

Notice of Public Hearing – Committee of Adjustment Application

File # A-057/25

Date Mailed: July 23, 2025

Electronic hearing:

By videoconference on August 7, 2025 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 23, 2025. 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:

Applicant/Owner	Authorized Agent	Subject Property
NC Capital Holdings Inc.	Clarke Gallie	0 FERNDAL AVE Roll #- 3739-070-560-08801-0000

Current Official Plan Designation: Residential

Zoning of Property: Residential RD2.1

Purpose of application: ☐ Consent ☒ Variance ☐ Both

Minor Variance Request: Proposed semi-detached dwelling with four internal additional dwelling units seeking relief for increased maximum gross floor area – main building.

No.	Requirement	
	Maximum Gross Floor Area – Main Building [11.1.5.10]: A. 400m2 (Required) B. 756m2 (Provided)	

Consent Requested or Proposed: N/A

The description of the subject land: N/A

Easement Description: N/A

Change of Conditions: N/A

**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.

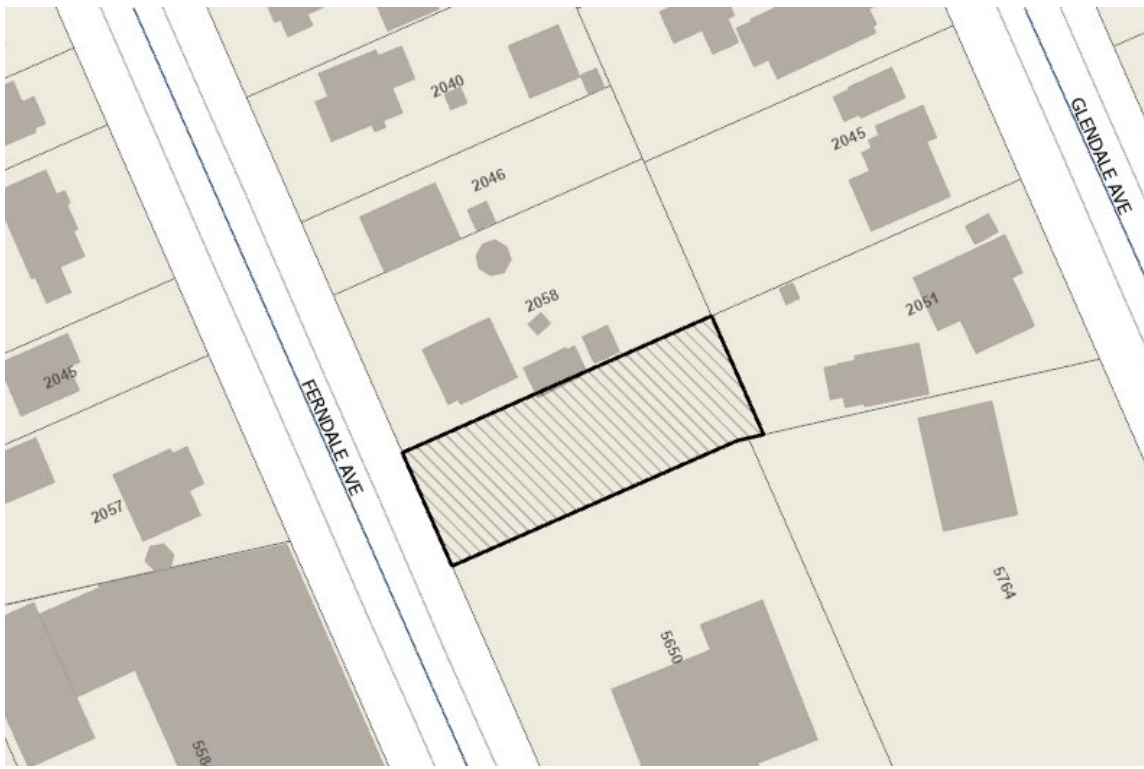
**Participate in the hearing by videoconference (Microsoft Teams)**

