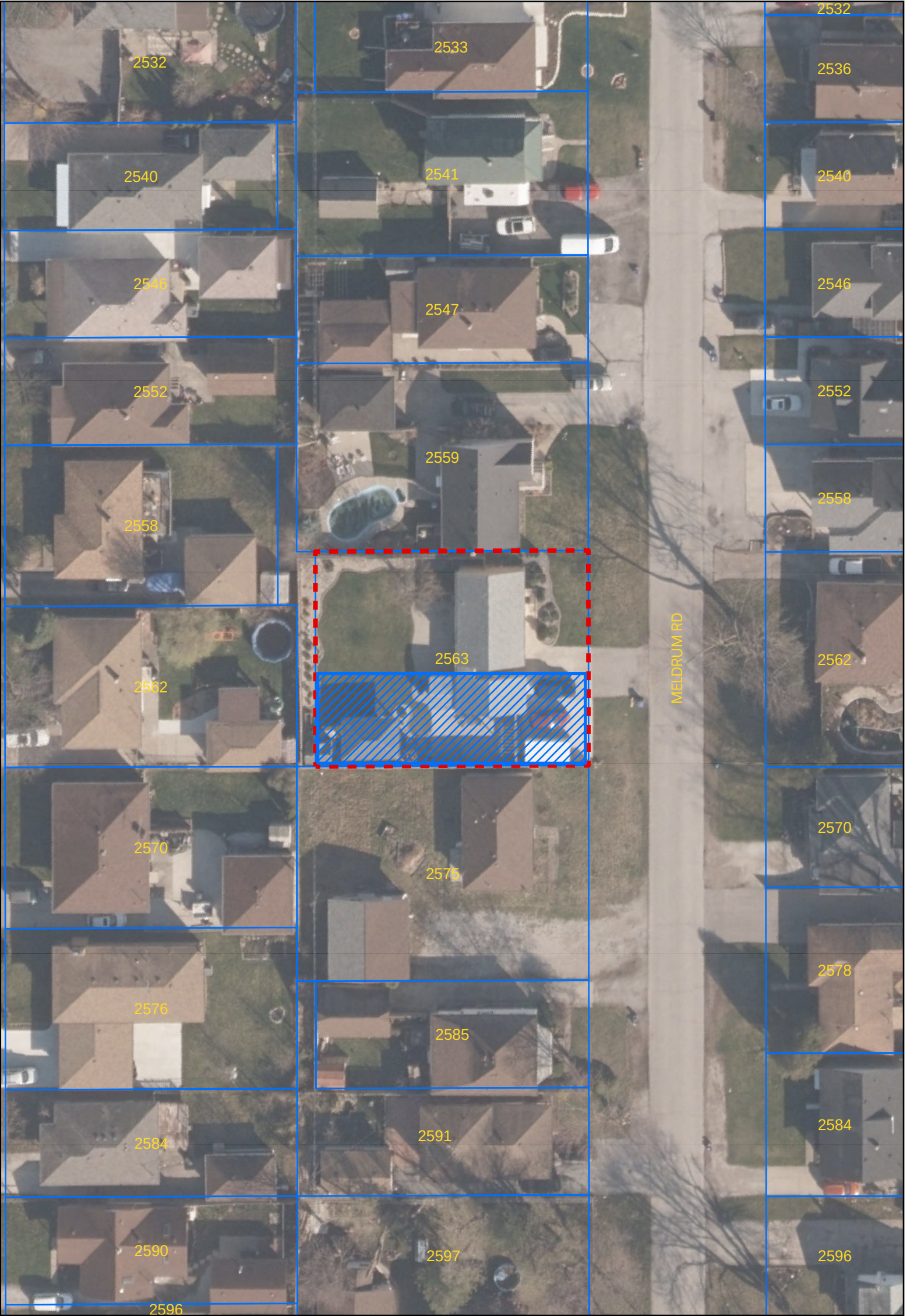




COMMITTEE OF ADJUSTMENT

APPLICANT : CHAITANYA RAJ BANSAL

ADDRESS : 2563 MELDRUM ROAD

N.T.S.

