

Notice of Public Hearing – Committee of Adjustment Application

File # A-003/26 - 763 BRIDGE AVE

Date Mailed: January 28, 2026

Electronic hearing:

By videoconference on February 12, 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 January 28, 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 369; LOT 231

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.3 (RD1.3)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1001333967 ONTARIO INC Applicant Name: 1001333967 Ontario Inc		763 BRIDGE AVE

PURPOSE OF APPLICATION

Minor Variance - Request for Relief from the Minimum Lot Width and Area Requirements

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.3.5.1	Minimum Lot Width- Single Unit Dwelling	9.0 m	7.6 m
Zoning By-law 8600	10.3.5.2	Minimum Lot Area – Single Unit Dwelling	270 m ²	229 m ²
Zoning By-law 8600				
Zoning By-law 8600				

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

NOTE: THESE DRAWINGS ARE ONLY TO BE USED TO OBTAIN A BUILDING PERMIT. SIZES OF STRUCTURAL MEMBERS SUCH AS: ROOF TRUSSES, STEEL AND WOOD LAMINATED BEAMS, SHALL BE PROVIDED BY THE MANUFACTURERS SPECIFICATIONS.

WALL LEGEND

EXTERIOR BRICK VENEER WALL

4" EXTERIOR FACE BRICK
1" AIR SPACE
No. 15 BUILDING PAPER
3/4" ASPENITE SHEATHING ON
ON 2 x 6 WOOD STUDS
@ 16" O.C. WITH
R-22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

EXTERIOR SIDING WALL

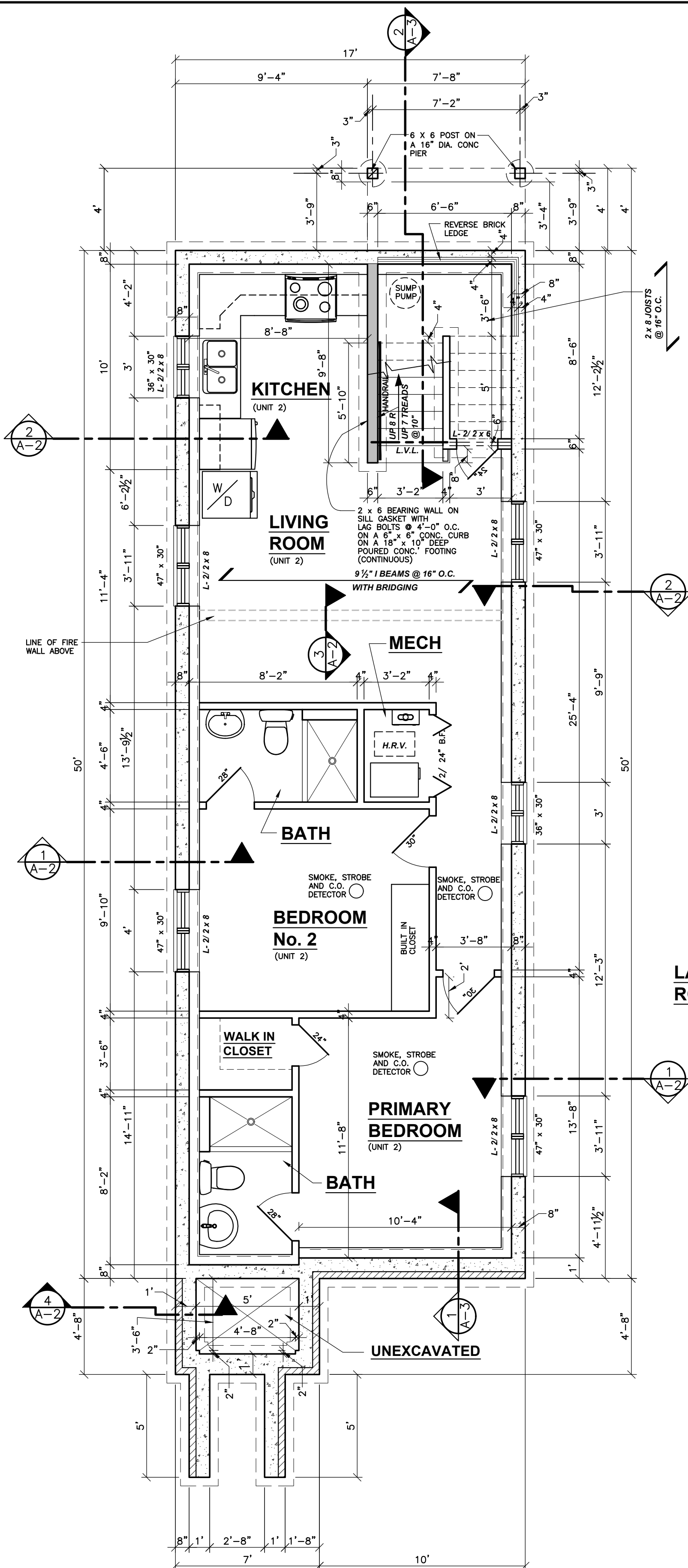
VINYL SIDING ON
No. 15 BUILDING PAPER
3/4" ASPENITE SHEATHING ON
ON 2 x 6 WOOD STUDS
@ 16" O.C. WITH
R-22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

FOUNDATION WALL

EXTERIOR DAMPROOFING
8" FLOURED CONC.
FOUNDATION WALL
R-10 SPRAY FOAM
INSULATION (CONTINUOUS)
2 x 4 WOOD STRAPPING WITH
R-12 BATT INSUL
6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

INSULATED SEPARATING FIRE WALL (SB3, W4A)