**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.

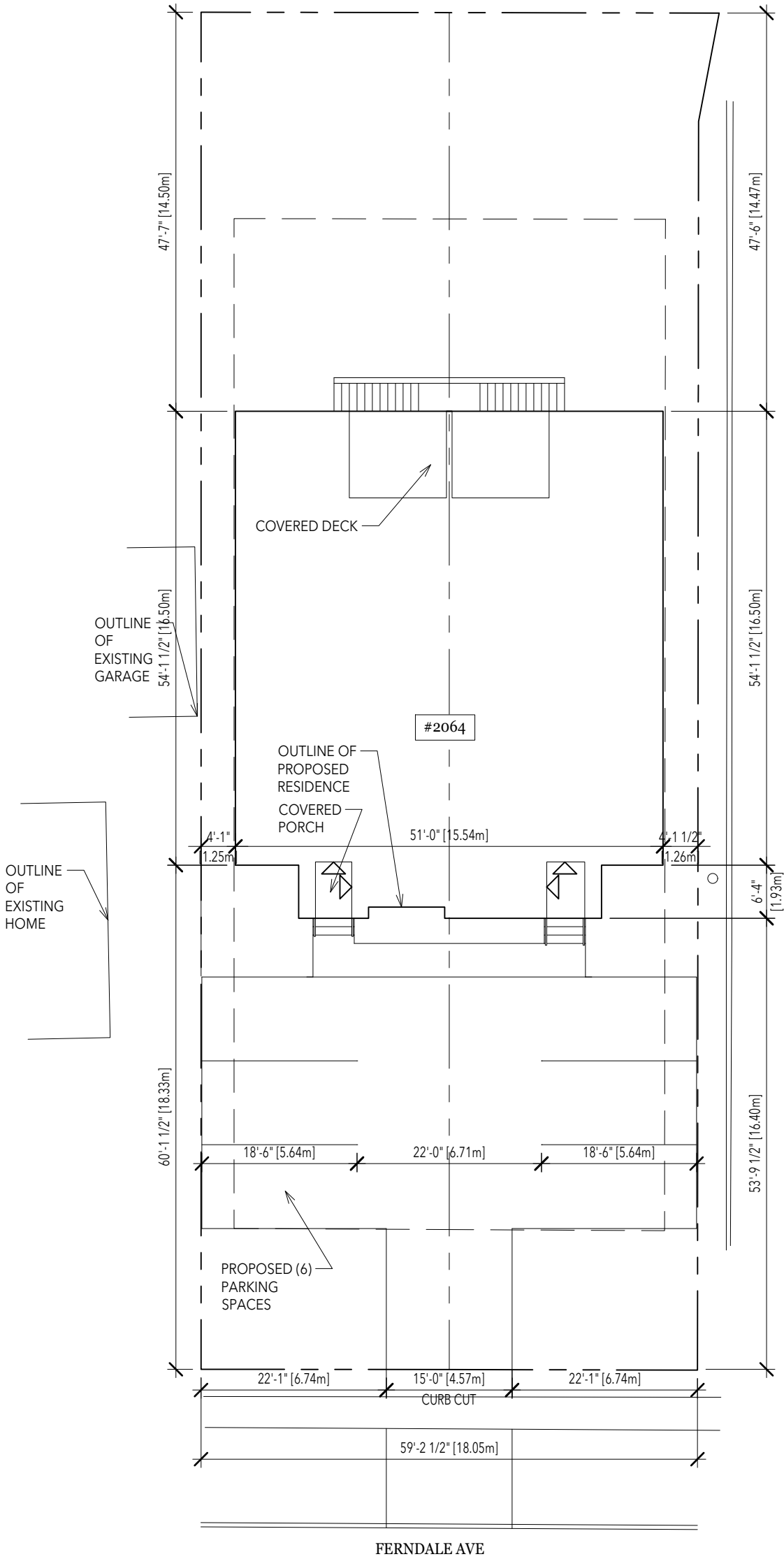
**Applicant(s)** – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

**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.

**Key Map Insert****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  
[COAAdjustment@citywindsor.ca](mailto:COAAdjustment@citywindsor.ca)

