

Notice of Public Hearing – Committee of Adjustment Application

File # A-052/26 - 575 ASSUMPTION ST

Date Mailed: July 1, 2026

Electronic hearing:

By videoconference on July 16, 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 July 1, 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 PT LOTS 5 6 BLK 17;

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: FOUR POINT CAPITAL INC. Applicant Name: VIJAY VASANTGADKAR ARCHITECT INC.		575 ASSUMPTION ST

PURPOSE OF APPLICATION

Minor Variance - Proposed additional unit within an existing multiple unit dwelling requesting relief for reduced minimum lot area and reduced number of parking spaces.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	12.1.5.2	Minimum Lot Area - for a corner lot having a minimum of 30.0m on each of the exterior lot lines	607.0 m ²	521.8 m ²
Zoning By-law 8600	24.20.5.1	Required Number of Parking Spaces	7	6

Type of Consent Application Transaction: N/A

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



 **SITE PLAN**

SCALE: $\frac{3}{16}$ " = 1'-0"

6.		
5.		
4.		
3.		
2.	REVISED	APR. 14/26
1.	FOR PERMIT	FEB. 28/26
	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.

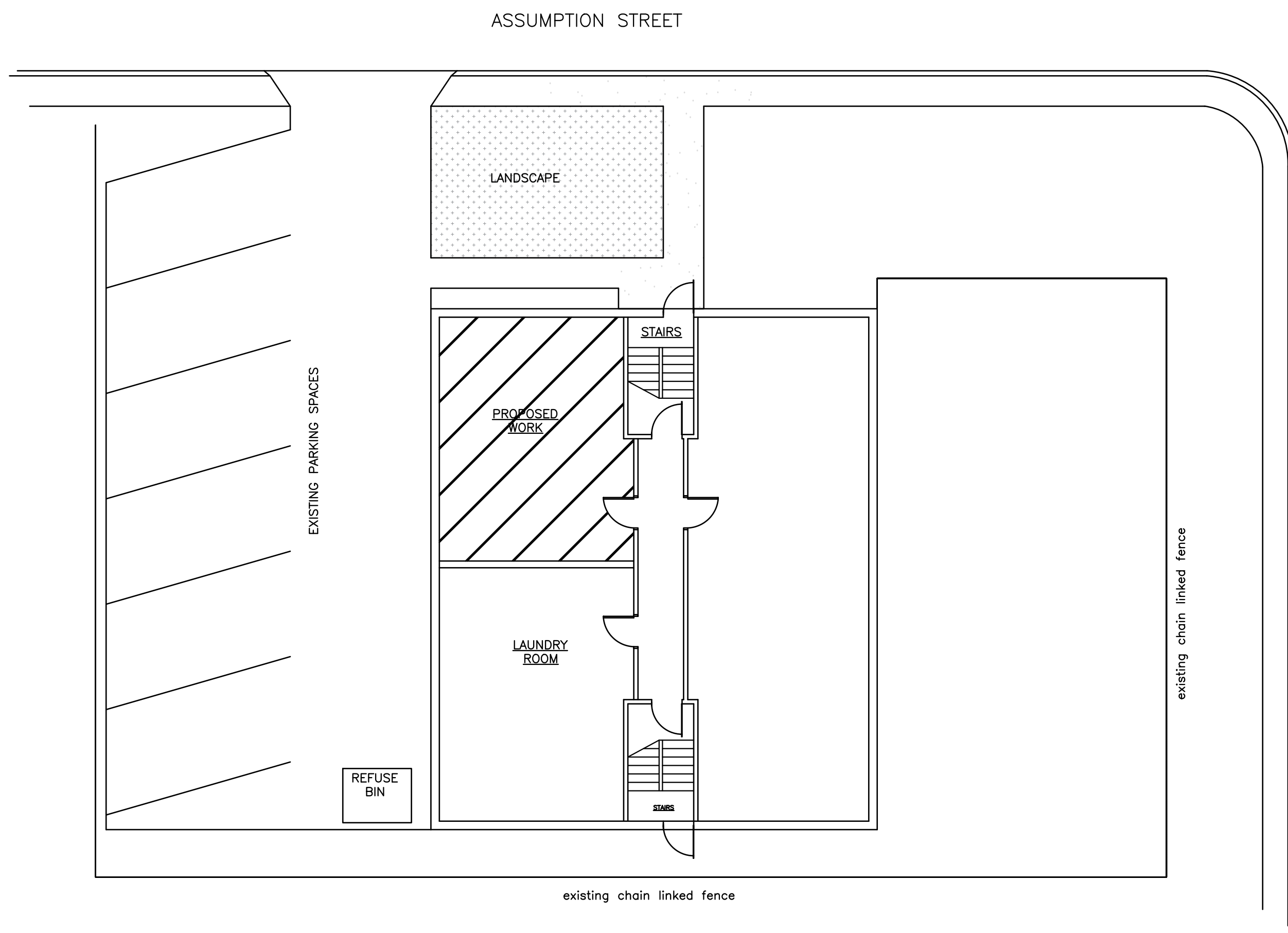
PROJECT NAME AND LOCATION:
PROPOSED DWELLING UNIT
575 ASSUMPTION STREET
WINDSOR, ONTARIO.

DRAWING
SITE PLAN

PROJECT NUMBER	2607
DATE:	FEB. 2026
DRAWN BY	A.M
CHECKED BY	V. V.

DRAWING NO.