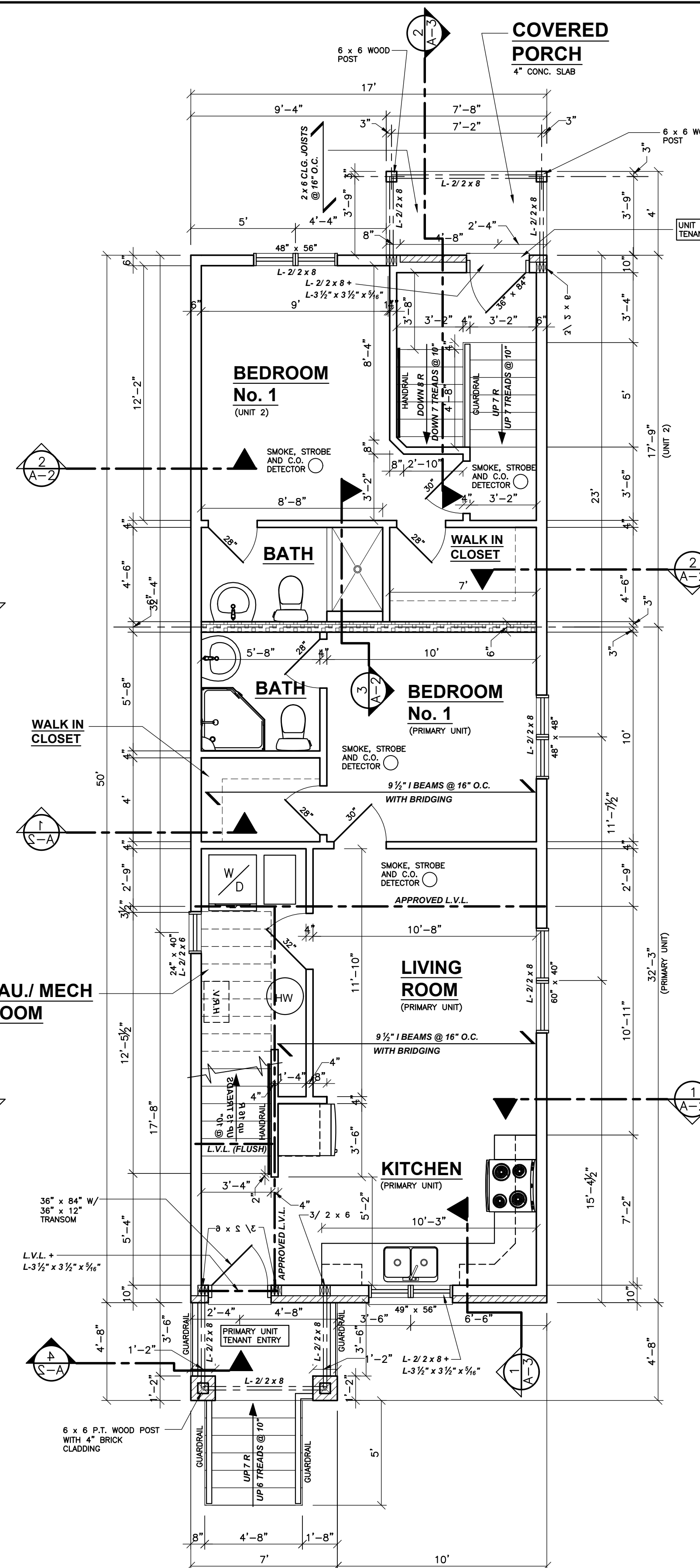
1 HR / STC 51
2 x 4 OR 2 x 6 WOOD STUDS @ 16" O.C.
WITH R-12 BATT INSUL.
2 LAYERS OF 5/8" TYPE X GYPSUM BOARD
ATTACHED TO RESILIENT CHANNELS SPACED
@ 16" O.C. ON ONE SIDE
1 LAYER OF TYPE X GYPSUM BOARD ON
THE OTHER SIDE.



1 FOUNDATION PLAN

A-1 SCALE: 1/4" = 1'-0"
AREA: 784 Sq. Ft. (UNIT 2)
AREA: 66 Sq. Ft. (UNDER STAIRS)

NOTE:
PROVIDE 2 LAYERS OF 5/8" GYPSUM
BOARD ON ALL LINTELS AND COLUMNS



2 FIRST FLOOR PLAN

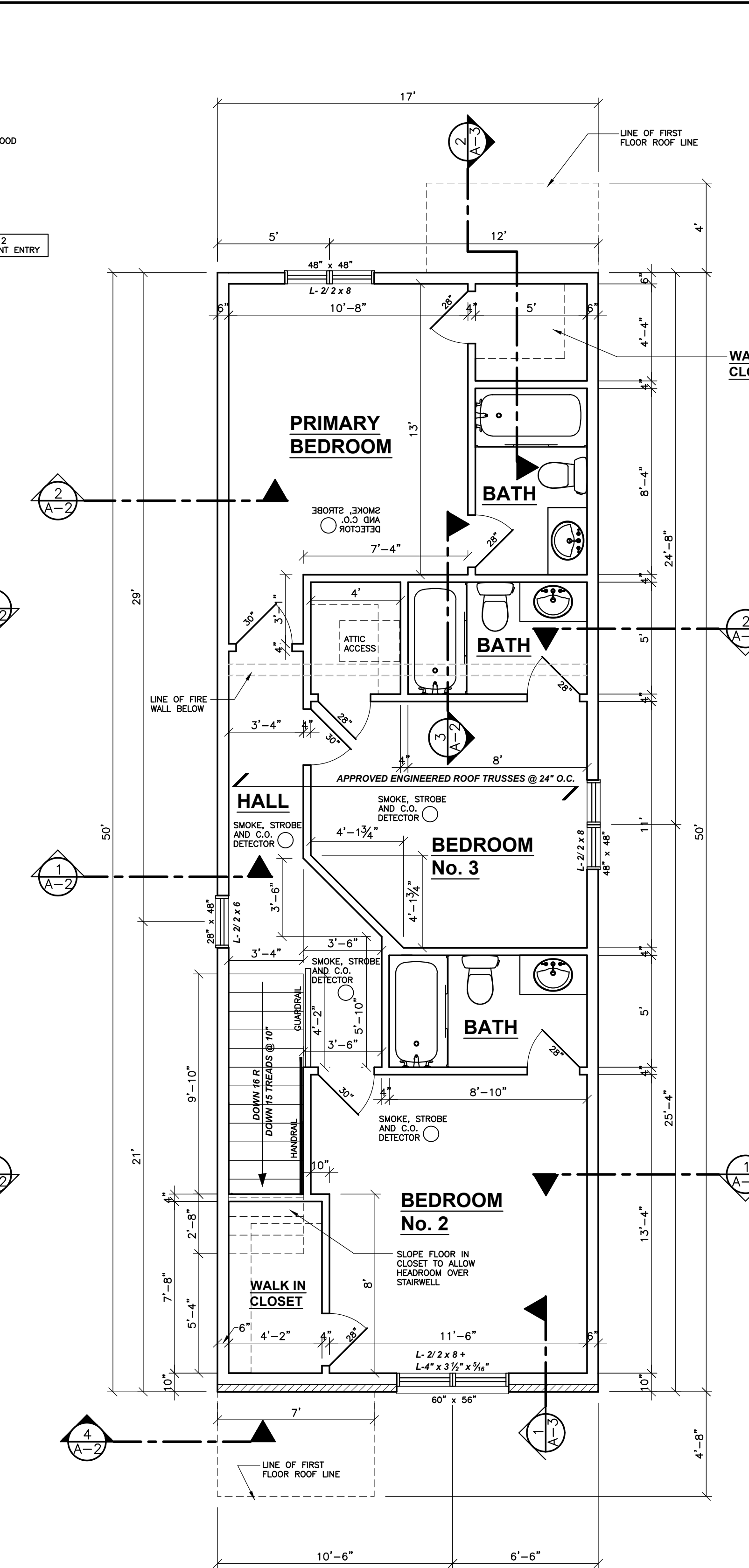
A-1 SCALE: 1/4" = 1'-0"
AREA: 548 Sq. Ft. (PRIMARY UNIT)
AREA: 302 Sq. Ft. (UNIT 2)
TOTAL AREA: 850 Sq. Ft.

UNIT SIZES

(TOTAL FLOOR AREA)

PRIMARY 1398 Sq. Ft. +
UNIT:

UNIT - 2: 1086 Sq. Ft.



