

Notice of Public Hearing – Committee of Adjustment Application

File # A-080/25

Date Mailed: September 17, 2025

Electronic hearing:

By videoconference on October 2, 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 17, 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 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: REIGNS 740 KIRPA INC. Applicant Name: REIGNS 740 INC.		4145 DOUGALL AVE

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for increased maximum main building gross floor area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.4.5.10	Maximum Main Building Gross Floor Area	400 m ²	480 m²

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)

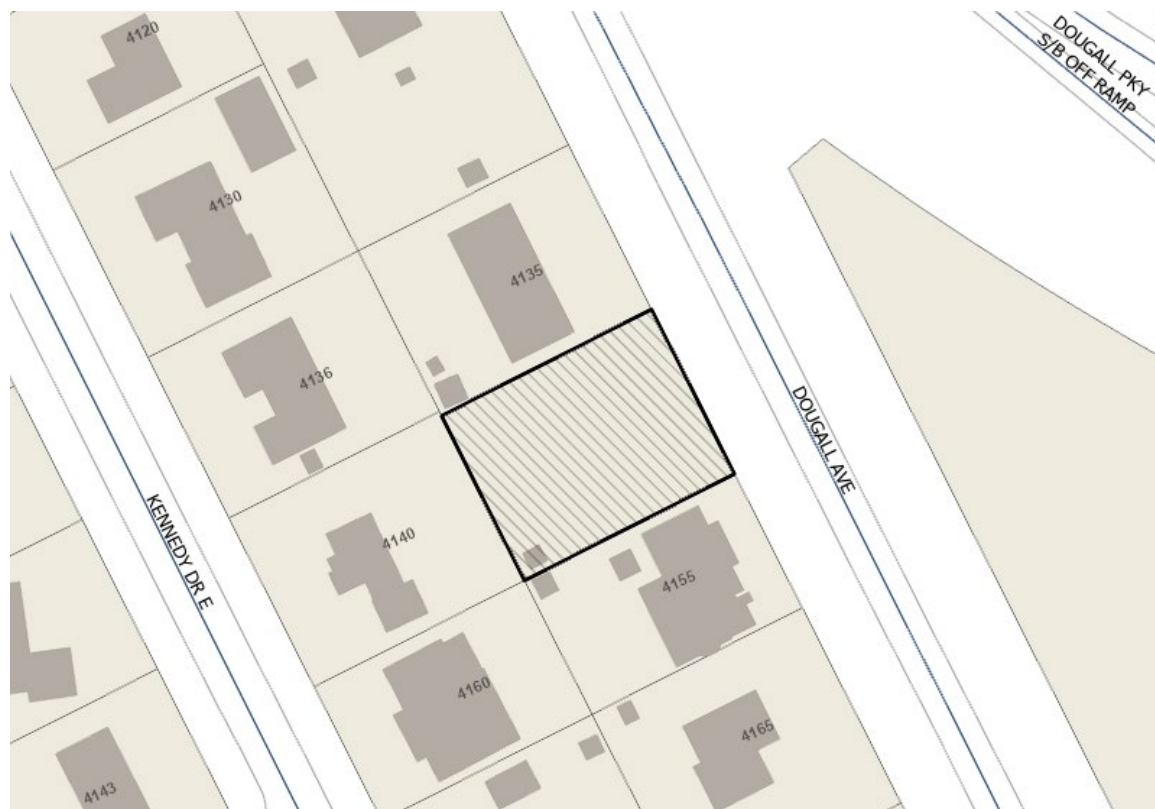
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration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

