

Notice of Public Hearing – Committee of Adjustment Application

File # A-032/26 - 9727 OSBORN CRES

Date Mailed: August 26, 2026

Electronic hearing:

By videoconference on September 10, 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 August 26, 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 M14 LOT 224;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.7

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: JANNINE AMBROSIO Applicant Name: Shawn Piskovic DZigner Man & Associates		9727 OSBORN CRES

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum separation from a side lot line and a rear lot line for an accessory building. Further requesting relief for reduced minimum separation from a side lot line and rear lot line for eaves and gutters on an accessory building.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	5.10.7.1	Minimum Separation from a side lot line for an accessory building having a gross floor area greater than 15.0m²	1.20m	0.71m

Zoning By-law 8600	5.10.7.1	Minimum Separation from a rear lot line for an accessory building having a gross floor area greater than 15.0m ²	1.20m	0.58m
Zoning By-law 8600	5.10.7.1	Minimum Separation, of eaves and gutters, from a rear lot line for an accessory building having a gross floor area greater than 15.0m ²	0.60m	0.46m
Zoning By-law 8600	5.10.7.1	Minimum Separation, of eaves and gutters, from a side lot line for an accessory building having a gross floor area greater than 15.0m ²	0.60m	0.22m

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

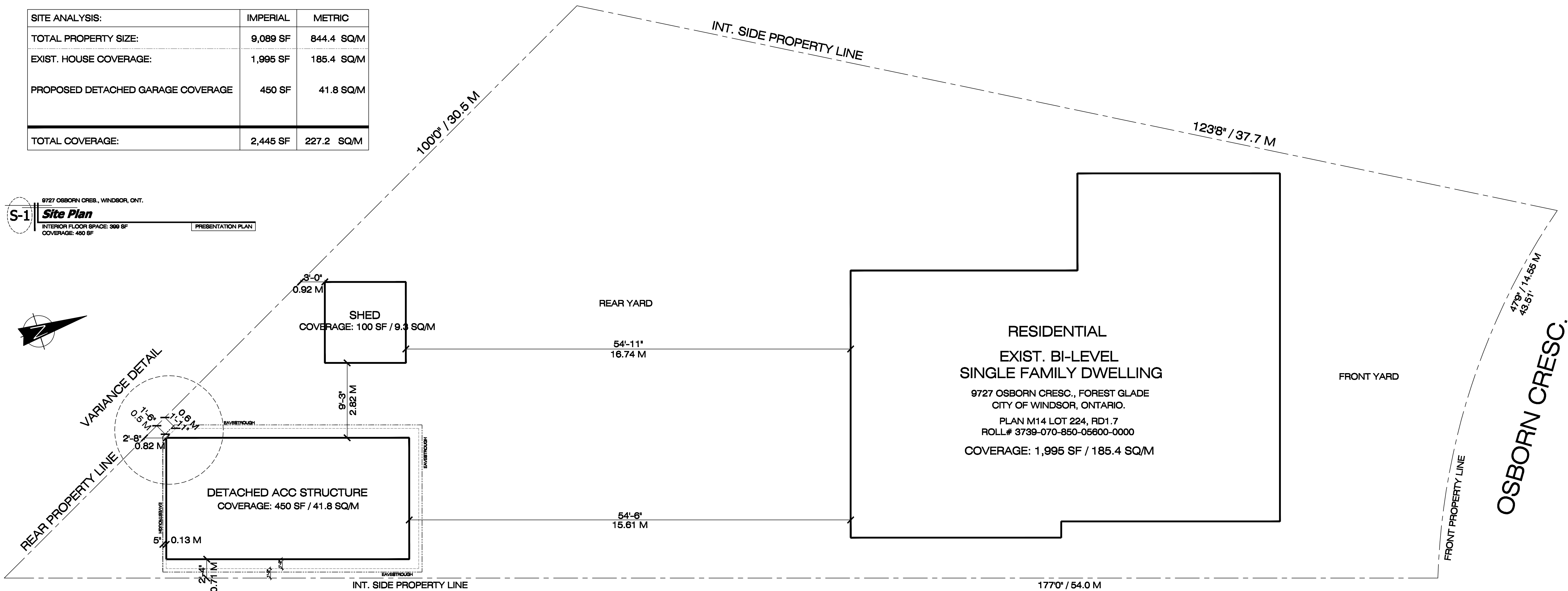
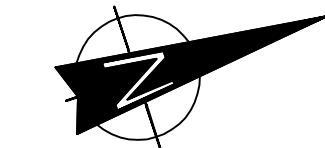
Phone: 519-255-6543 ext. 6450 or 6436