3 SECOND FLOOR PLAN

A-1 SCALE: 1/4" = 1'-0"
AREA: 850 Sq. Ft. (PRIMARY UNIT)

MATTHEWS
design

6 - 2557 Dougall Ave, Suite 1600
WINDSOR ONTARIO, CANADA
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(519) 915 - 3275
E-MAIL: cmatthewsdesignwindsor@gmail.com

BCIN
38359

DESIGNS © C.MATTHEWS DESIGN 2025

PROJECT: PROPOSED 2 STOREY HOME
WITH SECONDARY UNIT
FOR: P. WANG

TITLE: FOUNDATION, FIRST AND
SECOND FLOOR PLAN

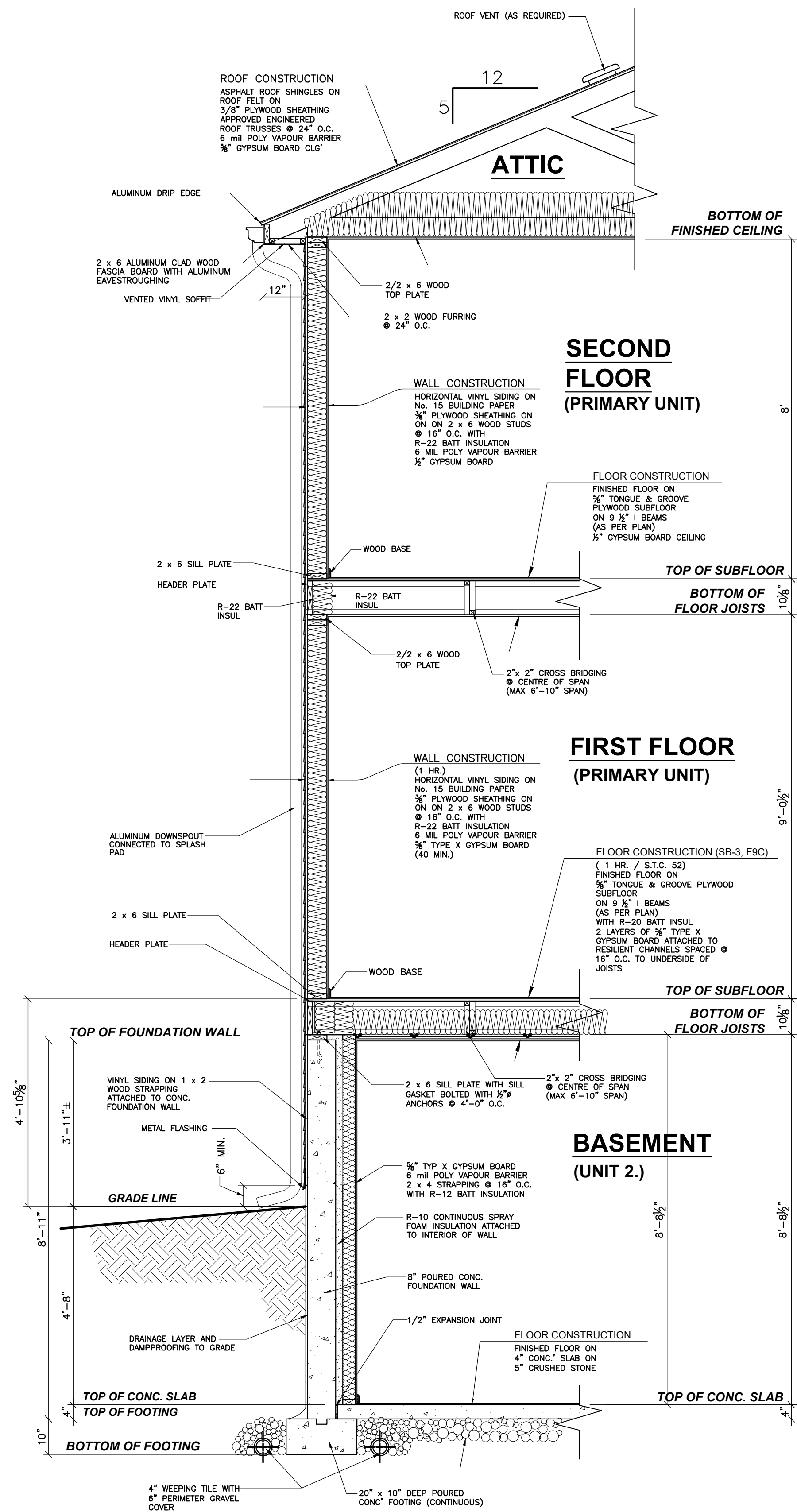
DRAWN BY:
C.D.M.
DATE:
DEC. 06 / 2025

SCALE:
1/4" = 1'-0"
JOB No.
2401-RV1

DWG. No.
A-1

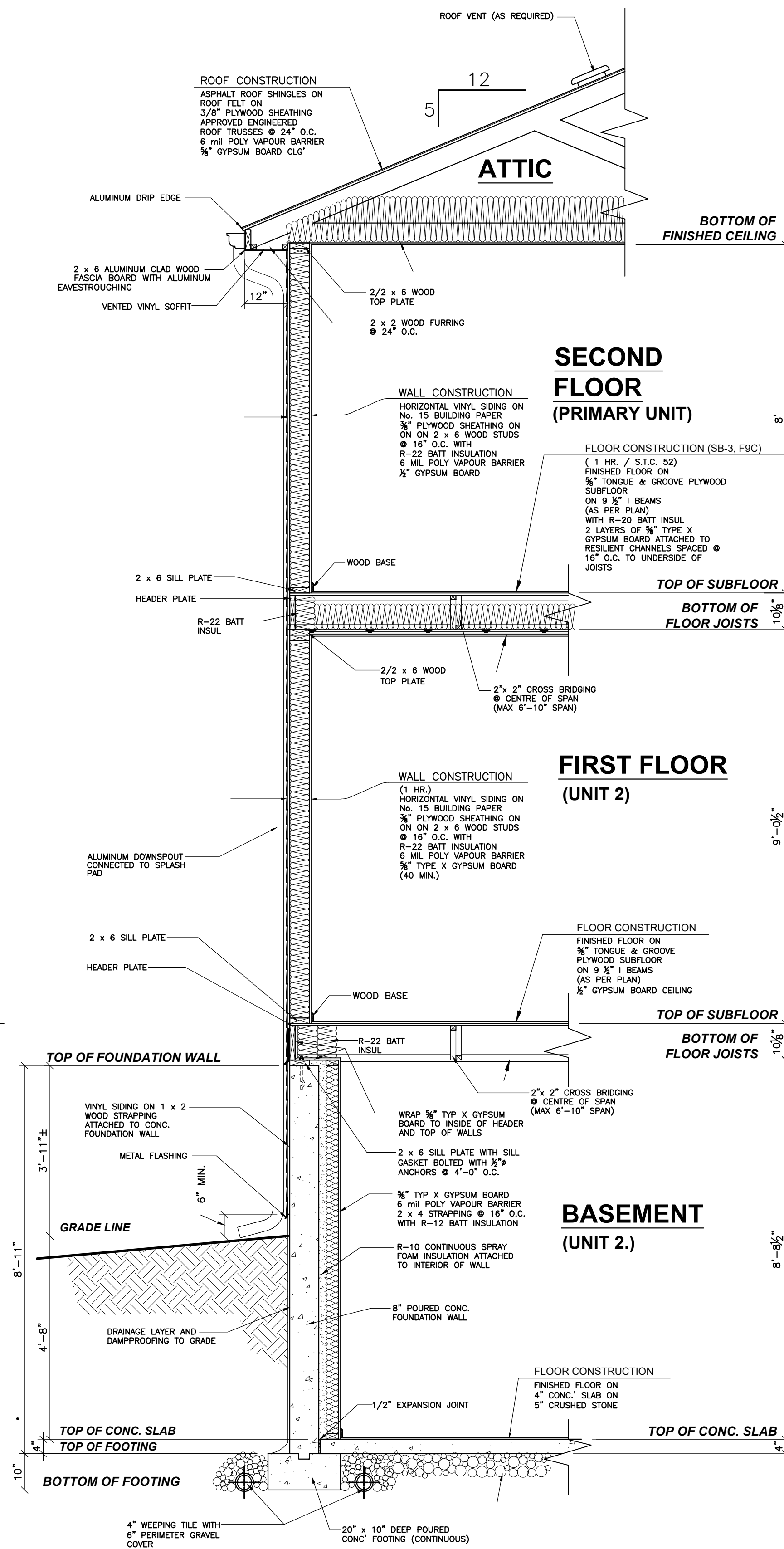
(763 BRIDGE AVE.)