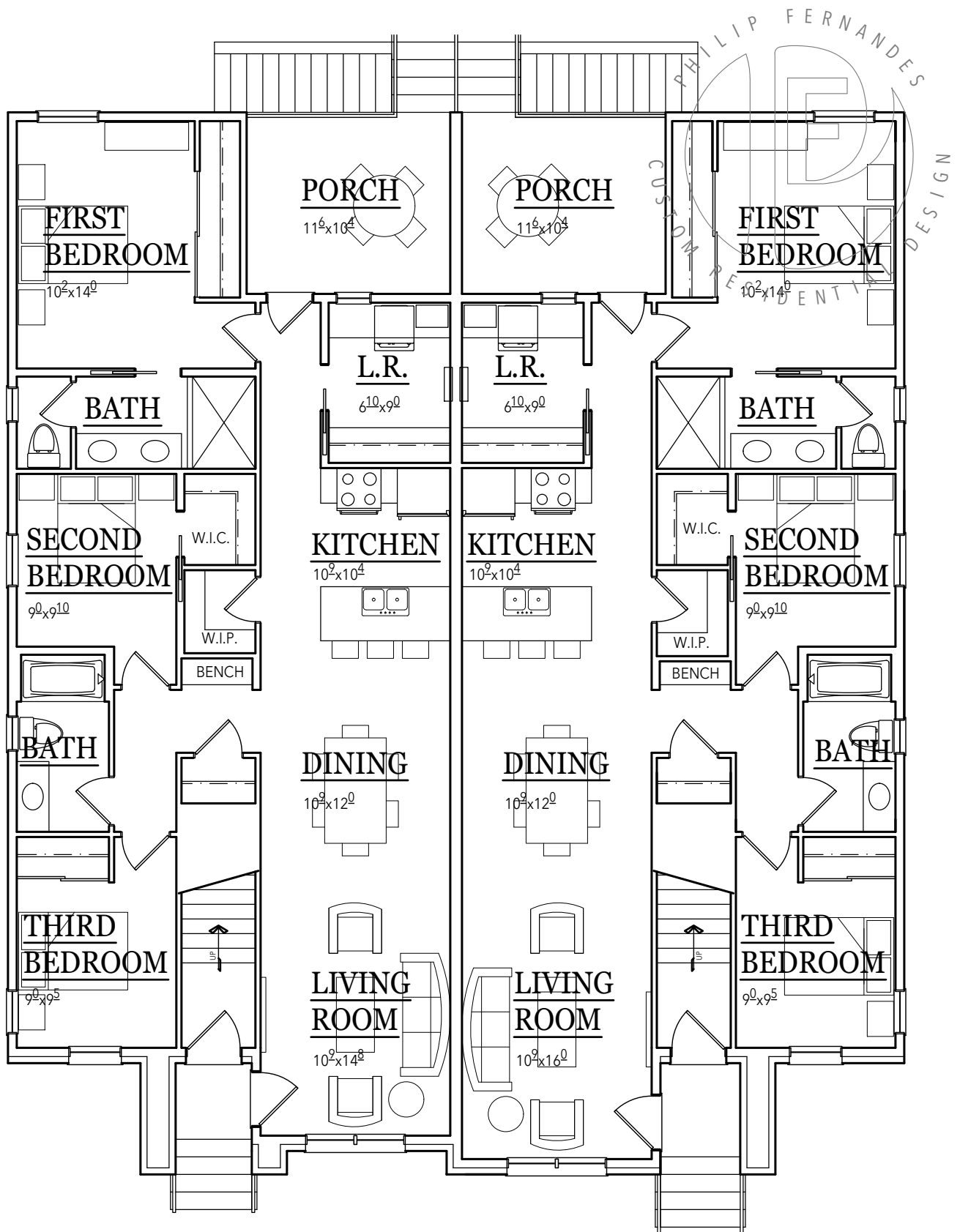


LOT CALCULATIONS		
ZONED: R2.1 - WINDSOR		
SEMI-DETACHED DWELLING		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	15.0m (49.2')	18.05m (59.3')
MIN. LOT AREA	450.0m <sup>2</sup> (4,843ft <sup>2</sup> )	892.7m <sup>2</sup> (9,609ft <sup>2</sup> )
PROPOSED SEMI-DETACHED (INCLD PORCH)	-	276.5m <sup>2</sup> (2,977ft <sup>2</sup> )
MAX. ACCESSORY LOT COVERAGE	10%	-
MAX. LOT COVERAGE	45%	31%
PROPOSED GROSS FLOOR AREA (1ST & 2ND FLR & LOWER LEVEL)	400.0m <sup>2</sup> (4,305ft <sup>2</sup> )	*517m <sup>2</sup> (5566ft <sup>2</sup> )*
TOTAL PROPOSED DWELLING UNITS		6
MAX. MAIN BUILDING HEIGHT	9.0m (29.53')	8.1m (26.8')
MIN. FRONT YARD	6.0m (19.8')	12.1m (39.5')
REAR YARD	7.5m (24.6')	7.5m (24.6')
MIN SIDE YARD	1.2m (3.94')	1.25m (4.1')
PARKING REQUIRED	4	4
TOTAL FRONT YARD AREA	-	296m <sup>2</sup> (3,185ft <sup>2</sup> )
TOTAL FRONT YARD PAVED AREA	-	201m <sup>2</sup> (2,162ft <sup>2</sup> )

