COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : STEVEN ANTHONY PIMISKERN, JULIE JAYE MOORE

ADDRESS : 2947 APPLE LANE

SUBJECT LANDS

PLANNING AND BUILDING DEPARTMENT

DATE : APRIL 24, 2025
FILE NO. : A-031/25

CITY OF WINDSOR

File: A-031/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on April 9, 2025.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner:	STEVEN PIMISKERN, JULIE MOORE	**Location:**	2947 APPLE LANE
Legal Description:	PLAN M27 LOT 224	**Zoning:**	Residential RD1.7
Official Plan:	Residential		
Explanation:	Proposed construction of a detached garage requesting relief from the increased maximum lot coverage for all accessory buildings, thereby requesting the following relief:		

Section 5.10.9.10 – Maximum Lot coverage for all accessory buildings

By Law Requirements	Proposed
10%	13.4%

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: April 24, 2025 at 3:30 pm

Where: VIA VIDEO CONFERENCE
(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson
Secretary-Treasurer, Committee of Adjustment

Dated: April 10, 2025

Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

1	**Application Information**		
	Name of ALL Owners Steven and Julie Pimiskern	Contact No. 5199996560	Business Telephone No.
	Address 2947 Apple Lane E-Mail Address: stevensblackberry@protonmail.com		Postal Code N8R1K7
	Name of Contact Person/Agent (if different than owner)	Contact No.	Business Telephone No.
	Address E-Mail Address: **PAYMENT CONTACT INFORMATION ONLY:** **Name:** Steven Pimiskern **Contact No:** 519 999 6560	Postal Code	Fax No.
2	**Date application submitted to the City of Windsor.**		
3	**Present Official Plan Provisions applying to the land:** Residential		
4	**Present Zoning By-law provisions applying to the land:** RD 1.7		
5	**Nature and extent of relief applied for:** (you MUST list each By-law Section etc. and relief requested) 5.10.9.10 The maximum lot coverage for all accessory buildings shall be 10% of the lot area, seeking relief of 3.3% additional lot coverage		
6	**State why it is NOT possible to comply with the provisions of the by-law. (Must be complete)** The existing 100 sqft shed as well as adequate space reqired for the propsed garage		
7	**Legal Description of the Subject Land(s)**		
	Municipality Windsor	Street Name Apple Lane	Street Address 2947
	Concession Number(s)	Registered/reference Plan No.	Lot/Part No.(s)
	Parcel No.		
8	**Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE**		
	Lot Frontage/Width 15.24	**Depth** 36.58	**Lot Area** 6000

9	**Access** (check appropriate space)		**Yes**	**No**
		Provincial Highway	☐	☐
		Municipal road, maintained all year	☑	☐
		Municipal road, seasonally maintained	☐	☑
		Other public road	☐	☑
		Right of way	☐	☑
		Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	☐	☑
10	**Water Supply**			
		Publicly owned and operated piped water system...	☑	☐
		Privately owned and operated.....	☐	☑
		Individual or communal well.....	☐	☑
		Lake or other water body.....	☐	☑
		Other _____	☐	☑
11	**Sewage Disposal**			
		Publicly owned and operated piped sewage system.....	☑	☐
		Privately owned and operated individual or communal septic tank system.....	☐	☑
		Pit, privy, or other _____	☐	☑

12	**Storm Drainage**	Municipal Sewers Ditches or Swales Other (specify)	☑ ☐ ☐	☐ ☑ ☑

13	**The existing uses of the subject land:** **NOTE: legal non-conforming use applications must provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).**
14	**The proposed uses of the subject land:** Resdential
15	**Whether any buildings or structures are proposed to be built on the subject land.** ■ **Yes** ☐ **No** ☐ **Unknown** **If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.**
16	**Date the subject land was acquired by the current owner.** ☐ **Unknown** 2003
17	**The date the existing buildings or structures on the subject land were constructed.** ■ **Unknown**
18	**The length of time that the existing uses of the subject land have continued.** ■ **Unknown**
19	**If known, whether the subject land has ever been the subject of an application under section 45 of the Act?** ☐ **Yes** ☐ **No** ■**Unknown** **If yes, describe briefly: Year: Type of Relief:**
20	**If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent?** ☐ **Yes** ☐ **No** ■ **Unknown** **If yes, the status of the application:**