NOTE: THESE DRAWINGS ARE ONLY TO BE USED TO OBTAIN A BUILDING PERMIT. SIZES OF STRUCTURAL MEMBERS SUCH AS: ROOF TRUSSES, STEEL AND WOOD LAMINATED BEAMS, SHALL BE PROVIDED BY THE MANUFACTURERS SPECIFICATIONS.

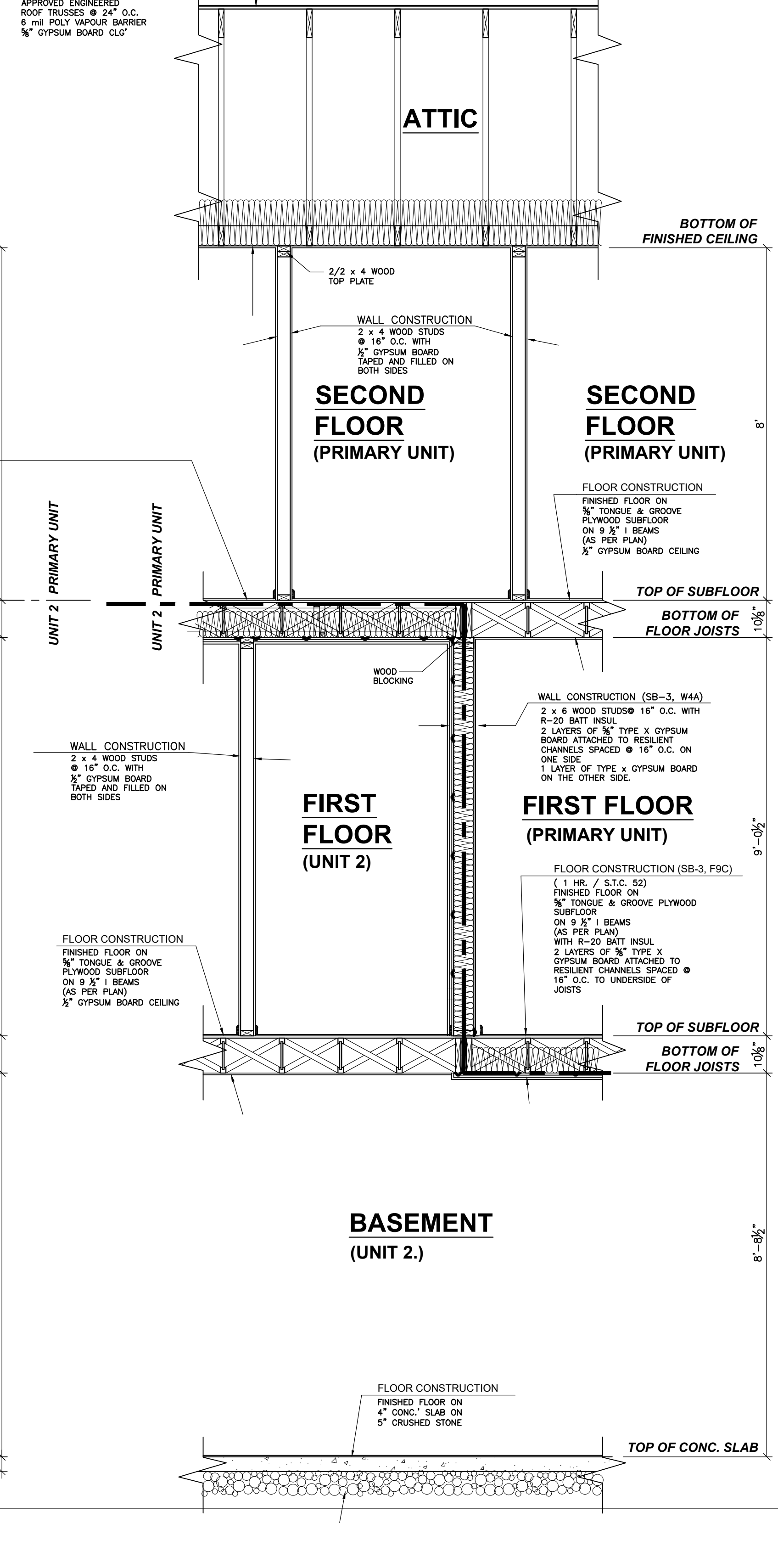


1 WALL SECTION
A-2 SCALE: 1/2" = 1'-0"

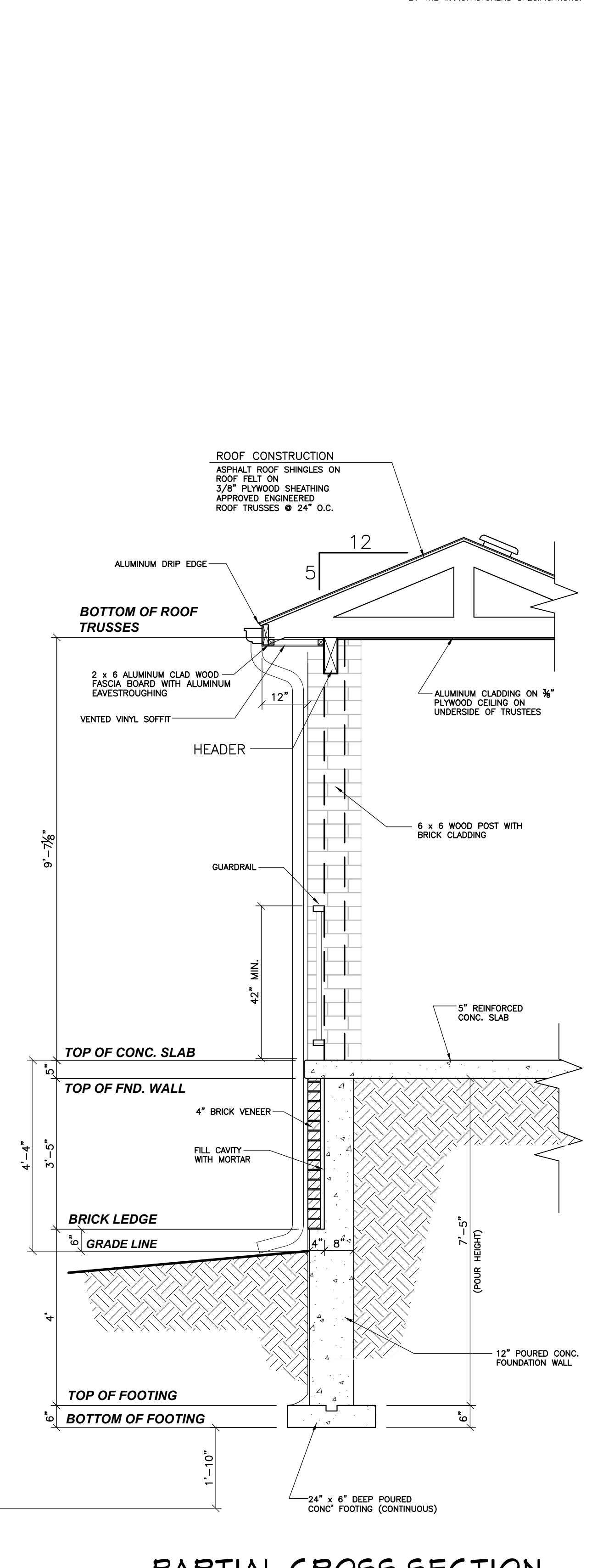
NOTE
INSULATION VALUES MAY VARY
