

## Notice of Public Hearing – Committee of Adjustment Application

File # A-031/26 - 760 CABANA RD W

Date Mailed: April 29, 2026

### Electronic hearing:

By videoconference on May 14, 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 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 1345 LOTS 26 TO 29 PT BLK A PT ALLEY RP 12R29628 PARTS 3 AND 4

<b>OFFICIAL PLAN DESIGNATION</b>	<b>ZONING OF SUBJECT LAND(S)</b>
Residential	Residential RD1.4

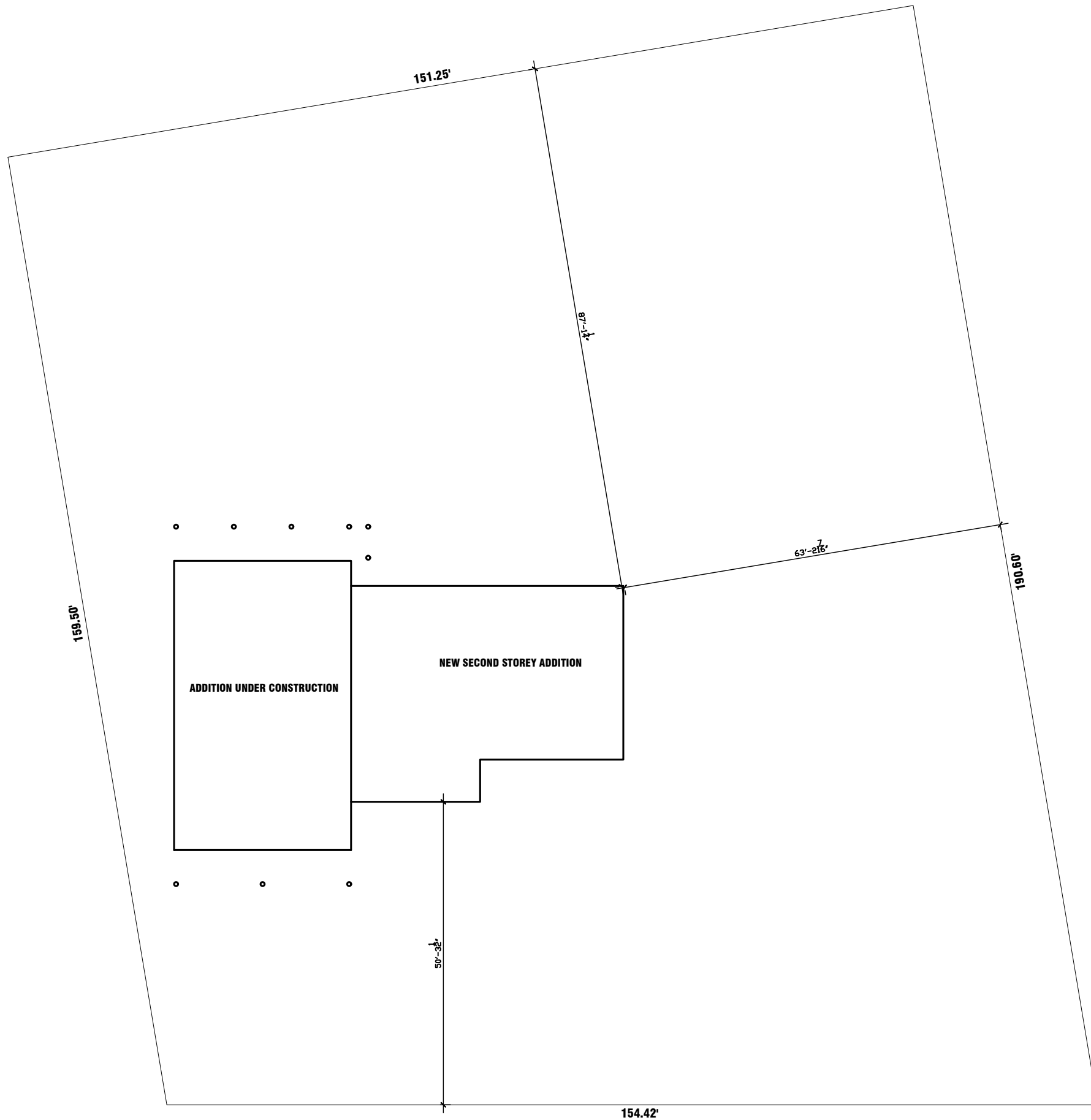
Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> MUNTADHER KHALAF TUAMA</p> <p><b>Applicant Name:</b> Abdullah Hussein</p>		760 CABANA RD W

