

## Notice of Public Hearing – Committee of Adjustment Application

File # A-075/25

Date Mailed: September 3, 2025

### Electronic hearing:

By videoconference on September 18, 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 September 3, 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

**LEGAL DESCRIPTION:** PLAN 1281 PT LOT 5 PT ALLEY RP 12R29368 PARTS 1 & 2

<b>OFFICIAL PLAN DESIGNATION</b>	<b>ZONING OF SUBJECT LAND(S)</b>
Residential	Residential RD1.3

<b>Applicant/Owner(s)</b>	<b>Authorized Agent(s)</b>	<b>Subject Property</b>
<b>Owner Name:</b> 1001265204 ONTARIO INC  <b>Applicant Name:</b> REIGNS 740 INC.		768 CHARLOTTE ST

## PURPOSE OF APPLICATION

**Minor Variance** - Requesting relief for increased maximum front yard paving and surfacing within a residential district.

<b>By-Law</b>	<b>Provision</b>	<b>Provision Description</b>	<b>Requirement</b>	<b>Proposed</b>
8600	Front Yard Paving and Surfacing in Residential District	24.28.1.3.1	50% (Required)	57% (Provided)

Type of Consent Application Transaction:

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.

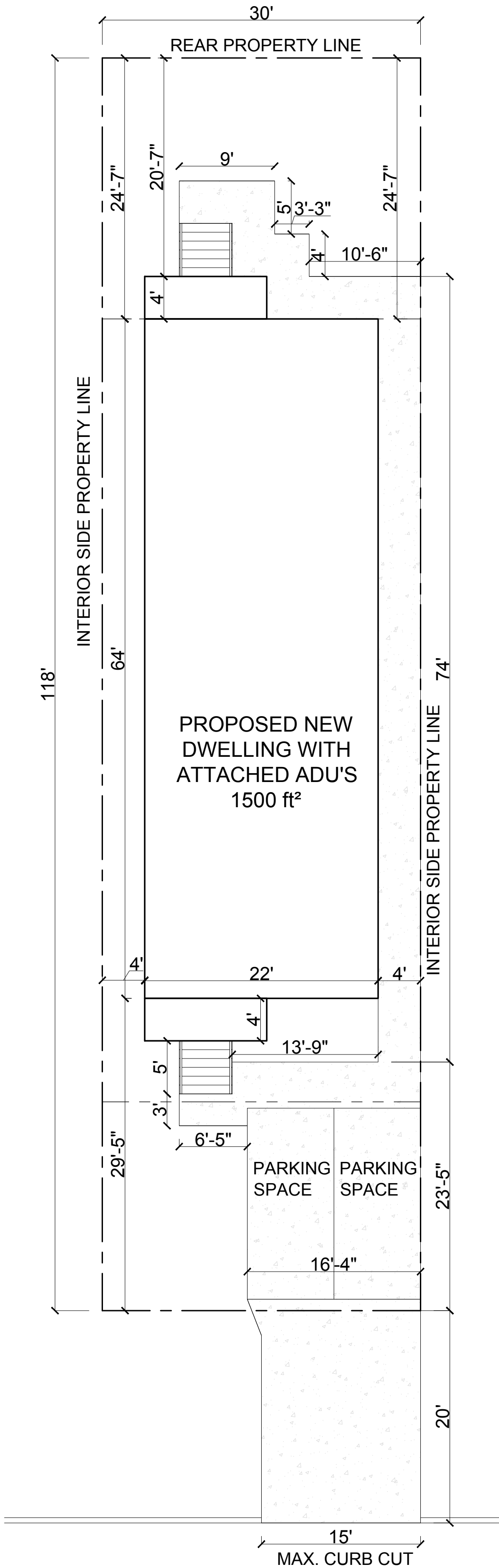
Notice of Decision

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.

HILDEGARDE ST											
725	731	737	743	749	753	765	771	783	787	791	797
											2637
											0
726	738	750	754	760	768	772	782	788	790		2639
											796
CHARLOTTE ST											

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)