BASED ON SPACE HEATING EQUIPMENT,
HRV (IF APPLICABLE) AND HOT WATER
HEATER



2 WALL SECTION
A-2 SCALE: 1/2" = 1'-0"



3 PARTIAL CROSS SECTION
A-2 SCALE: 1/2" = 1'-0"



4 PARTIAL CROSS SECTION
A-2 SCALE: 1/2" = 1'-0"

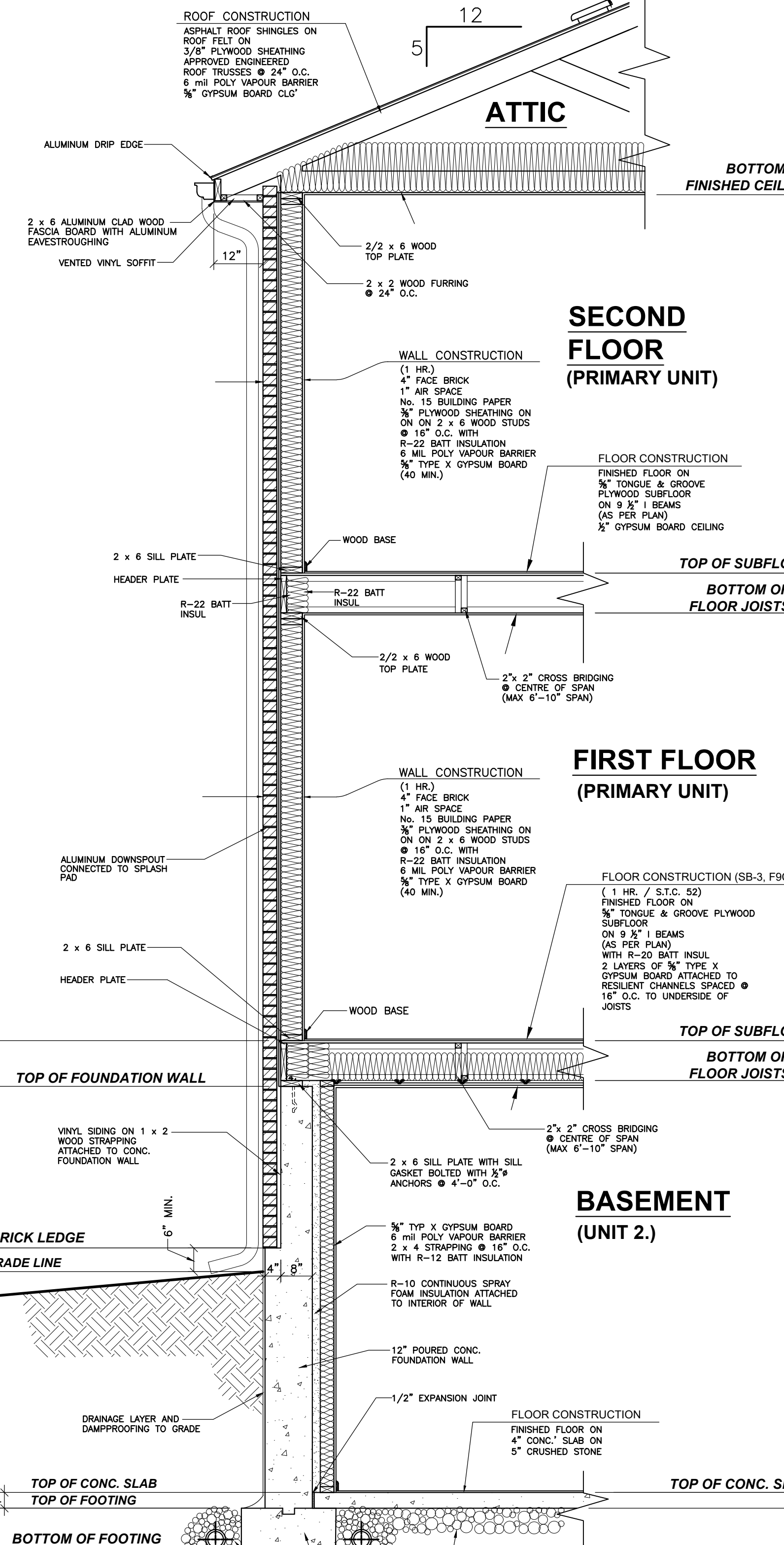
CMATTHEWS
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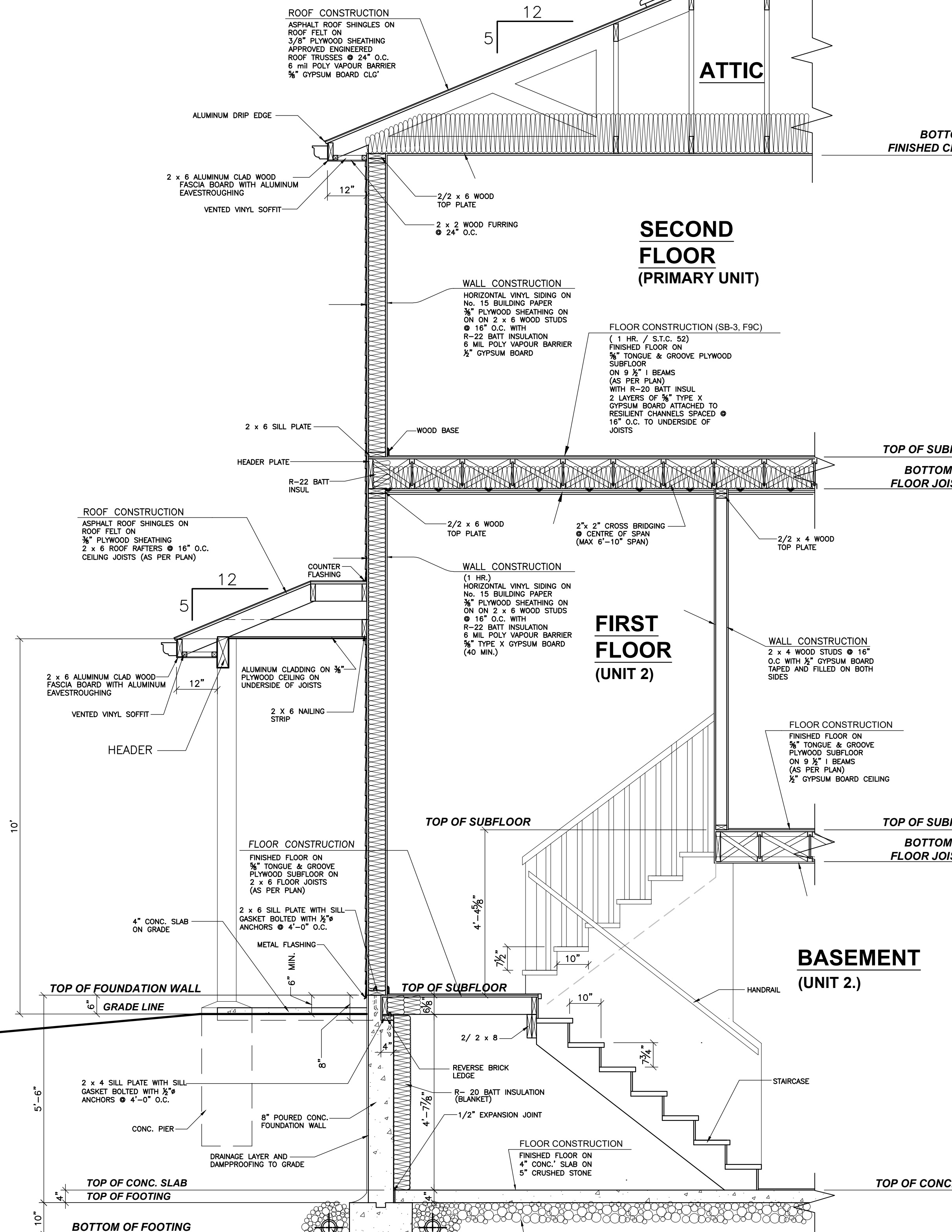
DESIGNS © C.MATTHEWS DESIGN 2025

