

## Notice of Public Hearing – Committee of Adjustment Application

File # A-038/26 - 0 HIGH ST

Date Mailed: May 27, 2026

### Electronic hearing:

By videoconference on June 11, 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 May 27, 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 666; LOTS 58 TO 60

<b>OFFICIAL PLAN DESIGNATION</b>	<b>ZONING OF SUBJECT LAND(S)</b>
Residential	Residential District 2.1 (RD2.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<b>Owner Name:</b> 1001524336 ONTARIO INC.  <b>Applicant Name:</b> 1001524336 ONTARIO INC.		0 HIGH ST

## PURPOSE OF APPLICATION

**Minor Variance** - Requesting relief to increase the Maximum Gross Floor Area (main building) for a Semi Detached Dwelling.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	11.1.5.10	Maximum Gross Floor Area (main building) for a Semi Detached Dwelling	400 m <sup>2</sup>	464.7 m

## 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](mailto: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](mailto:COAdjustment@citywindsor.ca)

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT ONTARIO BUILDING CODE.

- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING, MASONRY, OR CONCRETE SURFACES U.O.N.

- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENING.

- CONTRACTOR SHALL VERIFY WINDOW OPENINGS WITH THE MANUFACTURER PRIOR TO WORK.

- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH ELECTRICAL PLANS SUPPLIED BY LICENSED ELECTRICAL CONTRACTOR.

- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING FABRICATION.

- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.

- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.

- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.

- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.

- EXISTING DRAINAGE PATTERNS TO REMAIN. ANY NEW SUMP PUMP INSTALLATIONS TO DISCHARGE IN REAR YARD. BUILDING FROM THESE SHALL PROCEED ONLY WHEN MARKED "ISSUED FOR CONSTRUCTION."

EXISTING STRUCTURE NOTE:

- OWNER AND CONTRACTOR ARE FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING GENERAL AND STRUCTURAL CONDITIONS PRIOR TO ANY WORK.

- OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK IF REQUIRED.

CODE REFERENCES AND SPECIFICATIONS

1. FIRE PROTECTION MEASURES

ALL FIRE PROTECTION MEASURES MUST COMPLY WITH OBC 9.10. (U.O.N.)

2. CEILING HEIGHTS

CEILING HEIGHTS SHALL COMPLY WITH OBC 9.5.3.1. AND PART 11 - C102 OF TABLE 11.5.1.1.C.

PART 9:

BASEMENT SPACE - 2 100 mm (6'-10 3/4") over at least 75% of the basement area except that under beams and ducts the clearance is permitted to be reduced to 1 950 mm (6'-4 7/8")

PART 11 (COMPLIANCE ALTERNATIVE):

In a house,

(a) minimum room height shall not be less than 1 950 mm (6'-4 7/8") over the required floor area and in any location that would normally be used as a means of egress, or

(b) minimum room height shall not be less than 2 030 mm (6'-8") over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm (4'-7 1/8") shall not be considered in computing the required floor area.

3. EGRESS FROM DWELLING UNIT

EGRESS FROM DWELLING UNIT SHALL COMPLY WITH OBC 9.9.9 AND PART 11

COMPLIANCE - C136 OF

TABLE 11.5.1.1.C.

PART 9:

9.9.9.1. Travel Limit to Exits or Egress Doors

(1) Except as provided in Sentences (2) and (3), every dwelling unit containing more than 1 storey shall have exits or egress doors located so that it shall not be necessary to travel up or down more than 1 storey to reach a level served by,

(a) an egress door to a public corridor, enclosed exit stair or exterior passageway, or  
(b) an exit doorway not more than 1 500 mm above adjacent ground level.

(2) Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level is served by an openable window or door,

(a) providing an unobstructed opening of not less than 1 000 mm in height and 550 mm in width, and  
(b) located so that the sill is not more than,

(i) 1 000 mm above the floor, and

(ii) 7 m above adjacent ground level.

(3) The travel limit from a floor level in a dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony.

9.9.9.1. Two Separate Exits

(1) Except as provided in Sentence 9.9.7.3.(1), where an egress door from a dwelling unit opens onto a public corridor or exterior passageway it shall be possible from the location where the egress door opens onto the corridor or exterior passageway to go in opposite directions to two separate exits unless the dwelling unit has a second and separate means of egress.