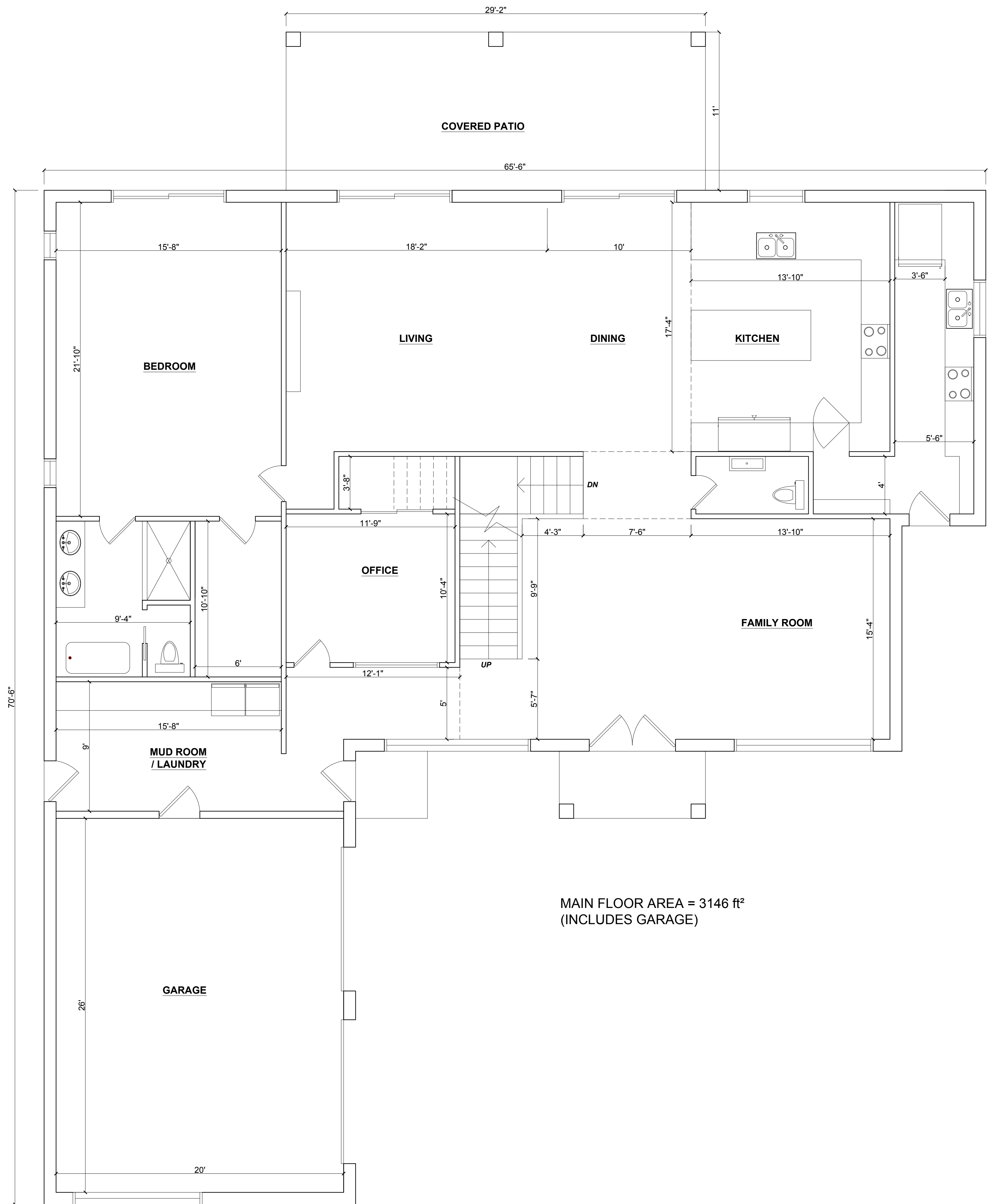
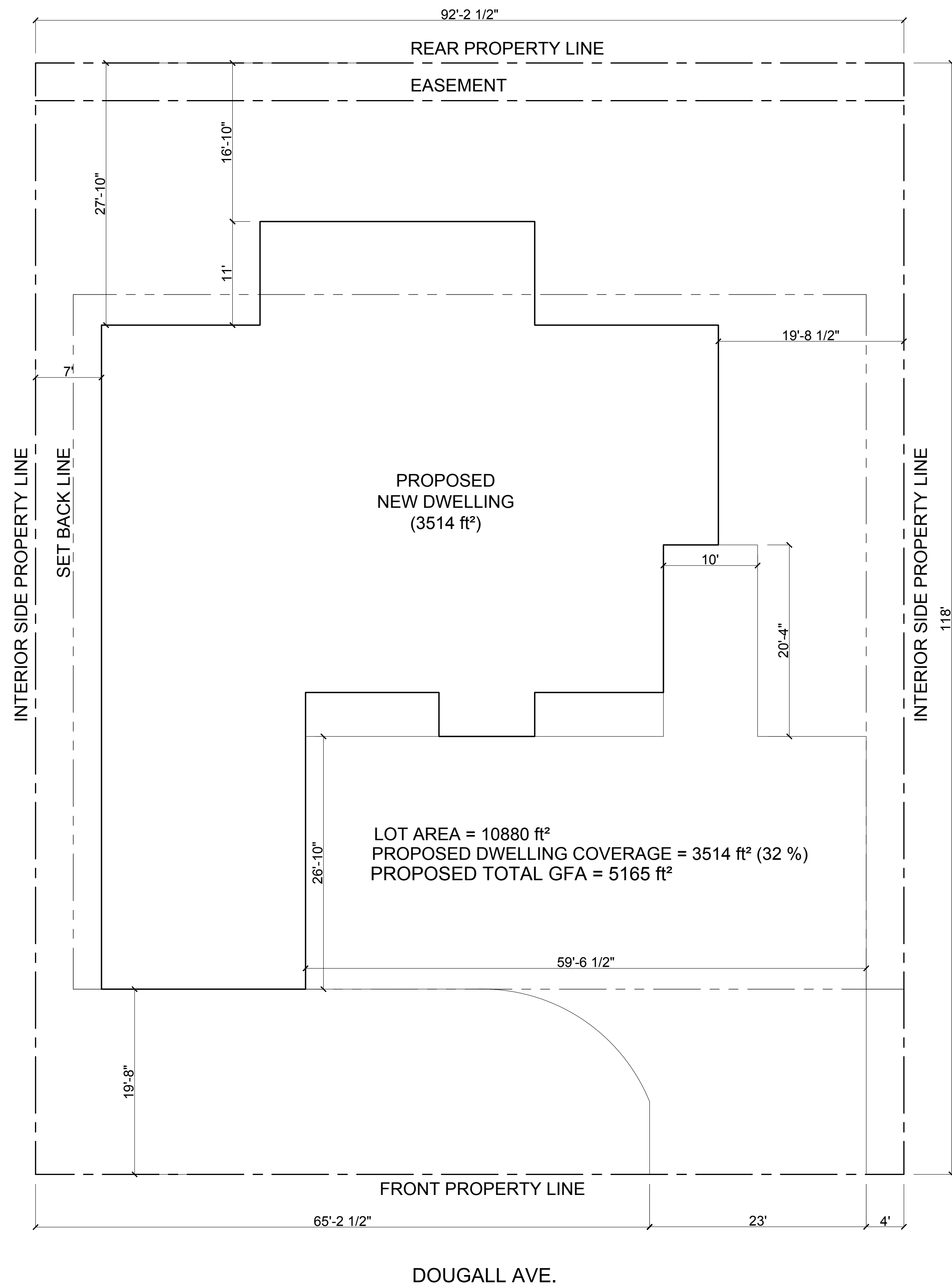
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any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