PROJECT: PROPOSED 2 STOREY HOME WITH SECONDARY UNIT FOR: P. WANG	DRAWN BY: C.D.M.	DWG. No.
	DATE: DEC. 06 / 2025	A-2
TITLE: SECTIONS	SCALE: 1/2" = 1'-0"	
	JOB No. 2401-RV1	

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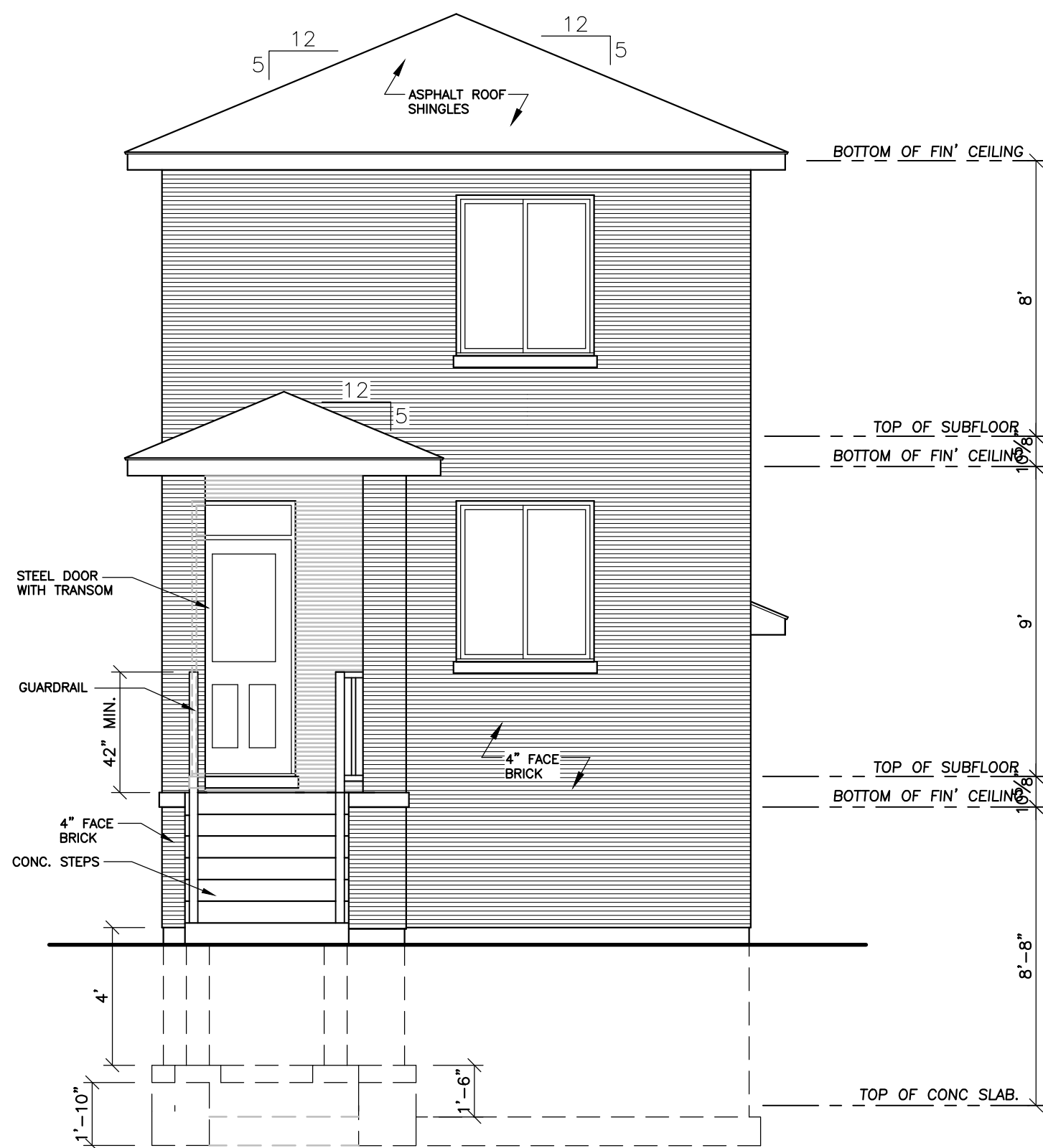