9.9.9.1. Shared Egress Facilities

(1) A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling unit opens onto,

(a) an exit stairway serving more than one suite,

(b) a public corridor,

(i) serving more than one suite, and

(ii) served by a single exit,

(c) an exterior passageway,

(i) serving more than one suite,

(ii) served by a single exit stairway or ramp, and

(iii) more than 1.5 m above adjacent ground level, or

(d) a balcony,

(i) serving more than one suite,

(ii) served by a single exit stairway or ramp, and

(iii) more than 1.5 m above adjacent ground level.

PART 11 (COMPLIANCE ALTERNATIVE):

In a house, exit requirements are acceptable if at least one of the following conditions exists:

(a) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,

(b) an exit that is accessible to more than one dwelling unit and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit, service room or other occupancy, and both dwelling units and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19. and are interconnected,

or

(c) access to an exit from one dwelling unit which leads through another dwelling unit where,

(i) an additional means of escape is provided through a window that conforms to the following:

(A) the sill height is not more than 1 000 mm above or below adjacent ground level,

(B) the window can be opened from the inside without the use of tools,

(C) the window has an individual unobstructed open portion having a minimum area of 0.38 m<sup>2</sup> with no dimension less than 460 mm

(D) the sill height does not exceed 900 mm above the floor or fixed steps,

(E) where the window opens into a window well, a clearance of not less than 1 000 mm shall be provided in front of the window, and

(F) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected,

(ii) an additional means of escape is provided through a window that conforms to the following:

(A) the window is a casement window not less than 1 060 mm high, 560 mm wide, with a sill height not more than 900 mm above the inside floor,

(B) the sill height of the window is not more than 5 m above adjacent ground level, and

(C) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected, or

(iii) the building is sprinklered and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.

4. EGRESS FROM BEDROOMS EGRESS FROM BEDROOMS SHALL COMPLY WITH OBC

9.9.10.1

PART 9:

(1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,

(a) is openable from the inside without the use of tools,

(b) provides an individual, unobstructed open portion having a minimum area of 0.35 m<sup>2</sup> with no dimension less than 380 mm, and

(c) maintains the required opening described in Clause (b) without the need for additional support.

(2) Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of 1000 mm above the floor.

(3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.

(4) Where the sleeping area within a live/work unit is on a mezzanine with no obstructions more than 1 070 mm above the floor, the window required in Sentence (1) may be provided on the main level of the live/work unit provided the mezzanine is not more than 25% of the area of the live/work unit or 20 m<sup>2</sup>, whichever is less, and an unobstructed direct path of travel is provided from the mezzanine to this window.

(5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.

(6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.

(7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

5. SMOKE ALARMS

SMOKE ALARMS SHALL COMPLY WITH OBC 9.10.19. AND PART 11 COMPLIANCE - C175 OF TABLE 11.5.1.1.C.

PART 9:

9.10.19.1. Required Smoke Alarms

(2) Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.

(3) Smoke alarms required in Sentence (1) shall have a visual signaling component conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code".

(4) The visual signaling component required in Sentence (2) need not, (a) be integrated with the smoke alarm provided it is interconnected to it, (b) be on battery backup, or (c) have synchronized flash rates, when installed in a dwelling unit.

(5) The luminous intensity for visual signaling components required in Sentence (2) that are installed in sleeping rooms shall be a minimum of 175 cd.

(6) Smoke alarms required in Sentence (1) shall be installed on or near the ceiling.  
9.10.19.3. Location of Smoke Alarms

(1) Within dwelling units, sufficient smoke alarms shall be installed so that,

(a) there is at least one smoke alarm installed on each storey, including basements, and

(b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,

(i) in each sleeping room, and

(ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.

(2) Within a house that contains an interior shared means of egress or common area, a smoke alarm shall be installed in each shared means of egress and common area.

(3) A smoke alarm required in Sentences (1) and (2) shall be installed in conformance with CAN/ULC-S553, "Installation of Smoke Alarms".