## PURPOSE OF APPLICATION

**Minor Variance** - Requesting relief for increased maximum main building gross floor area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.4.5.10	Maximum Gross Floor Area - Main Building	400 m <sup>2</sup>	492 m <sup>2</sup>





CABANA ROAD WEST

ADD MAIN FLOOR	1400 SF
ADD SECOND FLOOR	1400 SF
EXIST. HOUSE MAIN	1367 SF
NEW SECOND FLOOR	911 SF
<b>TOTAL FLOOR AREA</b>	<b>5096 SF (473.44 SM)</b>



**SITE PLAN**

SCALE: 3/32" = 1'-0"

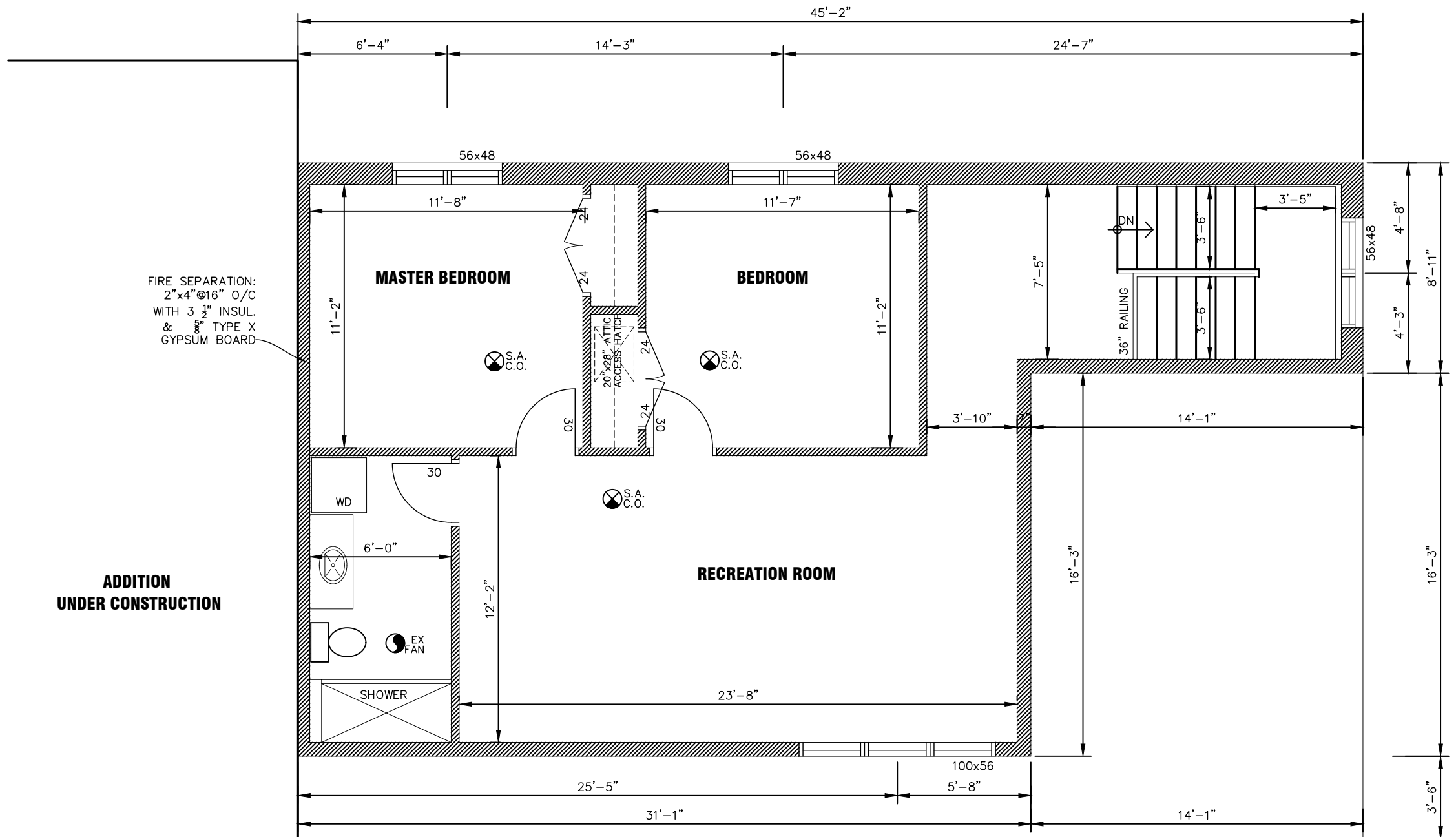
760 CABANA ROAD WEST

FEBRUARY 2, 2026

SECOND STOREY ADDITION







- ⊗ S.A. SMOKE ALARM
- ⊗ S.A. C.O. SMOKE/CARBON MONOXIDE ALARM
- ⊗ EX FAN EXHAUST FAN

ADU MAIN FLOOR	1409 SF
ADU SECOND FLOOR	1409 SF
EXIST. HOUSE MAIN	1367 SF
NEW SECOND FLOOR	911 SF
<b>TOTAL FLOOR AREA</b>	<b>5096 SF (473.44 SM)</b>

**SECOND FLOOR PLAN**



**NEW SECOND STOREY PLAN**

FEBRUARY 2, 2026  
SECOND STOREY ADDITION

760 CABANA ROAD WEST

SCALE: 3/16" = 1'-0"

WOOD LINTEL SCHEDULE	
MAX. SPAN FOR LINTELS SUPPORTING 1 STOREY + ROOF & CEILING (W/ STRUCTURAL SHEATHING)	
CLEAR SPAN	LINTEL SIZE
UP TO 3'-10"	2-2"x4"
UP TO 5'-5"	2-2"x6"
UP TO 6'-9"	2-2"x8"
UP TO 8'-3"	2-2"x10"
UP TO 9'-7"	2-2"x12"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

WOOD LINTEL SCHEDULE	
MAX. SPAN FOR LINTELS SUPPORTING 2 STOREY + ROOF & CEILING	
CLEAR SPAN	LINTEL SIZE
UP TO 3'-7"	2-2"x4"
UP TO 5'-1"	2-2"x6"
UP TO 6'-3"	2-2"x8"
UP TO 7'-8"	2-2"x10"
UP TO 8'-10"	2-2"x12"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

STEEL LINTEL SCHEDULE	
LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE - NO FLOOR LOAD	
CLEAR SPAN	LINTEL SIZE
UP TO 5'-0"	3 1/2"x 3 1/2" x 5/16"
UP TO 7'-0"	4"x 3 1/2" x 5/16"
UP TO 8'-0"	5"x 3 1/2" x 5/16"
UP TO 9'-0"	5"x 3 1/2" x 3/8"
UP TO 10'-0"	6"x 3 1/2" x 3/8"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

NOTES:

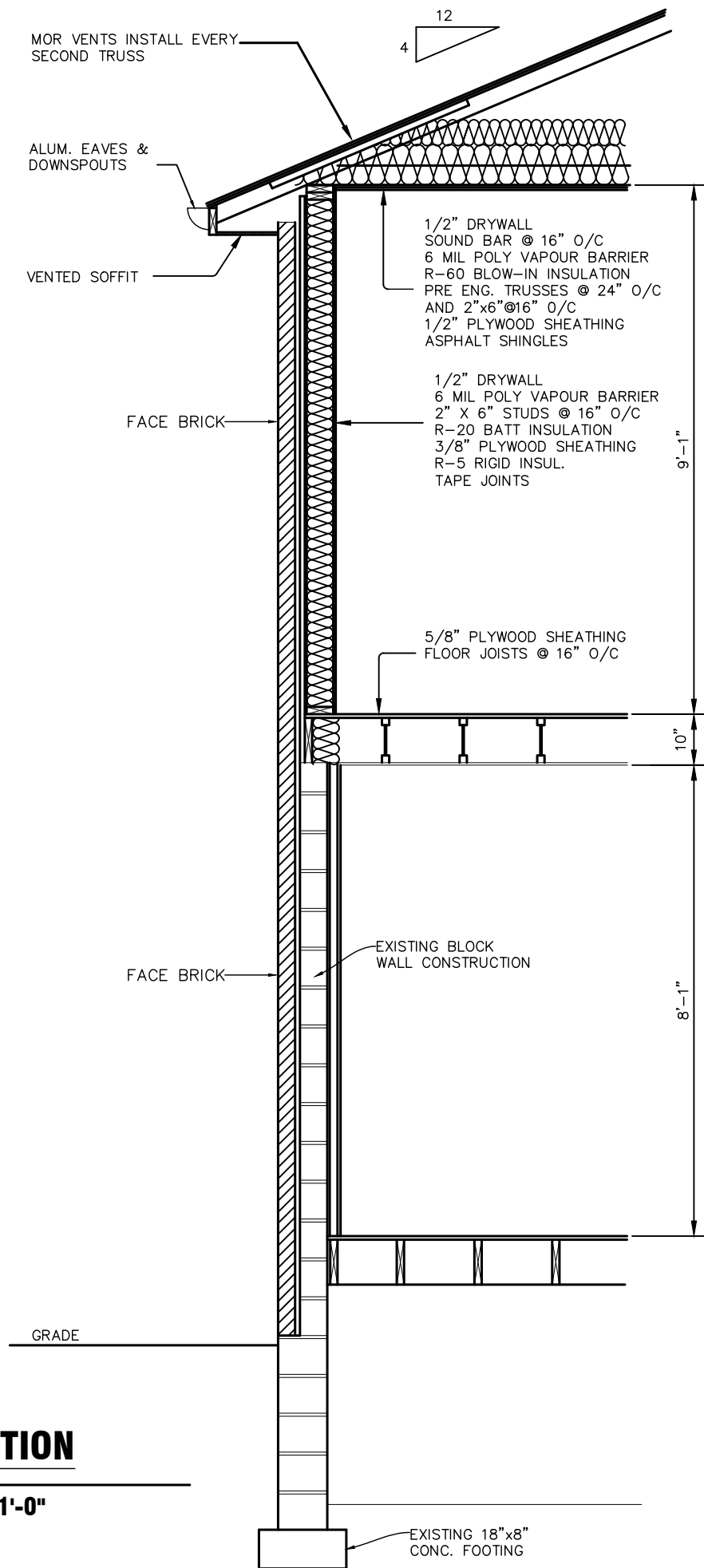
SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND BE EQUIPPED WITH BATTERY BACK-UP AND PROVIDE AUDIBLE AND VISUAL SIGNALS

SUBMIT ROOF TRUSS, FLOOR JOIST AND ENGINEERED BEAM DRAWINGS PRIOR TO FRAMING INSPECTION

ALL INTERIOR WALLS ARE NOMINAL 4" - UNLESS OTHERWISE NOTED

MATCH EXISTING MAIN & SECOND FLOOR HEIGHTS

PROVIDE MIN. 20" x 28" ATTIC ACCESS HATCH WITH MIN R-20 RIGID INSUL. & WEATHERSTRIP



**WALL SECTION**

SCALE: 3/8" = 1'-0"