SUBJECT LANDS

SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # A-086/26 & B-047/26 - 2563 MELDRUM RD
 Date Mailed: October 28, 2026

Electronic hearing:

By videoconference on November 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 October 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 1109 LOTS 141 & 142;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: CHAITANYA RAJ BANSAL Applicant Name: REIGNS 740 INC.		2563 MELDRUM RD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Requesting relief for reduced minimum lot width, reduced minimum lot area, reduced minimum rear yard depth and increased maximum lot coverage for the severed lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.2.5.1	Minimum Lot Width - Severed Lot	12.0m	10.9m
Zoning By-law 8600	10.2.5.2	Minimum Lot Area - Severed Lot	360.0m²	337.7m²
Zoning By-law 8600	10.2.5.3	Maximum Lot Coverage - Severed Lot	45.0%	47.3%
Zoning By-law 8600	10.2.5.6	Minimum Rear Yard Depth - Severed Lot	7.50m	6.01m

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.

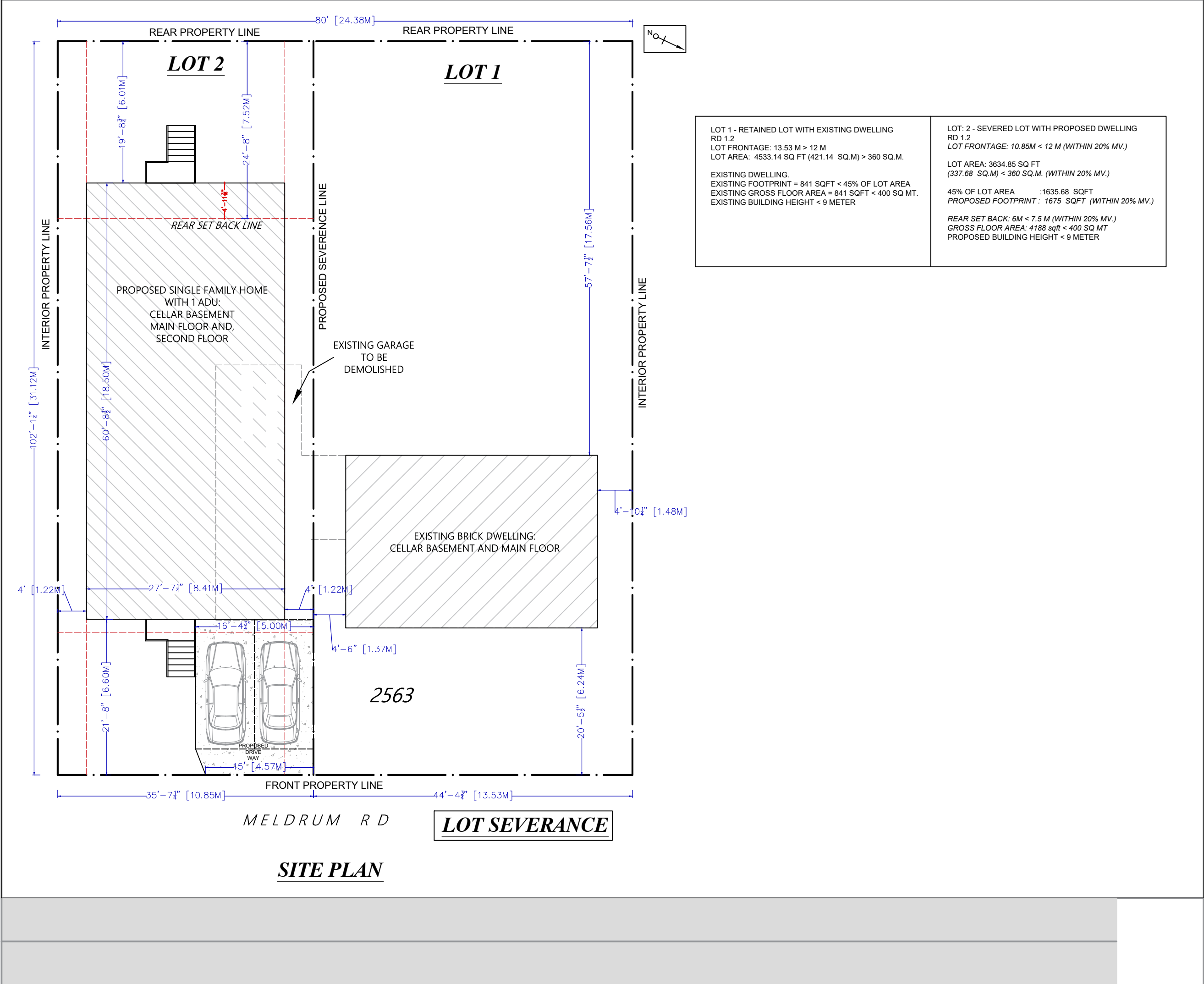
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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.