21	**Applications submitted without the noted requirements will be considered incomplete and will be returned.** **Minimum Standards for Drawings:**	**Included**	**Not Applicable**
	Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:	☐	☐
	a) The boundaries and dimensions of the subject land.	☐	☐
	b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.	☐	☐
	c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank.	☐	☐
	d) The current uses on land that is adjacent to the subject land.	☐	☐
	e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.	☐	☐
	f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.	☐	☐
	g) The location and nature of any easement affecting the subject land.		
	The required sketch map has been included with this application form. ■ **Yes** ☐ **No**		

Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

General:
Site plan generated is based upon municipal zoning information as obtained from the local building department where the project is to be constructed. Concept Studio Desings will not be responsible for determining other restrictions that are applied to the property (ie. easements, restrictive covanents etc.).

Upon receipt of the building permit, Concept Studio Desings is to be notified immediately, by the permit holder, of any issues or concerns the building department has noted on the permit set. If not notified, Concept Studio Desings is not responsible for any associated costs or damages.

Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Concept Studio Desings for review and written approval. If engineered shop drawings are not submitted and approved, Concept Studio Desings is not responsible for any associated costs or damages.

Materials or construction procedures with are prohibited by law or shall cause a harmful effect to the natural environment or to the health of any person on the site during construction and/or during occupancy shall not be used in this project.

All trades shall conform with all the applicable federal, provincial & local codes, rules and regulations. In case of conflict, the most stringent requirement shall apply.

This building has been designed in accordance with the OBC 2012. A copy of the code book should be retained by the builder/general contractor for reference by the site construction personal. All construction shall conform to all requirements of the currant code.

Mechanical system design is by the mechanical contractor. Design and installation shall comply with parts 6, 9 and all other applicable parts of the OBC 2012

Plumbing systems design is by others. Design and installation shall comply with parts 7, 9 and all other applicable parts of the OBC 2012

These notes are for general reference only; where conflicts exist between these notes and current codes the more stringent requirements shall prevail.

Do not scale drawings; use printed dimensions only. If any discrepancy occurs, notify the designer and/or owner immediately for direction.

Soils:
When soil test are not provided, the soil bearing capacity is assumed to be 3000psf. Bearing material shall be dense sand or dence clay. If any other materials or lower bearing capacity are encountered notify the architect /engineer for re-evaluation of footing size.

Sump Pumps:
Provide sump pumps in basements if recommended by soil engineer or as required by local code official.

Foundation Notes:
Foundations and footings have been designed based on a minimum soil bearing capacity of 3,000 p.s.f.

Compressive strength of concrete after 28 days shall be at least 32 MPa for a garage and carport floors and all exterior flatwork.
All concrete used for garage and carport floors and exterior steps shall have air entrainment of 5% to 8%.
Concrete work and placement shall conform to the latest specification of C.R.S.I. and A.C.I.

Compressive strength of concrete after 28 days shall be at least 20 MPa for foundation walls.

Minimum footing depth shall be 4'-0" below finished grade.

Remove all fill and organic materials from areas to receive floor slabs. Prepare areas per soils engineer's recommendation.

All reinforcing bars, dowels, and ties shall conform to A.S.T.M A615 Grade 60. Reinforcing steel shall be continuous and shall have minimum 36 bar diameter lap, unless shown or noted. All reinforcing bars shall be deformed.

Provide temporary bracing as required to insure the stability of the structure until the permanent framing is in place.

All block shall be type N-1; mortar is to be type "N"; horizontal wire reinforcing shall be at 16" o.c. in all masonry walls.