GENERAL NOTES	STAIR AND GUARD INFORMATION
<p><u>CODE AND PROCEDURES</u></p> <p>THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. THE OWNER / BUILDER IS RESPONSIBLE FOR ENSURING THAT ANY CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO LOCAL CODES AND BYLAWS. IT IS THE OWNER/BUILDERS RESPONSIBILITY TO NOTIFY AG DESIGN OF ANY REQUIREMENTS THAT EXCEED THE ONTARIO BUILDING CODE.</p> <p><u>CONCRETE</u></p> <p>THE COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:</p> <ul style="list-style-type: none"><li>- 32 MPA (4650 PSI) WITH 5 TO 8 % AIR ENTRAINMENT FOR GARAGE FLOORS, CARPORTS FLOORS AND ALL EXTERIOR FLATWORK.</li><li>- 20 MPA (2900 PSI) FOR INTERIOR FLOORS OTHER THEN THOSE FOR GARAGES AND CARPORTS</li><li>- 15 MPA FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, PIERS AND OTHER APPLICATIONS</li></ul> <p>SITE BATCHED CONCRETE SHALL CONFORM TO THE ONTARIO BUILDING CODE REQUIREMENTS.</p> <p>WHEN THE AIR TEMPERATURE IS BELOW 5°C CONCRETE SHALL BE KEPT AT A TEMPERATURE OF NOT LESS THAN 10°C OR MORE THAN 25°C WHILE BEING PLACED AND MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 10°C FOR 72 HOURS AFTER PLACING. NO FROZEN MATERIAL OR ICE SHALL BE USED IN THE CONCRETE.</p> <p><u>FOOTINGS</u></p> <p>FOOTINGS AND PADS ARE TO BE PLACED ON UNDISTURBED SOIL, ROCK, OR COMPACTED GRANULAR FILL, TO AN ELEVATION BELOW FROST PENETRATION WITH A MINIMUM SOIL BEARING CAPACITY OF 75 KPA. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION. IF A LESSER BEARING CAPACITY IS ENCOUNTERED IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO HAVE THE FOUNDATION REDESIGNED BY A QUALIFIED PROFESSIONAL TO SUIT SITE CONDITION.</p> <p>WHERE WATER TABLE LEVELS ARE WITHIN A DISTANCE BELOW THE BEARING SURFACE LESS THAN OR EQUAL TO THE WIDTH OF THE FOOTING, THE FOOTINGS SHALL BE DOUBLED IN WIDTH UNDER WALLS AND DOUBLED IN AREA UNDER POSTS.</p> <p><u>FOUNDATION WALLS</u></p> <p>FOUNDATION WALLS TO EXTEND A MINIMUM 8" ABOVE FINISHED GRADE.</p> <p>GRADE LINES ON PLANS ARE ASSUMED. OWNER/CONTRACTOR TO VERIFY.</p> <p>WHERE EXTERIOR FINISHED GROUND LEVEL IS AT A HIGHER ELEVATION THAN THE GROUND LEVEL INSIDE THE FOUNDATION WALLS SHALL BE DAMP PROOFED &amp; WHERE HYDROSTATIC PRESSURE OCCURS WATER PROOFING IS REQUIRED.</p> <p><u>WOOD FRAMING GENERAL</u></p> <p>ALL WOOD FRAMING SHALL COMPLY WITH SECTION 9.23 OF THE ONTARIO BUILDING CODE.</p> <p>ALL STRUCTURAL FRAMING LUMBER SHALL BE GRADE STAMPED AS SPRUCE - PINE - FIR (S-P-F) NO.2 OR BETTER WITH A MOISTURE CONTENT OF 19% OR LESS AT TIME OF CONSTRUCTION.</p> <p>WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND BEAR ON CONCRETE OR IN DIRECT CONTACT WITH THE GROUND SHALL BE SEPARATED WITH A 6 MIL POLY OR TYPE 'S' ROLL ROOFING.</p> <p>ALL NOTCHING AND DRILLING OF FRAMING MEMBERS SHALL CONFORM TO SUBSECTION 9.23.5 OF THE ONTARIO BUILDING CODE.</p> <p>FLUSHED FRAMED WOOD MEMBERS SHALL BE SUPPORTED WITH APPROPRIATE JOIST HANGERS AND FASTENERS.</p> <p><u>ROOF FRAMING</u></p> <p>ROOF SHEETING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE ROOF FRAMING JOINTS PERPENDICULAR TO ROOF RIDGE SHALL BE STAGGERED WITH EDGES SUPPORTED ON TRUSSES. 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C/W BATTERY BACKUP AS PER O.B.C REQUIREMENTS</p> <p>ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS TO SOUND</p> <p><u>DEADBOLT</u></p> <p>DOORS THAT REQUIRE A DEADBOLT SHALL BE EQUIP WITH A DEADBOLT LOCK WITH A CYLINDER HAVING NO MORE THAN FIVE PINS AND A BOLT THROW NOT LESS THAN 25MM LONG, PROTECTED WITH A SOLID OR HARDENED FREE-TURNING RING OR BEVELED CYLINDER HOUSING</p>	<div><div><div>TREAD - MAX = 1'-2"</div><div>MIN = 10"</div><div>RISE - MAX = 7 7⁄8"</div><div>MIN = 4 5⁄8"</div><div>NOSING - MAX = 1"</div></div></div> <p><u>STAIR DIMENSIONS</u></p> <p>STAIRS SHALL HAVE A WIDTH OF NOT LESS THAN 34"</p> <p>THE CLEAR HEIGHT OVER STAIRS SHALL BE NOT LESS THAN 6'-4"</p> <p>RISERS SHALL HAVE A UNIFORM HEIGHT IN ANY ONE FLIGHT WITH A MAXIMUM TOLERANCE OF 3⁄4" BETWEEN ADJACENT TREADS AND 3⁄8" BETWEEN THE TALLEST AND SHORTEST RISERS IN A FLIGHT.</p> <p>TREADS SHALL HAVE A UNIFORM RUN WITH A MAXIMUM TOLERANCE OF 1⁄4" BETWEEN ADJACENT TREADS, AND 3⁄8" BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN A FLIGHT</p> <p><u>HANDRAILS</u></p> <p>THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"</p> <p><u>GUARDS</u></p> <p>THE MINIMUM HEIGHT OF GUARDS SHALL BE NOT LESS THAN 36"</p> <p>ALL GUARDS SHALL BE CONSTRUCTED AS PER SB-7 REQUIREMENTS</p>



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

DO NOT SCALE

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I Ashley Kozachanko declare that I take responsibility for the design of this plan. I am qualified and registered with the Ministry of Municipal Affairs and Housing.

Individual BCIN: 37168 Firm BCIN: 43361

**AG**  
DESIGN

Windsor, ON  
Phone : 519-965-7176

NEW DWELLING WITH ADUS  
768 CHARLOTTE AVE  
WINDSOR, ON

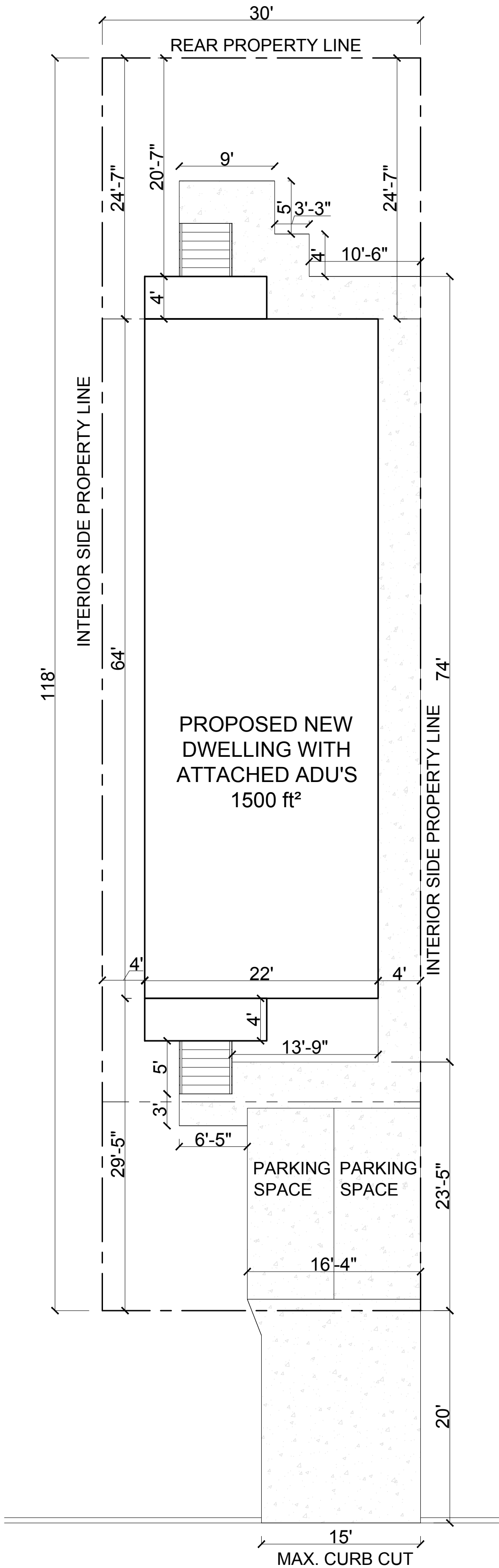
SITE PLAN & GENERAL NOTES

Date : July 1, 2025  
Scale : 1/4" = 1'-0"  
Project No. : 042/25  
Drawing No. :

A-0.1



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I Ashley Kozachanko declare that I take responsibility for the design of this plan. I am qualified and registered with the Ministry of Municipal Affairs and Housing.