COAdjustment@citywindsor.ca

SITE ANALYSIS:	IMPERIAL	METRIC
TOTAL PROPERTY SIZE:	9,089 SF	844.4 SQ/M
EXIST. HOUSE COVERAGE:	1,995 SF	185.4 SQ/M
PROPOSED DETACHED GARAGE COVERAGE	450 SF	41.8 SQ/M
TOTAL COVERAGE:	2,445 SF	227.2 SQ/M

S-1 | 9727 OSBORN CRES., WINDSOR, ONT.
Site Plan
INTERIOR FLOOR SPACE: 999 SF
COVERAGE: 450 SF

PRESENTATION PLAN



ENGINEER STAMP

Design Firm:



Office Address:
12122 Evergreen Dr.,
Tecumseh, Ontario, N8N 1G9

Call / Text: 519-518-7024
Email: dzignerman@yahoo.com

Website:
www.DZignerman.com

Facebook:

DZigner Man & Associates
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Revision	Date	Initials
1	12/29/2025	SP



Shawn Piskovic
DESIGNER MAN & ASSOCIATES

Permit Drawings
City of Windsor, Ontario

D. #: **2543**

Taseer Sadiq
9727 Osborn Cres.
Windsor, Ontario
N8R 1G2

Net Square Footage
As Noted

Drawing Type:
Detached Accessory Structure

Designed By:
Shawn Plakovic
Lead BCIN Designer

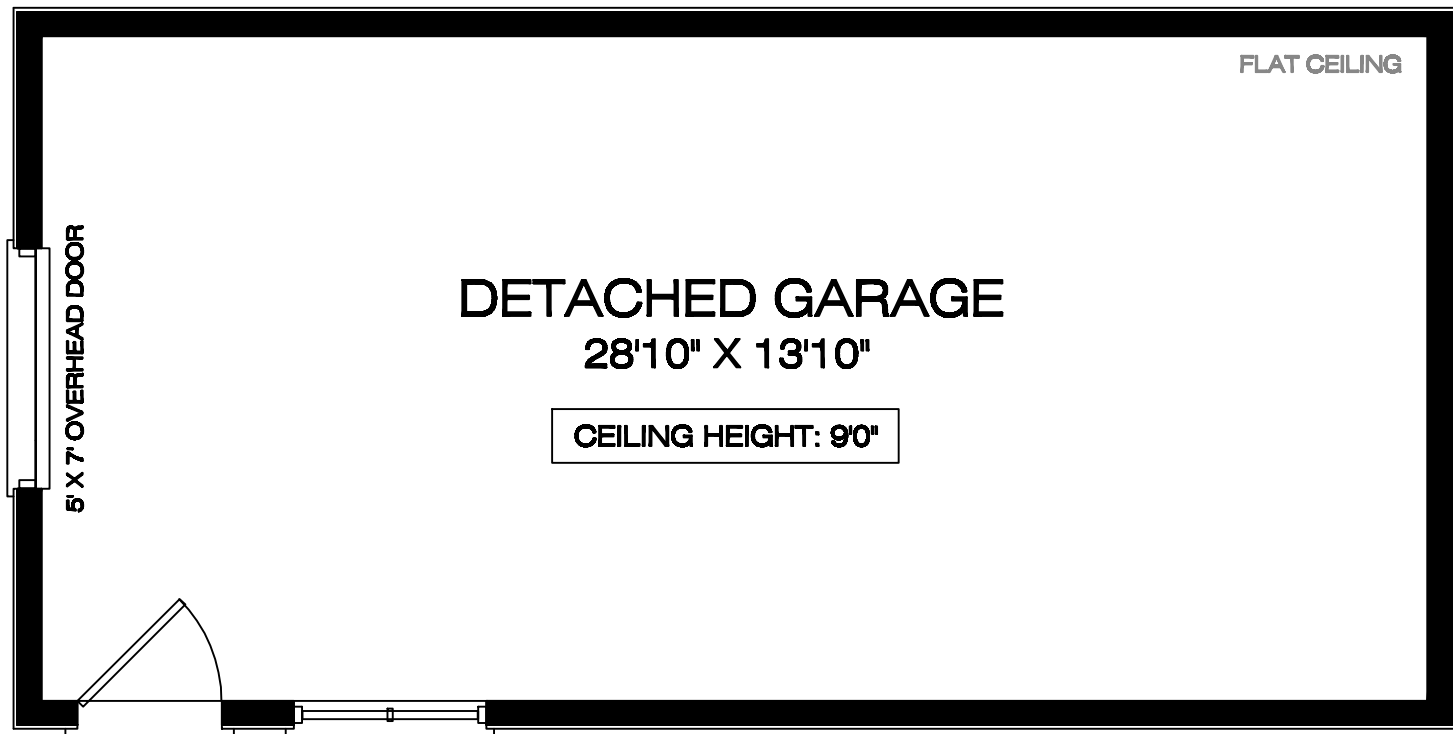
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Date: 12/29/25