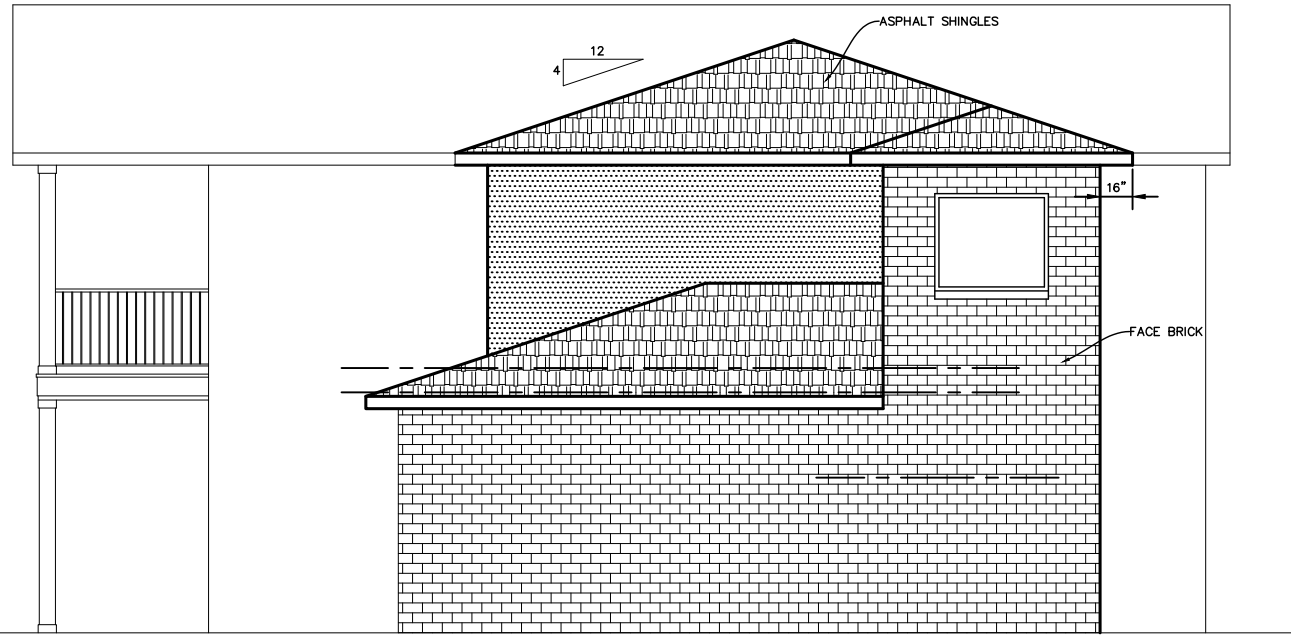
WALL SECTION

SCALE: 3/16" = 1'-0"

