



# COMMITTEE OF ADJUSTMENT

APPLICANT : 2187583 ONTARIO LTD

ADDRESS : 2275 WELLESLEY AVENUE

 SUBJECT LANDS  SEVERED LANDS

N.T.S.



## Notice of Public Hearing – Committee of Adjustment Application

File # A-053/26 & B-027/26 - 2275 WELLESLEY AVE

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 1119; BLOCK D

| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S)        |
|---------------------------|----------------------------------|
| Residential               | Residential District 2.3 (RD2.3) |

| Applicant/Owner(s)  | Authorized Agent(s) | Subject Property   |
|---|---------------------|--------------------|
| <p><b>Owner Name:</b><br/>2187583 ONTARIO LTD.</p> <p><b>Applicant Name:</b><br/>Lassaline Planning Consultants</p> |                     | 2275 WELLESLEY AVE |

## PURPOSE OF APPLICATION

**Consent (Severance) & Minor Variance** - Consent to create a new lot. Requesting relief for increased maximum front yard hard surface for the severed lot, increased maximum lot coverage for the severed lot and reduced minimum rear yard depth for the retained lot

| By-Law             | Provision | Provision Description                  | Requirement | Proposed |
|--------------------|-----------|--|-------------|----------|
| Zoning By-law 8600 | 11.3.5.5  | Retained Lot: Minimum Rear Yard Depth  | 7.5m        | 2.05m    |
| Zoning By-law 8600 | 11.3.5.3  | Severed Lot: Maximum Lot Coverage      | 45%         | 45.8%    |
| Zoning By-law 8600 | 24.28.1.1 | Severed Lot: Maximum Front Yard Paving | 50%         | 58%      |