Provide sill plate anchor bolts at 6'-0" o.c. (max.) and 12" from end of sill plates. Anchor bolts shall be ½" diameter (min.) and shall extend 15" (min.) into grouted concrete block or 8" (min.) into poured in place concrete footing or 8" into grouted concrete block plus 7" into poured in place concrete footing.

Provide 24" rigid insulation at all perimeter slab on grade conditions. See drawings for thickness.

Waterproof all brick, block and poured concrete walls at any below grade conditions unless directed otherwise by the soils engineer.

Provide 6 mil vapor barrier under all concrete slab on grade conditions and at all attached garage area concrete slabs.

All poured concrete walls to be backfilled with sandy type soil and be well braced until concrete is thoroughly cured and additional weight of the building is in place. Do not use frozen material for backfill.

Loading Conditions:

	Live load	Dead load	Total
Floor habitable	40	15	55 p.s.f.
Floor with marble, stone or other hard finish material on grout bed.	40	35	75 p.s.f.
Wind load		25	25 p.s.f.
Roof pitched or flat	30	15	45 p.s.f.
Flat with ballust	30	25	55 p.s.f.

(Note): All floors were designed to a total load of 50 p.s.f. If a hard finish material in a grout bed is to be installed or other special loading conditions are anticipated consult designer for a structural analysis of the condition.

Trusses:
Floor truss manufacturer shall design and provide trusses to have a maximum deflection of 3/8" for spans greater than 16'-0" and 1/480 for spans under 16'-0".

Truss manufacturer shall be responsible for all truss designs including girders, hangers, bearing seats and anchors for trusses.

Truss framing shown on plans is for general reference and to indicate bearing locations. Manufacturer shall notify designer if additional bearing points and/or walls are needed prior to fabrication and erection.

All roof trussing shall be braced per manufacturer's recommendations or as required on drawings.

Framing & Materials:
Studs (bearing walls): Spruce-pine-fir, kiln dried, No. 2 or better.

Studs (non-bearing walls): Spruce-pine-fir, kiln dried, stud grade or better.

Joists, rafters, and headers: Fiber bending stress 1250 PSI elasticity
Modulus 1,400,000 PSI or better.

Wall plates, non-structural blocking: Spruce-pine-fir, kiln dried, utility grade or better

Perimeter sill plates: Spruce-pine-fir, kiln dried, No. 2 or better.
Set perimeter sill plates on sill sealer.
Furring: Spruce-pine-fir, kiln dried, No.3 or better.

Use metal joist hangers only where joists hang from beams, walls or other supports. No joist angles allowed.
All structural hangers to be "Simpson" or approved equal

Floor Truss framing and TJI floor joist on drawings is designed for carpet, wood or ceramic tile floor finishes. If the floor material changes, notify the designer immediately for a structural redesign of the floor system to accommodate the dead load of the new floor material.
All micro lam beams are by Trus Joist MacMillan and are to be joined together per manufacturer printed specifications.

Provide 2 x 6 blocking at 16" o.c. between rim joist and header joist under all partitions parallel to floor framing direction. Provide solid bearing under all point load conditions to top of foundation wall on steel beam.to

Studs in all walls to be spaced 16" o.c. unless noted otherwise. All studs to be continuous from floor to upper floor or roof construction.

Bearing Walls:
Provide 2 x 4 solid blocking at 16" o.c. on 2 x 4 ledger boards between header joists (see drawings for size of member) under all in-line bearing partitions from floor above.

Provide solid blocking at all point load conditions continuous to solid bearing at headers or foundation.

Provide solid blocking at all bearing walls perpendicular to framing direction.

Wall framing:
Exterior wood framed walls over 9'-0" in height shall be of minimum 2 x 6 construction. All studs shall be continuous from floor to underside of floor or roof framing above.

All structural mullions to have minimum double stud construction continuous from floor to underside of floor or roof framing above. Window transom headers shall span between continuous studs with flush hanger brackets as required.

Provide continuous studs to underside of roof framing at all sloped ceiling conditions. (Balloon construction.)

Lower level (basement) exterior frame walls shall be minimum 2 x 6 framing at 16" o.c. with pressure treated base plate. Interior lower level bearing walls shall be 2 x 6 framing at 16" o.c.