Individual BCIN: 37168 Firm BCIN: 43361

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Windsor, ON  
Phone : 519-965-7176

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WINDSOR, ON

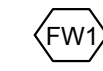
SITE PLAN & GENERAL NOTES

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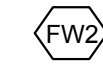
#### LEGEND

— DENOTES FIRE SEPARATION BETWEEN UNITS



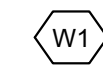
##### FOUNDATION WALL

BITUMINOUS DAMP PROOFING  
6" ICF (REFER TO WALL SECTION FOR REBAR SPECS)  
ON 20"x10" POURED CONCRETE FOOTING ON UNDISTURBED SOIL.  
COVERED WITH ½" DRYWALL



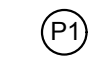
##### FOUNDATION WALL - FRONT PORCH

BITUMINOUS DAMP PROOFING  
8" POURED CONCRETE WALL  
ON 20"x10" POURED CONCRETE FOOTING ON UNDISTURBED SOIL.



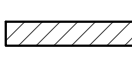
##### EXTERIOR WALL WITH 1 HR FIRE RESISTANCE RATING

STUCCO - NON COMBUSTIBLE CONFORMING TO CAN/ULC-S-114)  
6" ICF BLOCK FILLED WITH 20 MPA CONCRETE.  
REFER TO WALL SECTION FOR REBAR SPECIFICATIONS  
½" DRYWALL

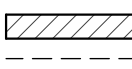


##### INTERIOR PARTITION

½" DRYWALL ON BOTH SIDES OF 2"x4" WOOD STUDS @ 16" O/C



MAIN FLOOR LOAD BEARING INTERIOR WALL  
2X6 WOOD STUDS @ 16" O/C W/ SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE OVER LINTELS 2X6 WOOD BLOCKING @ 3'-11" O/C HORIZONTAL  
5/8" TYPE X DRYWALL ON BOTH SIDES OF STUDS



BASEMENT LOAD BEARING INTERIOR WALL  
2 x 6 BEARING WALL COVERED WITH ½" TYPE X DRYWALL FINISH. ON SILL GASKET WITH LAG BOLTS @ 4'-0" O.C. ON ONE COURSE OF 6" SOLID CONCRETE BLOCK ON A 16" x 8" DEEP POURED CONCRETE FOOTING (CONTINUOUS)



WALL FIRE SEPARATION - 1HR FRR W/ 54 STC SOUND RATING AS PER W5b of SB-3

2X4 WOOD STUDS @ 24" O/C FILL WALL CAVITY WITH ROXUL SAFE AND SOUND INSULATION. INSTALL RESILIENT METAL CHANNELS ON ONE SIDE @ 16" O/C COVER WITH 1 LAYER OF ½" TYPE X DRYWALL.  
OTHER SIDE TO RECEIVE 2 LAYERS OF ½" TYPE X DRYWALL.



DENOTES EXHAUST FAN VENTED DIRECTLY TO EXTERIOR AS PER O.B.C REQUIREMENTS.

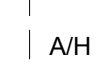
#" DENOTES NEW INTERIOR DOOR SIZE. SITE VERIFY



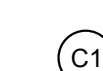
DENOTES RANGE HOOD VENTED DIRECTLY TO EXTERIOR AS PER O.B.C REQUIREMENTS.



DENOTES SMOKE ALARM C/W CO\* DETECTOR. REFER TO GENERAL NOTES.



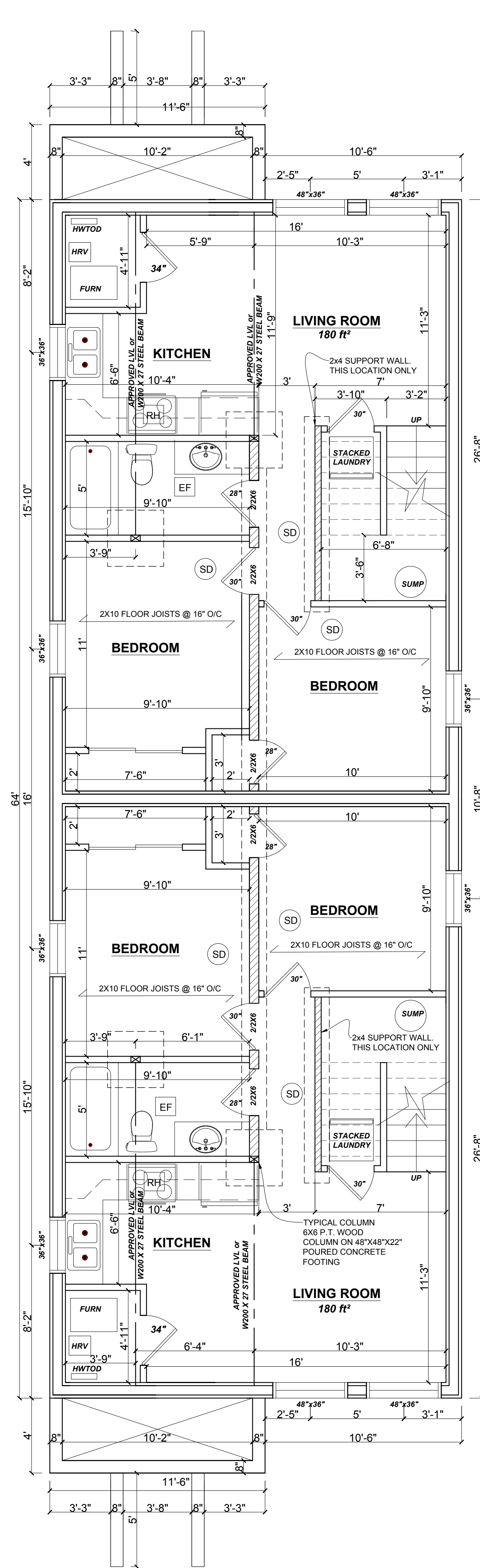
ATTIC SPACE ACCESS HATCH 32"x24" MINIMUM. INSTALLED AS PER OBC REQUIREMENTS.