**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](mailto: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.

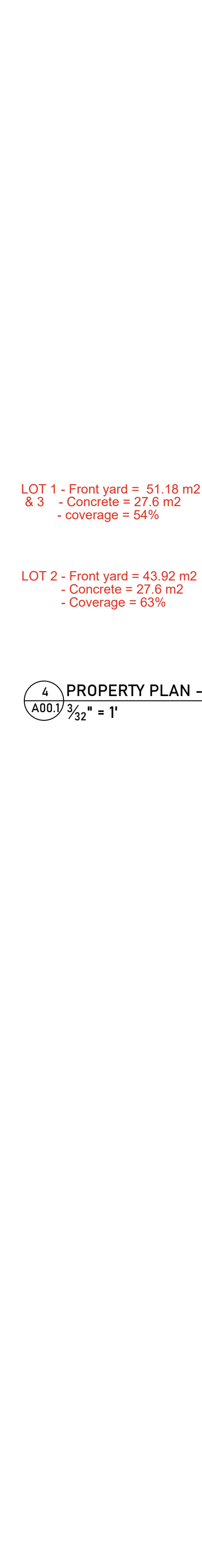
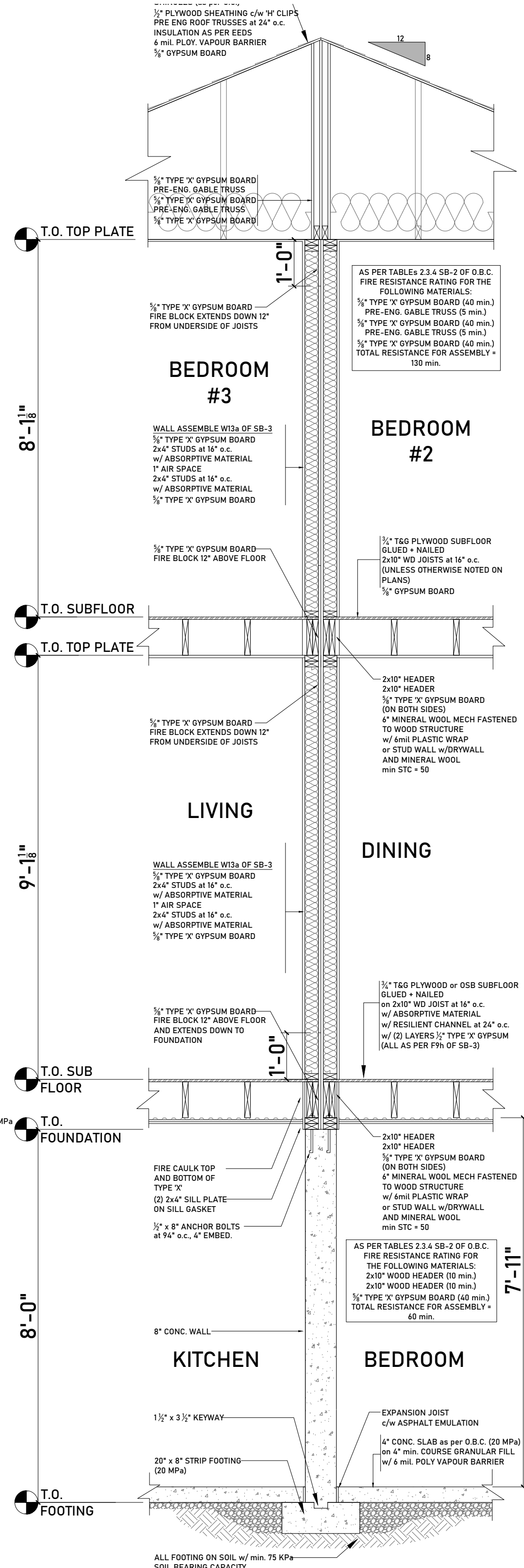
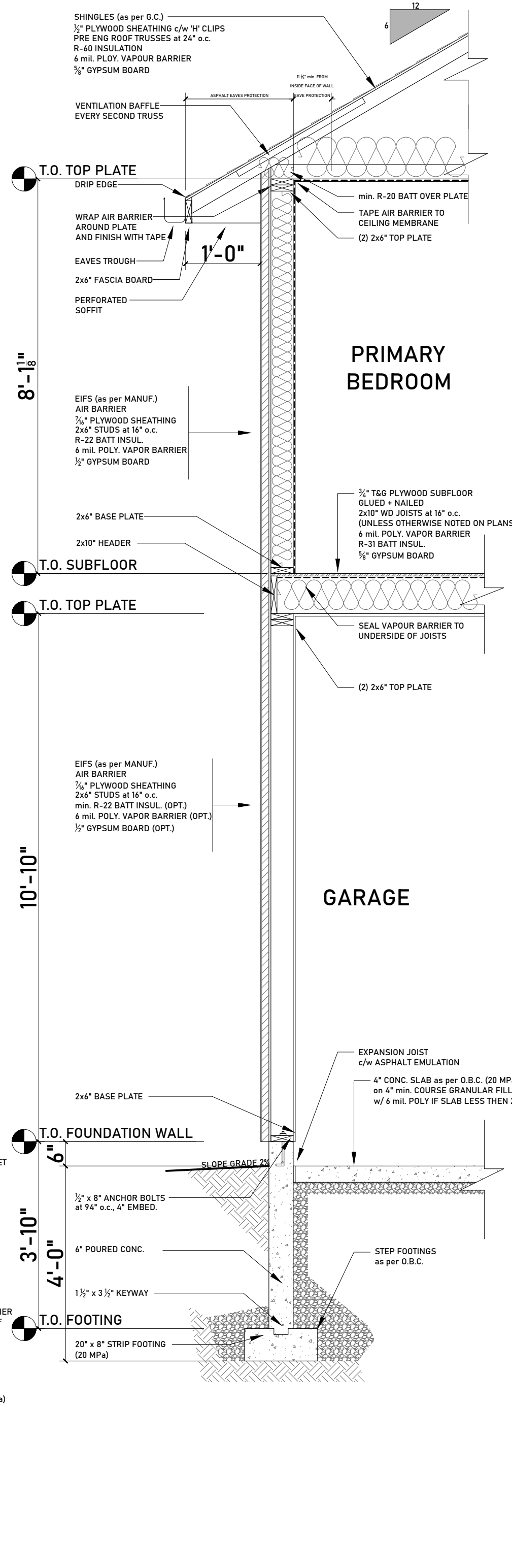
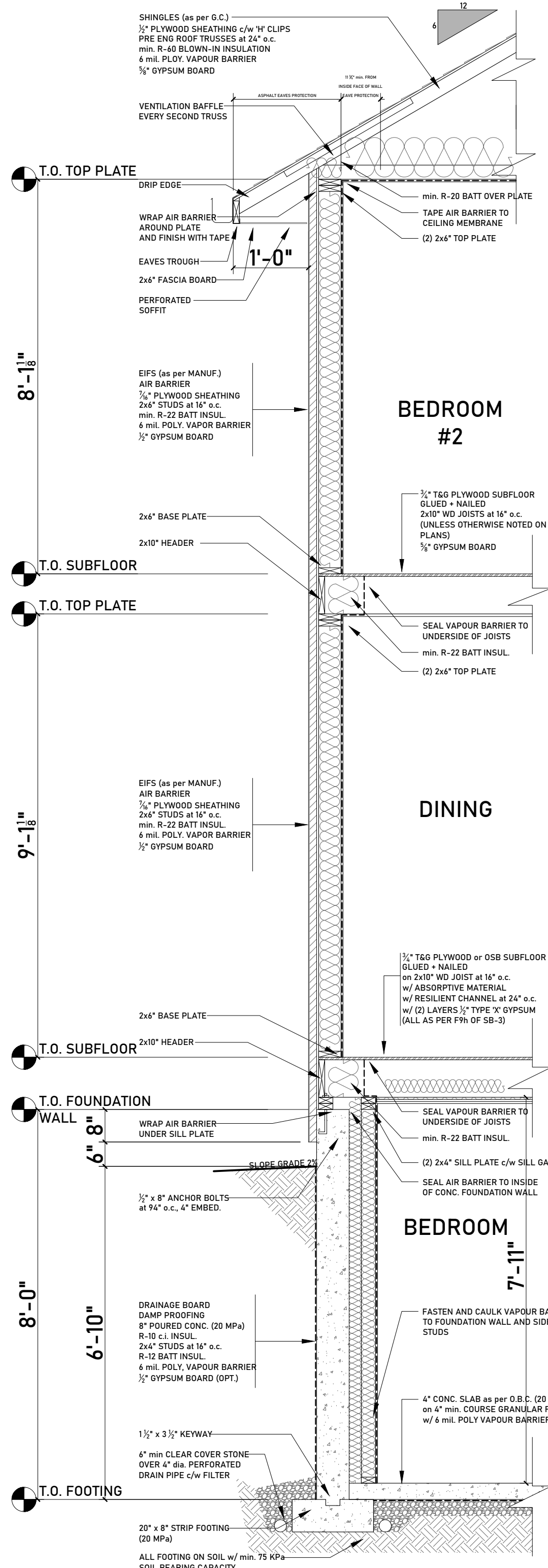


