



COMMITTEE OF ADJUSTMENT

APPLICANT : REIGNS 740 INC

ADDRESS : 275 AYLMER AVENUE

N.T.S.



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

Notice of Public Hearing – Committee of

Adjustment Application

File # B-017/26 - 275 AYLMEER AVE

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 126 LOT 2 PT LOTS 1 3;& BLK 9;

OFFICIAL PLAN DESIGNATION		ZONING OF SUBJECT LAND(S)
Medium Profile Residential		Residential District 3.1 (RD3.1)
Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: REIGNS 740 INC. Applicant Name: REIGNS 740 INC.		275 AYLMEER AVE

PURPOSE OF APPLICATION

Consent (Severance) - : Create two new lots. Townhomes currently being constructed to be severed along interior walls.

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.



THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3)

IN FILL GRADE PLAN

OF
PROPOSED DWELLING
AYLMER AVENUE
 IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS - A DIVISION OF J. D. BARNES LIMITED.

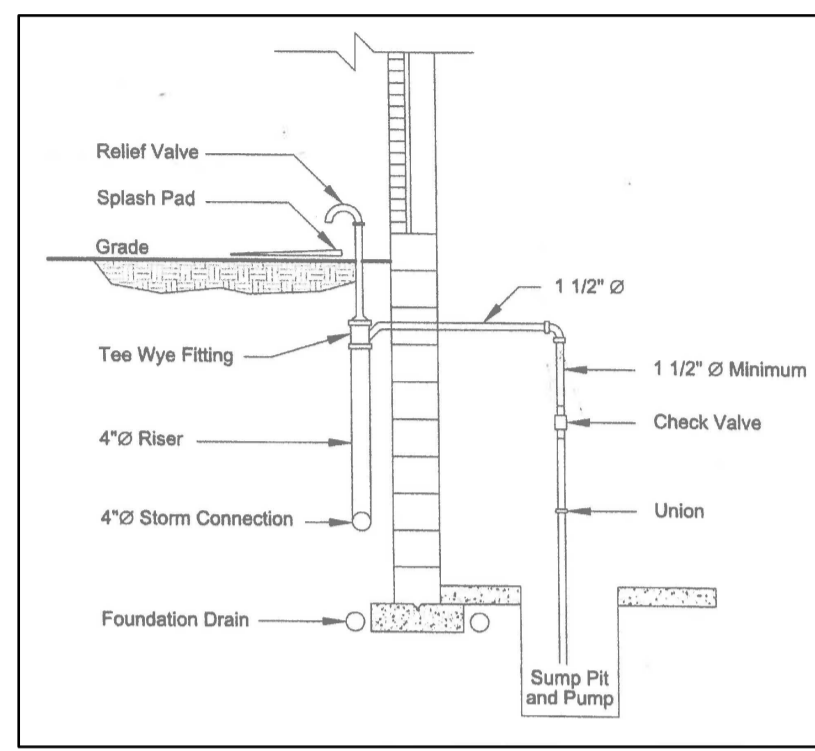


"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

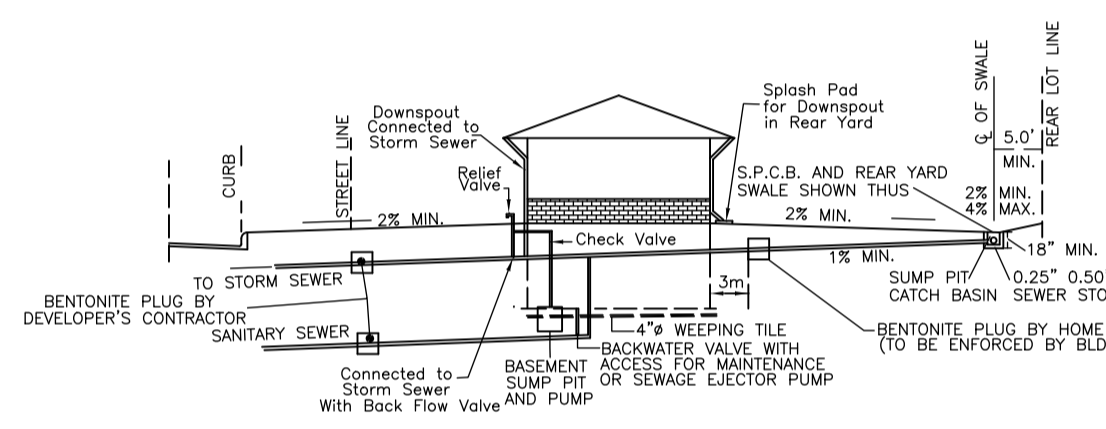
CAUTION
 UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

INVERTS
 INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE 14) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