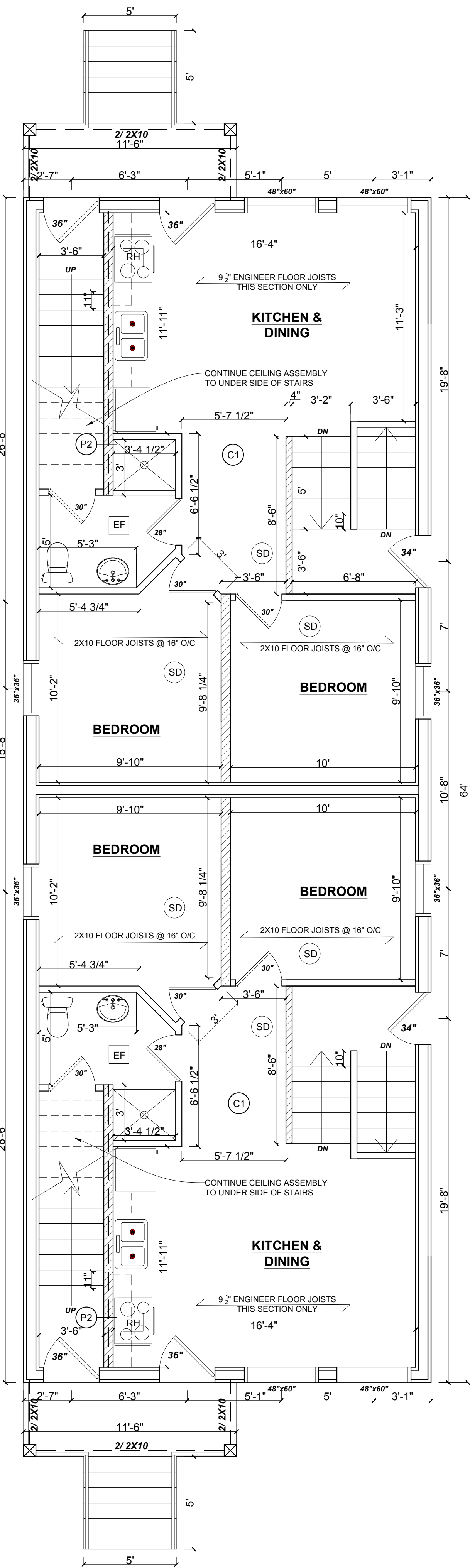
HORIZONTAL FIRE SEPARATION - ENTIRE MAIN FLOOR CEILING  
1 HR FRR & STC 51 CEILING CONFORMING TO F9g OF SB-3  
¾" T& G PLYWOOD SUBFLOOR 2X10 WOOD JOISTS @ 16" O/C INFILL CAVITY WITH INSULATION, RESILIENT METAL CHANNEL @ 24" O/C, 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD.

#### NOTES

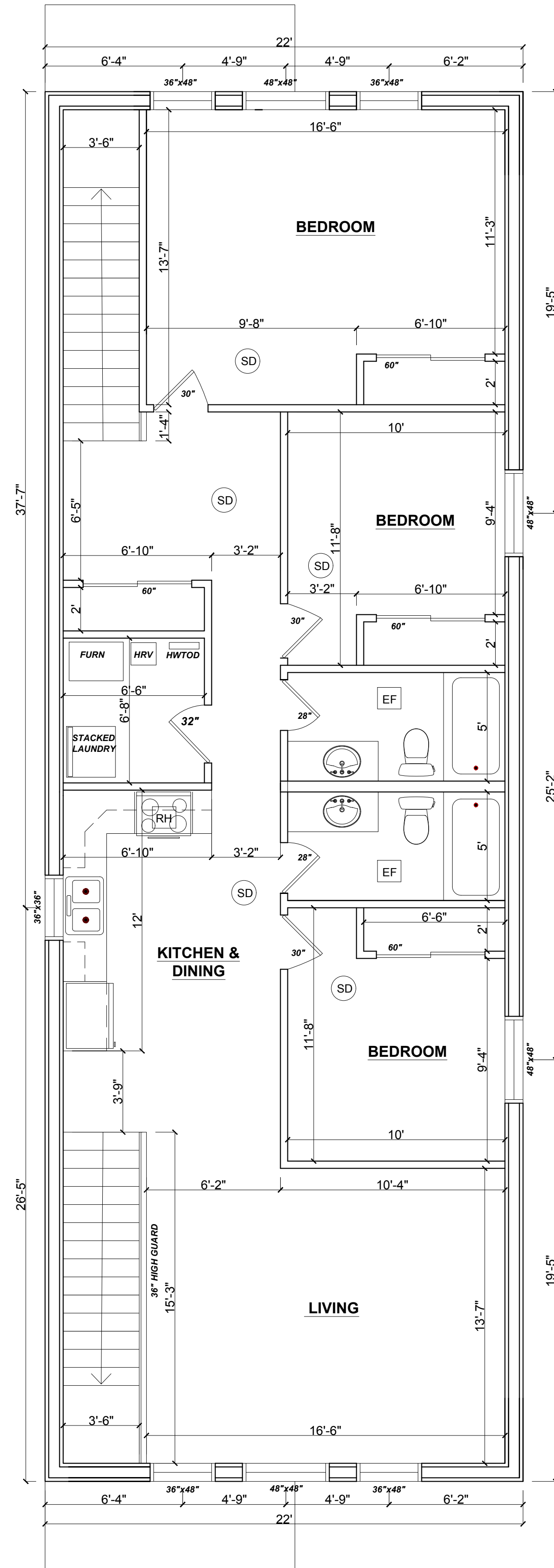
- MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS.
- ANY PENETRATIONS IN THE FIRE SEPARATIONS MUST PROPERLY SEALED AS PER OBC REQUIREMENTS
- SITE VERIFY ALL DIMENSIONS.
- ALL NEW INTERIOR WALLS TO BE P1 UNLESS NOTED OTHERWISE.
- REFER TO DETAIL FOR ALL LINTELS
- ALL UNITS TO BE HEATED AND COOLED SEPARATELY



FOUNDATION / BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN

I Ashley Kozachanko declare that I take responsibility for the design of this plan. I am qualified and registered with the Ministry of Municipal Affairs and Housing.