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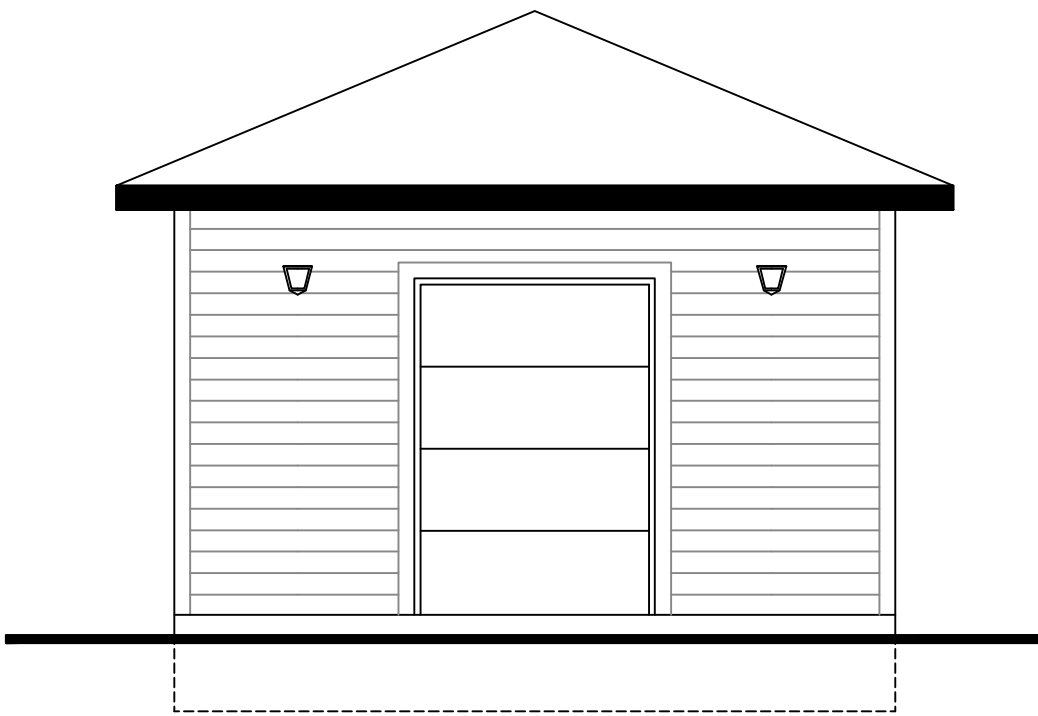
Province: Ontario

S1

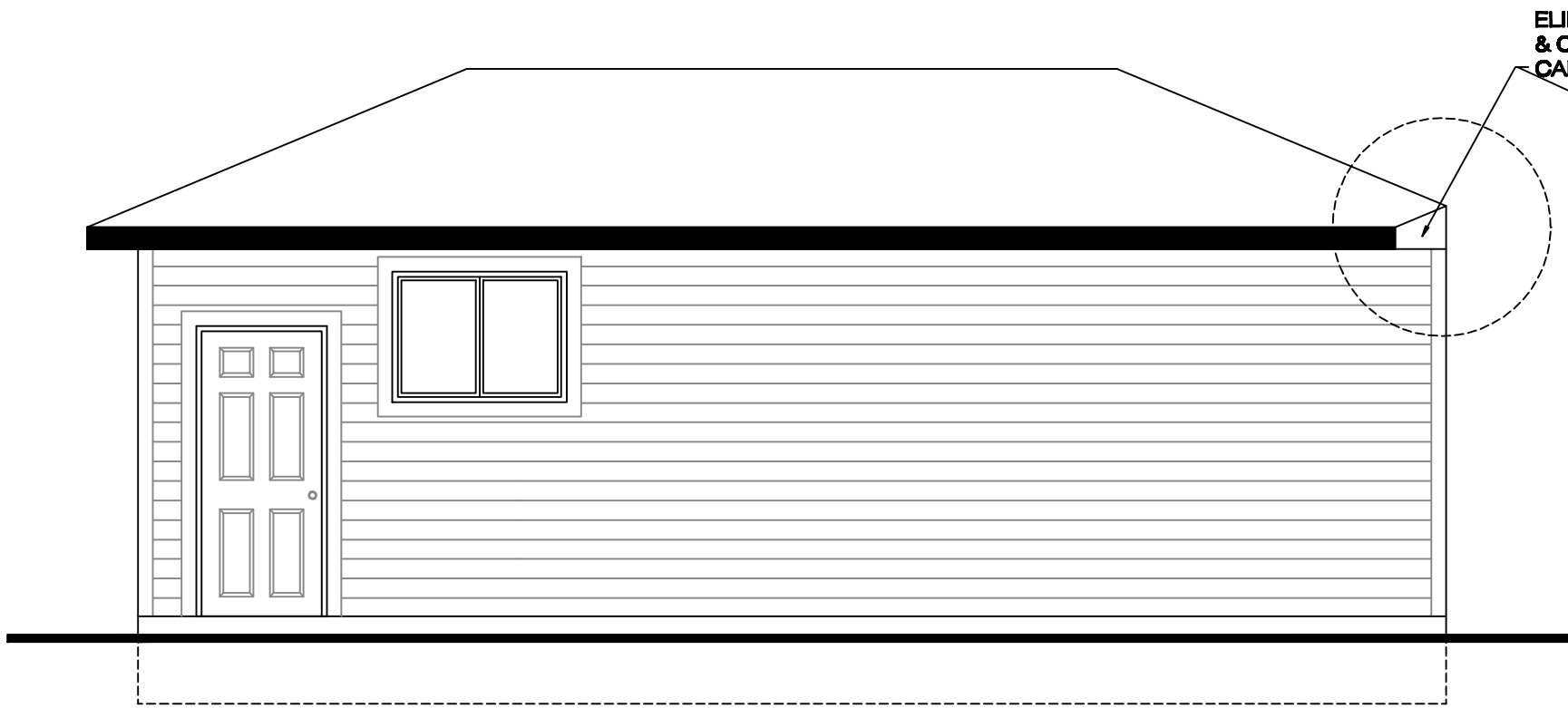


A-1 Proposed Garage Floor Plan
INTERIOR FLOOR SPACE: 360 SF
COVERED: 460 SF
PRESENTATION PLAN

