

Notice of Public Hearing – Committee of Adjustment Application

File # A-069/26 - 2425 CLEMENCEAU BLVD

Date Mailed: July 29, 2026

Electronic hearing:

By videoconference on August 13, 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 29, 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 995 LOT 175;THE BIBLE WAY CHURCH;OF GOD IN CHRIST; 5400.00SF 40.00FR 135.25D

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
	Residential District 1.1 (RD1.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SHAVON GAYLE Applicant Name: ANDREW LENNON		2425 CLEMENCEAU BLVD

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the minimum lot width requirement for a single unit dwelling.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning Bylaw 8600	10.1.5.1	Minimum Lot Width	15.0 m	12.0 m

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

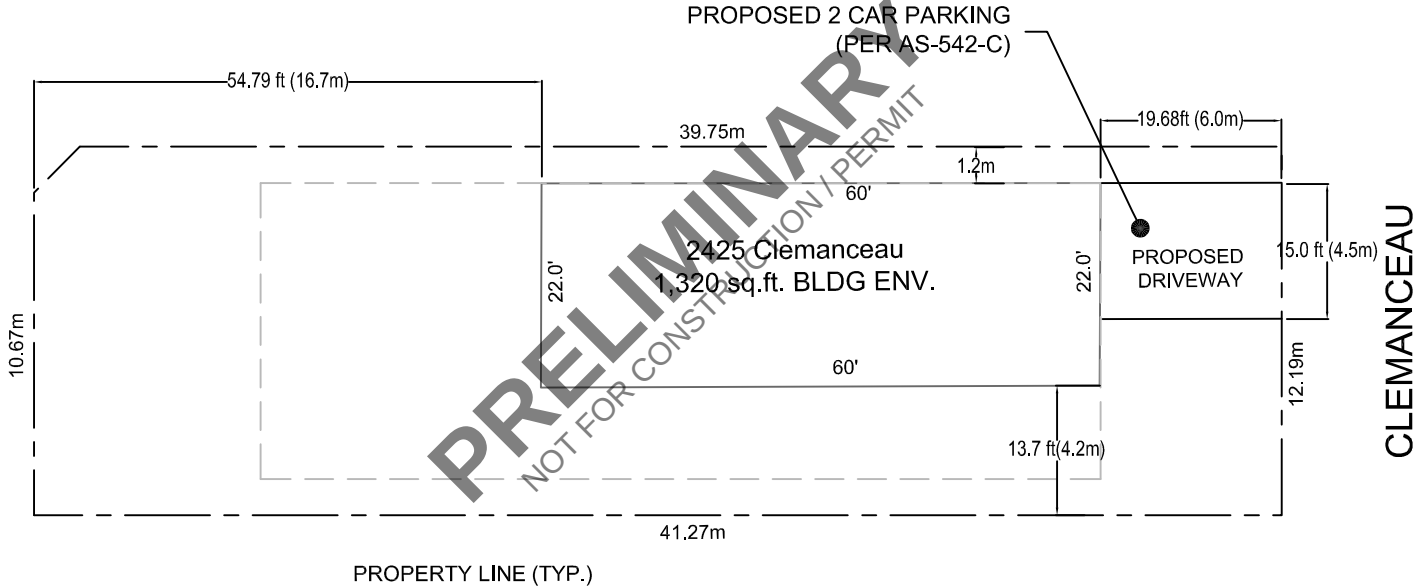


GENERAL NOTES:

- 1. ALL CONSTRUCTION TO COMPLY WITH GENERAL NOTES AND THE LATEST ONTARIO BUILDING CODE (OBC), LOCAL BY-LAWS, AND ANY OTHER RELEVANT CODE REQUIREMENTS.
- 2. ALL TRADES TO COMPLY WITH ALL APPLICABLE PROVINCIAL, NATIONAL, LOCAL, AND OSHA CODES, RULES, AND REGULATIONS.
- 3. DRAWINGS ARE NOT TO BE SCALED.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES PRIOR TO CONSTRUCTION AND PROTECTING THE UTILITIES DURING CONSTRUCTION.
- 5. ALL PROPERTY LINES ARE APPROXIMATE AND SHOULD NOT BE USED IN PLACE OR AS AN O.L.S. LEGAL SURVEY SHOULD BE REVIEWED FOR ACCURACY AND FOR PROPERTY LINE DIMENSIONS