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



PROJECT DETAILS
SINGLE FAMILY HOME
WITH 1 ADU

LOCATION
2563 MELDRUM RD,
WINDSOR, ON

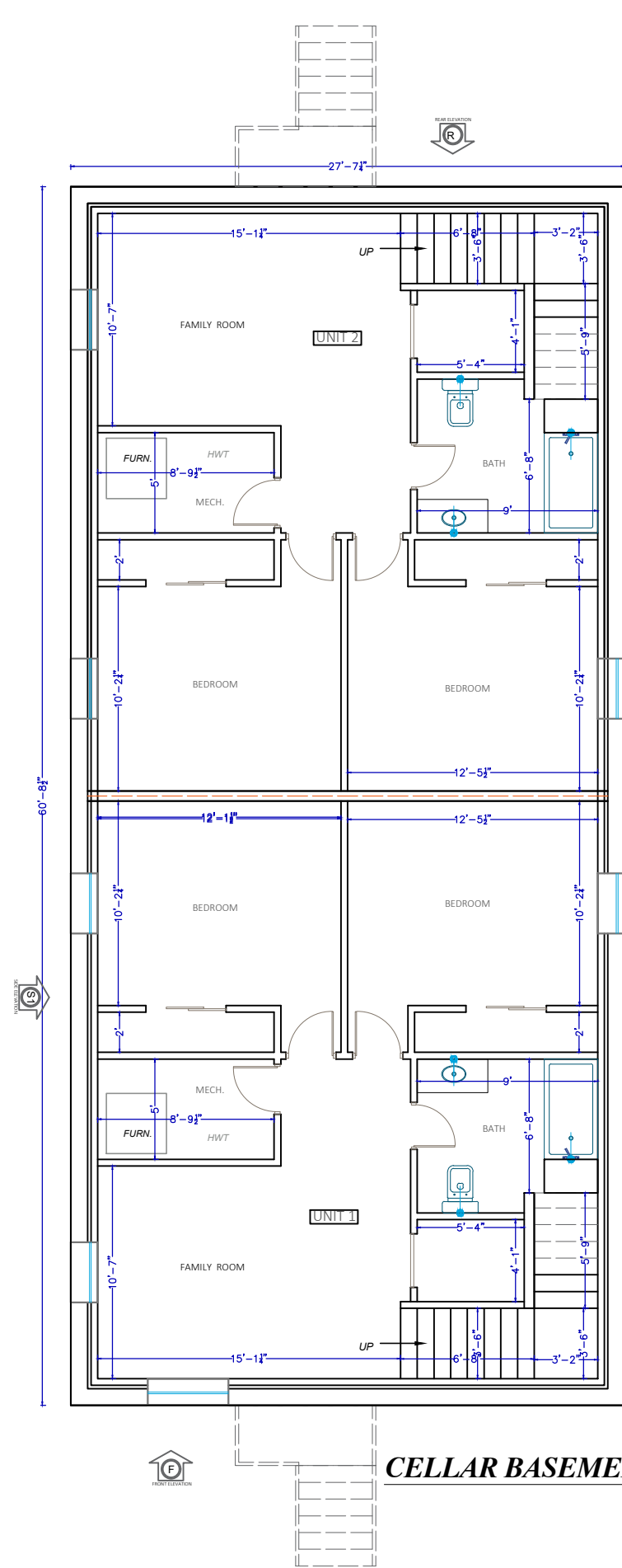
DRAWING
SITE PLAN AND GENERAL
NOTES