Individual BCIN: 37168 Firm BCIN: 43361

**AG**  
DESIGN

Windsor, ON  
Phone : 519-965-7176

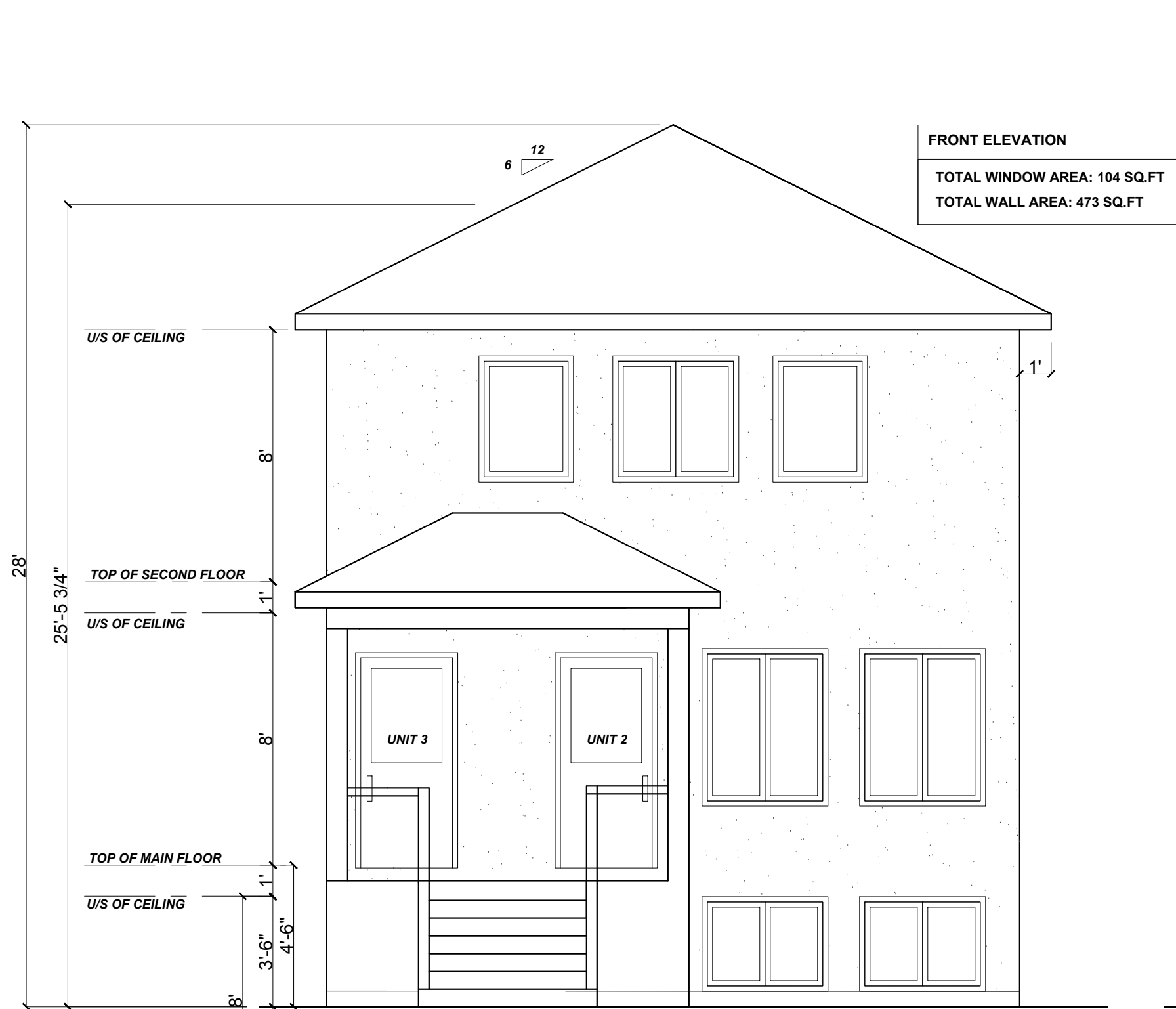
**NEW DWELLING WITH ADUS**  
768 CHARLOTTE AVE  
WINDSOR, ON

FLOOR PLANS

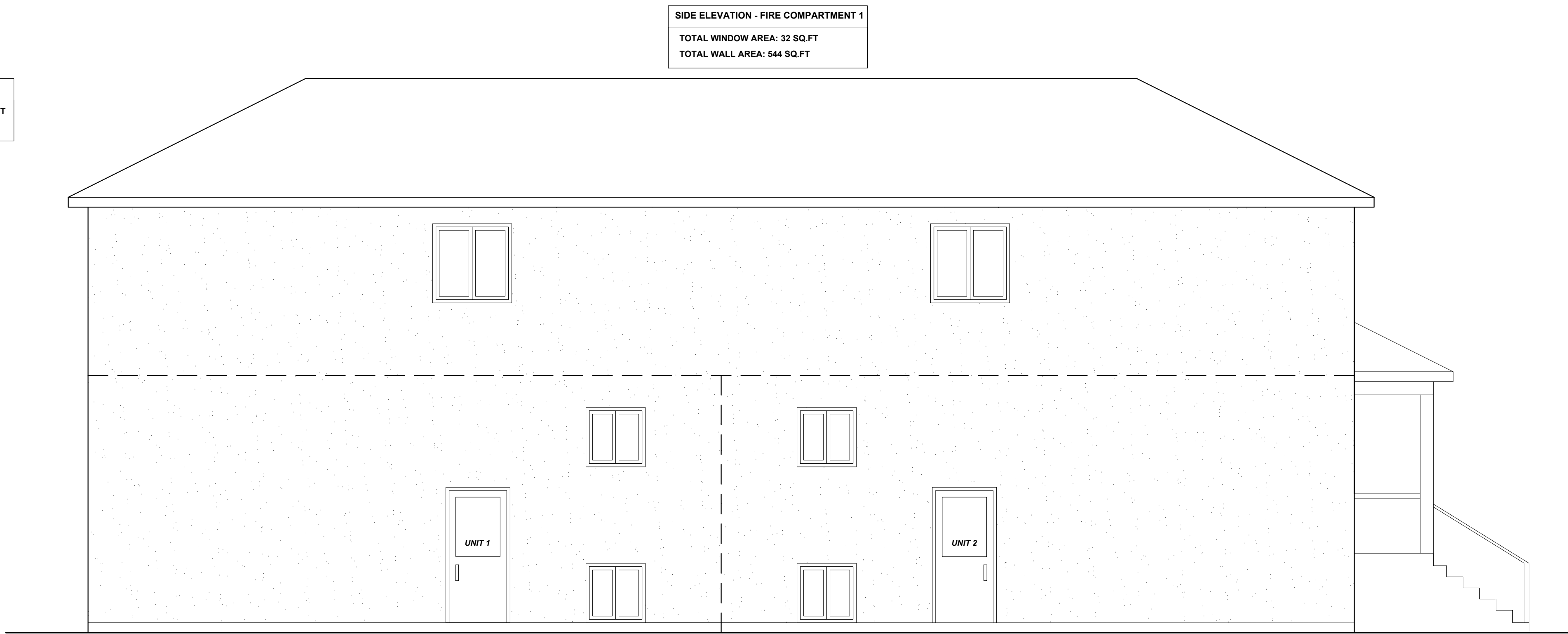
Date : July 1, 2025  
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Project No. : 042/25  
Drawing No. :