Wall Sheathing
Provide structural grade OSB wall sheathing for lateral loading. When non-structural sheathing is used provide let-in diagonal wind bracing or other type of bracing at all exterior corners of structure.

Roofing:
Asphalt shingles shall not be installed on roof slopes below two units vertical in 12 units horizontal (2:12). Double-layer underlayment shall be required on roof slopes below four units vertical in 12 units horizontal (4:12). Single-layer underlayment is required on all other roof slopes. Asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle, or not less than two fasteners per individual shingle. Shingle headlap shall not be less than 2 inches (51mm).
Installation at valleys, use "cut valley" method.

Roof Penetrations:
All plumbing, mechanical vent stacks and furnace flues shall be offset to rear roof lines.
Flashing at all penetrations as required.

Attic Access:
A readily-accessible opening not less than 22" x 28" shall be provided to any attic area having a clear height of over 30".

Stairs:
All stairs shall conform to OBC section 9.8 for allowable riser height and tread depth. (Minimum 9 1/4" treads and maximum 7 7/8" risers in single family dwellings.)

Handrails shall be provided on at least one side of stairways of two (2) risers or more having a width of less than 44". Provide additional handrails as required by code on wider stairways.

Handrail to have a diameter size of 1 ½" min, 2" max.

All handrails shall be located at a height of 34" min. and 38" max. above nose of tread. The size and shape of handrails shall conform to current code requirements.

Guard rail:
Balusters shall be spaced so that a sphere with a diameter of 4 inches cannot pass through the opening.

Top of railings shall be a minimum of 42" high above finished floor or nose of stair tread. The space below a guard rail shall be constructed such that a sphere with a diameter of 6 inches shall not be able to pass through any opening.

Doors:
All doors shall be 6' - 8" high unless noted otherwise.
Doors between house and garage to be solid core fire rated steel door with automatic closer.

Windows and Glazing:
A minimum of one (1) window in each sleeping area shall meet emergency egress requirements. Window contractor shall provide egress hardware necessary to allow windows to meet applicable egress requirements.

Provide flashing at all window head, jamb, and sill conditions.

Fixed glass sizes shown are for reference only. Glazing contractor shall field measure all rough openings for fixed glass prior to fabrication.

Operating sash are shown for basic sizing only. Final size for rough opening and glazing shall be per selected window manufacturer's standards.

Provide the appropriate safety glass (in accordance with all applicable building codes) for all hazardous locations listed below:
a) Glazing in ingress and egress doors except wired glass in required fire doors and jalousies.
b) Glazing in fixed sliding panels of sliding type doors (patio and mall type).
c) Glazing in storm doors.
d) Glazing in all unframed swinging doors.
e) Glazing in shower and bathtub doors and enclosures.
f) Glazing, operable or inoperable, adjacent to a door in all buildings and within the same plane as the door whose nearest vertical edge is within twelve (12) inches of the door in a closed position and whose bottom edge is less than sixty (60) inches above the floor or walking surface.
g) Glazing in fixed panels having a glazed area in excess of nine (9) square feet with lowest edge less than eighteen 18" inches above the finished floor or walking surface within thirty-six (36) inches of such glazing. In lieu of safety glazing such glazed panels may be protected with a horizontal member not less than one and one half (1 ½) inches in width when located between twenty-four (24) and thirty-six (36) inches above the walking surfaces.

Insulation:
Provide insulation as required to meet OBC 2012 Code

Provide 24" wide rigid insulation at all perimeter slab on grade conditions. See drawings for thickness.

Provide minimum 6" batt insulation at all bond conditions (R=22)

Provide minimum 3 ½" batt insulation around all skylight shafts (R=11)

Thermal batt and blanket insulation shall have a kraft faced vapor barrier.

Insulation shall be installed in such a manner as to allow free air flow from the soffit to the roof space.
Ventilation of concealed roof spaces shall be maintained.

