

# COMMITTEE OF ADJUSTMENT

APPLICANT : 1998308 ONTARIO INC

ADDRESS : 796 HILDEGARDE STREET

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



## Notice of Public Hearing – Committee of Adjustment Application

File # B-006/26 & A-014/26- 796 HILDEGARDE ST

Date Mailed: April 1, 2026

### Electronic hearing:

By videoconference on April 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 April 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 1137 LOT 195 PT LOT 194;& PT CLSD ALLEY

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> 1998308 ONTARIO INC</p> <p><b>Applicant Name:</b> MOHAMMAD HANASH AVANT DESIGN LTD</p>		796 HILDEGARDE ST

## PURPOSE OF APPLICATION

**Both Minor Variance and Consent** - Consent to create a new lot fronting Hildegard Street. Requesting relief for reduced minimum lot width for the severed lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.3.5.1	Minimum - Lot Width	9.0 m	8.5 m

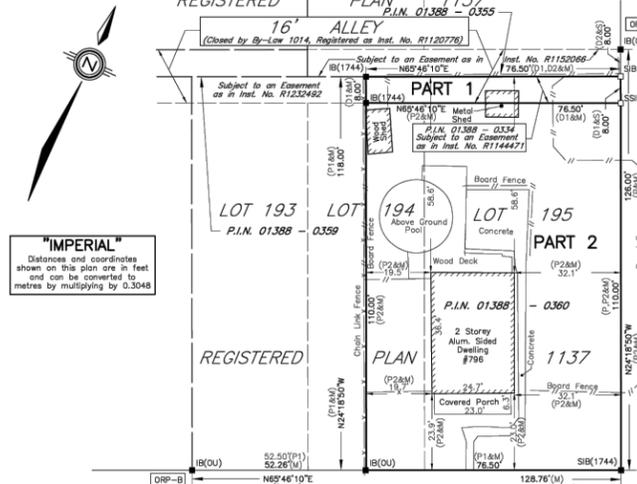


NOTES:  
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991265.

**PARTS SCHEDULE**

PART	LOT	CON/PLAN	P.I.N.
1	PART OF ALLEY	REGISTERED PLAN 1137	ALL OF 01388-0354
2	LOT 195 AND PART OF LOT 194		ALL OF 01388-0360
3			

PART 1 IS SUBJECT TO AN EASEMENT AS IN INST. NO. R1144471E.



**PLAN OF SURVEY OF LOT 195, PART OF LOT 194 and PART OF ALLEY (CLOSED BY INST. NO. R112077E) IN THE CITY OF WINDSOR, COUNTY OF ESSEX, ONTARIO**

VERHAEGEN LAND SURVEYORS  
 SCALE: 1"=20'  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 18 INCHES IN WIDTH BY 14 INCHES IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SBIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - M DENOTES MEASURED
  - J DENOTES PERPENDICULAR
  - S DENOTES SET
  - ORP DENOTES OBSERVED REFERENCE POINT
- ALL SET SIZES AND MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 216/10.
- (P1) DENOTES REGISTERED PLAN 1137
  - (P2) DENOTES PLAN OF SURVEY BH(1744) DATED APRIL 26, 1993. (A-6640)
  - (P3) DENOTES PLAN OF SURVEY BH(1744) DATED AUGUST 31, 1989. (A-4068)
  - (1744) DENOTES VERHAEGEN LAND SURVEYORS

**VERHAEGEN LAND SURVEYORS**  
 A Division of  
**J. D. Barnes Limited**  
 944 OTTAWA STREET, WINDSOR, ON, N9X 2E1  
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com  
 DRAWN BY: D.J. CHECKED BY: R.A.S. REFERENCE NO.: 20-47-959-00  
 CAD File: 20-47-959-00.dwg CAD Date: November 24, 2020 12:03 PM  
 PLOTTED: mm/164/yy

**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG. 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15366934.30	E1097704.55
ORP-B	N15366786.56	E1097639.01

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF NOVEMBER, 2020.  
 NOVEMBER 24, 2020  
 DATE  
 ROY SIMONE  
 LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2145907