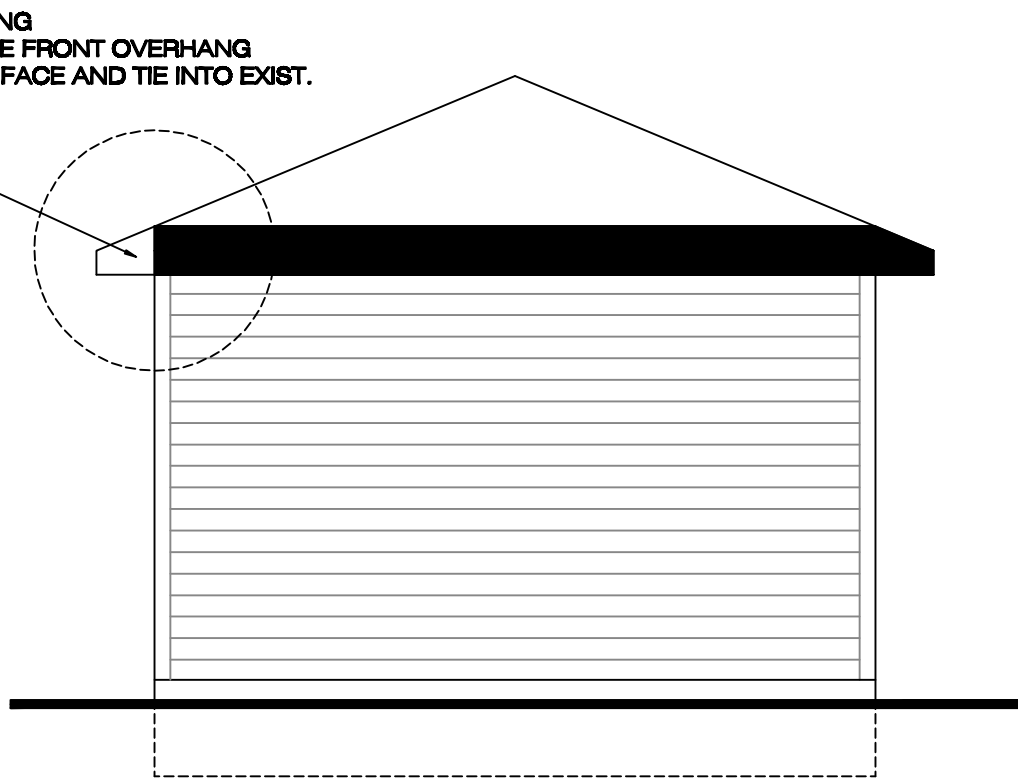
STORM WATER MANAGEMENT:
PLEASE REFER TO SITE PLAN FOR EAVESTROUGH DIMENSIONS TO PROPERTY LINE.
ALL EAVESTROUGH TO BE DIRECTED TOWARDS FRONT OF GARAGE AND DOWNSPOUTS TO BE DIRECTED TOWARDS BACK YARD OF PROPERTY. NO WATER SHED WILL BE DIRECTED TO NEIGHBOURING PROPERTIES.



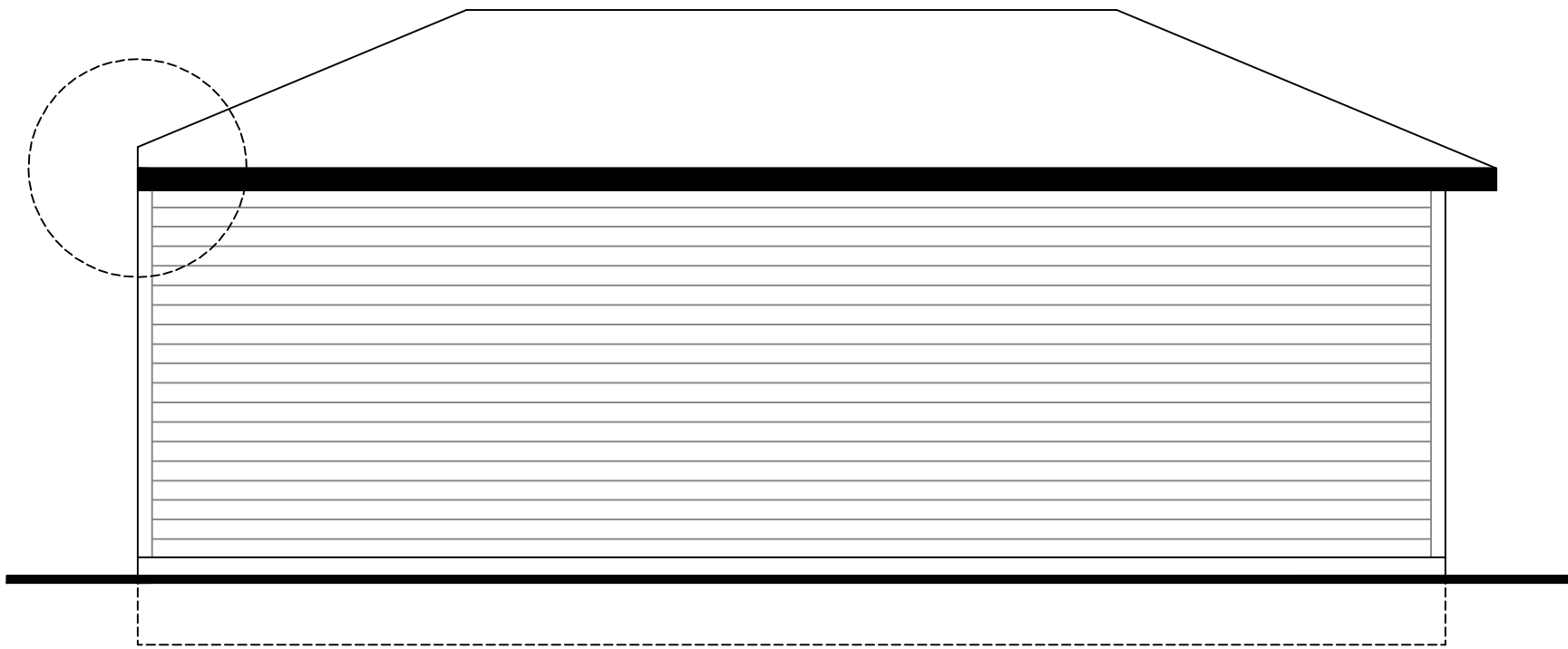
E-1 Left Side Elevation
PRESENTATION PLAN



E-2 Front Elevation
PRESENTATION PLAN



E-3 Right Side Elevation
PRESENTATION PLAN



E-4 Rear Elevation
PRESENTATION PLAN

ENGINEER STAMP

Design Firm:

DZIGNER MAN & ASSOCIATES

Office Address:
12122 Evergreen Dr.
Toronto, Ontario, M3H 1G9

Contact:
Cell / Text: 518-818-7084
Email: dzignerman@yahoo.com
Website:
www.DZignerman.com
Facebook:
DZignerman & Associates
Serving Ontario Province Wide
Call The Man With The Plan!

Revision	Date	By
1	12/29/2025	GP

The undersigned has reviewed and taken responsibility for this design, and for the qualifications and scope of the requirements set out in the Ontario Building Code to be a designer.

DESIGNER INFORMATION
Required unless design is signed under 3.3.3.1. of the Building Code
Name: Shawn Plakovic Date: 12/29/2025 Stamp: 12/29/2025

REGISTRATION INFORMATION
Required unless design is signed under 3.3.3.1. of the Building Code
Professional Designation: Professional Designer Registration Number: 12345

DZIGNER MAN

Shawn Plakovic
DESIGNER MAN & ASSOCIATES

Issued For:
Permit Drawings
City of Windsor, Ontario

P.O. #: 2843

Treasurer: Shawn Plakovic
9727 Caborn, Ontario
Windsor, Ontario
N9R 1G2

Final Square Footage
As Noted

Drawing Type:
Detached Accessory Structure

Designed By:
Shawn Plakovic
Lead BCN Designer

Scale: 1/4"=1'
Date: 12/29/25
Province: Ontario

Drawing I.D.
02