Gypsum Board:
The garage shall be completely separated from the residence and its attic area by means of ½" gypsum board applied to the garage side.

Smoke Detectors:
Each sleeping area shall be provided with a minimum of one (1) smoke detector (local fire department approved and Underwriter's Laboratories listed and labeled) installed adjacent to the sleeping area. The smoke detector shall be installed in accordance with all applicable codes. Where more than one (1) detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one (1) alarm will actuate all the alarms in the individual unit. At least one alarm shall be provided at each floor.

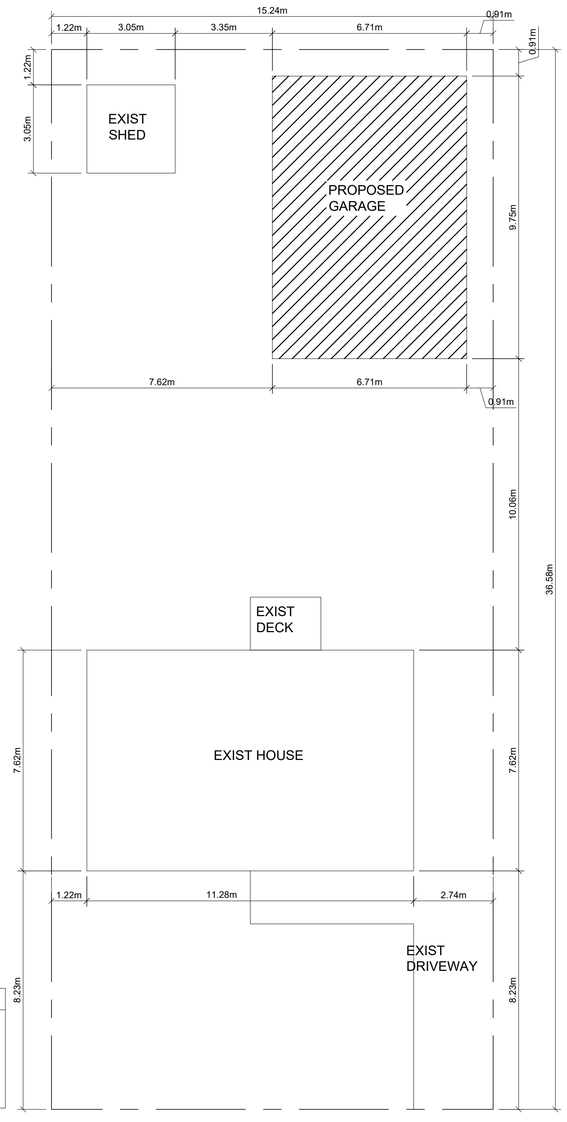
Electrical:
Electrical system design is by others. Design and installation shall comply to Ontario electrical safety code - current addition

Bedroom outlets - All Branch circuits that supplay 125 Volts, single phase, 15 and 20 amp outlets installed in dwelling units bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit

Corridor and Stairway Lighting
Electrical contractor shall provide fixtures with adequate illumination to meet the required foor candle levels at first floor and stair treads per code

Contractor may provide additional fixtures not shown on plan to meet these requirements

The controls for activation of the stairway lighting shall be operable fromt he top and bottom of the stairway without traversing any step of the stair. All switches that control interior stairway lighting shall be illuminated switches (Controls)



LOT AREA	= 557.42 SQm.
EX HOUSE FOOTPRINT	= 85.93 SQm
EX HOUSE LOT COVERAGE	= 15.41%
EX SHED FOOTPRINT	= 9.29 SQm
EX SHED LOT COVERAGE	= 1.6%
GARAGE FOOTPRINT	= 65.40 SQm
GARAGE LOT COVERAGE	= 11.73%

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

CONCEPT STUDIO DESIGNS
FIRM BCIN: 47249
196 POINTE WEST DR
AMHERSTBURG, ONTARIO
OFFICE: 519.819.0423
E-MAIL:
COREY@CONCEPTSTUDIODESIGNS.COM