796 HILDEGARDE ST.  
 WINDSOR, ON. N8X 2Z8

- ZONE: RESIDENTIAL DISTRICT (RD1.3)**  
**PERMITTED USES**  
 One Single Unit Dwelling
- PROVISIONS**
- Single Unit Dwelling
  - Lot Width - 9.0 m
  - Lot Area - 270.0 s. m
  - Lot Coverage - maximum 45.0%
  - Main Building Height - 10.0 m
  - Front Yard Depth - 6.0 m
  - Rear Yard Depth - 7.50 m
  - Side Yard Width - 1.20 m

**AREA:**

Existing Lot Area	
Proposed Servant Lot A	306.5s.m
Proposed Servant Lot B	532.5s.m
Total	839s.m

**Existing Single Dwelling Setback**

As shown (3/SP-1)	
Front Setback	Existing (7.0m)
Rear Setback	Modify (7.5m)
Side Setback	Modify (1.2m)

**Proposed Servant lot**

Frontage	8.6m
Depth	36m

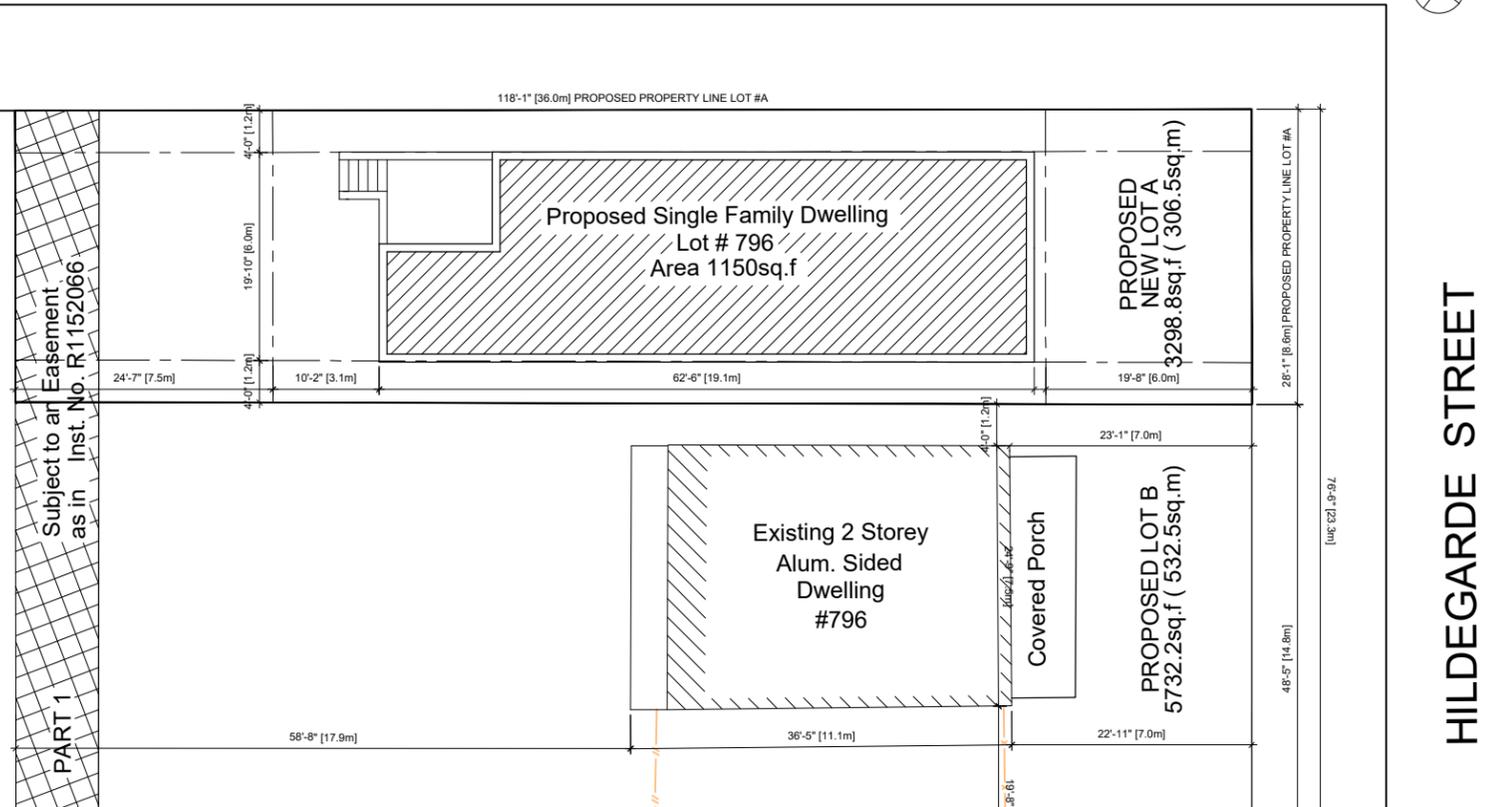
**Scope of work**  
 Service and Driveway for Proposed Servant lot to be Provide Under Owner Responsibility