SCALE N.T.S.	DRAWING NO. A-2.0
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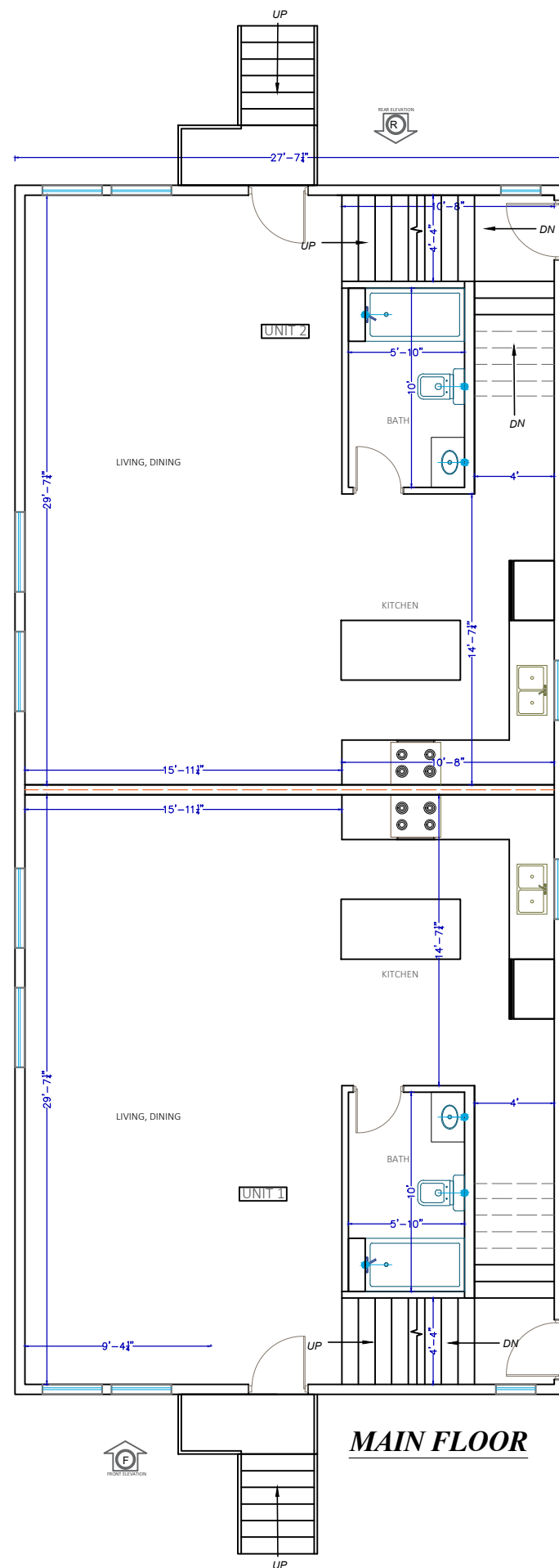
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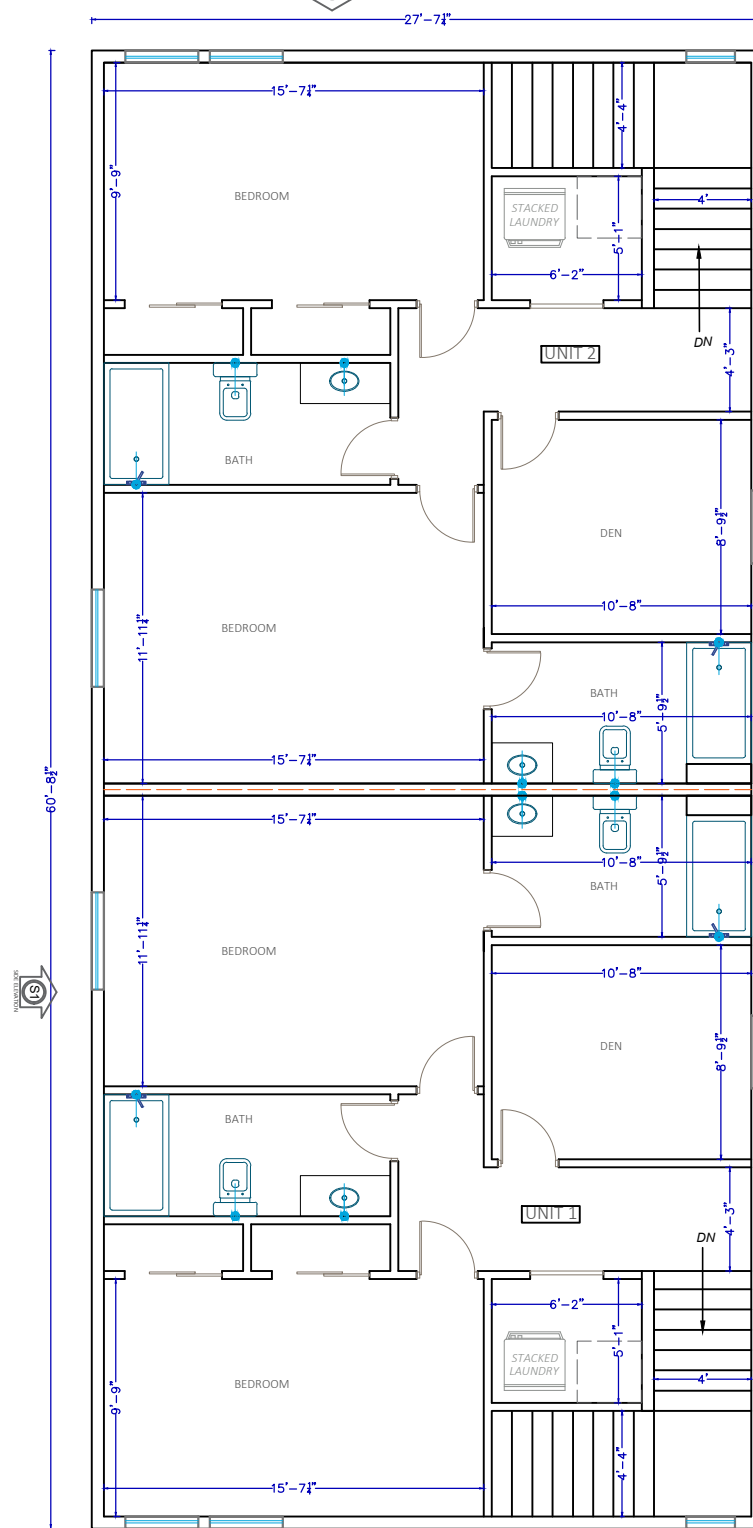
COMMENTS



CELLAR BASEMENT



MAIN FLOOR



SECOND FLOOR

PROJECT DETAILS

SINGLE FAMILY HOME
WITH 1 ADU

LOCATION

2563 MELDRUM RD,
WINDSOR, ON

DRAWING

FLOOR PLANS

CLIENT

SCALE

NTS.

DRAWING NO.

A-3.0

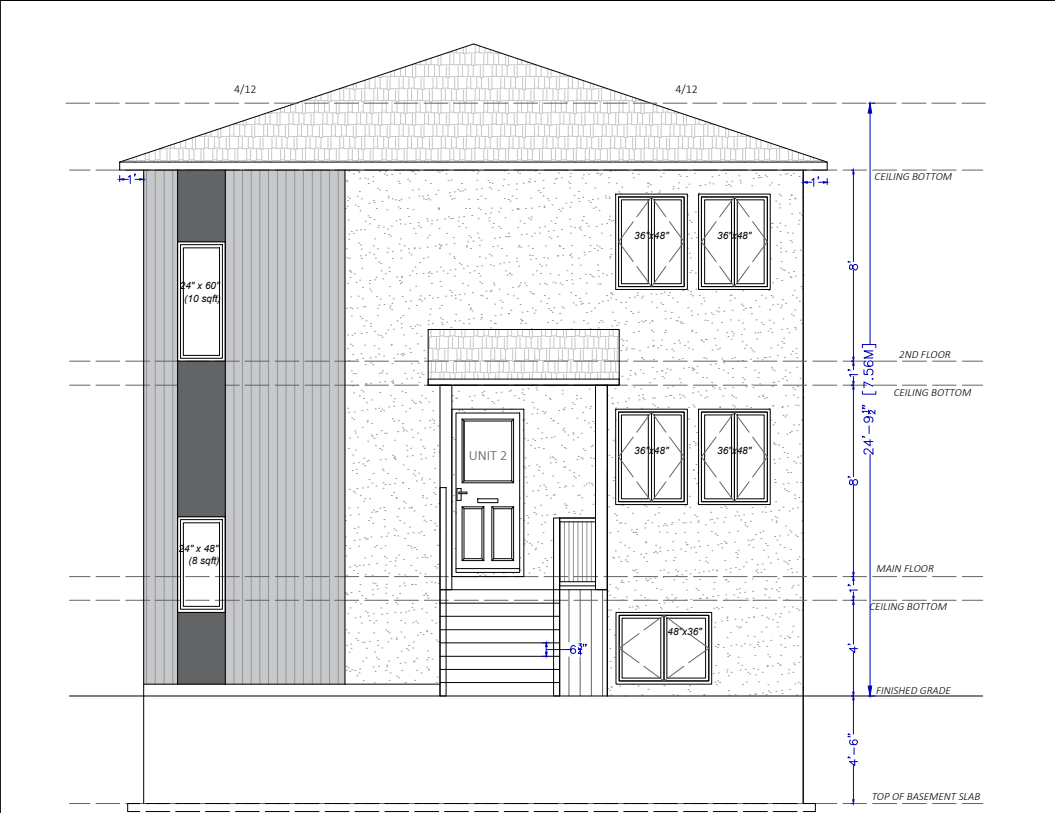
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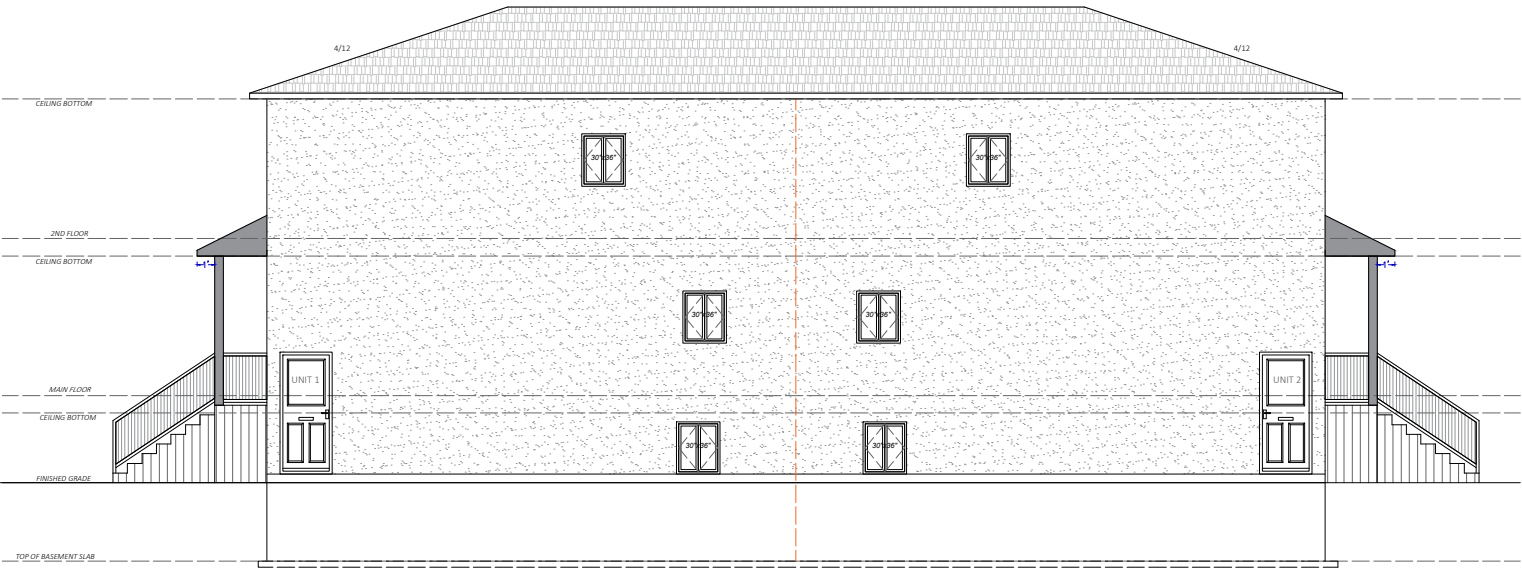
COMMENTS



