



COMMITTEE OF ADJUSTMENT

APPLICANT : ESTATE OF HERBERT INGENKAMP
ADDRESS : 3232 ROBINET ROAD

 SUBJECT LANDS  SEVERED LANDS

N.T.S.


Notice of Public Hearing – Committee of Adjustment Application

File # B-037/26 - 3232 ROBINET RD

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 1597 LOT 6;19728.10SF 70.00FR 281.83D

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: HERBERT INGENKAMP - ESTATE OF Applicant Name: Shelbie Vermette		3232 ROBINET RD

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot fronting McRobbie Rd.

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.

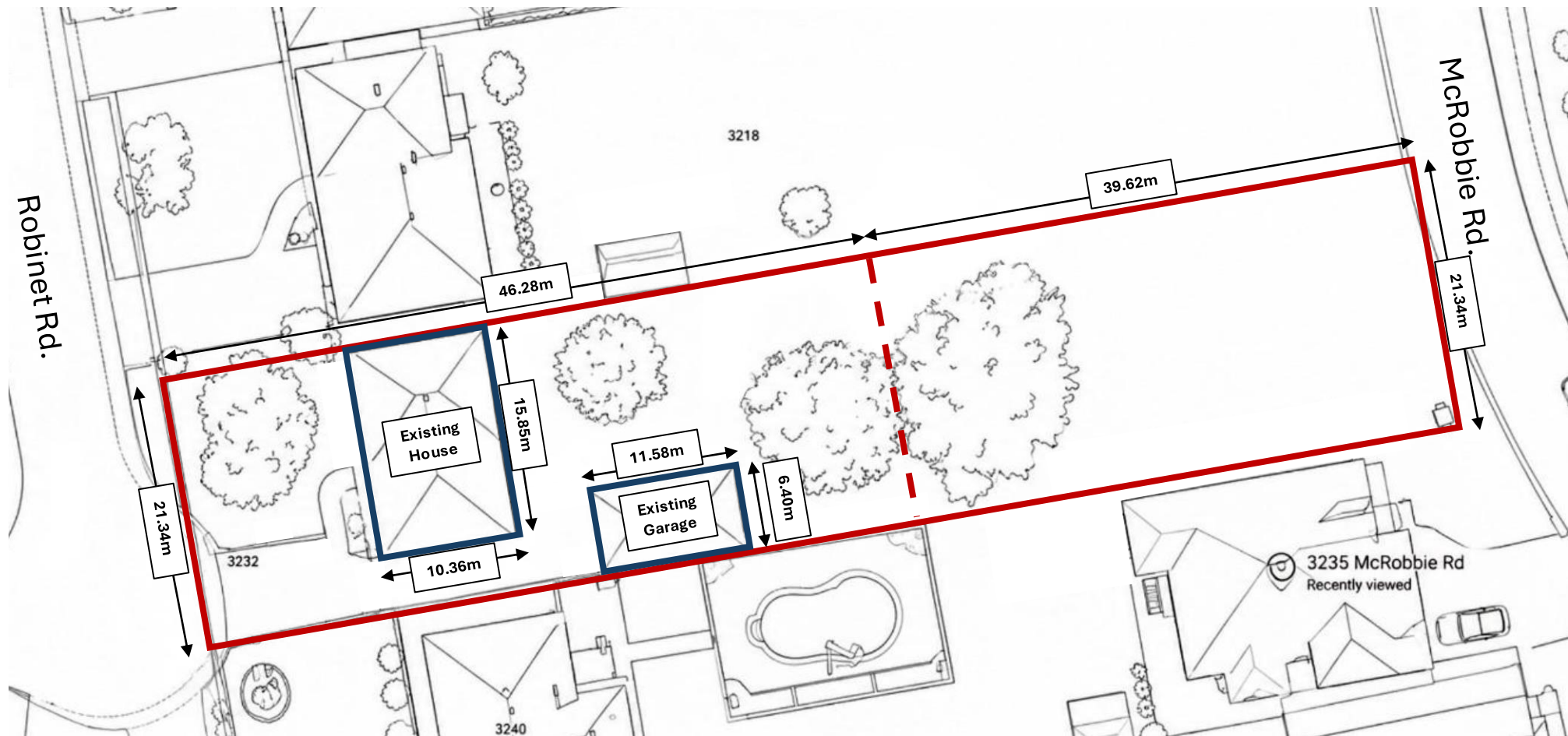
Notice of Decision

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



Original Property:

PIN: 01566-0231
 Address: 3232 Robinet Rd.
 Property frontage: 21.34 m
 Property depth: 85.90 m
 Property surface area: 1832.80 sq meters

Proposed division:

Retained Parcel:
 Address: 3232 Robinet Rd.
 Property frontage: 21.34 m
 Property depth: 46.28 m
 Property surface area: 987.38 sq meters
 Primary dwelling: 10.36 m x 15.85 m
 Primary dwelling surface area: 164.25 sq meters
 Garage: 6.4 m x 11.58 m
 Garage surface area: 74.14 sq meters
 Combined dwelling surface area: 238.39 sq meters
 Combined dwelling percentage of surface area: 24.14%
 Outbuilding percentage of total surface area: 7.5%

New Parcel:
 Address: 3229 McRobbie Rd
 Property frontage: 21.34 m
 Property depth: 39.62 m
 Property surface area: 845.42 sq meters
 Services: at curb

Original Property Boundary

Proposed Partition Line

Existing Dwellings