**A-1.0**

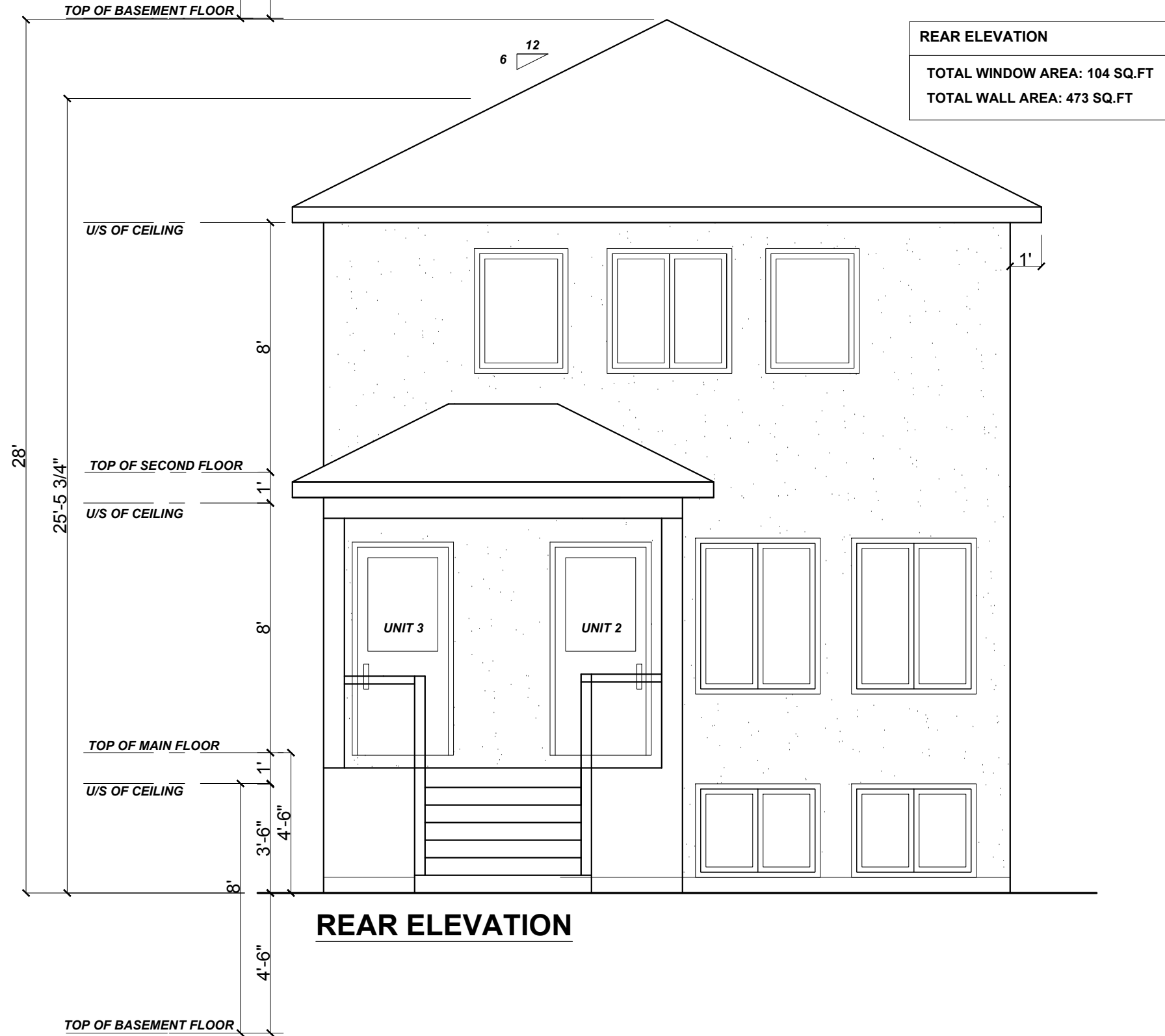




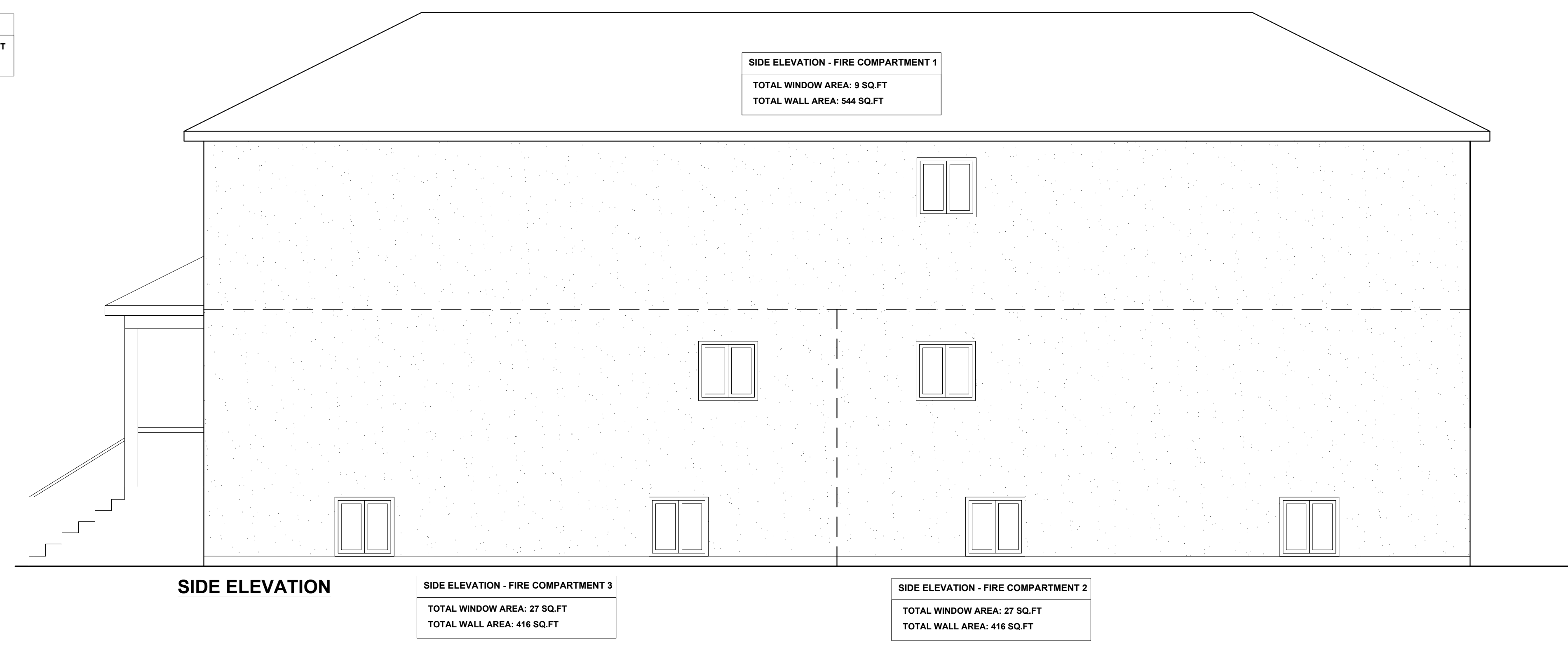
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DO NOT SCALE  
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 SUBTRADEES.  
THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADEES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.  
CONTRACTOR MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