Date	ISSUED FOR

Project Name and Address
2947 APPLE LANE
WINDSOR, ON

Project Number
24-003

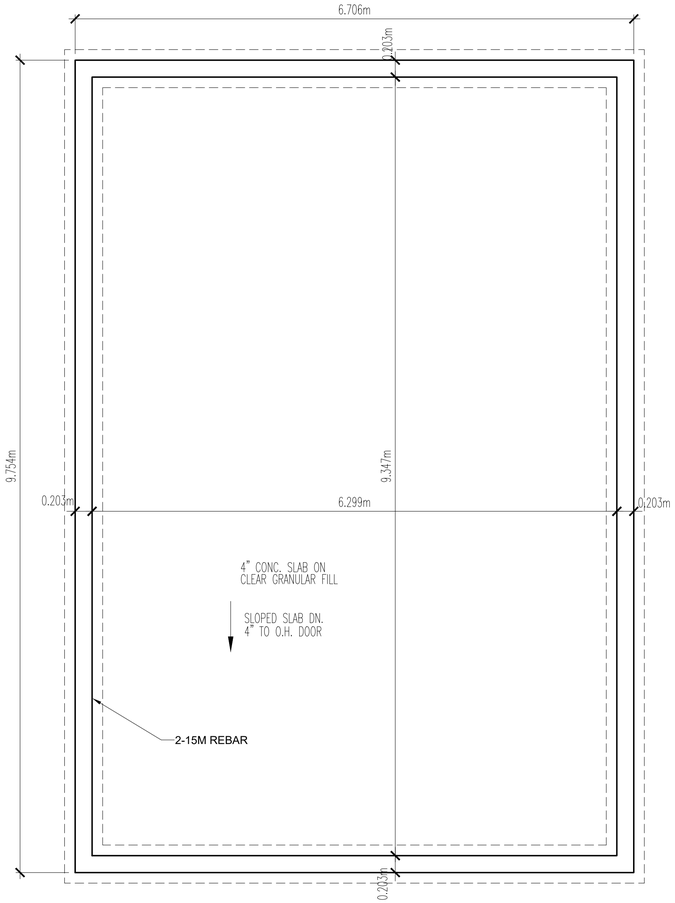
CAD DWG FILE
--

DRAWN BY
C.S.

CHK'D BY
C.S.