2 AERIAL VIEW  
 A-1 NTS

3 SCHEDULE  
 A-1 NTS

**ELSMERE AVENUE**



3 SITE PLAN  
 A-1 1/8"=1'-0"

ADDRESS:

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
- COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
- ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

DATE	NO.	ISSUED FOR
01 FEB. 2026		CLIENT REVIEW

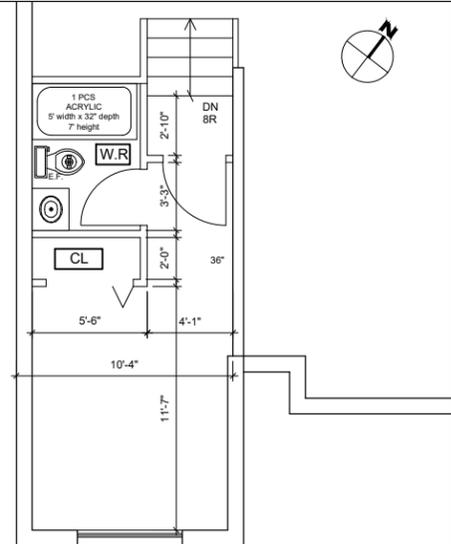
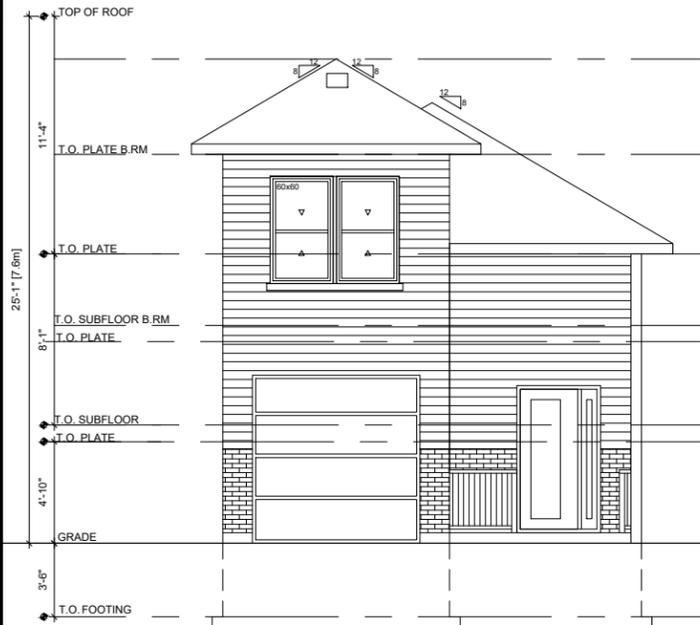
The Architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCEN.