CAUTION: THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

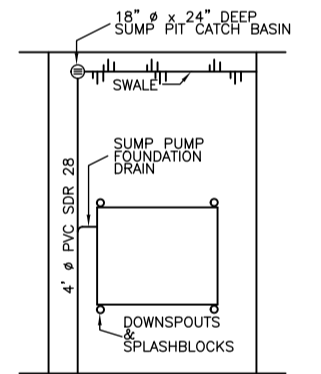


SUMP PUMP OVERFLOW DISCHARGE PIPE



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

LEGEND

- N = NORTH; S = SOUTH; E = EAST; W = WEST
- MHS DENOTES SEWER MANHOLE
 - CB DENOTES CATCH BASIN
 - LSC DENOTES LIGHT STANDARD CONCRETE
 - G — (pipe size)
 - SA — (pipe size)
 - ST — (pipe size)
 - W — (pipe size)
 - ◆ FH DENOTES FIRE HYDRANT
 - ◆ WM DENOTES WATER METER
 - ◆ WVS DENOTES WATER VALVE (Service)
 - ◆ WVM DENOTES WATER VALVE (Main)
 - G — DENOTES GAS LINE
 - H — DENOTES OVERHEAD HYDRO LINE
 - SA — DENOTES SANITARY SEWER
 - ST — DENOTES STORM SEWER
 - W — DENOTES WATER LINE

592.5' DENOTES EXISTING ELEVATION
 592.5' DENOTES PROPOSED ELEVATION

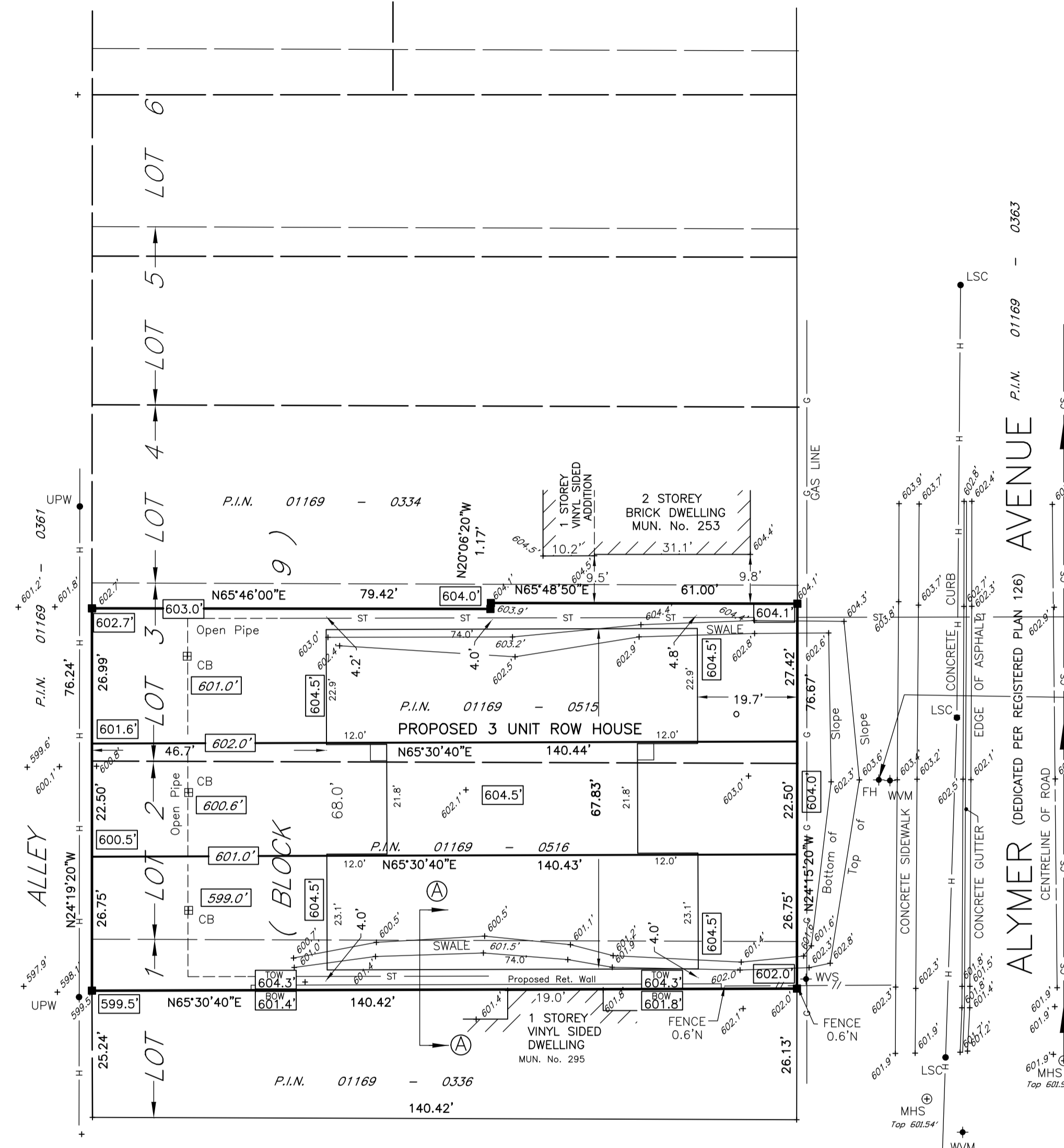
Existing Elevations have been derived on the following Date : NOVEMBER 4, 2025

