



COMMITTEE OF ADJUSTMENT

APPLICANT : KAIJA KARMISTE

ADDRESS : 1377 DROUILLARD ROAD

N.T.S.



 SUBJECT LANDS

 SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # B-022/26 - 1377 DROUILLARD RD

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 1149; LOTS 19 & 20

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use Corridor	Residential District 2.2 (RD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: KAIJA KARMISTE</p> <p>Applicant Name: REIGNS 740 INC.</p>		1377 DROUILLARD RD

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot along the interior common walls of a townhome dwelling.

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

THIS SKETCH IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3)

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

BENCH MARK
BENCH MARK 494 ELEVATION 608.20'
MUN. No. 1402 ALBERT ROAD; THE PLATE IS LOCATED ON THE NORTH PILLAR OF THE PORCH AND 1.0 FEET ABOVE GROUND.

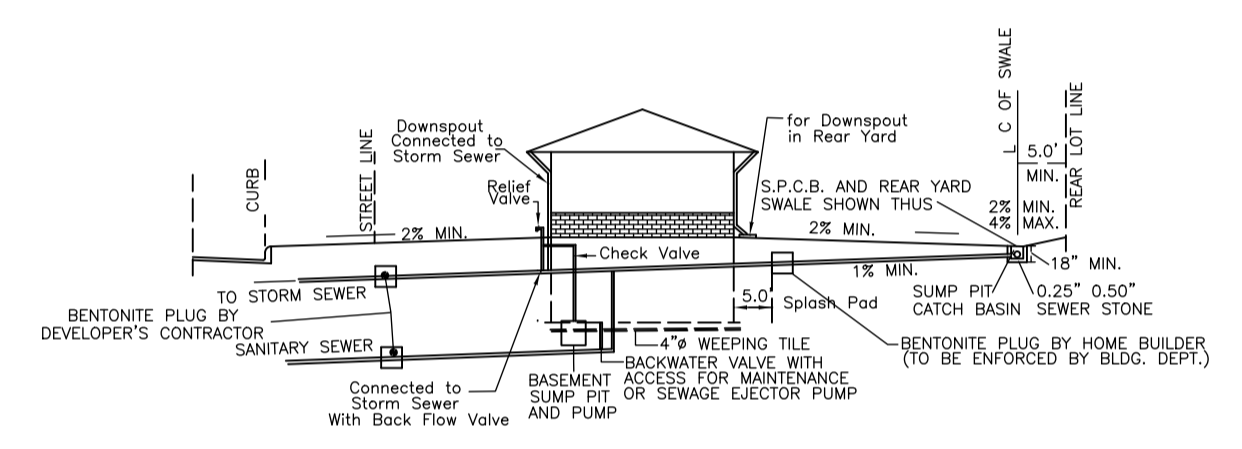
SITE BENCH MARK
ELEVATION 609.54'
TOP OF FIRE HYDRANT (Mun No. 1348 Drouillard) AS SHOWN ON PLAN.

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 609.54'

SKETCH OF IN-FILL LOT GRADING
OF
NEW PROPOSED DWELLINGS
ON **DROUILLARD ROAD**
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© **VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED**
SCALE : 1"=15'

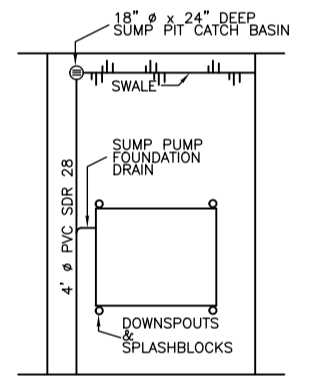
"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



TYPICAL LOT DRAINAGE
NOT TO SCALE

NOTE

1. STORM CONNECTIONS TO PROVIDE REAR YARD DRAINAGE AND WEeping TILE FROM BASEMENT SUMP.
2. SANITARY CONNECTIONS TO CARRY DOMESTIC SEWAGE ONLY.
3. LOT GRADING TO DIRECT WATER AWAY FROM HOUSE TO EITHER ROAD OR REAR YARD DRAIN.
4. SOLID STORM DRAIN TO 10 FEET BEYOND HOUSE AS SHOWN.
5. PERFORATED PIPE FOR REAR YARD DRAINAGE AS SHOWN.
6. CONNECT 4" WEeping TILE TO BASEMENT SUMP AND DISCHARGE TO STORM SEWER.
7. CLEAN-OUTS TO BE LOCATED EVERY 50 FEET MAXIMUM.
8. COUNTY OF ESSEX REQUIRES 85 FEET FRONTYARD SETBACK (FROM CENTRELINE OF MALDEN ROAD) AND 25 FEET REAR YARD SETBACK MINIMUM.
9. COUNTY OF ESSEX WILL REGULATE AN ACCESS/ DRIVEWAY PERMIT PRIOR CONSTRUCTION.