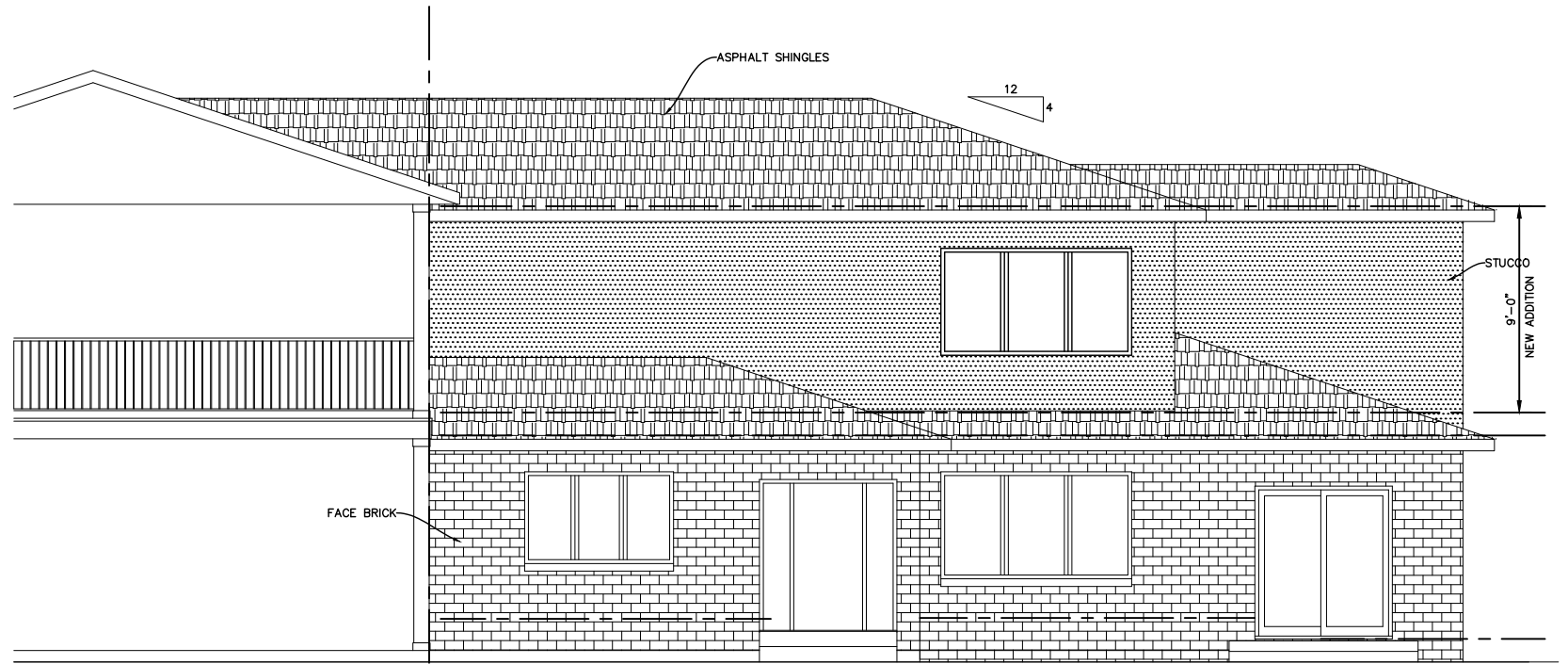
760 CABANA ROAD WEST

SECOND STOREY ADDITION

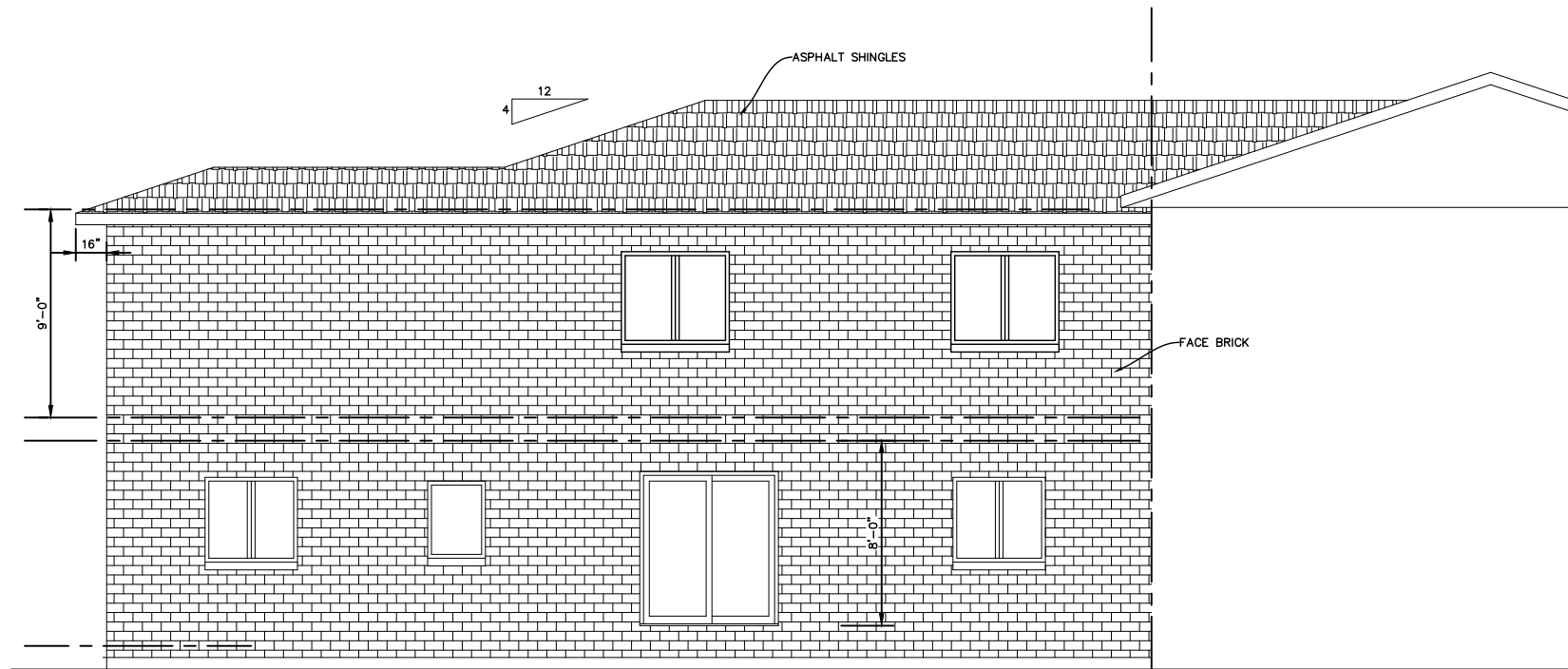
FEBRUARY 2, 2026



**RIGHT ELEVATION**



**FRONT ELEVATION**



**BACK ELEVATION**