Key Map Insert



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



DO NOT SCALE

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 SUBTRADE.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADE'S 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 SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

I Ashley Kozachanko declare that I take responsibility for the design of this plan. I am qualified and registered with the Ministry of Municipal Affairs and Housing.

Individual BCIN: 37168 Firm BCIN: 43361

AG
DESIGN

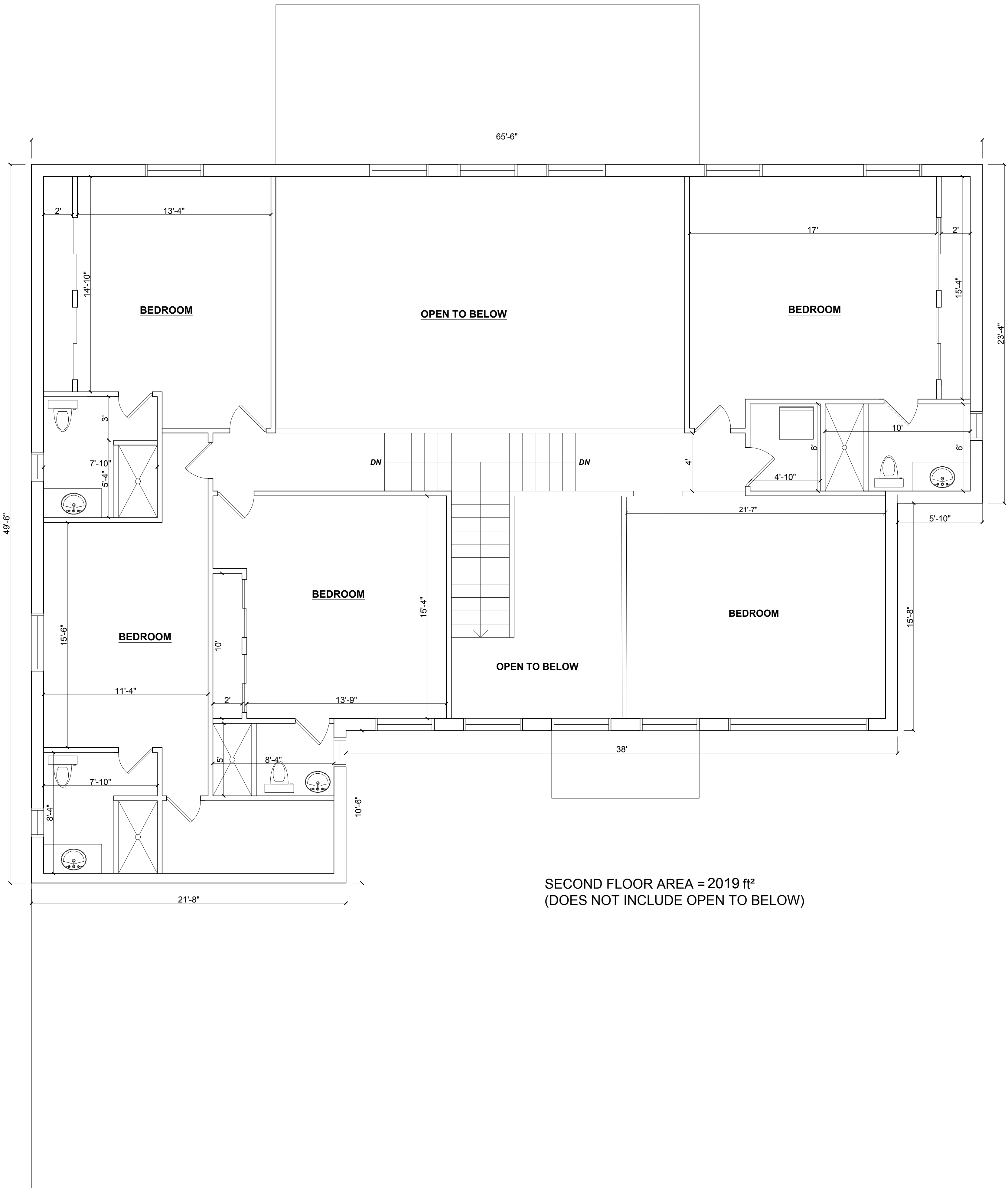
Windsor, ON
Phone : 519-965-7176

NEW DWELLING
DOUGALL AVE.
WINDSOR, ON

SITE PLAN & MAIN FLOOR PLAN

Date : August 28, 2025
Scale : 1/4" = 1'-0"
Project No. : 046/25
Drawing No. :

A-1.0



SECOND FLOOR AREA = 2019 ft²
(DOES NOT INCLUDE OPEN TO BELOW)

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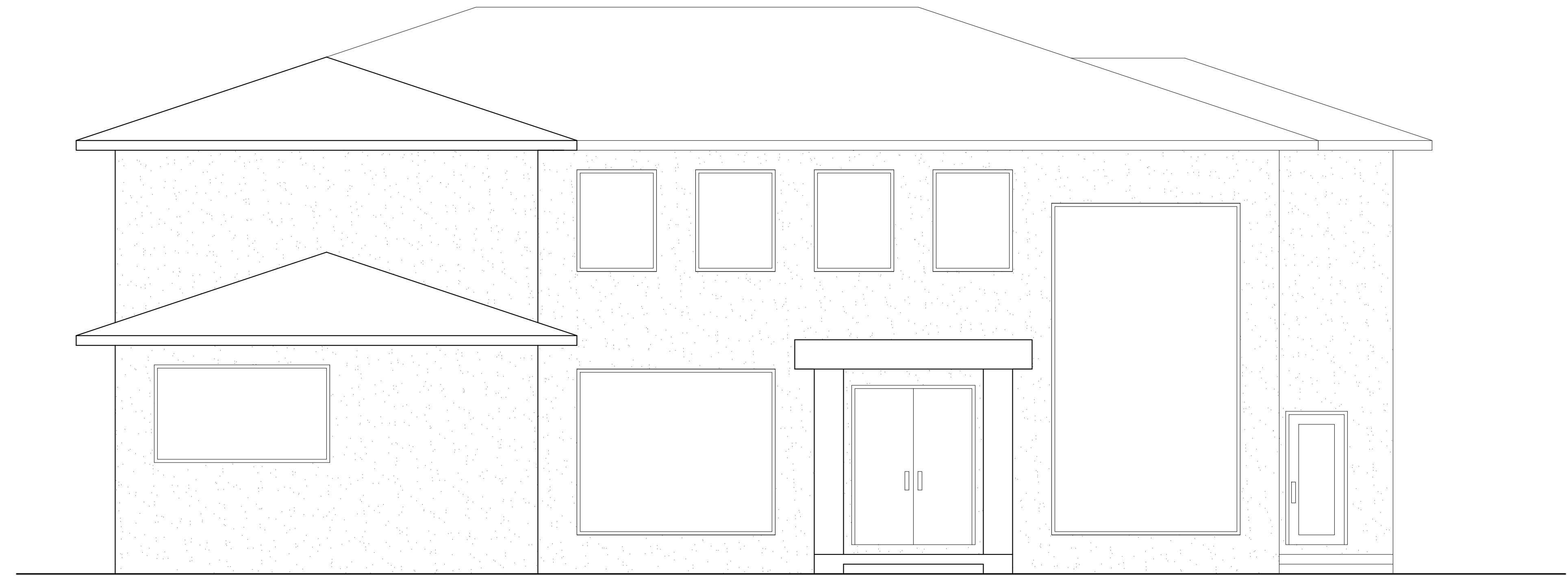
Windsor, ON
Phone : 519-965-7176

NEW DWELLING
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WINDSOR, ON

SECOND FLOOR PLAN

Date : August 28, 2025
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A-1.1



FRONT ELEVATION



REAR ELEVATION

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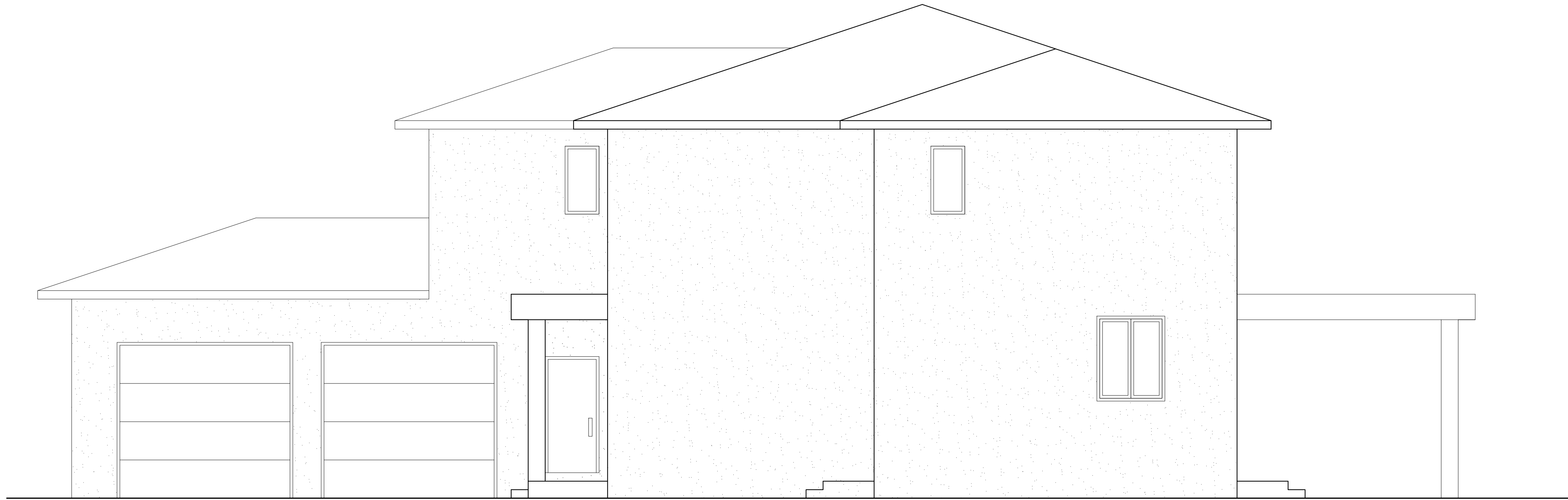
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WINDSOR, ON

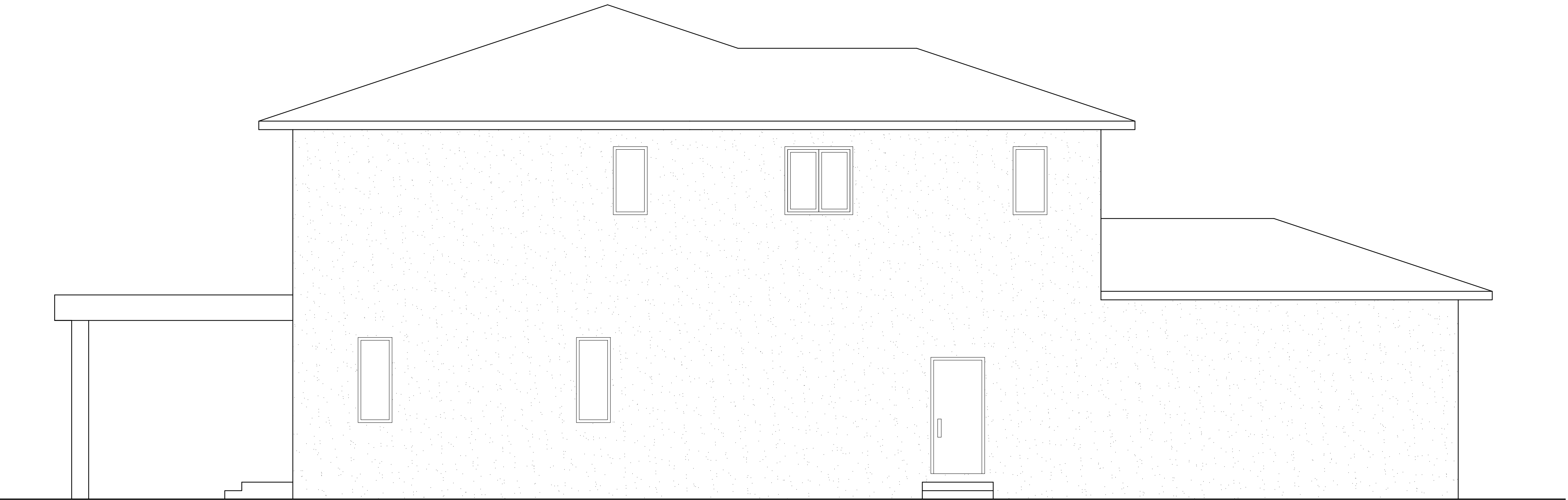
ELEVATIONS

Date : August 12, 2025
Scale : 1/4" = 1'-0"
Project No. : 046/25
Drawing No. :

A-2.0



SIDE ELEVATION



SIDE ELEVATION

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WINDSOR, ON

ELEVATIONS

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A-2.1