9.10.19.1. Power Supply

(1) Except as provided in Sentences (2) and (3), smoke alarms required in Sentences 9.10.19.1.(1) and

9.10.19.3.(2) shall,

(a) be installed with permanent connections to an electrical circuit,

(b) have no disconnect switch between the overcurrent device and the smoke alarm, and

(c) in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.

9.10.19.1. Interconnection of Smoke Alarms

(1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

PART 11 (COMPLIANCE ALTERNATIVE):

Smoke alarms may be battery operated.

6. CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL COMPLY WITH OBC 9.33.4. AND PART 11

COMPLIANCE - C197 OF

TABLE 11.5.1.1.C.

PART 9:

9.33.4.1. Application

(1) This Subsection applies to every building that,

(a) contains a residential occupancy, and

(b) contains a fuel-burning appliance or a storage garage.

9.33.4.1. Location of Carbon Monoxide Alarms

(1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall

be installed adjacent to each sleeping area in the suite.

(2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed,

(a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and

(b) in the service room.

(3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.

(4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit.

(5) A carbon monoxide alarm shall be mechanically fixed,  
(a) at the manufacturer's recommended height, or  
(b) in the absence of specific instructions, on or near the ceiling.

9.33.4.1. Installation and Conformance to Standards (1) The carbon monoxide alarm required by Article 9.33.4.2. shall,

(a) except as permitted in Sentence (2), be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm,  
(b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy,  
(c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed, where located adjacent to a sleeping area, and  
(d) conform to,

(i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or

(ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".

(2) Where the building is not supplied with electrical power, carbon monoxide alarms are permitted to be battery operated.

PROJECT DETAILS

SEMI DETACHED WITH ADUs

LOCATION

LOT A-B HIGH ST ,  
WINDSOR, ON

DRAWING

GENERAL NOTES

CLIENT

MR. KARANDEEP SHURA

SCALE

N.T.S.

DRAWING NO.

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COMMENTS

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.

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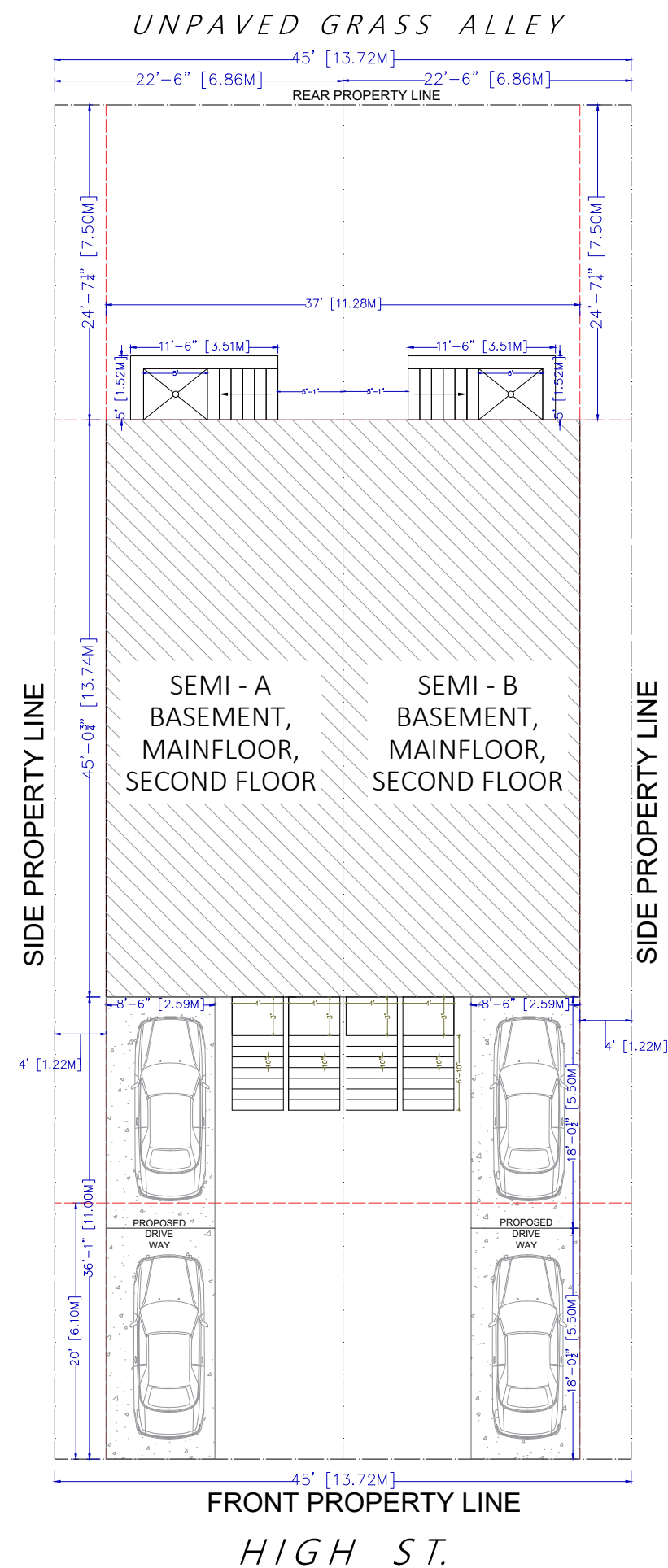
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DESCRIPTION	PROPOSED	REQUIRED/ ALLOWABLE	(% VARIANCE )
ZONING :	RD 2.1		
LOT AREA:	4758.75 SQ.FT ( 442.10 SQ.M)	450 SQ.MT.	[WITHIN 20% ]
LOT WIDTH:	45 FT (13.71 M)	49.21 FT (15 M)	[WITHIN 20% ]
FOOTPRINT:	1667.59 SQ.FT ( 154.92 SQ.M)	2141.43 SQFT ( 198.94 SQ.M.) (45%)	
GROSS FLOOR AREA:	5002.77 SQ.FT (464.77 SQ.M.)	4305.56 SQ.FT (400 SQ.M.)	[WITHIN 20% ]
PROPOSED BUILDING HEIGHT :	8.45 M	9 M	