PLAN VIEW
NOT TO SCALE

LEGEND

- N = NORTH; S = SOUTH; E = EAST; W = WEST
- MHS DENOTES SEWER MANHOLE
 - CB DENOTES CATCH BASIN
 - Lsc DENOTES LIGHT STANDARD CONCRETE
 - G (pipe size)
 - H (pipe size)
 - SA (pipe size)
 - ST (pipe size)
 - W (pipe size)
 - ◆ FH DENOTES FIRE HYDRANT
 - ◆ WM DENOTES WATER METER
 - ◆ WVS DENOTES WATER VALVE (Service)
 - ◆ WWM DENOTES WATER VALVE (Main)
 - G DENOTES GAS LINE
 - H DENOTES OVERHEAD HYDRO LINE
 - SA DENOTES SANITARY SEWER
 - ST DENOTES STORM SEWER
 - W DENOTES WATER LINE

607.0' DENOTES EXISTING ELEVATION
607.0' DENOTES PROPOSED ELEVATION

Existing Elevations have been derived on the following Date : SEPTEMBER 10, 2025

APRIL 15, 2026

Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

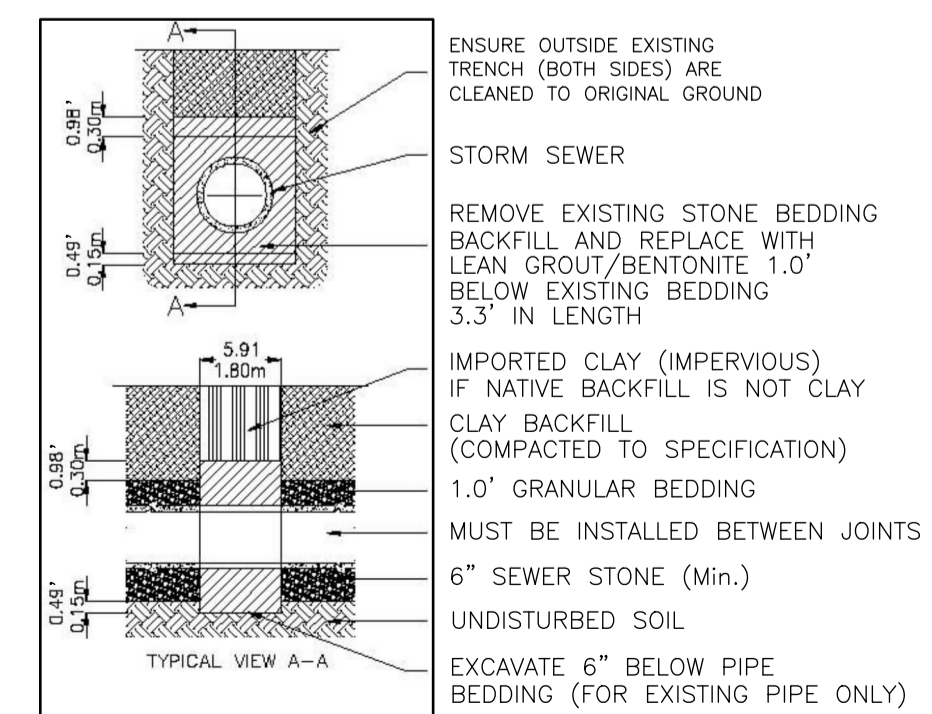


944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

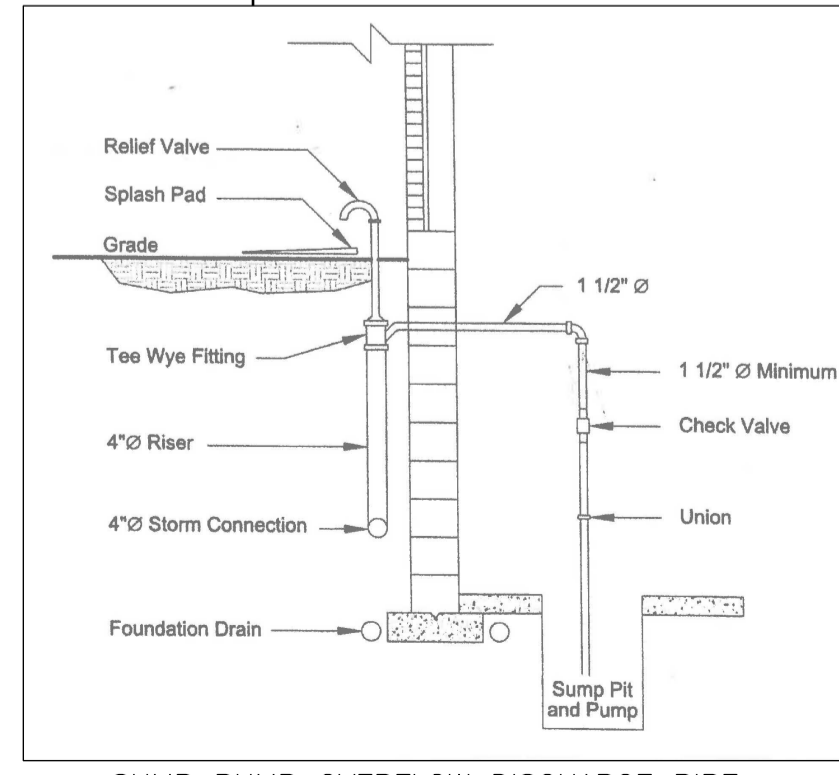
DRAWN BY: NMG	CHECKED BY: A.S.M.	REFERENCE NO.: 25-47-447-02
FILE: 25-47-447-02.dwg	E-1149-1	CAD Date: April 15, 2026 9:01 AM CAD File: 25-47-447-02B.dwg