Contact Information:  
 Jessica Watson  
 Secretary-Treasurer  
 Committee of Adjustment  
 Suite 320, 350 City Hall Square West  
 Windsor, ON N9A6S1  
 Phone: 519-255-6543 ext. 6450 or 6436  
[COAdjustment@citywindsor.ca](mailto:COAdjustment@citywindsor.ca)

**GENERAL NOTES:**

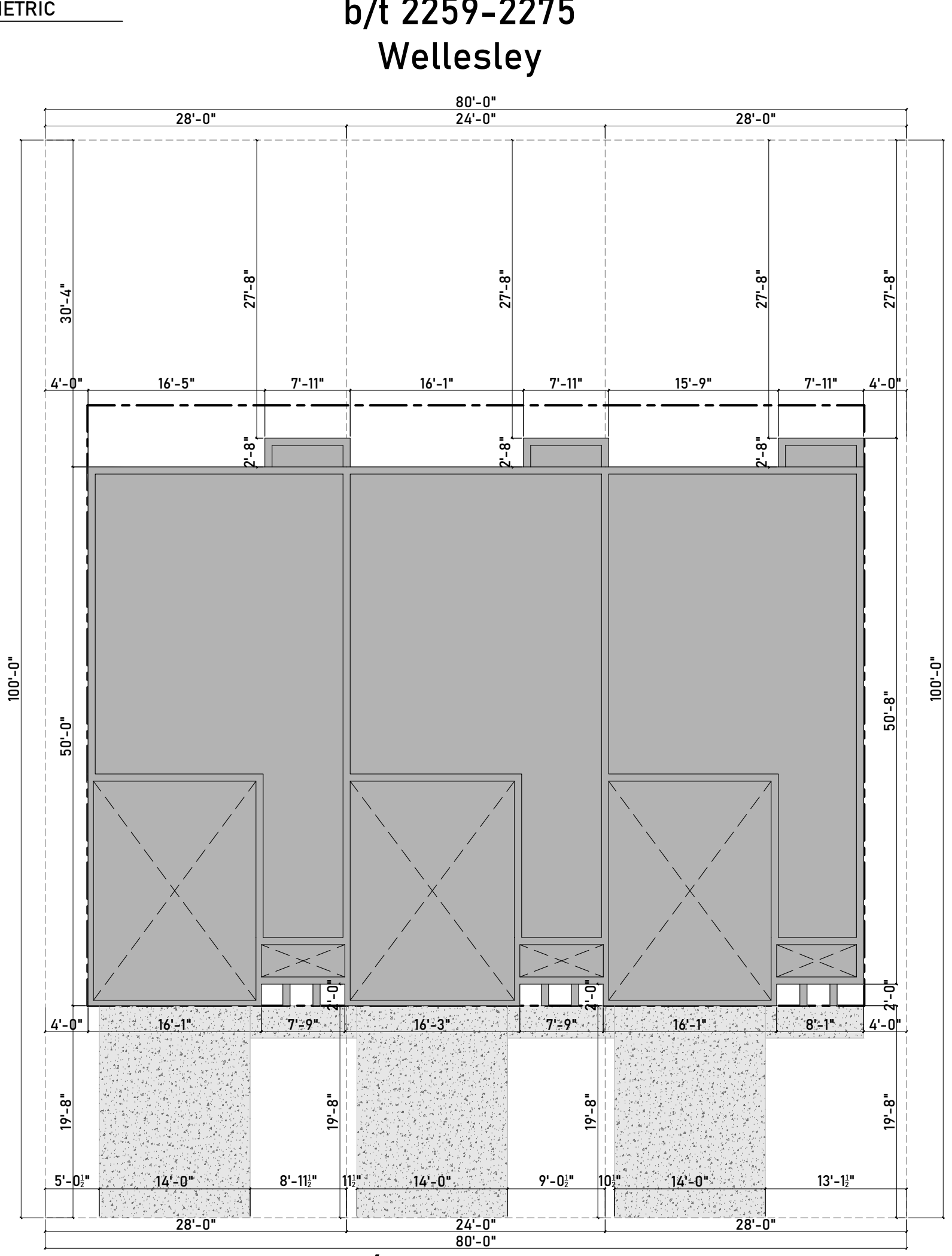
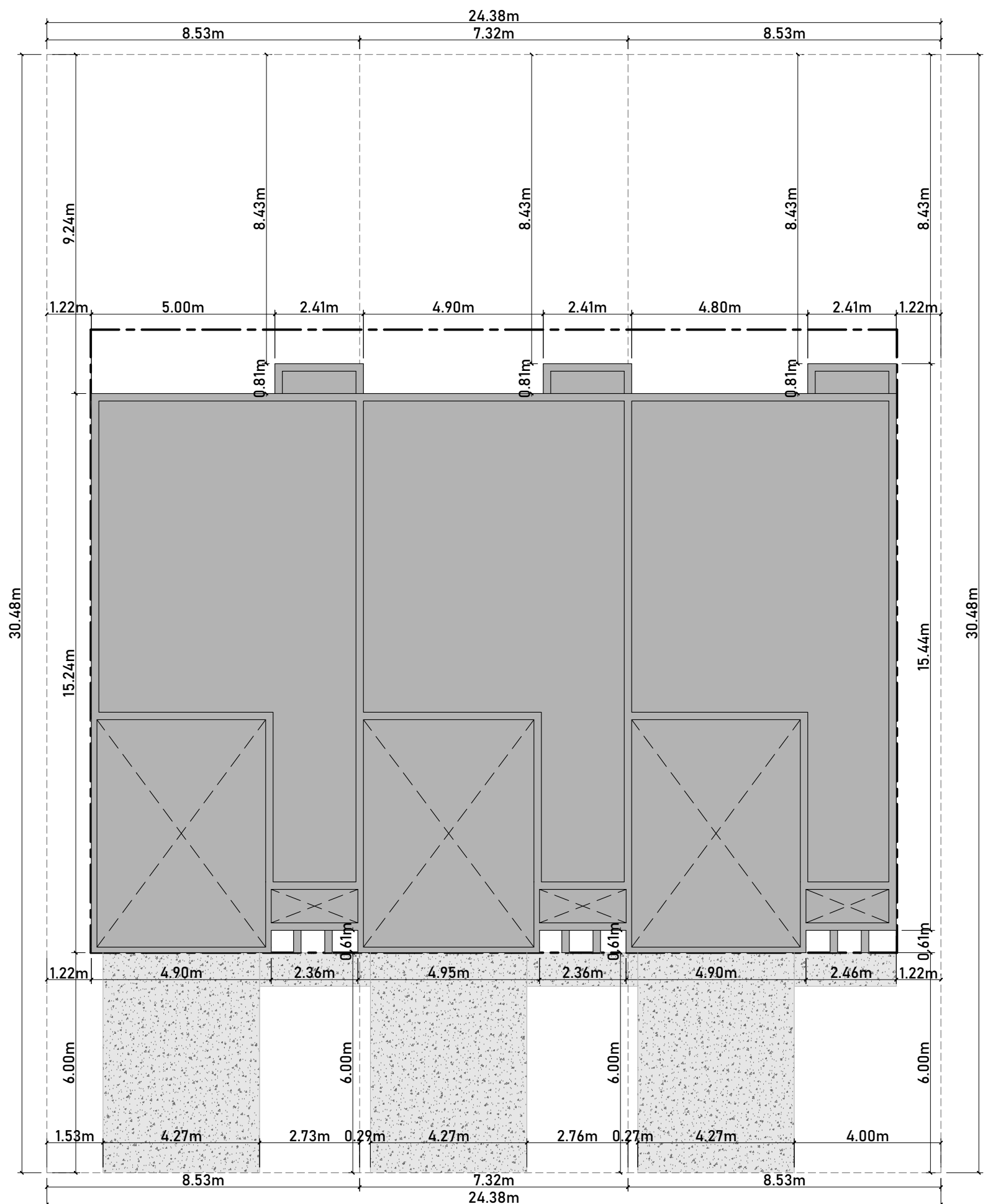
- ALL CONSTRUCTION TO BE DONE AS PER ONTARIO BUILDING CODE (O.B.C.) AND AS PER ANY LOCAL BY-LAWS
- "GENERAL CONTRACTOR" (G.C.) TO BE INTERCHANGEABLE w/ "OWNER" THROUGHOUT THESE DOCUMENTS
- WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY. G.C. TO CONFIRM ALL SIZES w/ MANUF. OR SUPPLIER AND NOTIFY THIS DESIGNER OF ANY SIGNIFICANT CHANGES
- G.C. TO SUBMIT ENGINEERED TRUSS AND FLOOR JOIST DATA DESIGN SHEETS WHEN APPLICABLE
- A MIN. 2% GRADING TO BE MAINTAINED AROUND THE STRUCTURE
- ELECTRICAL BY OTHERS (as per O.B.C.)
- MECHANICAL AND HVAC BY OTHERS (as per O.B.C.)
- PLUMBING BY OTHERS (as per O.B.C.)
- DO NOT SCALE THESE DRAWINGS
- G.C. TO CONFIRM "ERCA" REQUIREMENTS AND SITE CONDITIONS PRIOR TO CONSTRUCTION
- THIS DESIGNER IS NOT RESPONSIBLE FOR LOCATING THE STRUCTURE ON THE SITE. AN ONTARIO LAND SURVEYOR IS RECOMMENDED TO LOCATE THE STRUCTURE, SET THE GRADE, AND TO PRODUCE LOT GRADING PLANS
- IF ANY CHANGES OR MODIFICATIONS ARE MADE ON SITE WITHOUT NOTIFYING THIS DESIGNER THEN THIS DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES AND/OR ERRORS MADE DURING CONSTRUCTION
- G.C. RESPONSIBLE FOR REVIEWING AND APPROVING ENGINEERED ROOF AND FLOOR TRUSS DESIGNS PRIOR TO MANUFACTURING AND MUST RELAY ANY RELEVANT INFORMATION TO THIS DESIGNER