**PROJECT DETAILS**  
SEMI DETACHED WITH ADUs

**LOCATION**  
LOT A-B HIGH ST ,  
WINDSOR, ON

**DRAWING**  
SITE PLAN

**CLIENT**  
MR. KARANDEEP SHURA

**SCALE**      **DRAWING NO.**  
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**PROJECT DETAILS**  
SEMI DETACHED WITH ADUs

**LOCATION**

LOT A-B HIGH ST ,  
WINDSOR, ON

**DRAWING**  
FLOOR PLANS

**CLIENT**

MR. KARANDEEP SHURA

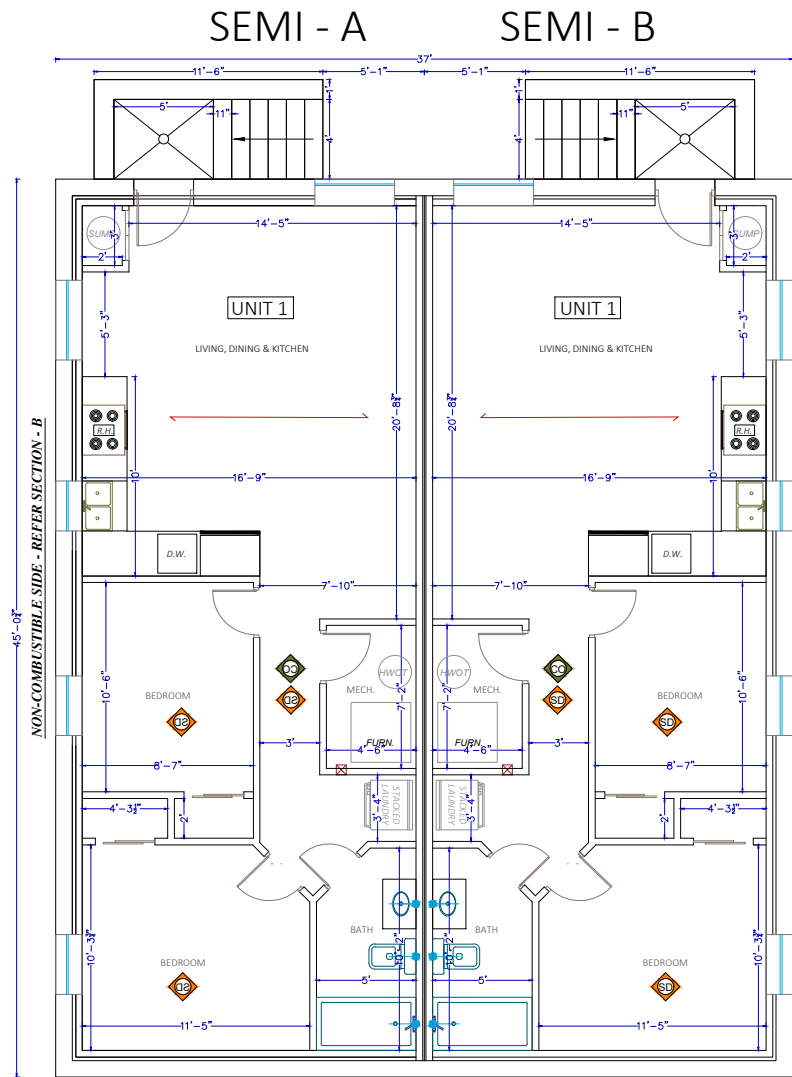
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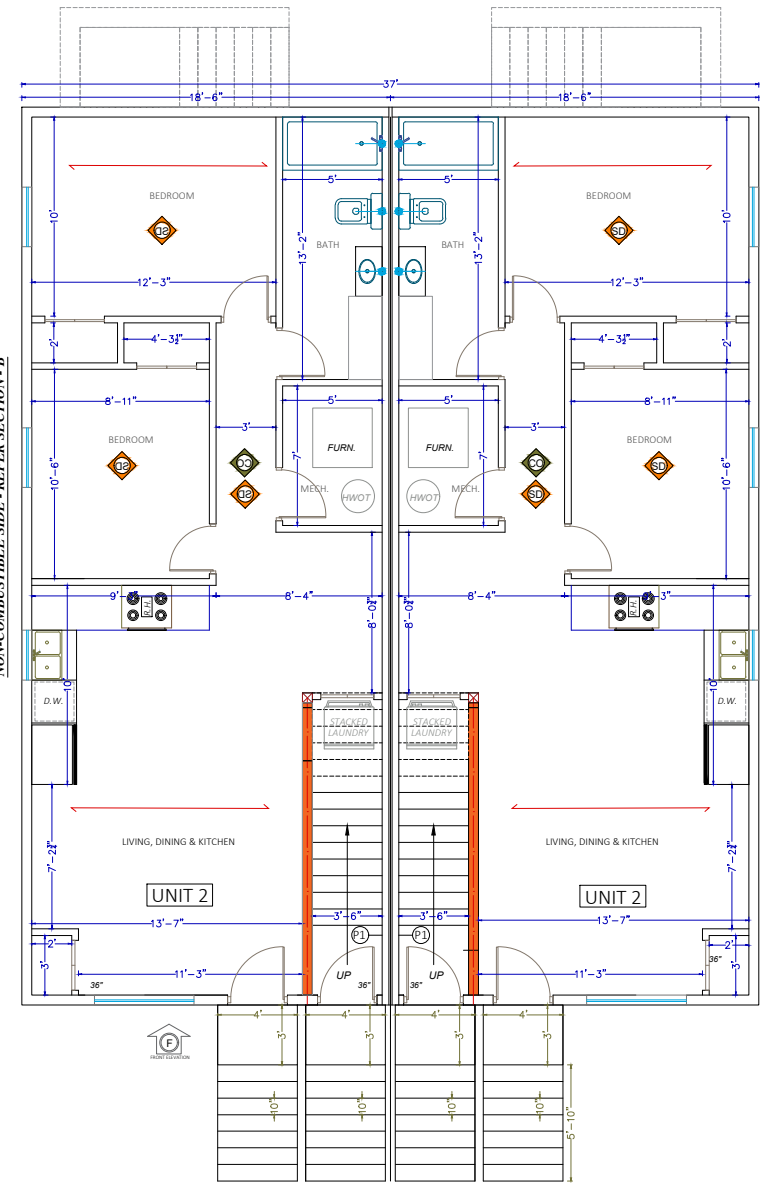
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**COMMENTS**