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Individual BCIN: 37168 Firm BCIN: 43361

**AG**  
DESIGN

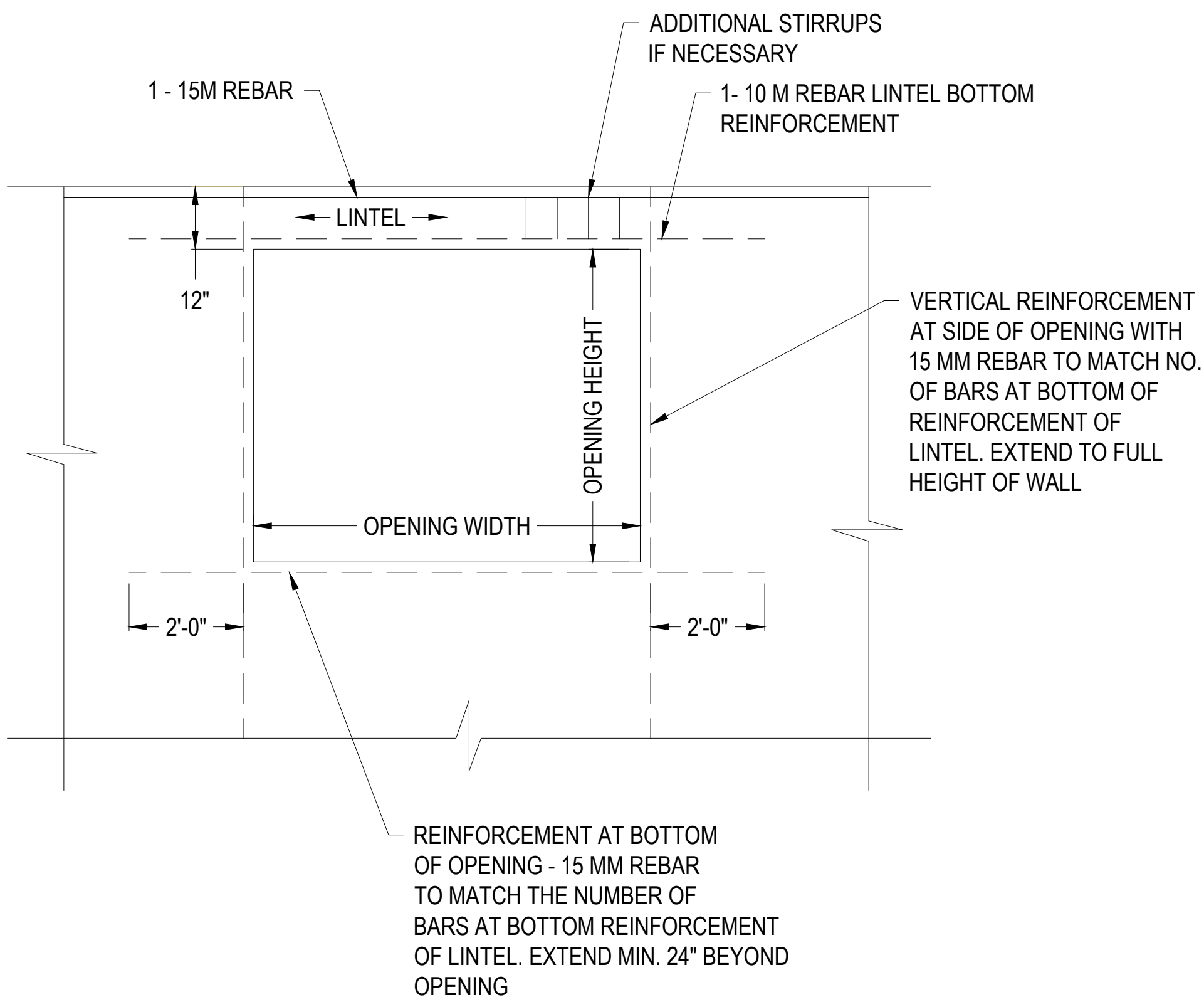
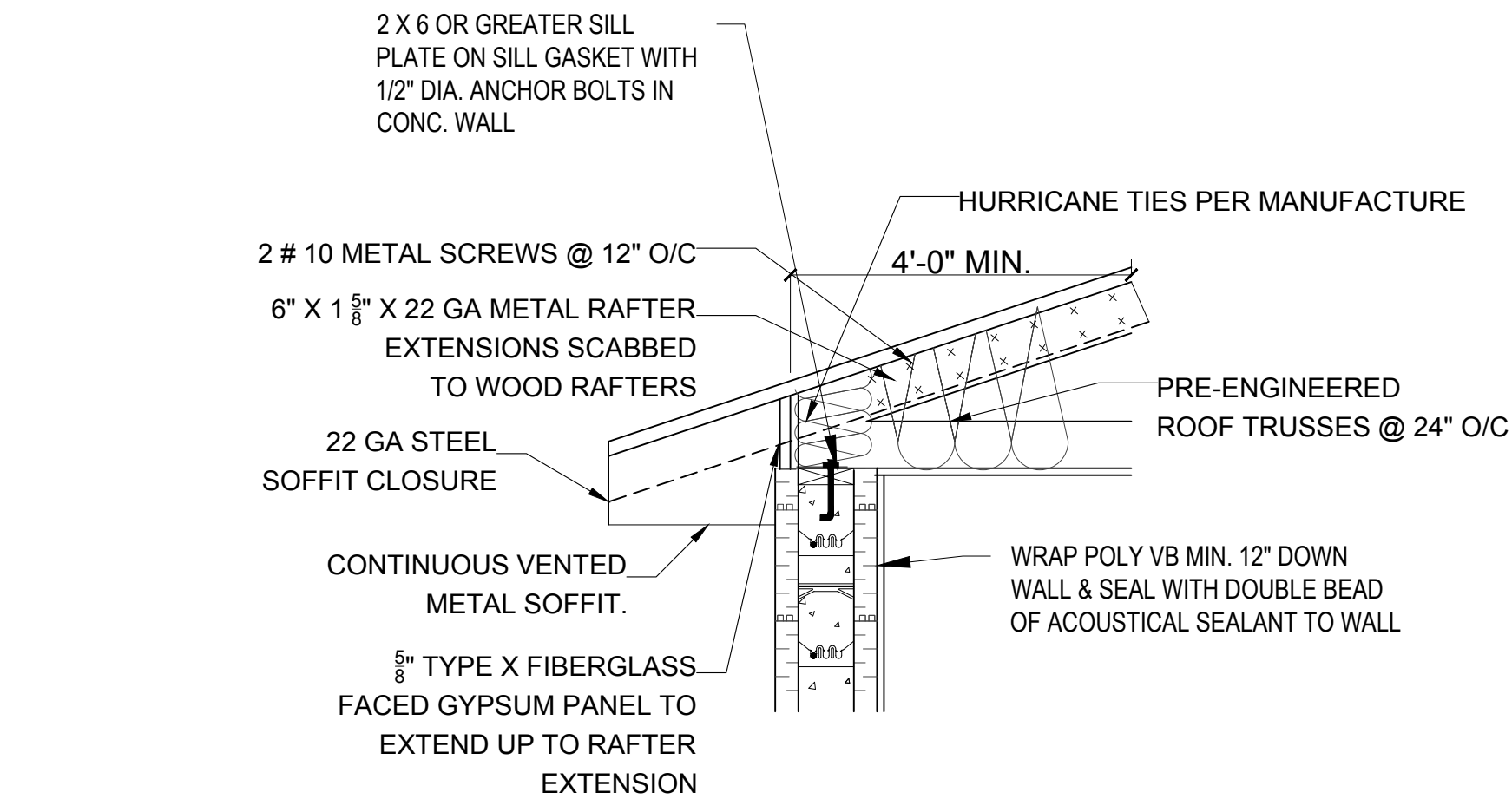
Windsor, ON  
Phone : 519-965-7176