S I T E P L A N

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

\* DENOTES A REQUIRED VARIANCE



# FIRST FLOOR PLAN

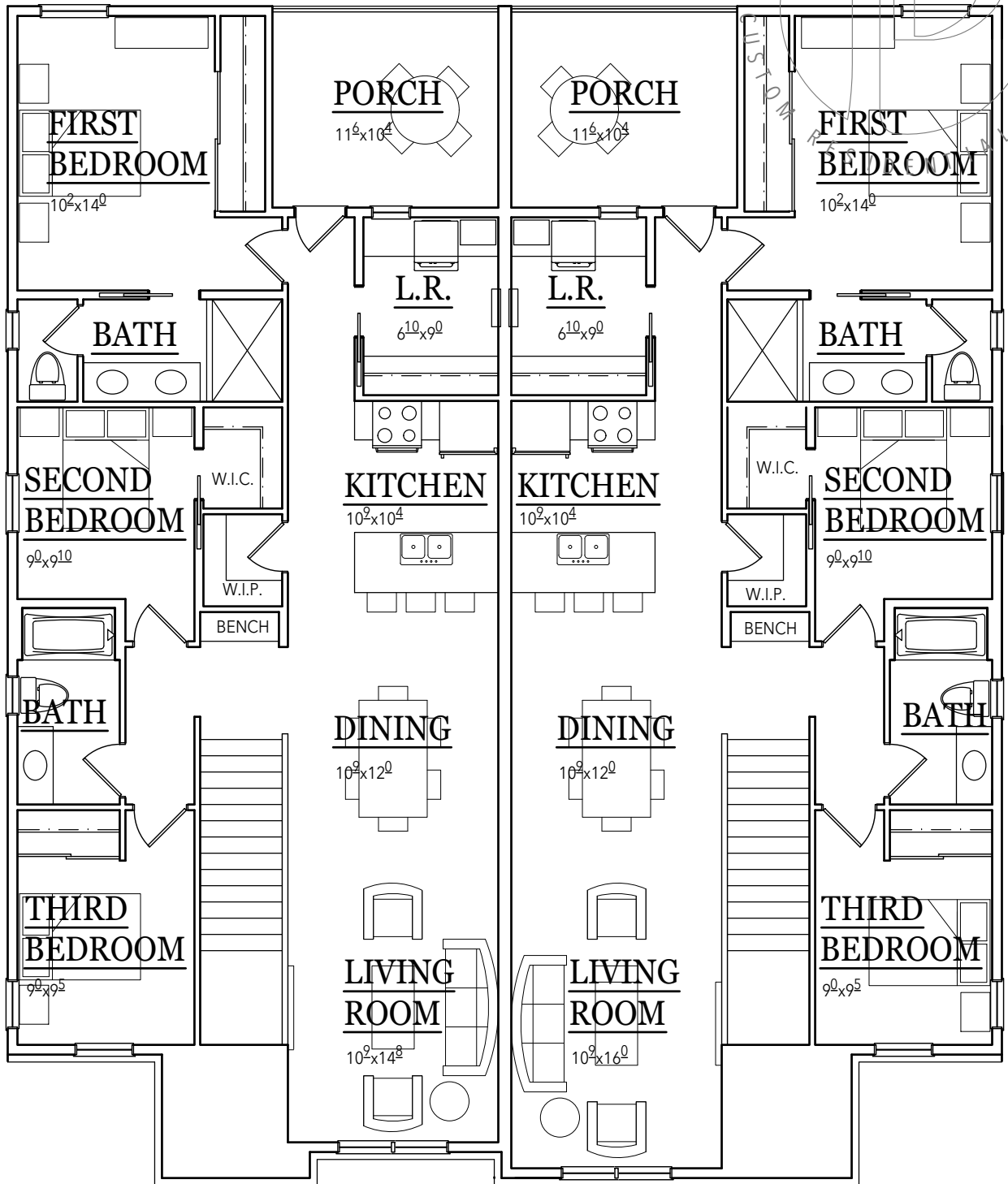
SCALE: 1/8" = 1'-0"



**PHILIP FERNANDES**  
CUSTOM ARCHITECTURAL DESIGN

FIRST FLOOR/SIDE: 1288 SQ.FT.  
SECOND FLOOR/SIDE: 1330 SQ.FT.  
TOTAL/SIDE: 2618 SQ.FT.