DATE NOVEMBER 24, 2025
 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR

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

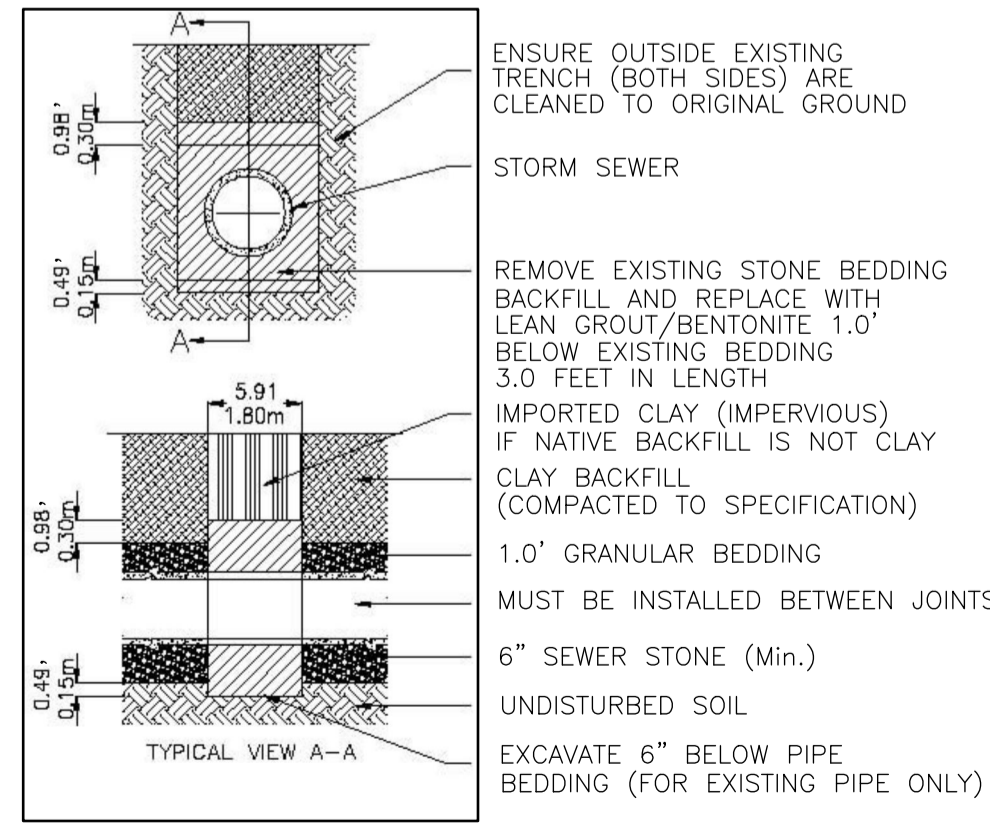
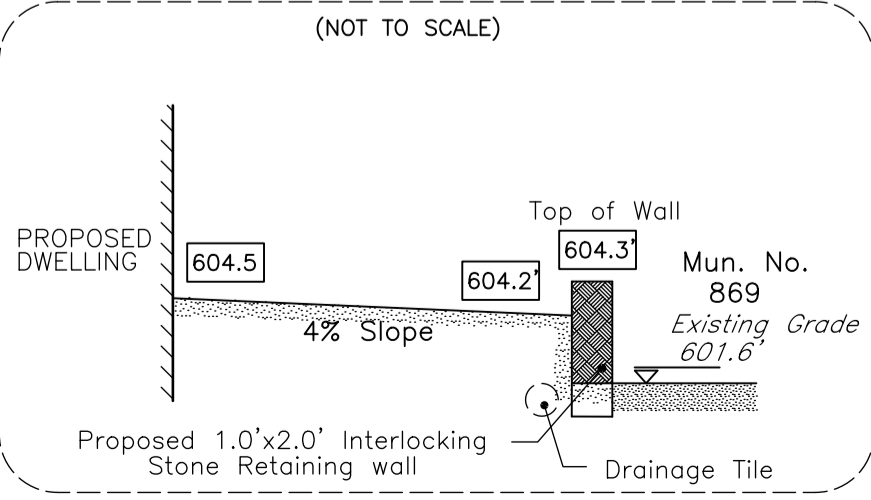
DRAWN BY: NMG	CHECKED BY: A.M.	REFERENCE NO.: 25-47-554-00
FILE: 25-47-554-00.dwg	E-126-BLOCK 9-0	CAD Date: November 24, 2025 2:13 PM CAD File: 25-47-554-00.dwg



UNIVERSITY AVENUE EAST

(Formerly Albert Street - Registered Plan 126)
 (DEDICATED PER REGISTERED PLAN 126)

CROSS SECTION A-A



GROUT/BENTONITE PLUG DETAIL

ELEVATIONS
 ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

BENCH MARK
 BENCH MARK 142 ELEVATION 599.57'
 M. B. 533 RIVERSIDE DRIVE EAST; THE PLATE IS LOCATED ON THE NORTH WALL, 3.0' EAST OF THE WEST WALL.

SITE BENCH MARK ELEVATION 605.94'
 TOP OF FIRE HYDRANT IN FRONT OF MUN. No. 3161

AREA
 10,742 sq.ft.