- THESE DRAWINGS ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS. G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS. INFO, ENG. STAMPS FOR CONC. REINF. PORCHES OR POINT LOADING DIAGRAMS, LITELETS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES
- EXTERIOR FINISHES AND FINISHING SYSTEMS ARE FOR DEMONSTRATION. G.C. MAY USE APPROVED FINISHES AND FINISHING SYSTEMS THAT MEET MINIMUM CODE. DESIGNER MUST BE INFORMED AND APPROVE CHANGES FROM DEMONSTRATED FINISHES AND FINISHING SYSTEMS
- EXTERIOR FINISHES, WINDOWS, DOORS SIZES AND STYLES, KITCHEN LAYOUTS, BATH LAYOUTS, AND BASEMENT DESIGNS ARE THIS DESIGNER'S RECOMMENDATION OF WHAT THE HOUSE CAN INCLUDE. GENERAL CONTRACTORS CONTACT SHALL SUPERCEDE IN ALL ABOVE MENTIONED CATEGORIES AS LONG AS THEY MEET O.B.C. G.C. TO INFORM DESIGNER OF ANY DIFFERENCES TO THIS PLAN.
- G.C. TO NOTIFY THIS DESIGNER OF ANY DISCREPANCIES BETWEEN THIS DESIGN AND O.B.C. OR OF ANY CHANGES TO BE MADE TO THESE PLANS WITHIN 72 HOURS OR THIS DESIGNER TAKES NO RESPONSIBILITY FOR THE CHANGES OR DISCREPANCIES
- INSULATION VALUES AND LOCATIONS MAY VARY FROM WHAT IS NOTED. ONLY INSULATION LOCATIONS REQUIRED BY O.B.C. ARE MANDATORY ALL OTHERS ARE INFERRED TO BE OPTIONAL. IF SB-12 PERFORMANCE PACKAGE IS USED THEN THOSE VALUES SHALL SUPERCEDE NOTED VALUES.
- IF CERTAIN ITEMS NOTED ON THESE PLANS DIFFER FROM G.C.'S CONTRACT WITH CLIENT THEN THE CONTRACT SHALL TAKE PRECEDENT AS LONG AS THE CONTRACTS NOTED DIFFERENCE MEETS O.B.C.