1 WALL SECTION
A-3 SCALE: 1/2" = 1'-0"

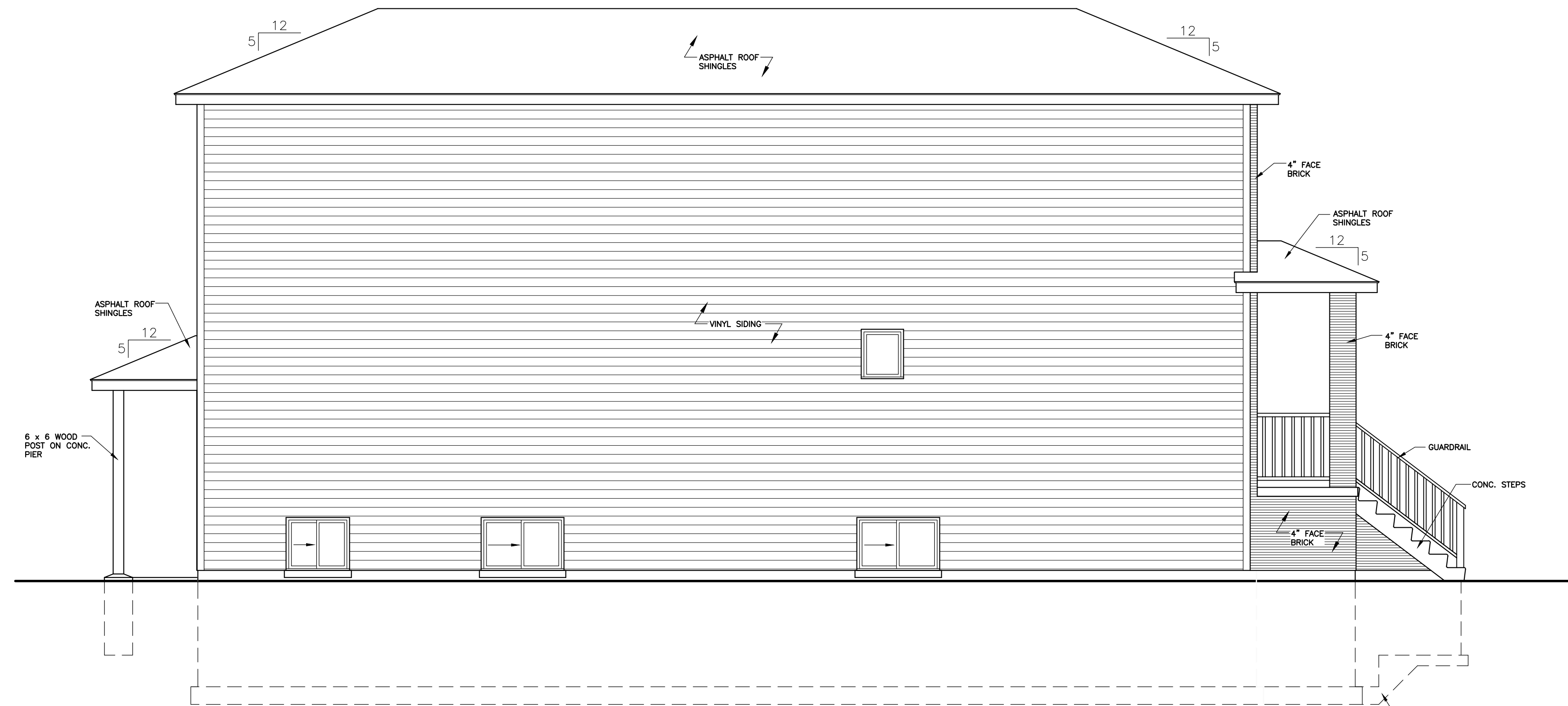


2 PARTIAL CROSS SECTION
A-3 SCALE: 1" = 1' 0"

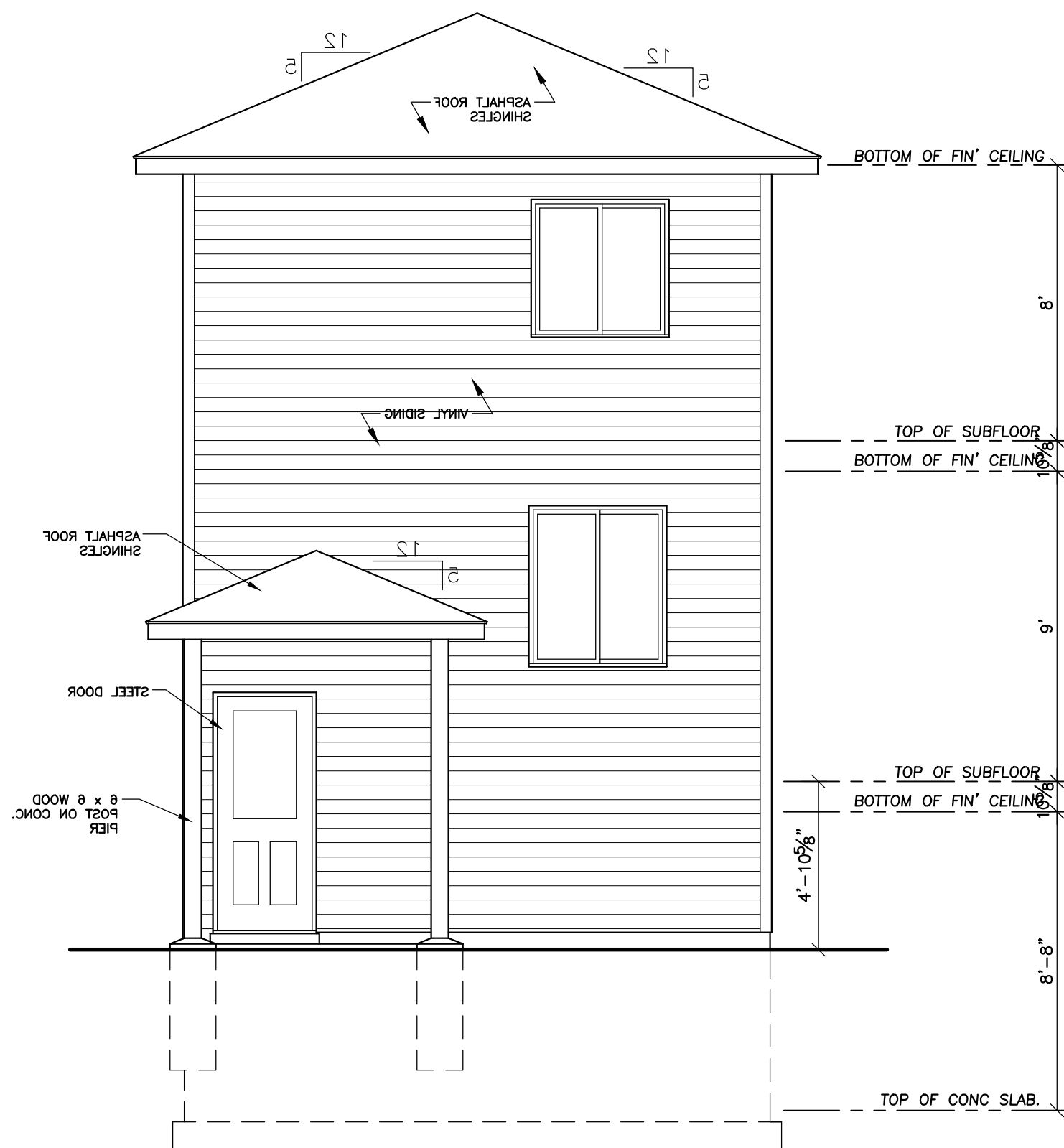
NOTE: THESE DRAWINGS ARE ONLY TO BE USED TO OBTAIN A BUILDING PERMIT. SIZES OF STRUCTURAL MEMBERS SUCH AS: ROOF TRUSSES, STEEL AND WOOD LAMINATED BEAMS, SHALL BE PROVIDED BY THE MANUFACTURERS SPECIFICATIONS.