SITE STATISTICS:

ZONING:RD1.1
LOT AREA: 5,402.4 SQ.FT (501.9 SQ.M.)
GROSS FLOOR AREA: 1,320 SQ.FT (122.6 SQ.M.)
MAX LOT COVERAGE: 45%
PROPOSED LOT COVERAGE: 24.4%



PRELIMINARY
NOT FOR CONSTRUCTION / PERMIT

PLAN VIEW
SCALE - 1:250

NOTE:
- SITE PLAN IS NOT FOR PERMIT SUBMITTAL OR CONSTRUCTION. PRELIMINARY PLAN FOR ZONING AND PLANNING REVIEW ONLY



1650 Shawnee Rd.
Tecumseh, ON
N8N 1S5

PROJECT
2425 Clemenceau

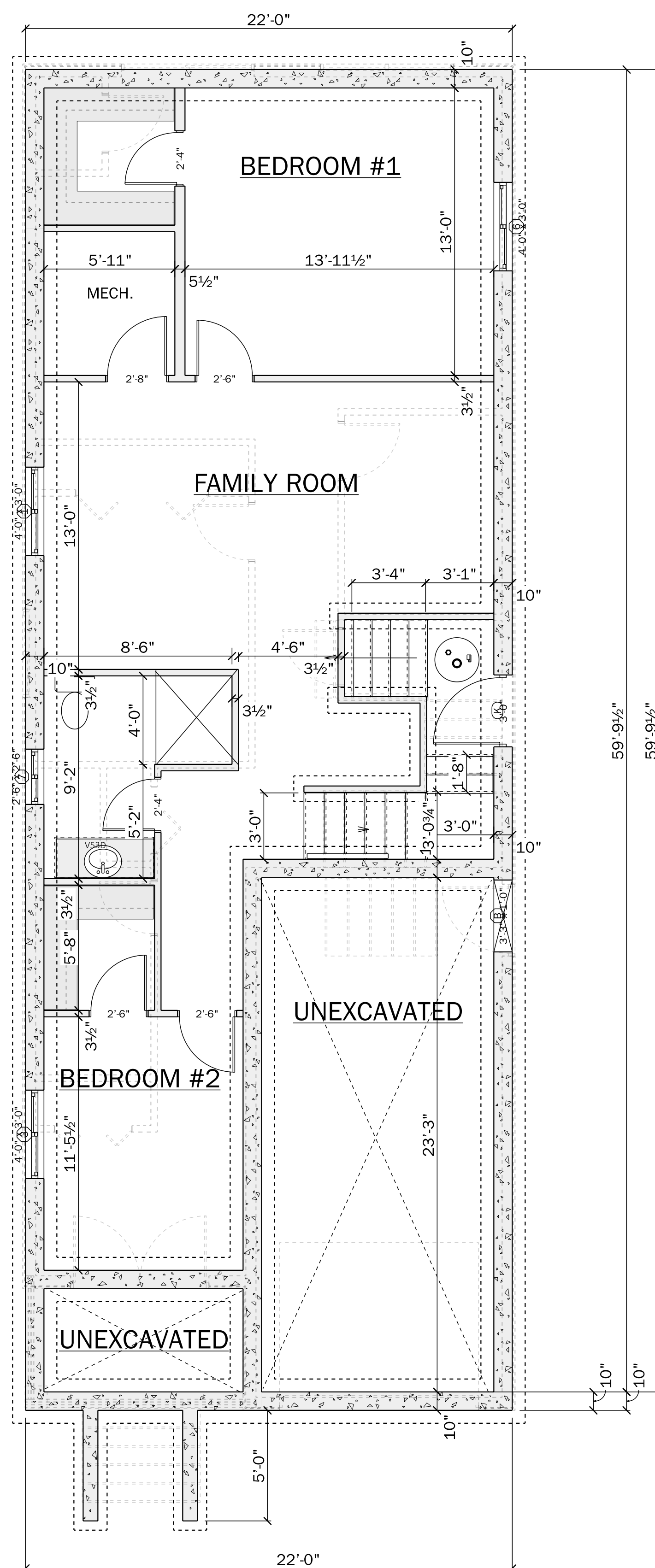
TITLE
SITE PLAN

DESIGN BY:

DRN BY:

DATE:
2026/06/12
PROJECT NO.

