

COMMITTEE OF ADJUSTMENT

APPLICANT : VICRAM PROPERTY INVESTMENT INC

ADDRESS : 472 CAROLINE STREET



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
Owner Name: VICRAM PROPERTY INVESTMENT INC Applicant Name: SkyScape Consulting		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)

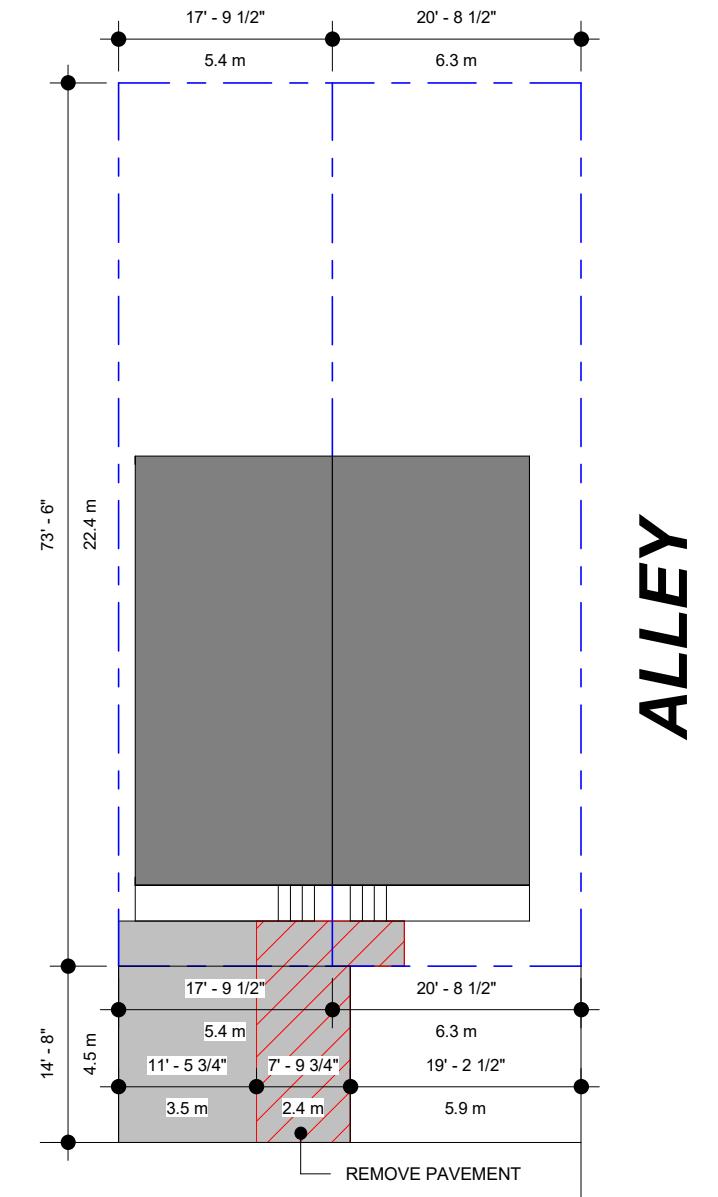
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration 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.