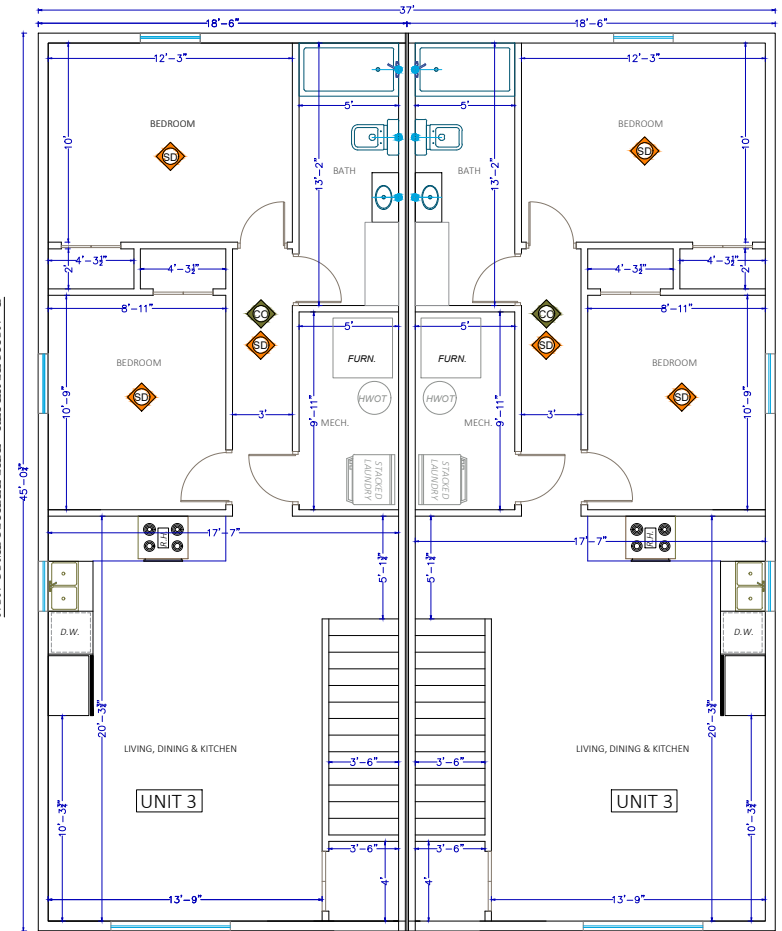
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**FOUNDATION/ BASEMENT PLAN**