SHEET NO.
001
REVISION
0



NOTE:
- THE ATTACHED PLANS ARE NOT FOR PERMIT SUBMITTAL OR CONSTRUCTION. PRELIMINARY PLAN FOR ZONING AND PLANNING REVIEW ONLY.

FOUNDATION PLAN





SCALE: 1/4" = 1'-0"

AREA SCHEDULE		
NAME	COLOR	AREA
Deck Area		52 sq ft.
Gross Floor Area		1234 sq ft.

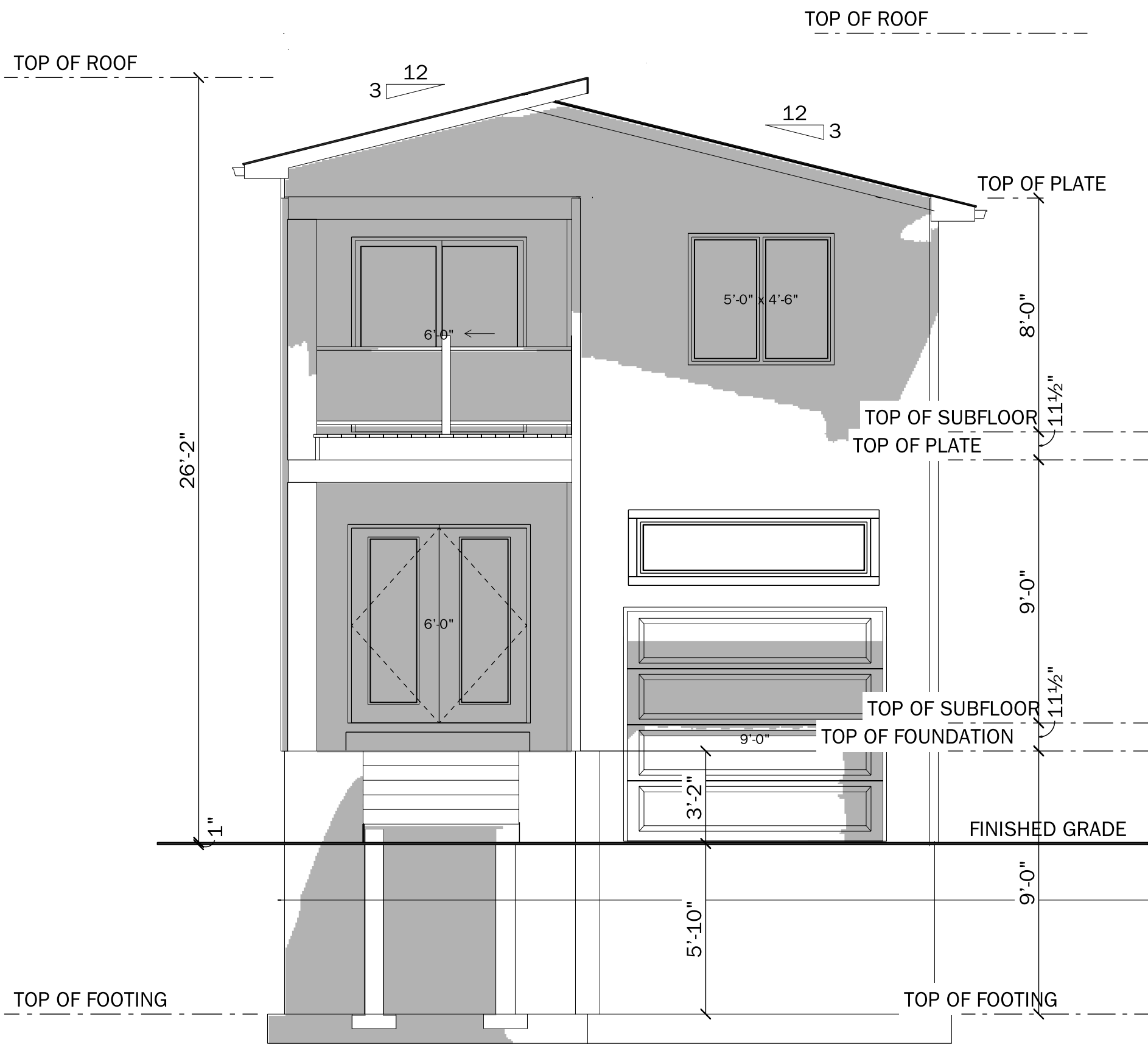


AREA SCHEDULE		
NAME	COLOR	AREA
Gross Floor Area		1016 sq ft.