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

INVERTS
INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE L5) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

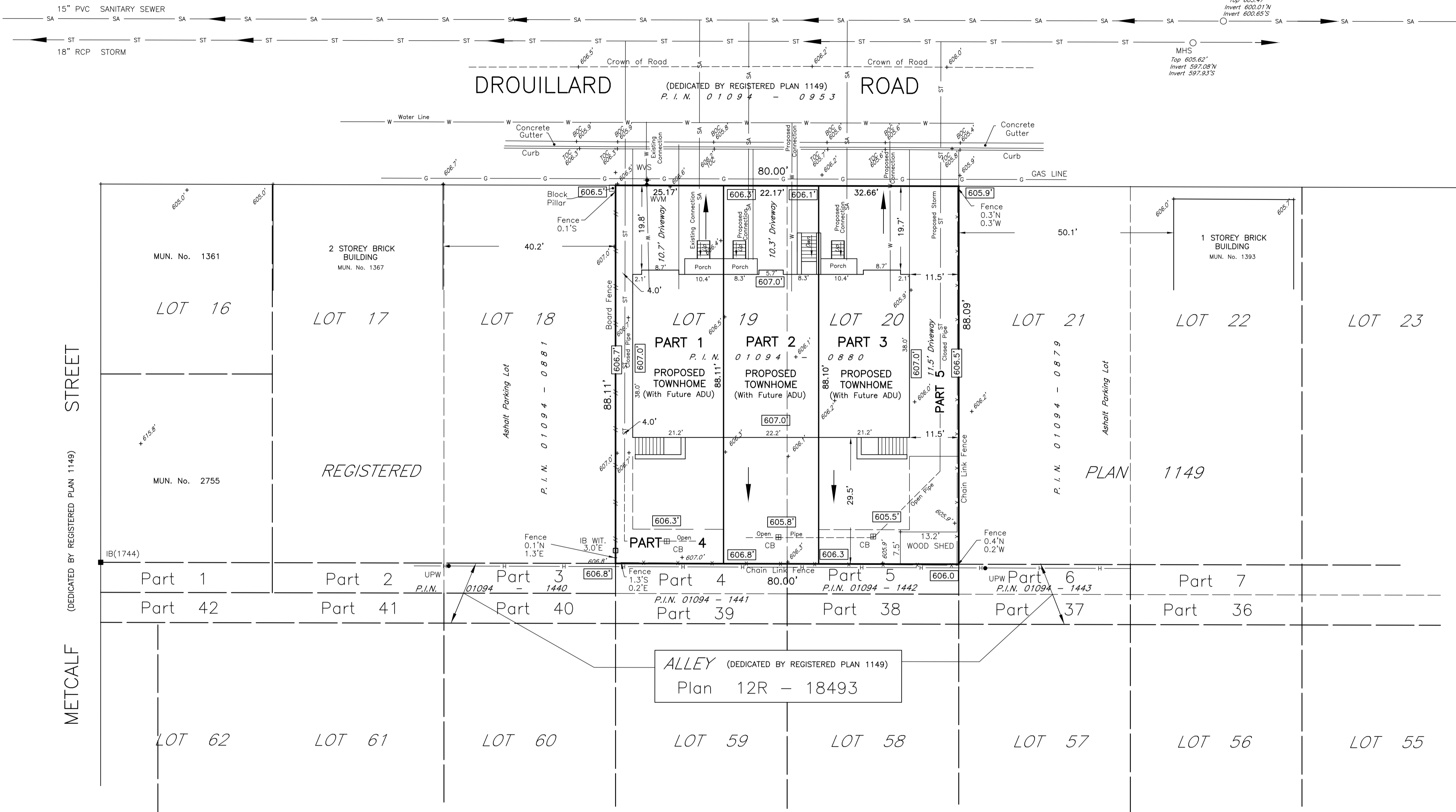


GROUT/BENTONITE PLUG DETAIL



SUMP PUMP OVERFLOW DISCHARGE PIPE

METCALF STREET (DEDICATED BY REGISTERED PLAN 1149)



ALLEY (DEDICATED BY REGISTERED PLAN 1149)
Plan 12R - 18493