**PROJECT**  
 RESIDENTIAL UNIT  
 PROPOSED LOT #A  
 796 HILDEGARDE ST.  
 WINDSOR

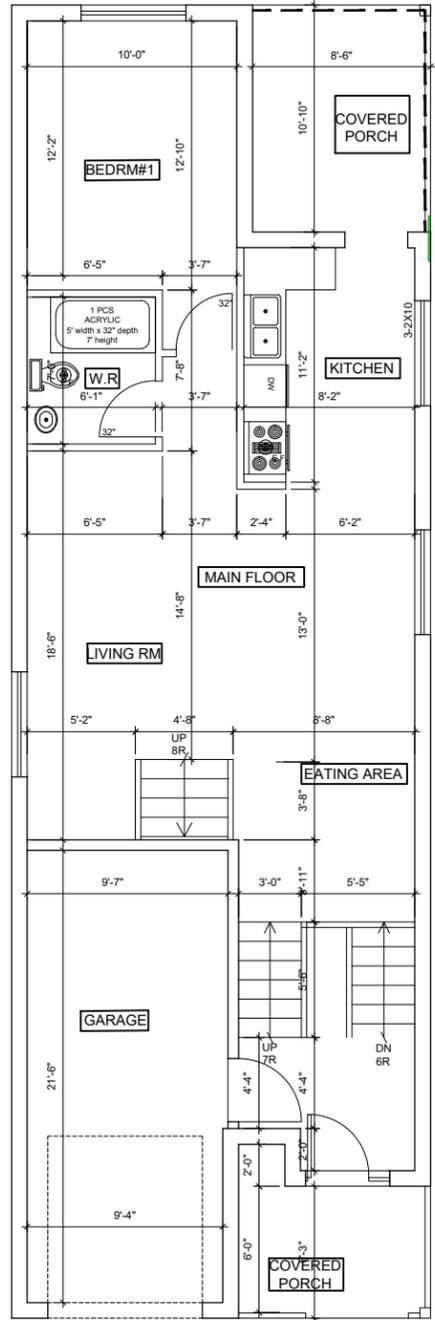
**DWG. TITLE**  
 SITE PLAN, AERIAL VIEW  
 SCHEDULE

DATE	: OCT. '24
SCALE	: AS NOTED
DESIGNED BY	: MH
DRAWN BY	: MH
CHECKED BY	: MH
APPROVED BY	: MH
PROJECT NO.	: 24-026
DWG. NO.	

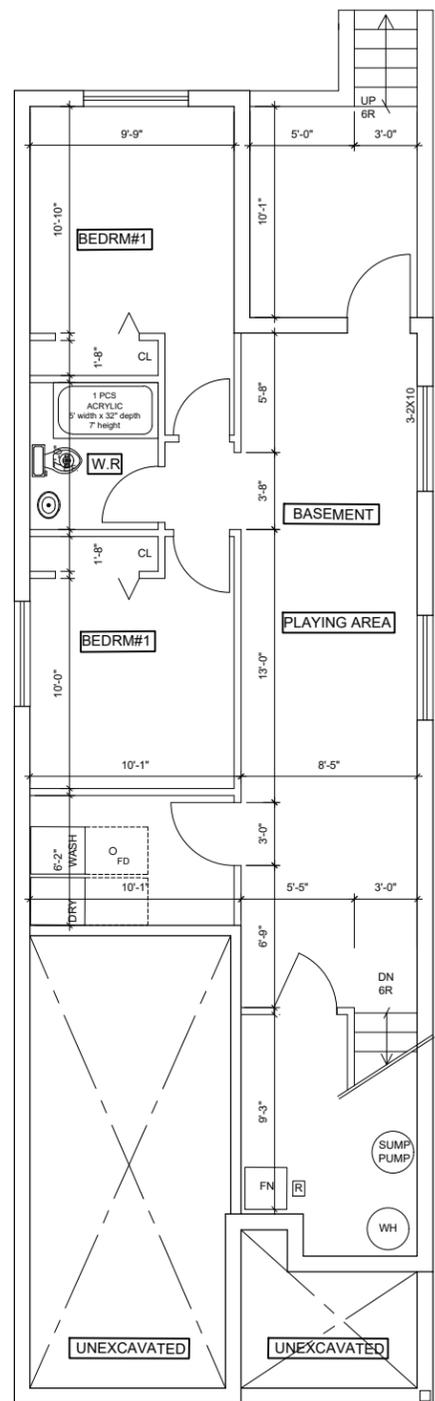
A-1



3 BOUNCE ROOM  
A-2 1/4" = 1'-0"



2 MAIN FLOOR  
A-2 1/4" = 1'-0"



1 BASEMENT FLOOR  
A-2 1/4" = 1'-0"

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  - 3) COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
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01 FEB. 2026	CLIENT REVIEW
DATE	NO. ISSUED FOR

The Architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCAN.

PROJECT  
RESIDENTIAL UNIT

796 HILDEGARDE ST.  
WINDSOR

DWG. TITLE  
FLOORS PLAN

DATE	: OCT. '24
SCALE	: AS NOTED
DESIGNED BY	: MH
DRAWN BY	: MH
CHECKED BY	: MH
APPROVED BY	: MH
PROJECT NO.	: 24-026
DWG. NO.	

A-2