472 CAROLINE STREET

OWNER

DRAWING

SITE PLAN EXISTING
SITE PLAN AERIAL VIEW

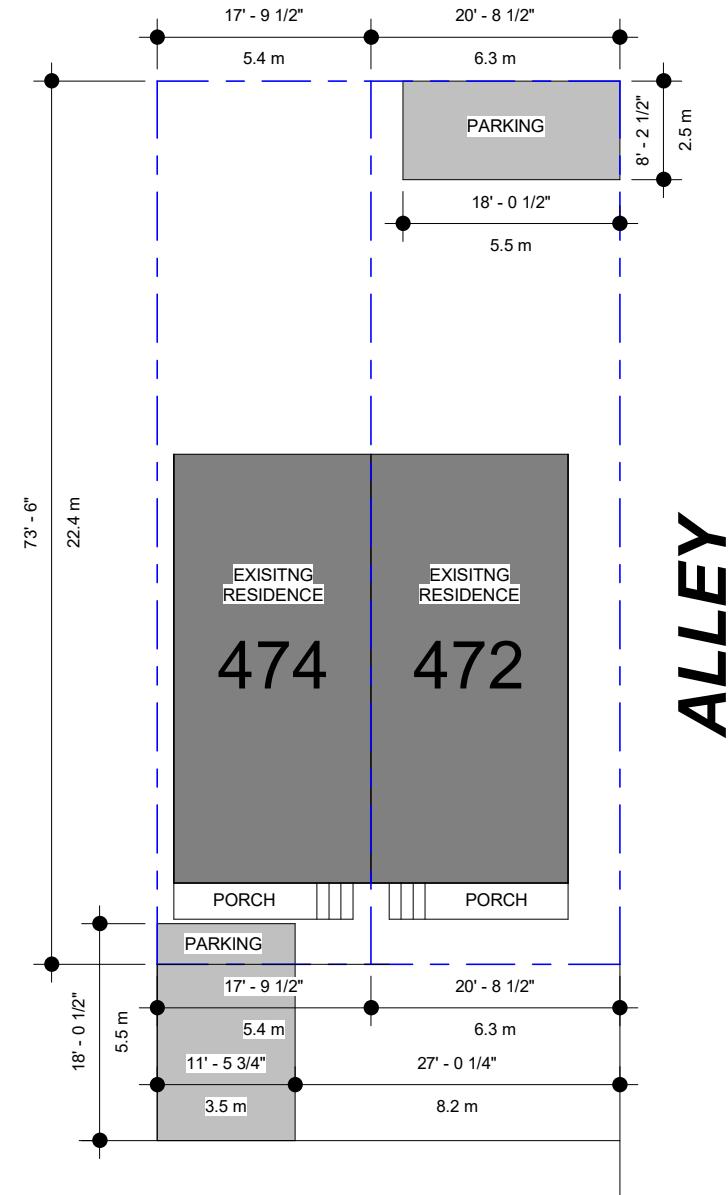
ADDRESS

472 CAROLINE STREET
WINDSOR ON

DATE

JANUARY 1, 2026

SHEET



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

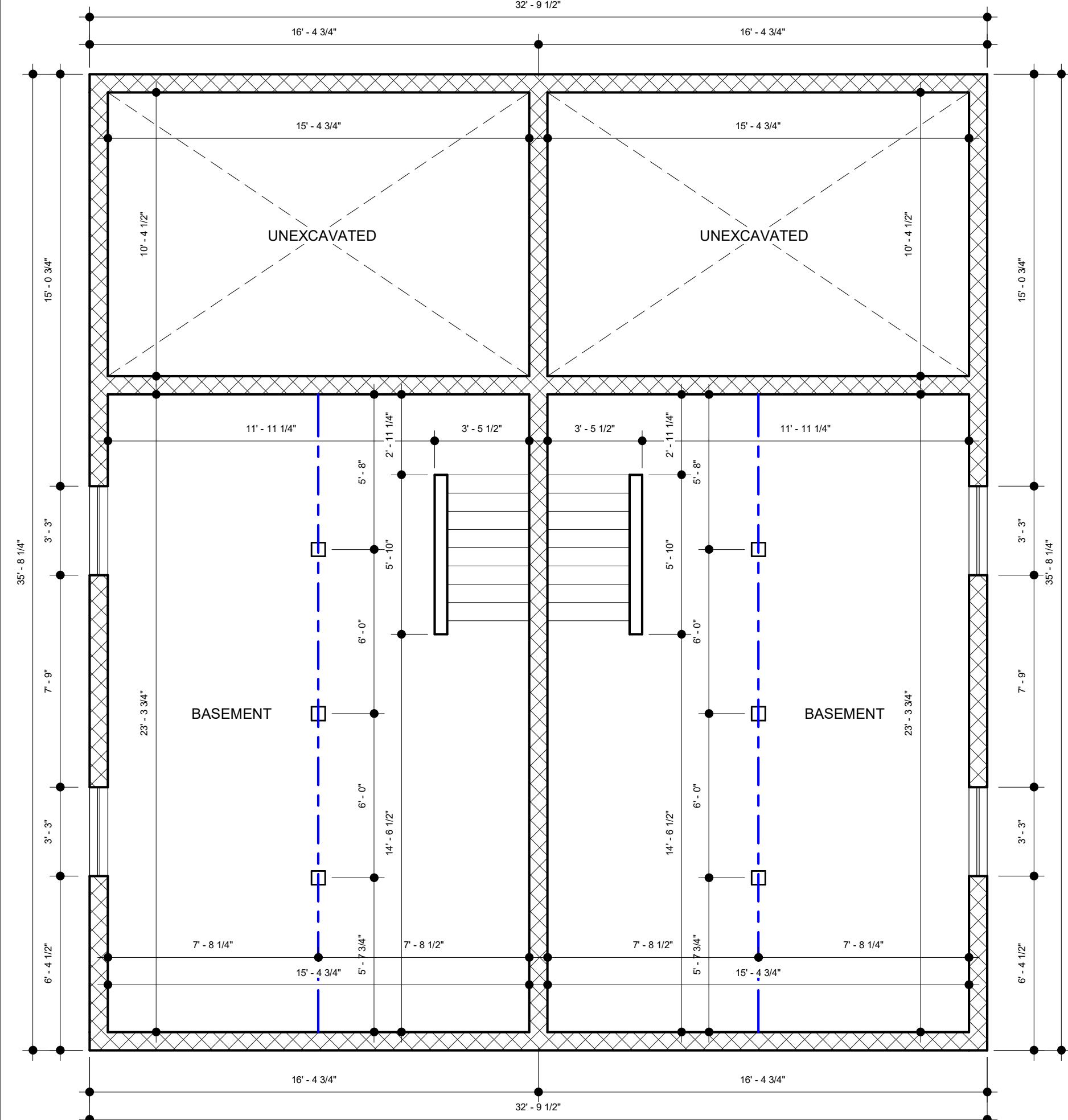
LANDSCAPED AREA: 380 SF - 100%
PAVED AREA: 0 SF - 0%

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

472 CAROLINE STREET

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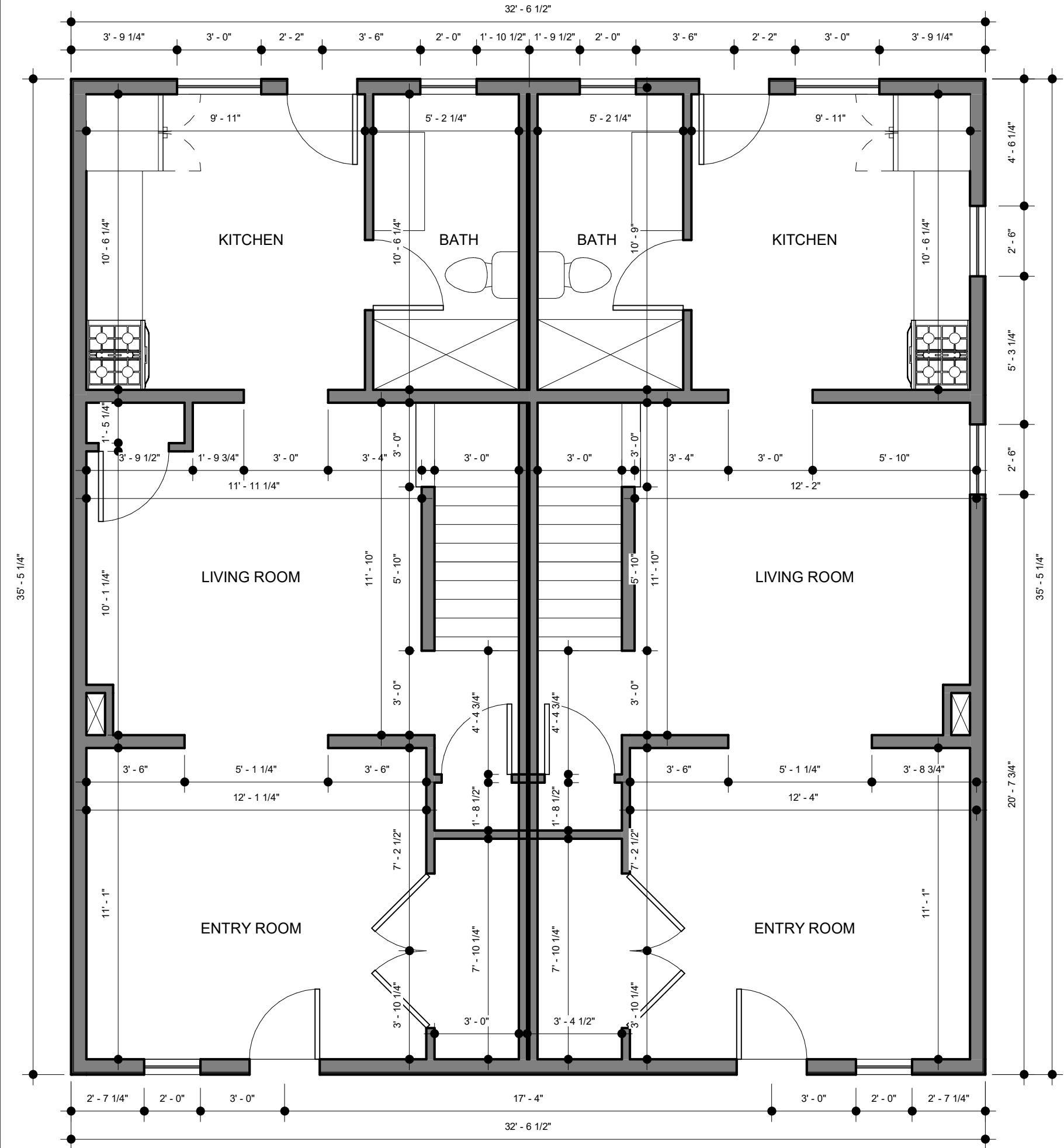