CLIENT: NC CAPITAL  
PROJECT: 25-1297 - FERNDAL  
DATE: 2025 06 13



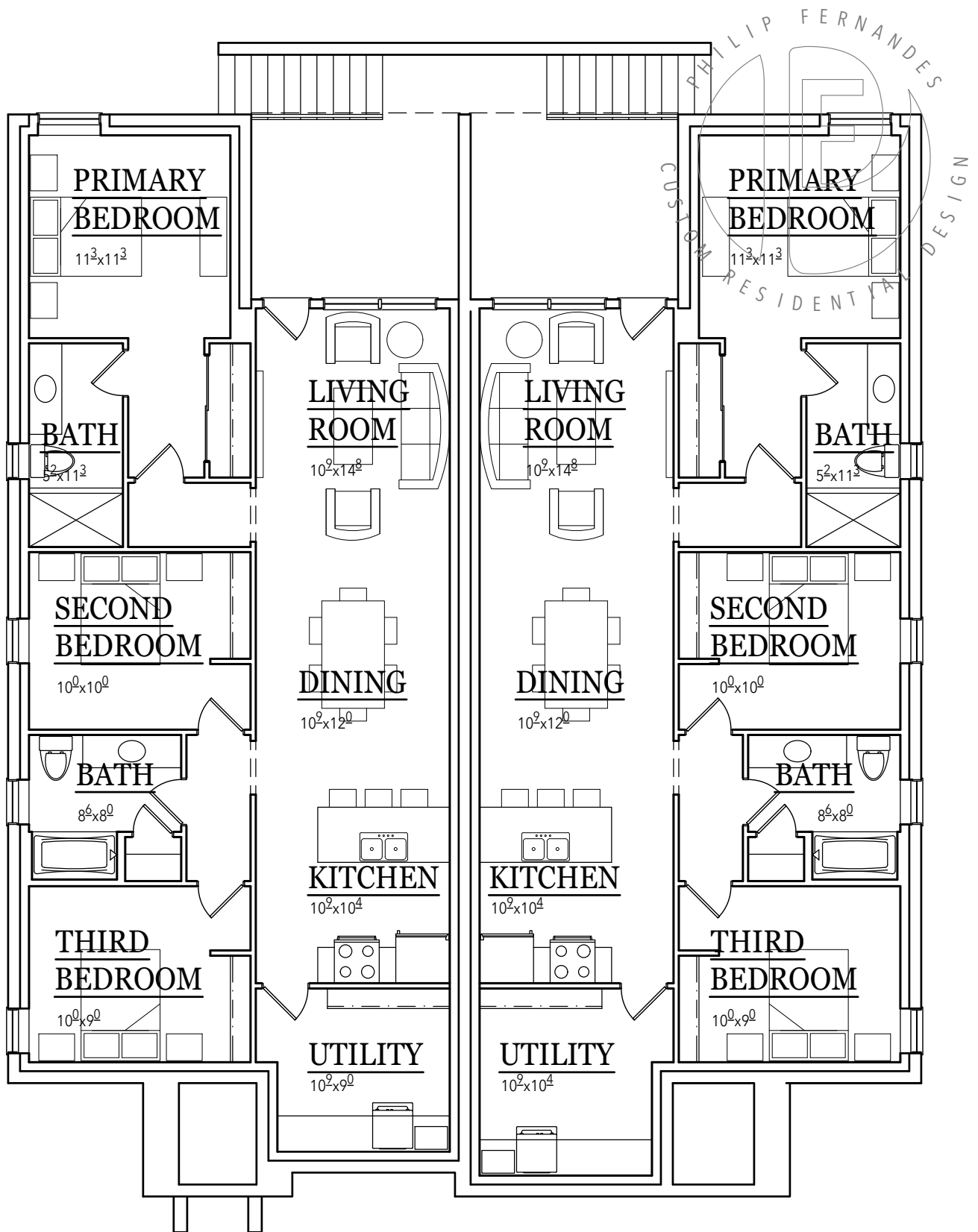
# SECOND FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$



**PHILIP FERNANDES**  
CUSTOM ARCHITECTURAL DESIGN

CLIENT: NC CAPITAL  
PROJECT: 25-1297 - FERNDAL  
DATE: 2025 06 13



# LOWER LEVEL PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$



**PHILIP FERNANDES**  
CUSTOM ARCHITECTURAL DESIGN

LOWER LEVEL/SIDE: 1244 SQ.FT.

CLIENT: NC CAPITAL  
PROJECT: 25-1297 - FERNDAL  
DATE: 2025 06 13



# ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



**PHILIP FERNANDES**  
CUSTOM ARCHITECTURAL DESIGN

CLIENT: NC CAPITAL  
PROJECT: 25-1297 - FERNDAL  
DATE: 2025 04 23

SCALE 1" = 20'



UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION