

COMMITTEE OF ADJUSTMENT

APPLICANT : VICRAM PROPERTY INVESTMENT INC

ADDRESS : 472 CAROLINE STREET

 SUBJECT LANDS  SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # B-002/26 - 472 CAROLINE ST

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 792 LOT 3;

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: VICRAM PROPERTY INVESTMENT INC</p> <p>Applicant Name: SkyScape Consulting</p>		472 CAROLINE ST

PURPOSE OF APPLICATION

Consent - Consent to sever an existing semi-detached dwelling along the common interior wall between the dwelling units.

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.

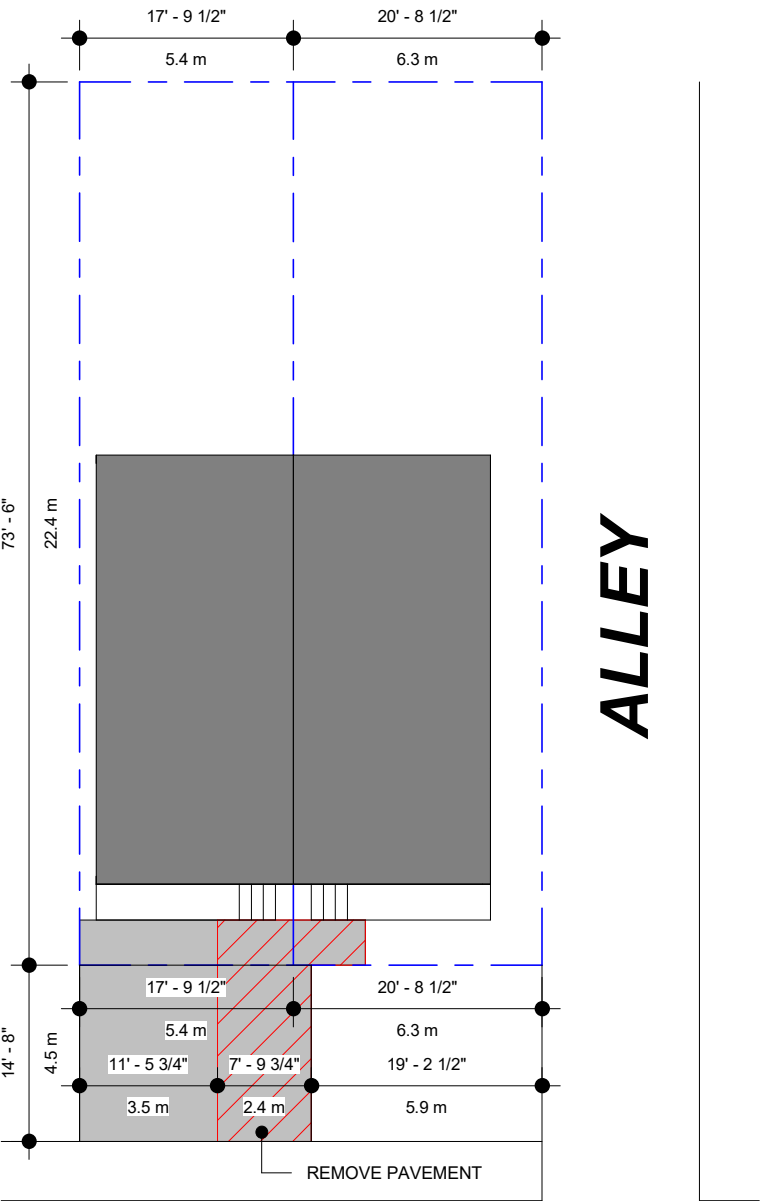


Contact Information:

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

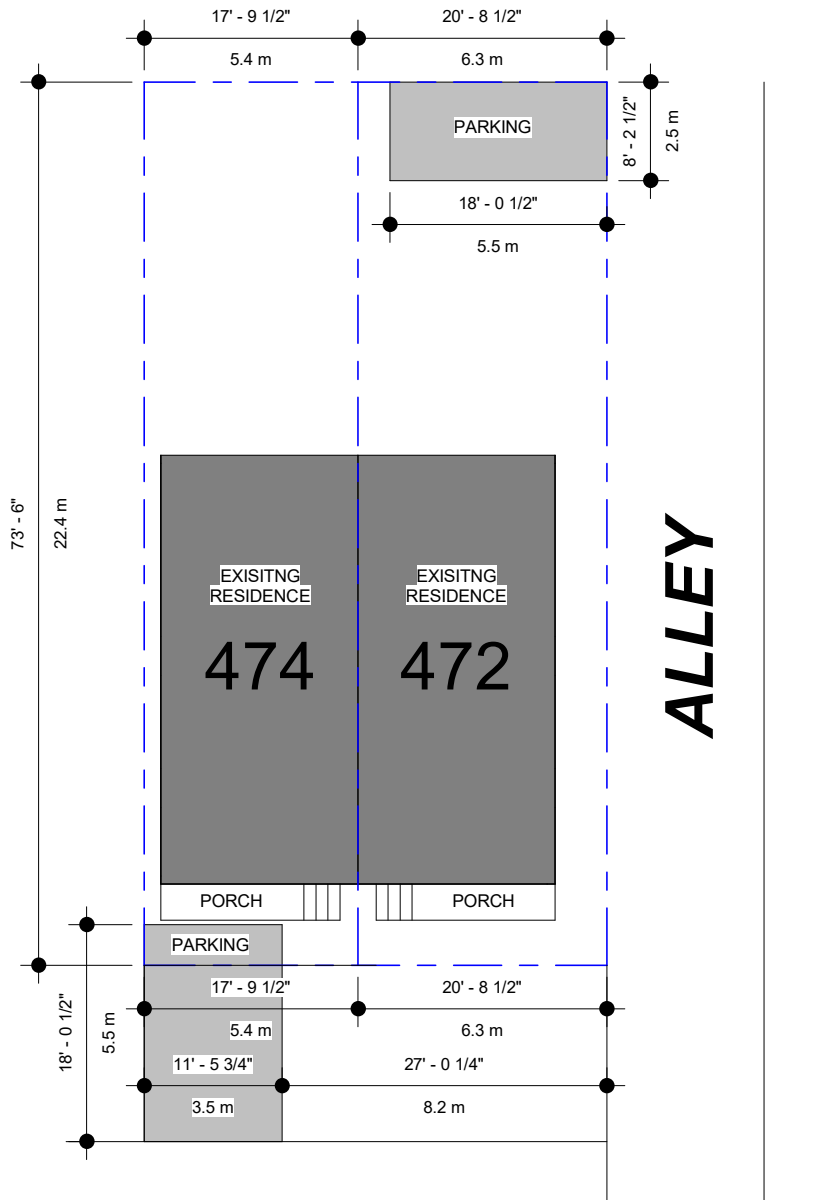


SITE PLAN - AERIAL
1/16" = 1'-0"



SITE PLAN - EXISTING
1/16" = 1'-0"

472 CAROLINE STREET	
OWNER	
DRAWING	SITE PLAN EXISTING SITE PLAN AERIAL VIEW
ADDRESS	472 CAROLINE STREET WINDSOR ON
DATE	JANUARY 1, 2026
SHEET	1



CAROLINE STREET

SITE PLAN - NEW - OPTION 1
1/16" = 1'-0"

FRONT YARD COVERAGE

474
LANDSCAPED AREA: 207 SF - 64%
PAVED AREA: 114 SF - 36%

472
LANDSCAPED AREA: 380 SF - 100%
PAVED AREA: 0 SF - 0%

ZONING BY LAW
24.28.1.3.2 - FOR A LOT HAVING A WIDTH OF LESS THAN 9M: 50% OF THE REQUIRED FRONT YARD AREA PLUS 5% FOR EACH 1 METRE DECREASE IN LOT WIDTH BELOW 9M TO A MAXIMUM OF 70% OF THE REQUIRED FRONT YARD AREA