A-0

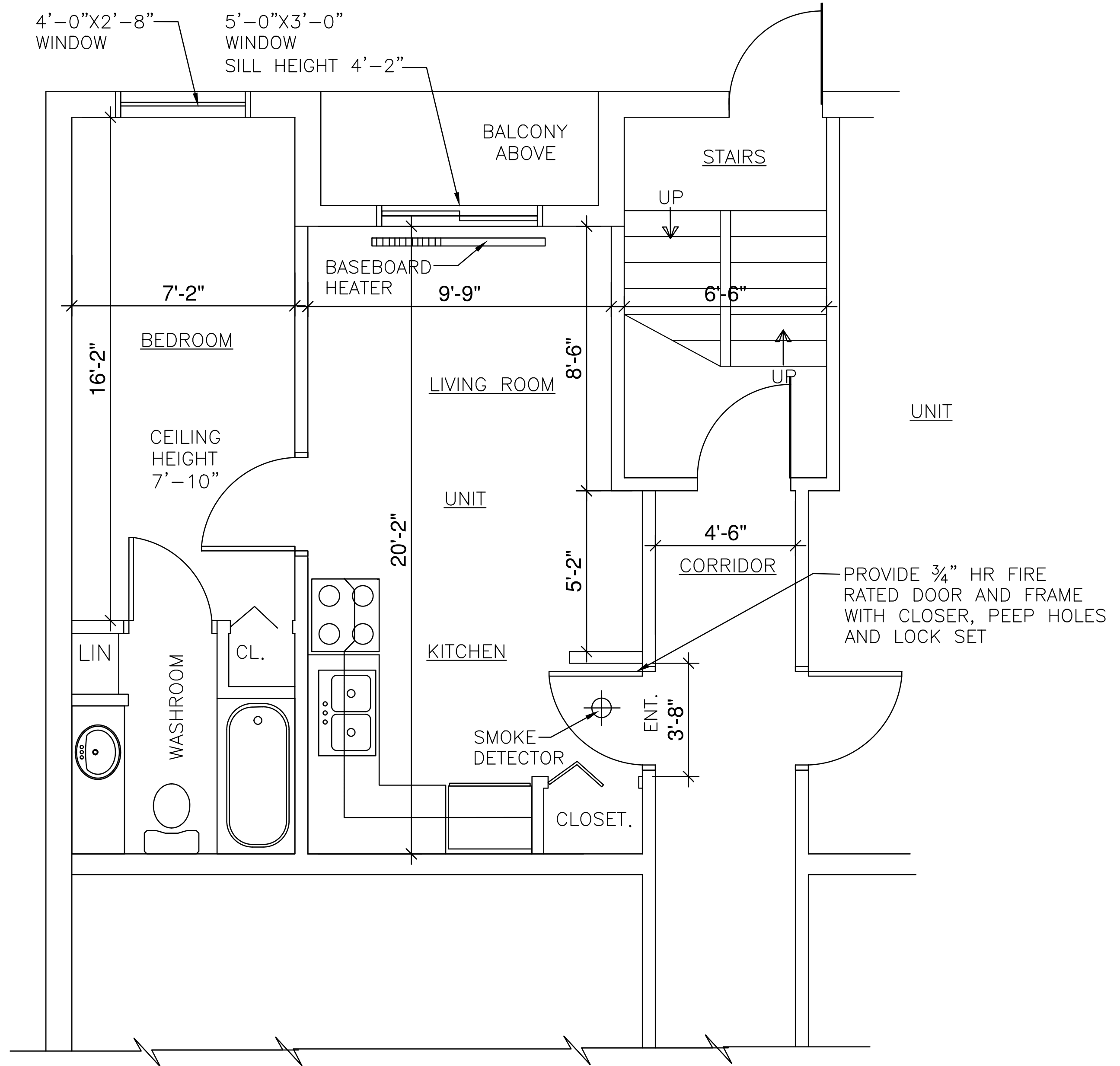


KEY PLAN
SCALE: NTS

EXISTING BUILDING DATA.

- 1) TWO STOREY HIGH WITH BASEMENT: RESIDENTIAL BUILDING.
- 2) EXISTING DWELLING UNITS.
THIS PERMIT IS TO MAKE LEGAL ONE UNIT IN BASEMENT AS SHOWN.
THERE WILL BE TOTAL 6 DWELLING UNITS.
- 3) AS PER OBC CLAUSE 9.10.8.2(2) A FIRE ALARM SYSTEM IS NOT REQUIRED
- 4) BUILDING AREA IS APPROXIMATELY 2,300sq.ft (213.6sq.mts)
- 5) BUILDING FACES TWO STREETS
- 6) EXISTING 6 PARKING SPACES ARE PROVIDED,

AYLMER AVENUE



PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

VIJAY VASANTGADKAR ARCHITECT, INC.

1614 Lasperance Rd, suite 8A
Tecumseh, ONTARIO N8N 1Y3
TEL: (519) 888-1855
EMAIL: vijaywindsor@yahoo.com



6.		
5.		
4.		
3.		
2.		
1.	REVIEW	FEB. 14/26

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PROJECT NAME AND LOCATION:
PROPOSED DWELLING UNIT
575 ASSUMPTION STREET
WINDSOR, ONTARIO.

DRAWING
**KEY PLAN,
FLOOR PLAN**

PROJECT NUMBER	2607
DATE:	FEB. 2026
DRAWN BY	A.M
CHECKED BY	V. V.

DRAWING NO.

A-1