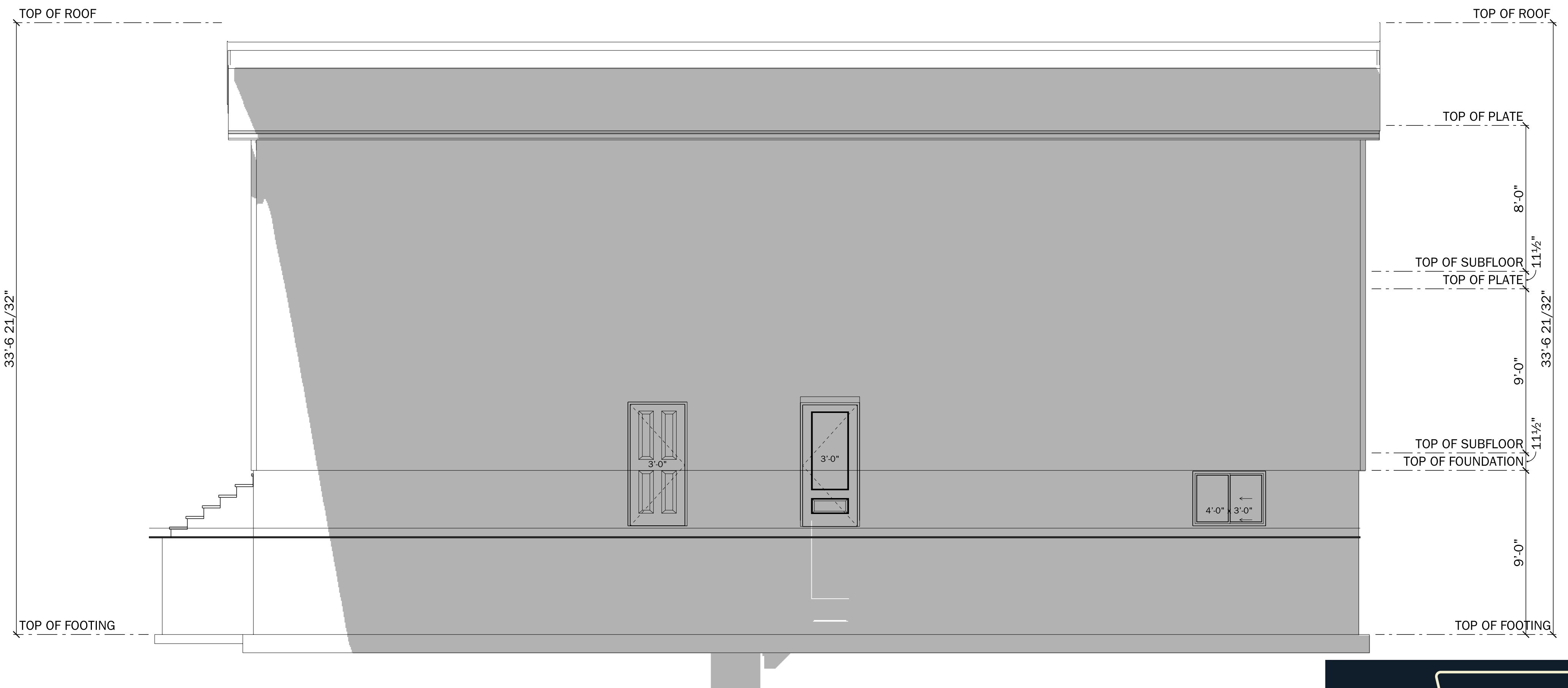
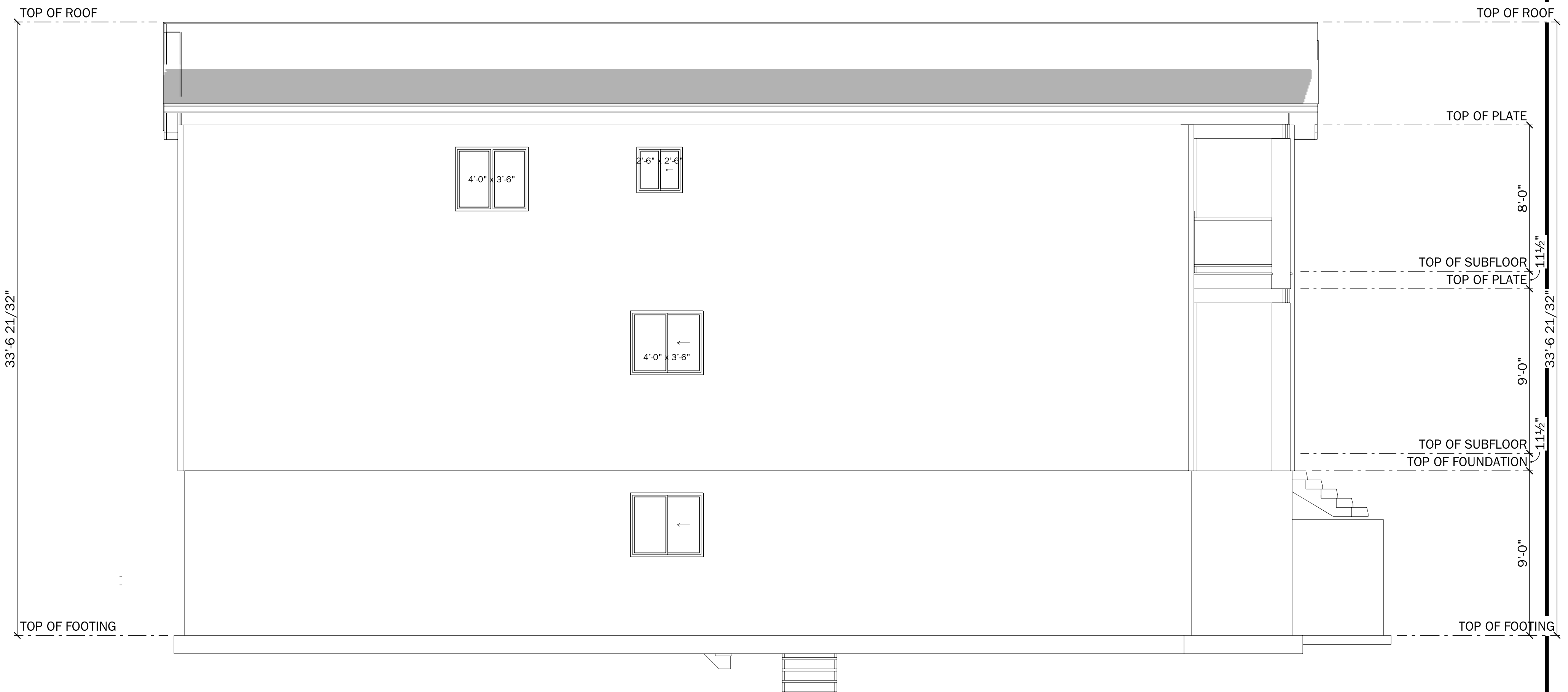
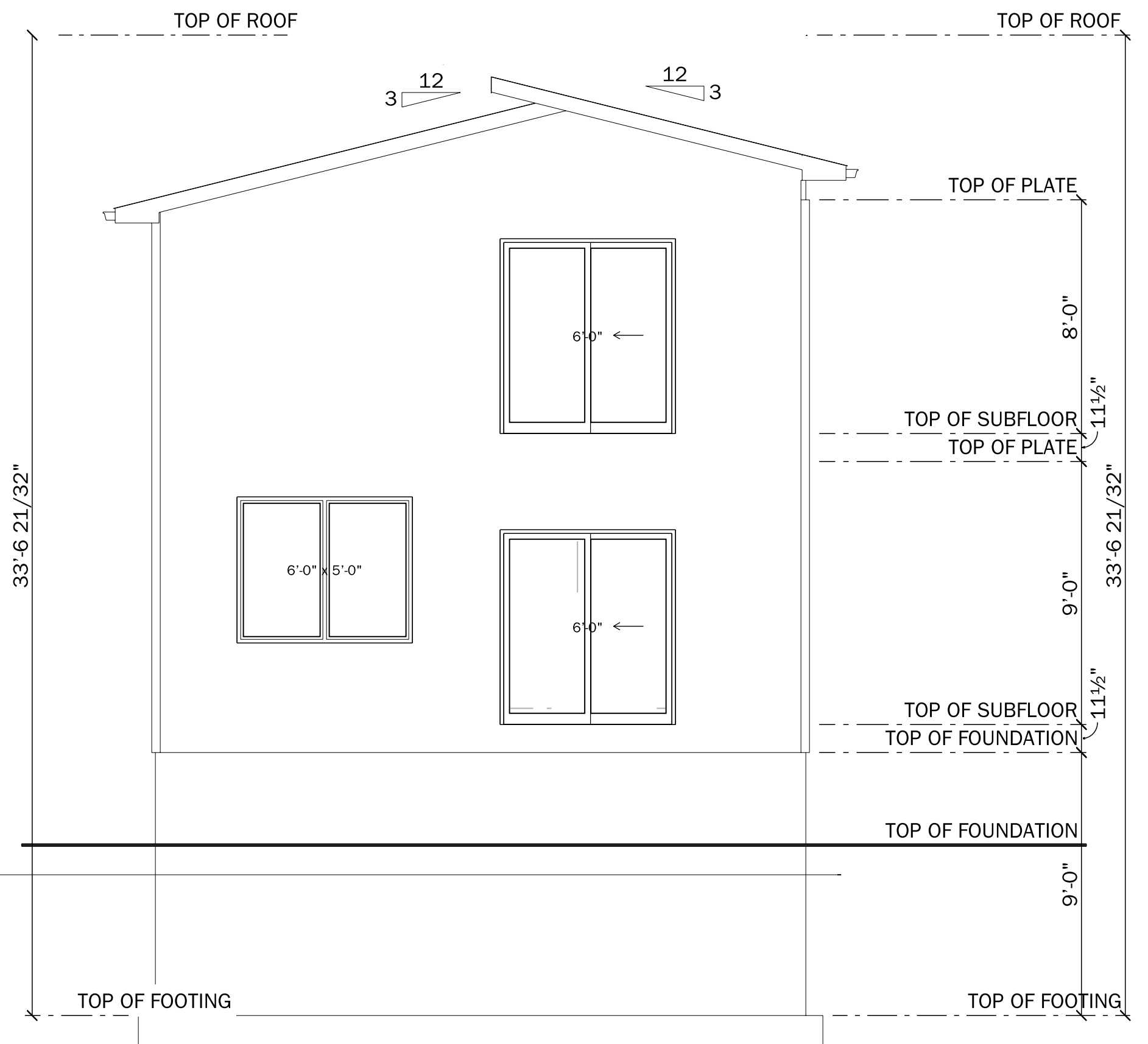
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MAIN & SECOND FLOOR PLAN





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



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ELEVATIONS

1650 Shawnee Rd.
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N8N 1S5