OWNER

DRAWING

SITE PLAN NEW
OPTION 1

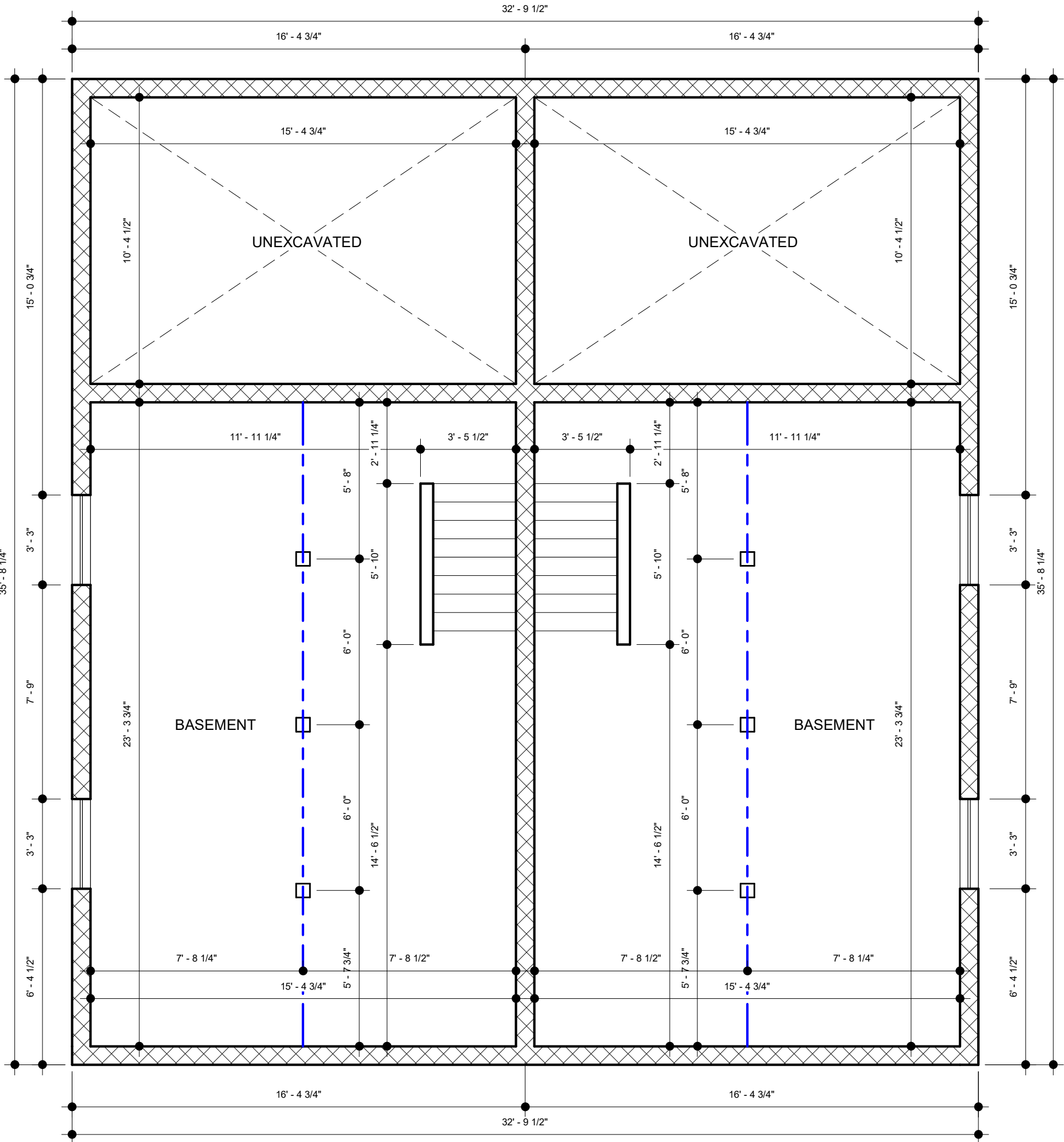
ADDRESS

472 CAROLINE STREET
WINDSOR ON

DATE

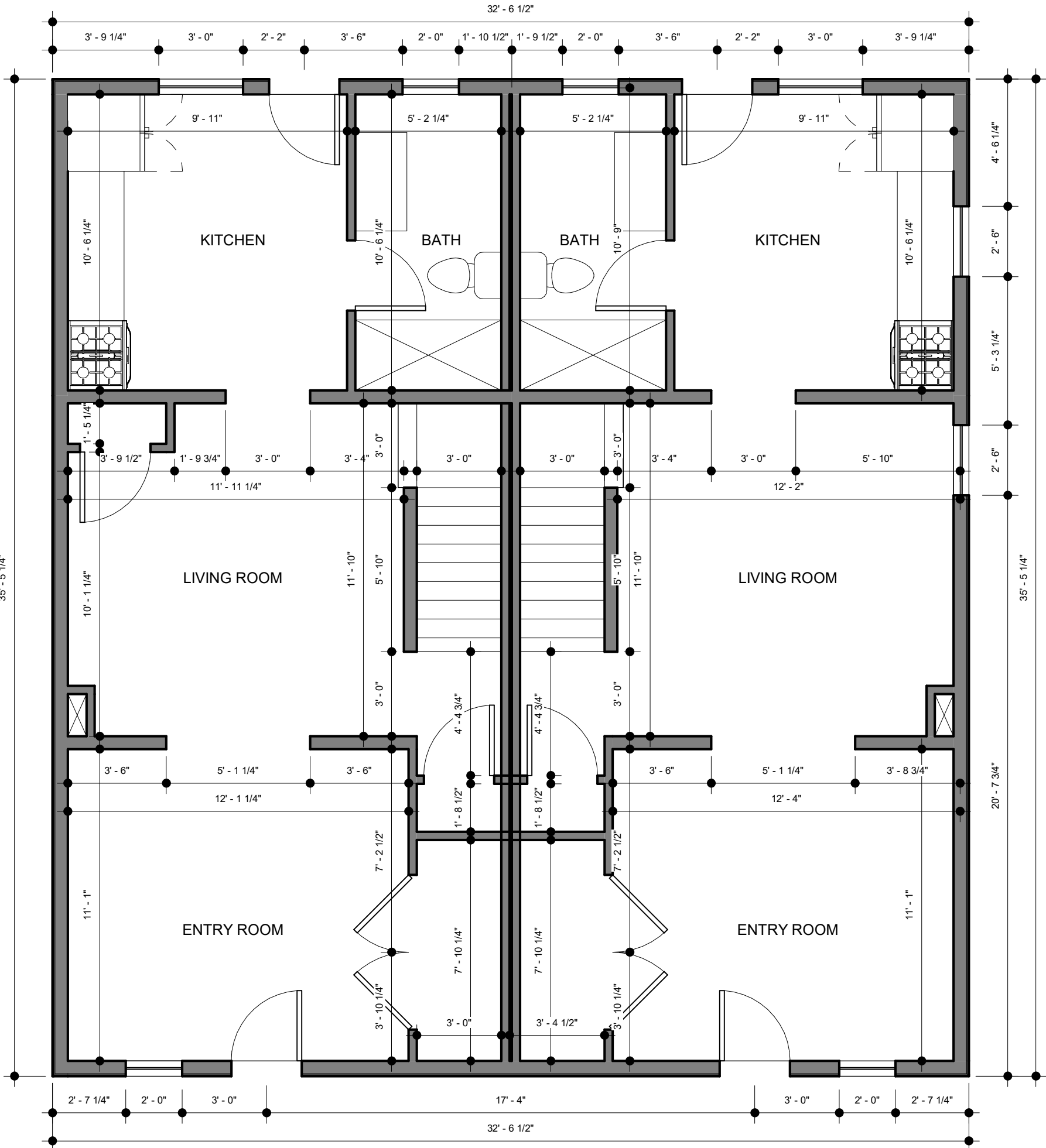
JANUARY 1, 2026

SHEET



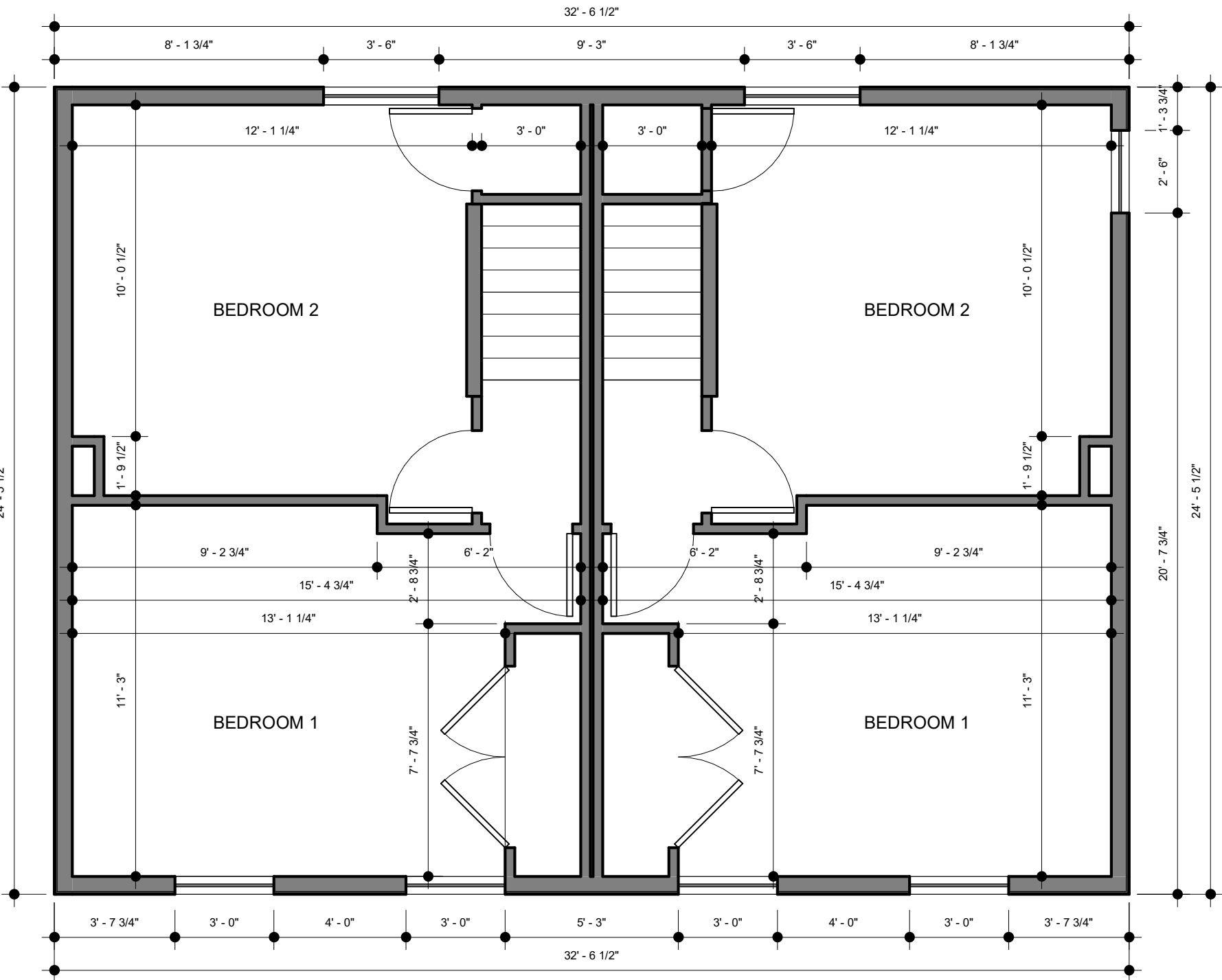
FOUNDATION PLAN
1/4" = 1'-0"

472 CAROLINE STREET	
OWNER	
DRAWING	AS-BUILT DRAWINGS
ADDRESS	472 CAROLINE STREET WINDSOR ON
DATE	JANUARY 1, 2026
SHEET	3



FIRST FLOOR PLAN
1/4" = 1'-0"

472 CAROLINE STREET	
OWNER	
DRAWING	AS-BUILT DRAWINGS
ADDRESS	472 CAROLINE STREET WINDSOR ON
DATE	JANUARY 1, 2026
SHEET	4



SECOND FLOOR PLAN
1/4" = 1'-0"

472 CAROLINE STREET	
OWNER	
DRAWING	AS-BUILT DRAWINGS
ADDRESS	472 CAROLINE STREET WINDSOR ON
DATE	JANUARY 1, 2026
SHEET	5