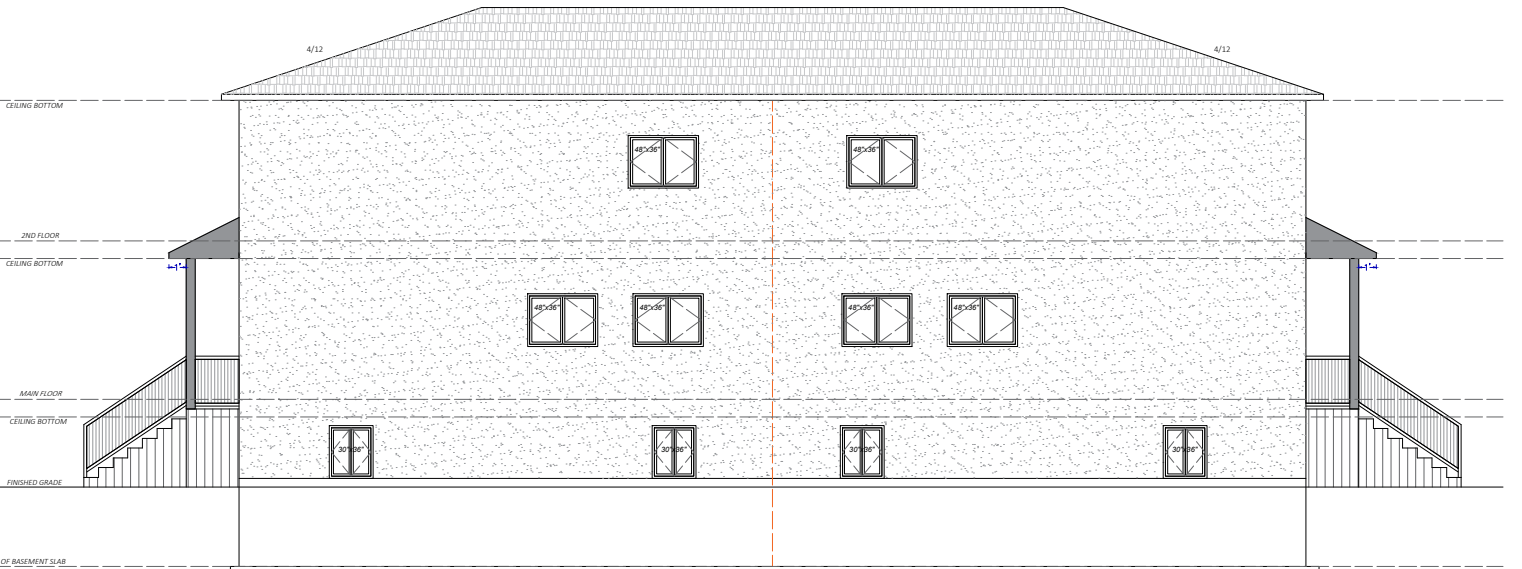
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PROJECT DETAILS
SINGLE FAMILY HOME
WITH 1 ADU

LOCATION
2563 MELDRUM RD,
WINDSOR, ON

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COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.

CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.

ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.