FOUNDATION PLAN

1/4" = 1'-0"

472 CAROLINE STREET

4



OWNER

DRAWING

AS-BUILT DRAWINGS

ADDRESS

472 CAROLINE STREET
WINDSOR ON

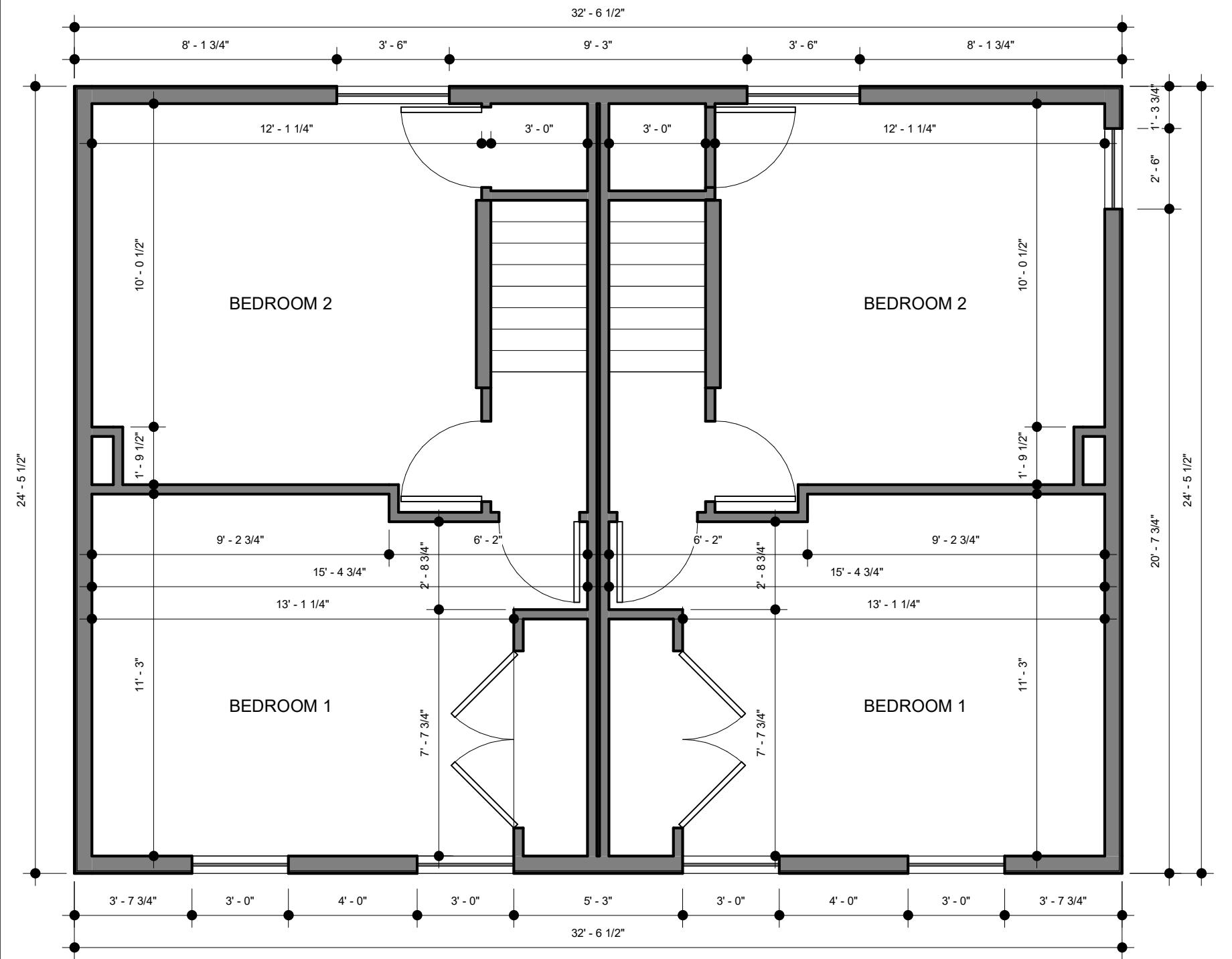
DATE

JANUARY 1, 2026

SHEET

472 CAROLINE STREET

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OWNER
AS-BUILT DRAWINGS
ADDRESS
472 CAROLINE STREET WINDSOR ON
DATE
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