**NOTE: EEDS BY OTHERS, PLEASE SEE EEDS FOR PROPER INSULATION VALUES, METHODS OF INSULATION, AND EFFICIENCY VALUES.**



**ADDRESS:** b/h 2259 & 2275 Wellesley Ave. Windsor, ON  
**ZONE:** RD 2.3 (proposed)  
**SITE AREA:** 7998 sf  
**COVERAGE ALLOWANCE:** 45% (3595) sf  
**PROPOSED COVERAGE:** 44.4% (3552) sf  
**SETBACKS:** as shown  
**AREA (per unit)**  
**BASEMENT:** 663/672/662 sf  
**MAIN FLOOR:** 828/828/830 sf  
**SECOND FLOOR:** 1114/1114/1112 sf  
**GARAGE:** 327/327/324 sf  
**FRONT PORCH:** 29/29/30 sf

**ADDRESS:** b/h 2259 & 2275 Wellesley Ave. Windsor, ON  
**ZONE:** RD 2.3 (proposed)  
**SITE AREA:** 743.04 m<sup>2</sup>  
**COVERAGE ALLOWANCE:** 45% (333.97) m<sup>2</sup>  
**PROPOSED COVERAGE:** 44.4% (330) m<sup>2</sup>  
**SETBACKS:** as shown  
**AREA (per side):**  
**BASEMENT:** 61.6/62.4/61.5 m<sup>2</sup>  
**MAIN FLOOR:** 76.9/76.9/77.1 m<sup>2</sup>  
**SECOND :** 103.5/103.5/103.3 m<sup>2</sup>  
**GARAGE:** 30.4/30.4/30.1 m<sup>2</sup>  
**FRONT PORCH:** 2.7/2.7/2.8 m<sup>2</sup>



**1 TYP. WALL SECTION - HOUSE**  
 1/2" = 1'

**2 TYP. WALL SECTION - GARAGE**  
 1/2" = 1'

**3 TYP. WALL SECTION - PARTY**  
 1/2" = 1'

**5 PROPERTY PLAN - IMPERIAL**  
 1/32" = 1'

**b/h 2259-2275 Wellesley**

**NOTE: THESE PRINTS ARE THE PROPERTY AND DESIGN OF THIS DESIGNER. THE DESIGNER RESERVES THE RIGHT TO REPRODUCE THE SAME HOUSE AT NO BENEFIT TO THE PURCHASER OF THIS HOME.**

**NOTE: THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT RESTRICTIONS.**







