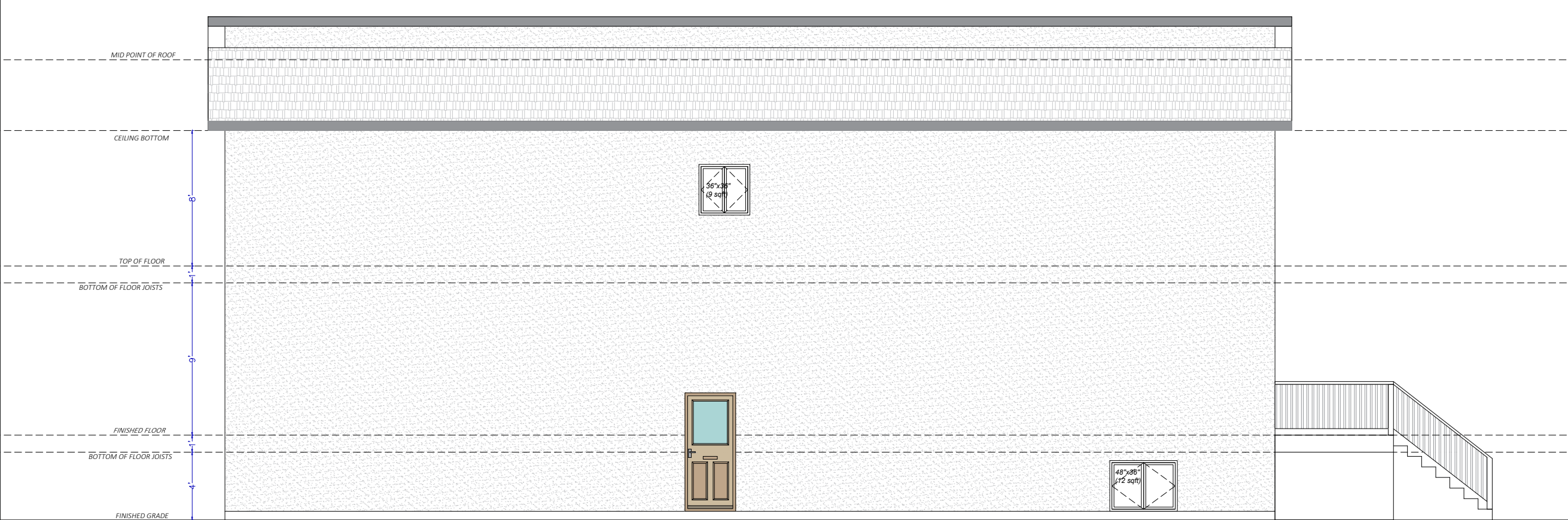
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

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.

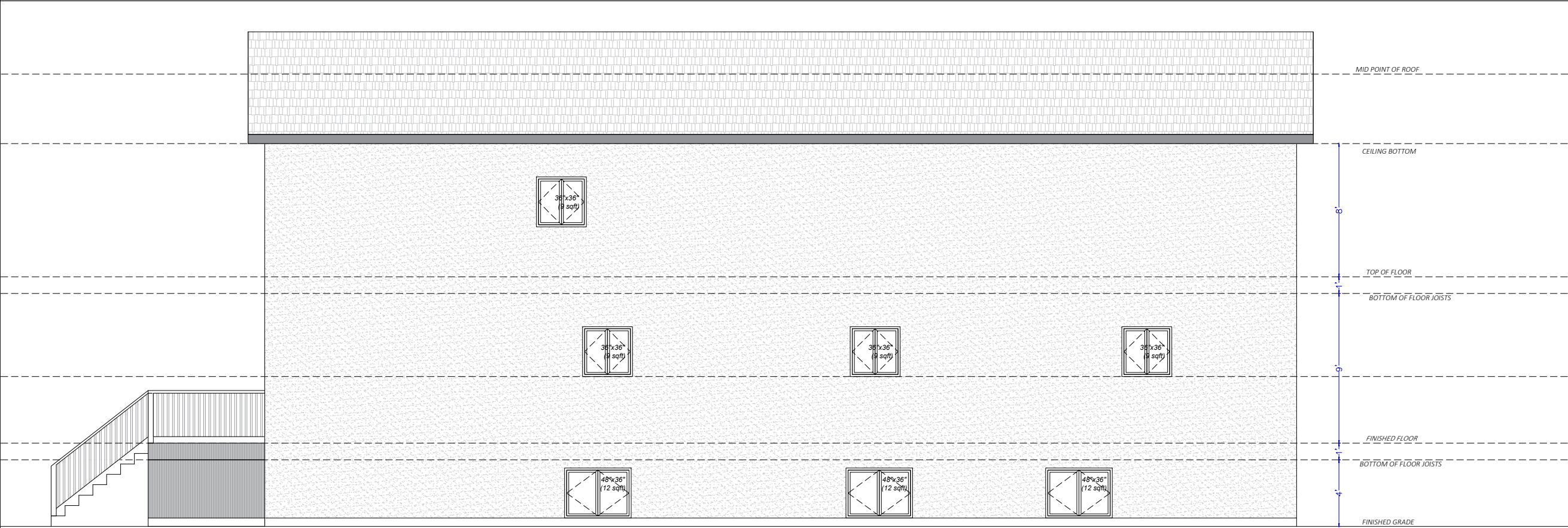
CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.





PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

PROJECT DETAILS
SINGLE FAMILY HOME

LOCATION
3290 RIBERDY RD ,
WINDSOR, ON

DRAWING
SIDE ELEVATIONS

CLIENT
OPTIVIS CONTRACTING LTD.

SCALE
NTS

DRAWING NO.
A-5.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

DATE :

COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

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.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.



+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits