

Notice of Public Hearing – Committee of Adjustment Application

File # A-086/25 - 591 WELLINGTON AVE

Date Mailed: November 26, 2025

Electronic hearing:

By videoconference on December 11, 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 November 26, 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 68 PT LOT 35;CLOSED TECUMSEH;CLOSED ALLEY PT; CORNER;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use	Commercial CD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2674404 ONTARIO INC. Applicant Name: VIJAY VASANTGADKAR ARCHITECT INC.		591 WELLINGTON AVE

PURPOSE OF APPLICATION

Minor Variance - Extension of Legal non-conforming use for proposed additional unit in an existing residential building.

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.

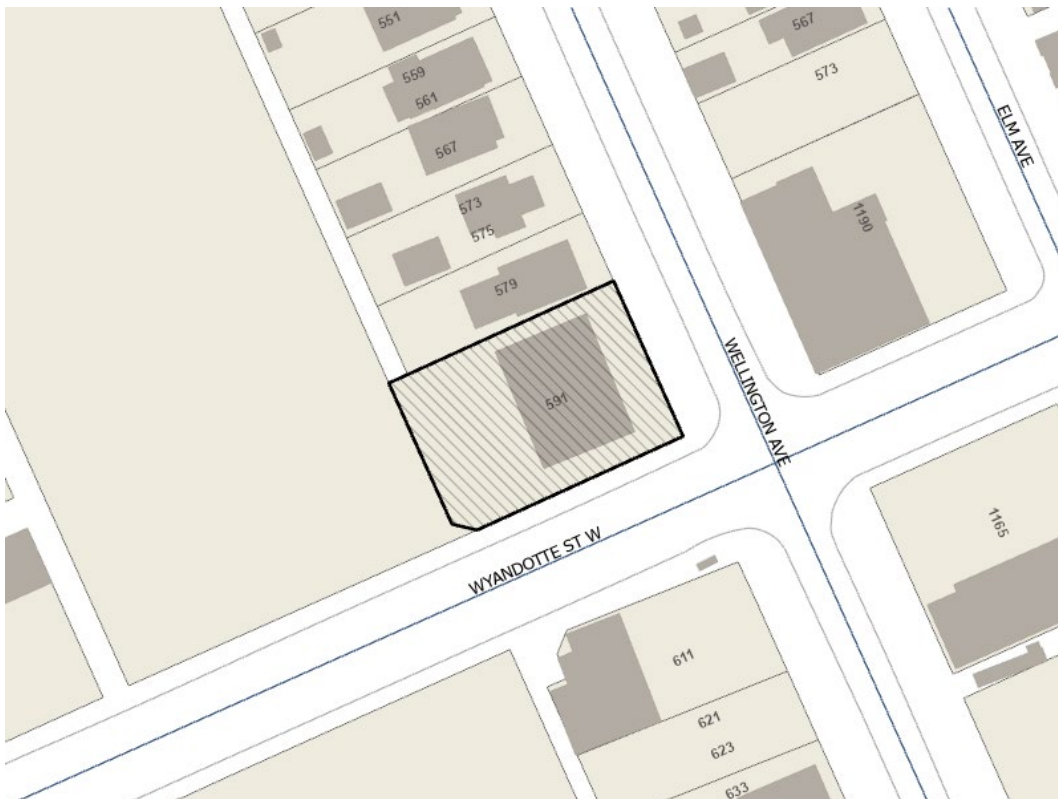
Participate in the hearing by videoconference (Microsoft Teams)

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.



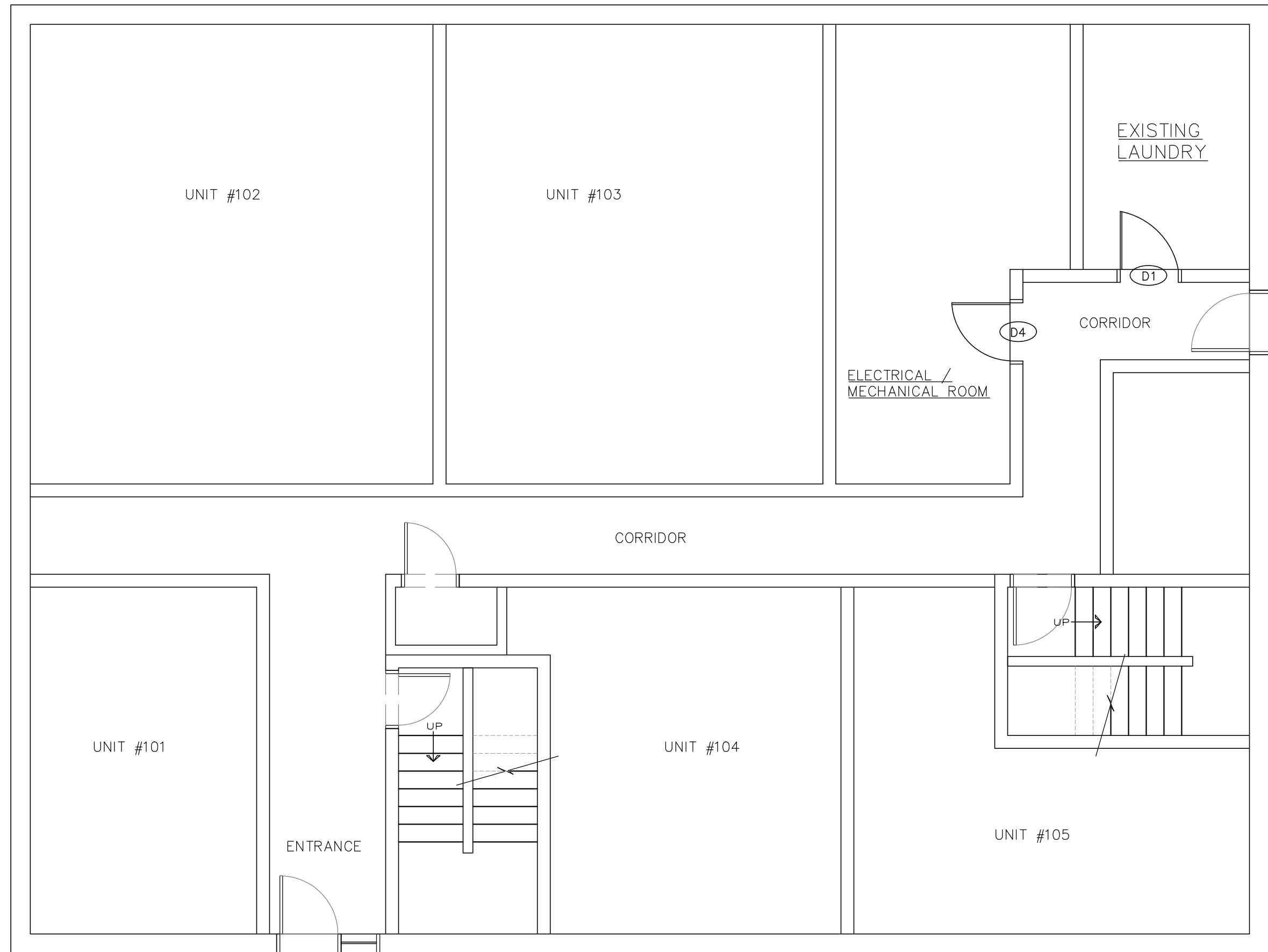
Contact Information:

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
COAdjustment@citywindsor.ca



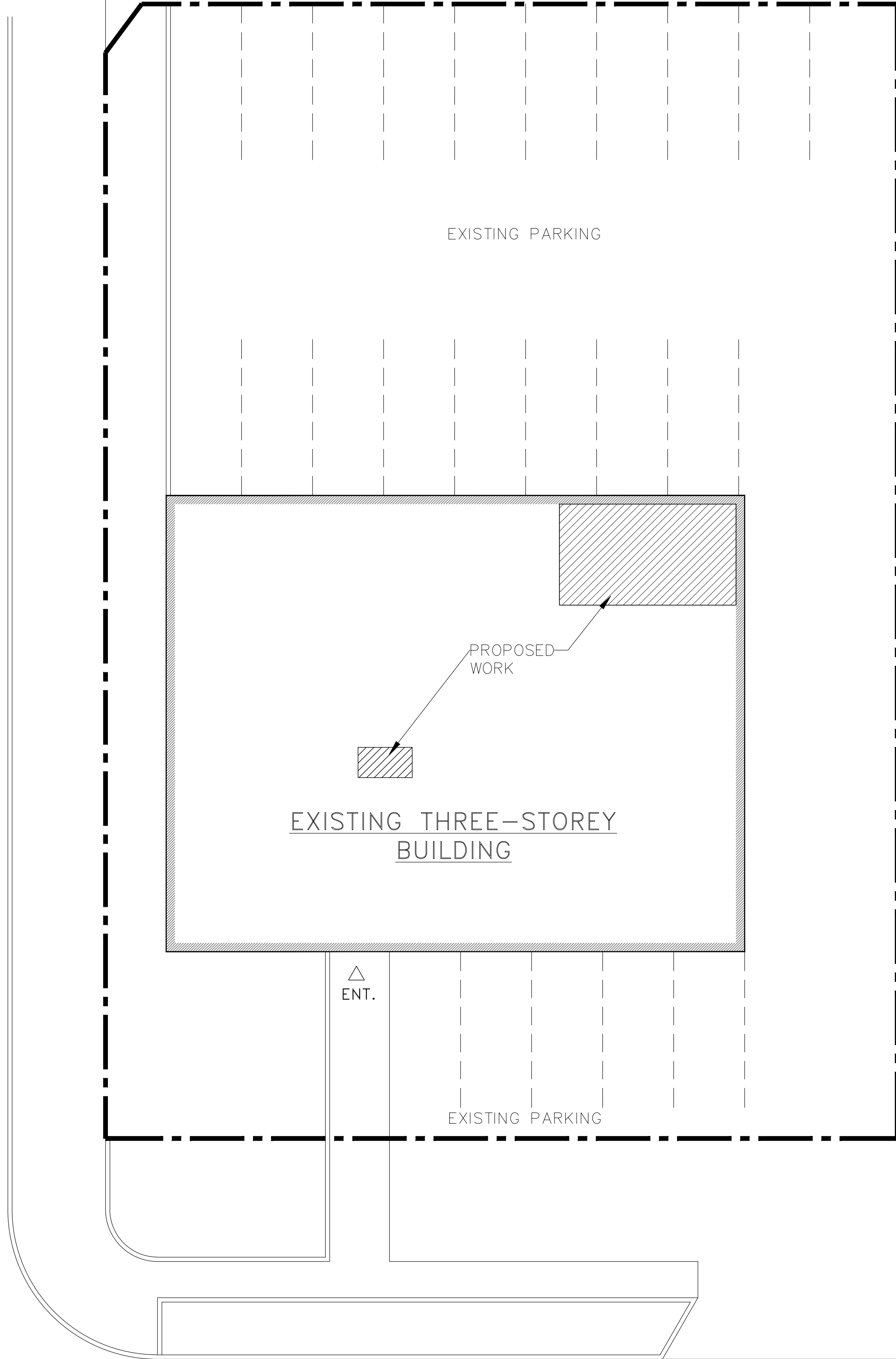
KEY PLAN
SCALE: NTS

ITEM	ONTARIO BUILDING CODE DATA MATRIX - PART 11 - RENOVATION OF EXISTING BUILDING	OBC REFERENCE
11.1 EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE - RESIDENTIAL - - CONSTRUCTION INDEX - N/A HAZARD INDEX - N/A ☒ NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY).	11.2.1 T 11.2.1.1A T 11.2.1.1B TO N
11.2 ALTERATION TO EXISTING BUILDING IS:	BASIC RENOVATION ☐ NO ☒ YES EXTENSIVE RENOVATION ☒ NO ☐ YES	11.3.3.1 11.3.3.2
11.3 REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL ☒ NO ☐ YES. ----- BY INCREASE IN OCCUPANT LOAD ☒ NO ☐ YES. ----- BY CHANGE OF MAJOR OCCUPANCY ☒ NO ☐ YES. ----- PLUMBING ☐ NO ☒ YES. WASHROOM REQUIRED SEWAGE SYSTEM ☒ NO ☐ YES. -----	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3(4) 11.4.2.4 11.4.2.5
11.4 COMPENSATING CONSTRUCTION:	STRUCTURAL ☒ NO ☐ YES (EXPLAIN) INCREASE IN OCCUPANT LOAD (LESS THAN 15% INCREASE IN OCCUPANT LOAD) ☒ NO ☐ YES (UNIT ADDED) CHANGE OF MAJOR OCCUPANCY ☒ NO ☐ YES (EXPLAIN) - -	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4
	PLUMBING ☐ NO ☒ YES WASHROOM ADDED SEWAGE SYSTEM ☒ NO ☐ YES (EXPLAIN)	11.4.3.5 11.4.3.6
11.5 COMPLIANCE ALTERNATIVES PROPOSED:	☒ NO ☐ YES (GIVE NUMBER(S)) -	11.5.1
11.6 ALTERNATIVE MEASURES PROPOSED:	☒ NO ☐ YES (GIVE NUMBER(S)) -	11.5.2



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

WYANDOTTE STREET WEST



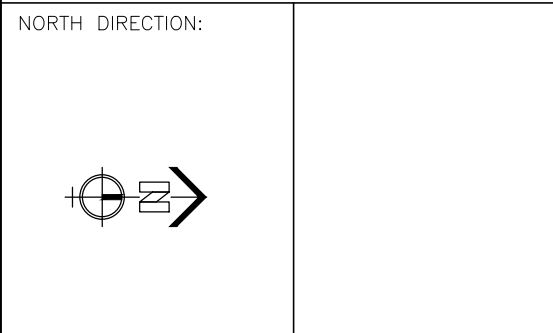
W E L L I N G T O N S T .

SITE PLAN
SCALE: 1/8" = 1'-0"

SITE STATS:
EXISTING PARKING - 23 SPACES
EXISTING UNITS - 17 UNITS
PROPOSED UNIT - 01 UNIT

4	SPC	MAR 24 2025
3	ISSUED FOR PERMIT	JAN 06 2025
2	REVIEW	DEC 13 2024
1	REVIEW	OCT 22 2024
NO.	ISSUED FOR	DATE

- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCH. / ENGINEER.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.



PROJECT NAME AND LOCATION:
PROPOSED ACCESSORY DWELLING UNIT
591 WELLINGTON AVE.

DRAWING
SITE PLAN, KEY PLAN, & EXISTING FLOOR PLAN

PROJECT NUMBER	2463
SCALE:	3/8"= 1'-0"
DATE:	OCT 22 2024
DRAWN BY	A.A. A.R.
CHECKED BY	V. V.

DRAWING NO.

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