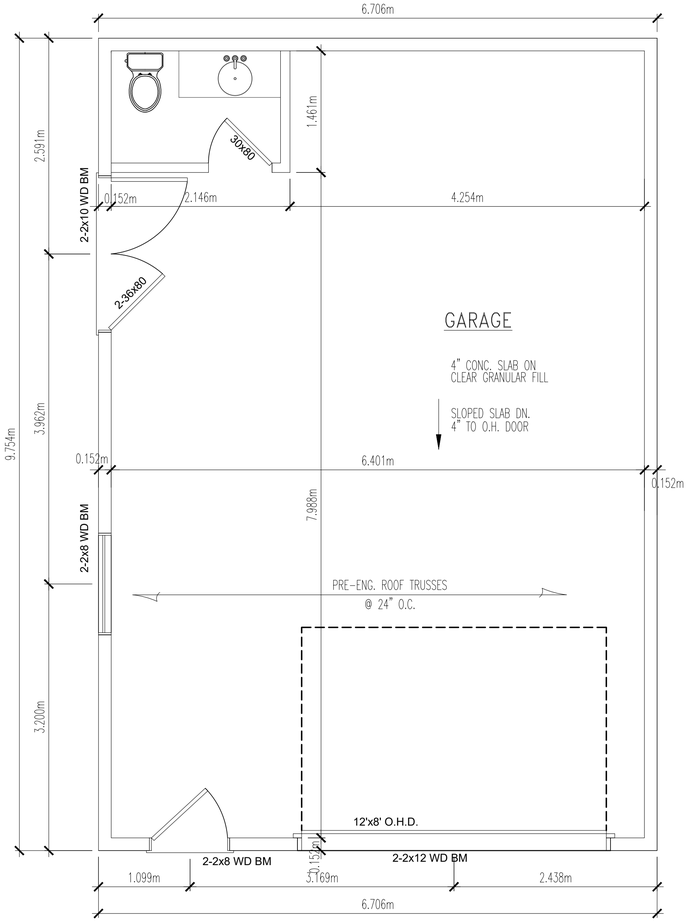
Scale
AS NOTED

Sheet
A1



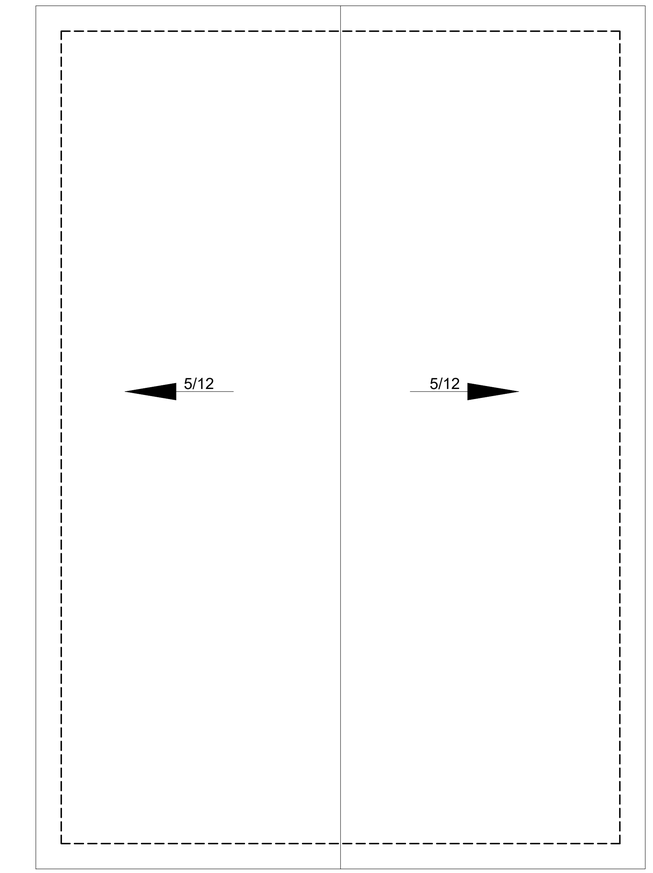
FOUNDATION PLAN

SCALE: $\frac{1}{4}$" = 1'-0"



MAIN PLAN

SCALE: $\frac{1}{4}$" = 1'-0"



ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

CONCEPT STUDIO DESIGNS
FIRM BCIN: 47249
196 POINTE WEST DR
AMHERSTBURG, ONTARIO
OFFICE: 519.819.0423
E-MAIL:
COREY@CONCEPTSTUDIODESIGNS.COM

Date	ISSUED FOR

Project Name and Address
2947 APPLE LANE
WINDSOR, ON

Project Number
24-003

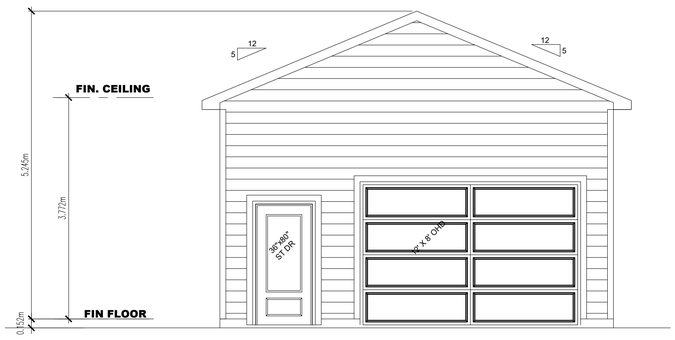
CAD DWG FILE
--

DRAWN BY
C.S.

CHK'D BY
C.S.