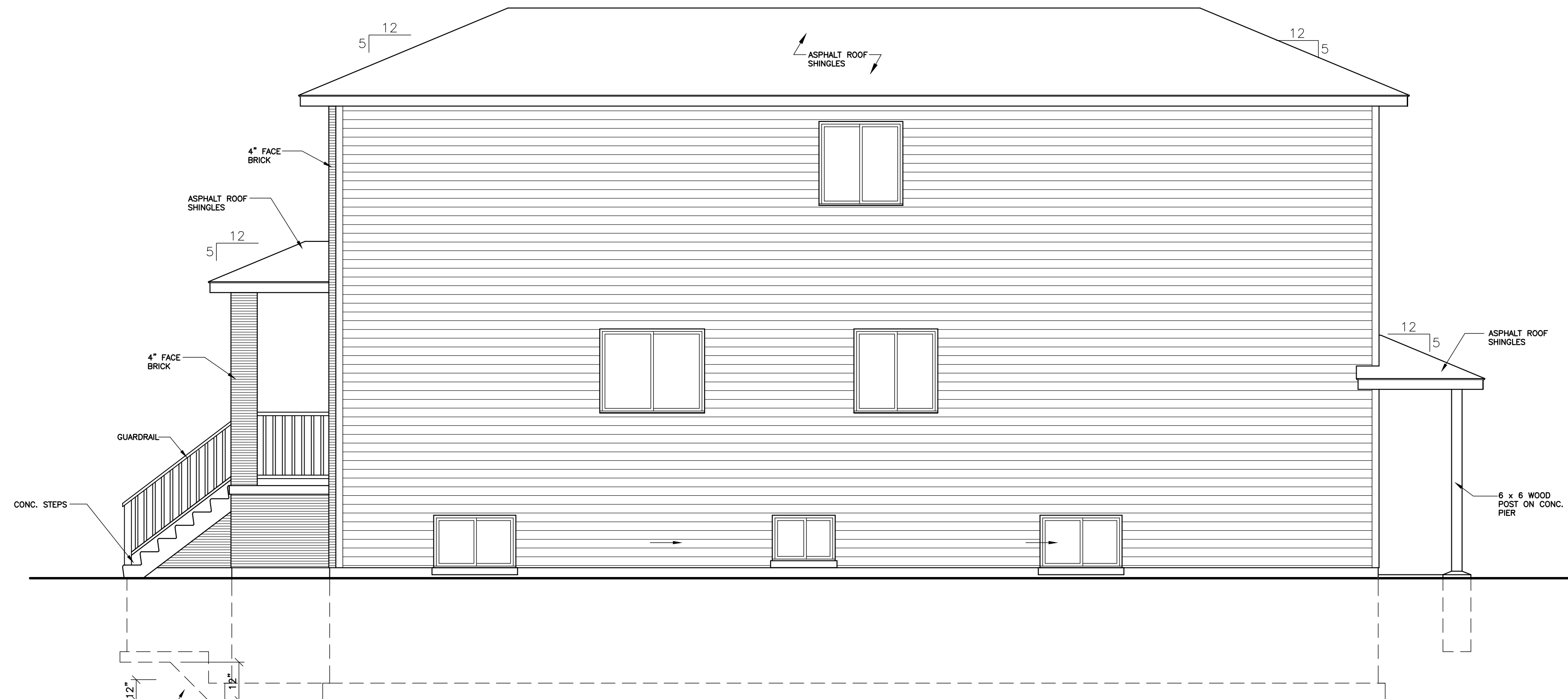
1 FRONT ELEVATION
A-4 SCALE: 1/4" = 1'-0"



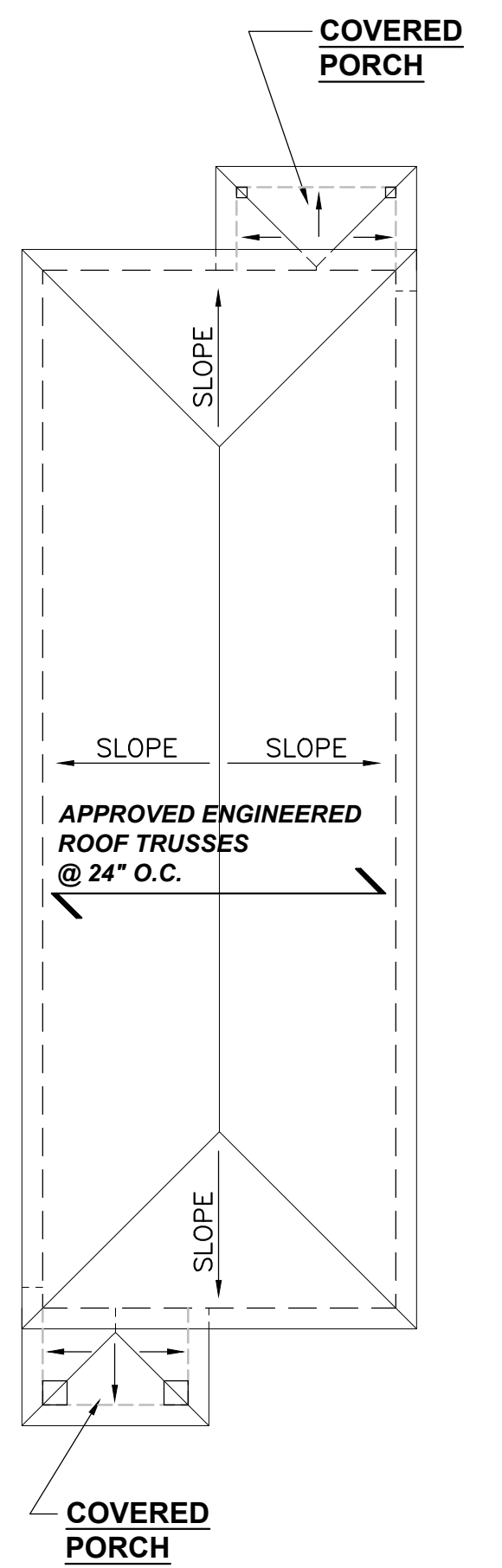
3 LEFT ELEVATION
A-4 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-4 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
A-4 SCALE: 1/4" = 1'-0"



5 ROOF PLAN
A-3 SCALE: 1/8" = 1'-0"

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PROJECT:	PROPOSED 2 STOREY HOME WITH SECONDARY UNIT FOR: P. WANG		DRAWN BY: C.D.M.	
	DATE: DEC. 06 / 2025		SCALE: A5 SHOWN	
TITLE:	ELEVATIONS AND ROOF PLAN		JOB No. 2401-RV1	DWG. No. A-4