**NEW DWELLING WITH ADUS**  
768 CHARLOTTE AVE  
WINDSOR, ON

ELEVATIONS

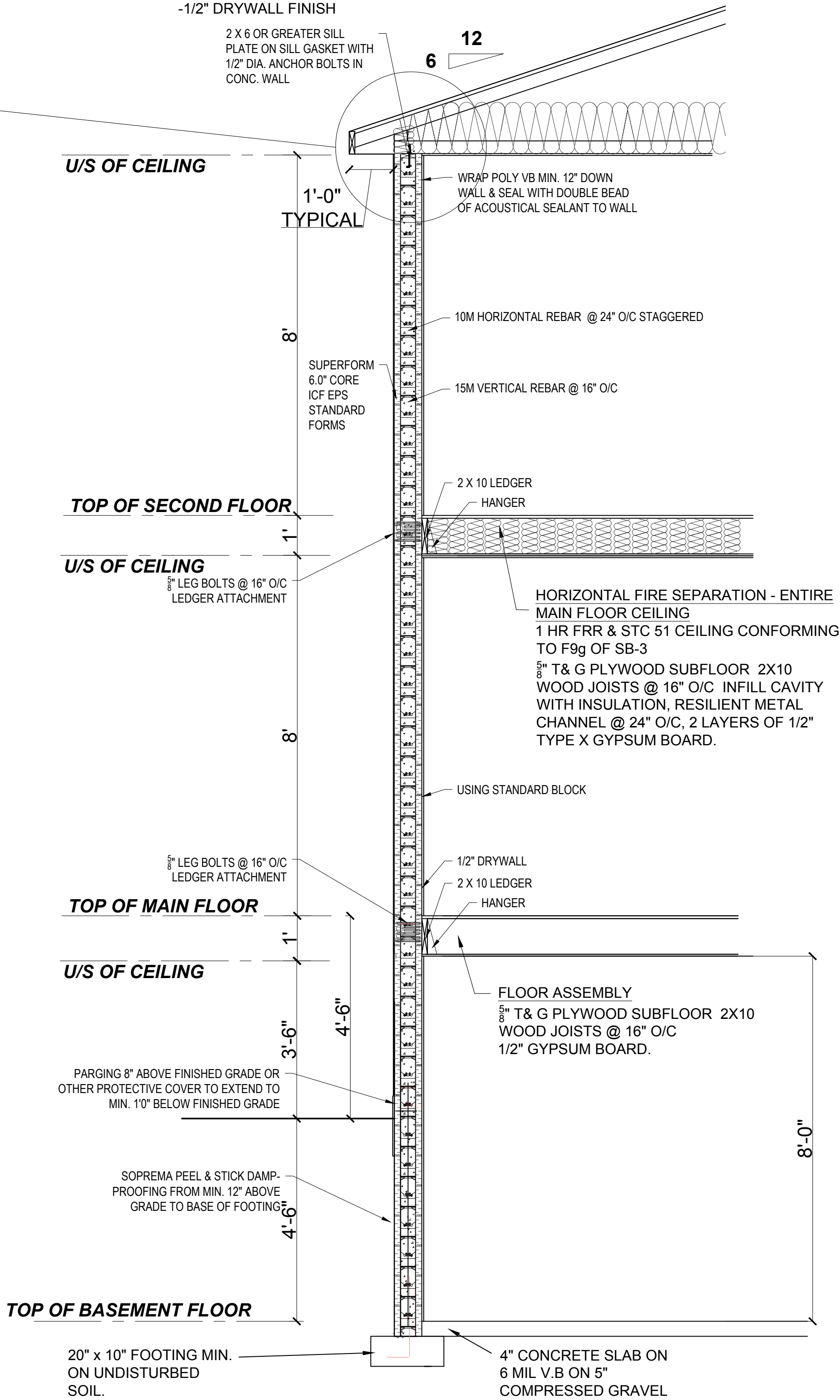
Date : July 1, 2025  
Scale : 1/4" = 1'-0"  
Project No. : 042/25  
Drawing No. :

**A-2.0**



TYPICAL LINTEL DETAIL - REINFORCEMENT

TYPICAL ROOF CONSTRUCTION  
-ASPHALT SHINGLES - AS PER OWNER  
-STARTER STRIP CONFORMING TO O.B.C REQUIREMENTS  
-1/2" PLYWOOD SHEETING C/W "H" CLIPS  
-PRE-ENGINEERED ATTIC TRUSSES INSTALLED AS PER MANUFACTURES INSTRUCTION  
-R60 BATT INSULATION C/W 6 MIL POLY V.B  
-1/2" DRYWALL FINISH



WALL SECTION

SCALE - 1/2" = 1'-0"