**MAIN FLOOR PLAN**

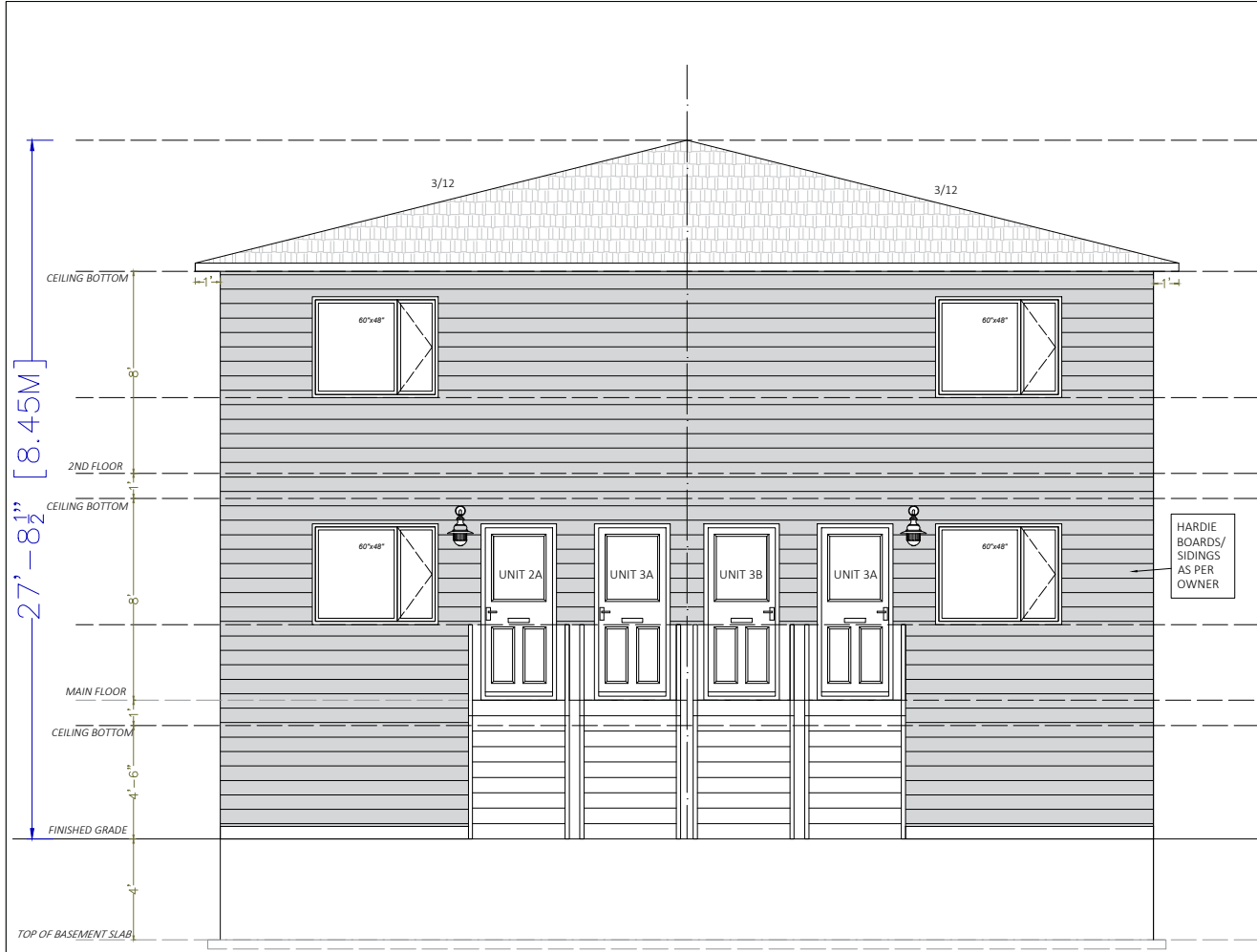


**SECOND FLOOR PLAN**

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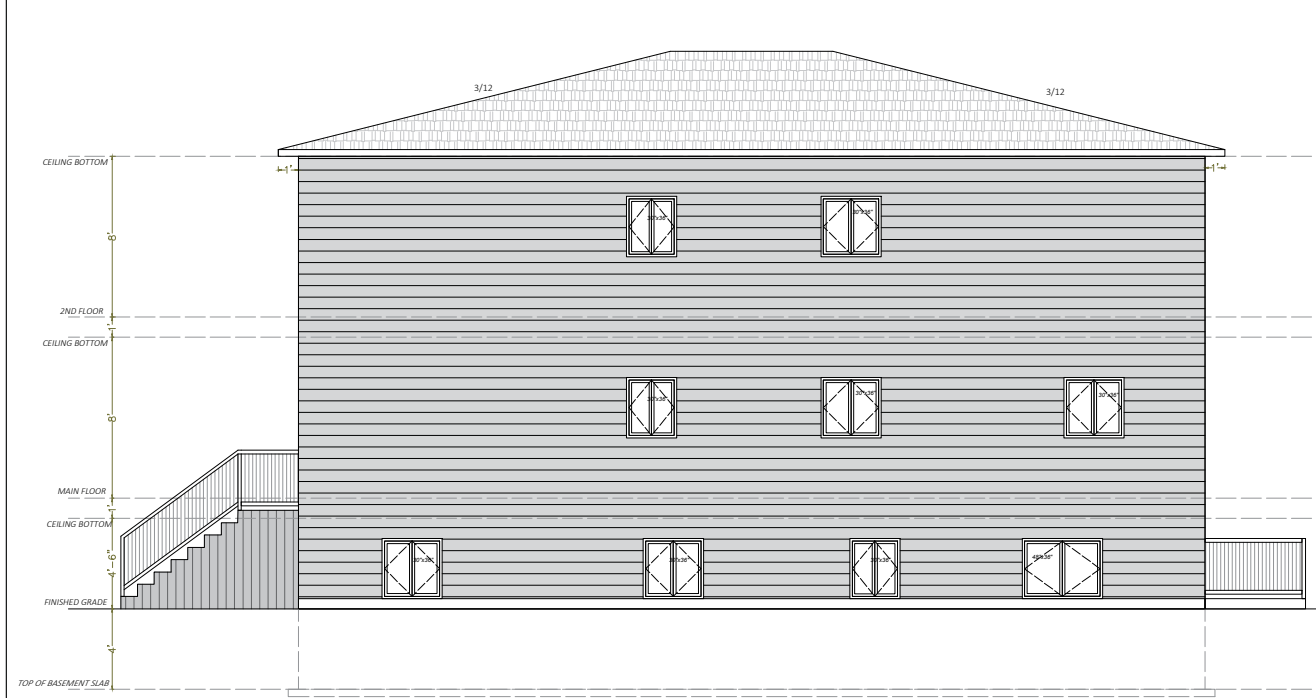