Scale
AS NOTED

Sheet
A2

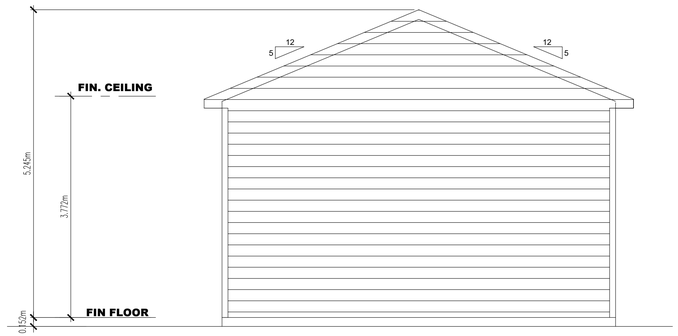


FRONT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

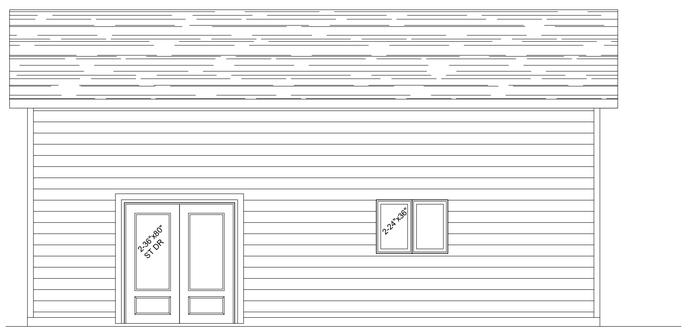
RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



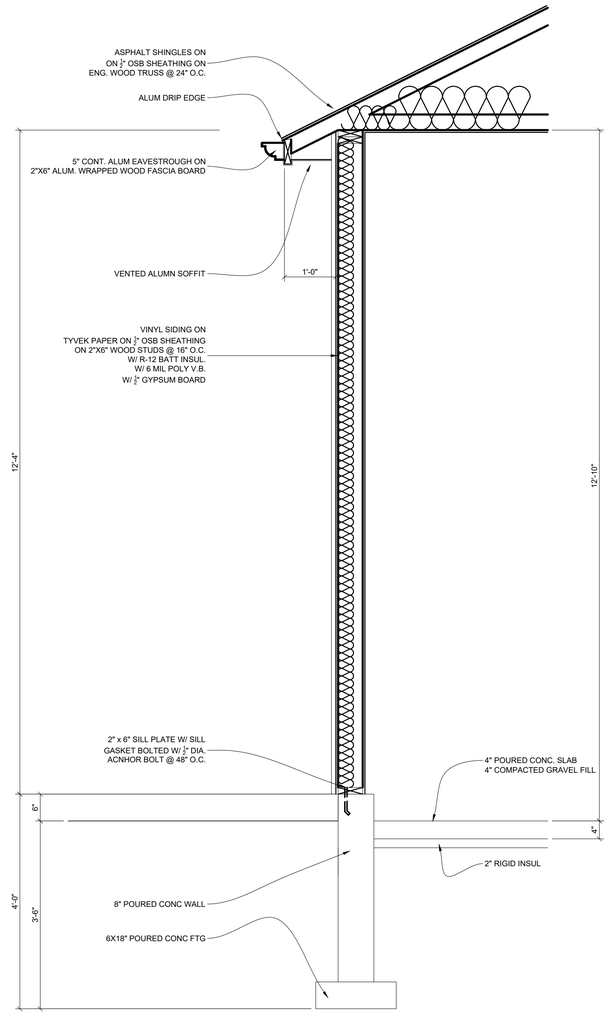
REAR ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



CONCEPT STUDIO DESIGNS
FIRM BCIN: 47249
196 POINTE WEST DR
AMHERSTBURG, ONTARIO
OFFICE: 519.819.0423
E-MAIL:
COREY@CONCEPTSTUDIODESIGNS.COM

Date	ISSUED FOR

Project Name and Address
2947 APPLE LANE
WINDSOR, ON

Project Number
24-003

CAD DWG FILE
--

DRAWN BY
C.S.

CHK'D BY
C.S.

Scale
AS NOTED

Sheet
A3