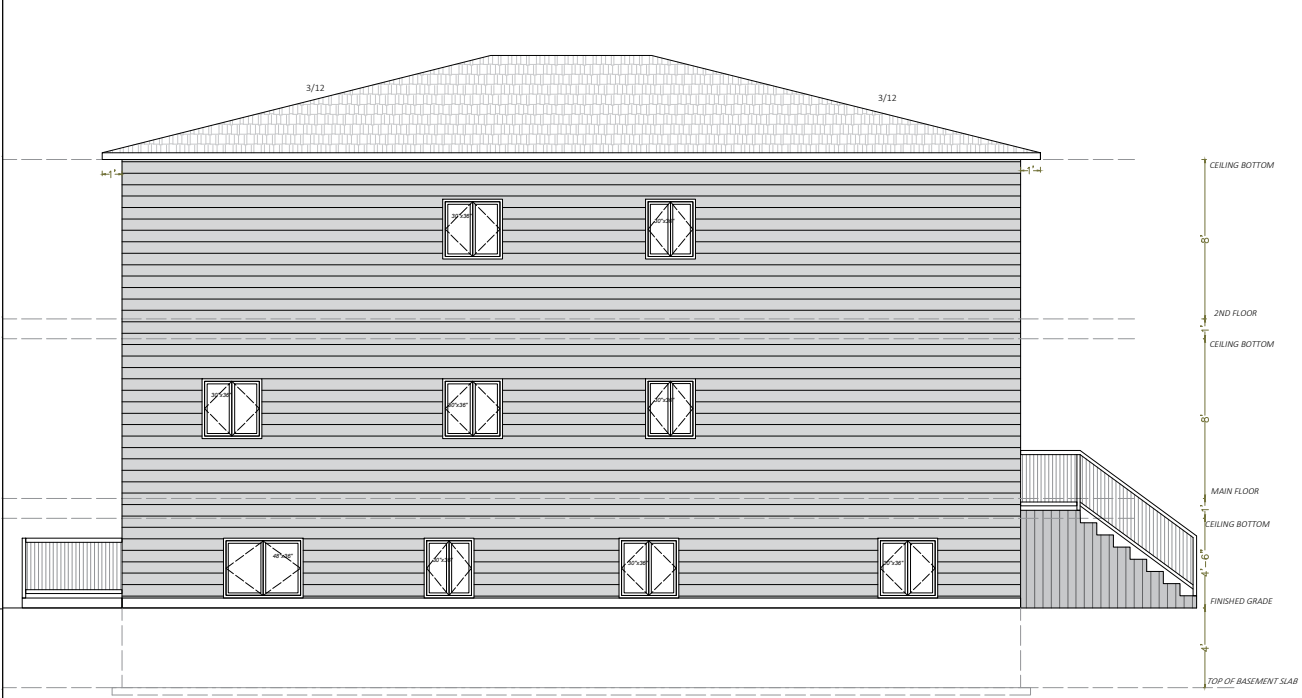
**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION- TYP.**



**SIDE ELEVATION- TYP.**

**PROJECT DETAILS**  
SEMI DETACHED WITH ADUs

**LOCATION**  
LOT A-B HIGH ST ,  
WINDSOR, ON

**DRAWING**  
ELEVATIONS

**CLIENT**  
MR. KARANDEEP SHURA

**SCALE** N.T.S. **DRAWING NO.** A-4.0

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