

Notice of Public Hearing – Committee of Adjustment Application

File # A-047/26 - 1138 GRAND MARAIS RD E
2026

Date Mailed: July 1,

Electronic hearing:

By videoconference on July 16, 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 July 1, 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: CON 2 PT LOT 92;RP 12R21209 PART 3;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.1 (RD1.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: WILLIE CERJANEC</p> <p>Applicant Name: Edwin Cope</p>		1138 GRAND MARAIS RD E

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the minimum required separations from the side lot line and the maximum permitted lot coverage for an accessory building.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	5.10.7.1	Minimum Required Separation of an Accessory Building from a Side Lot Line	1.20 m	0.60 m

Zoning By-Law 8600	5.10.7.1	Minimum Required Separation of Eaves or Gutters for an Accessory Building from a Side Lot Line	0.60 m	0.30 m
Zoning By-Law 8600	5.10.9.10	Maximum Accessory Building Lot Coverage	10.0%	10.3%

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.

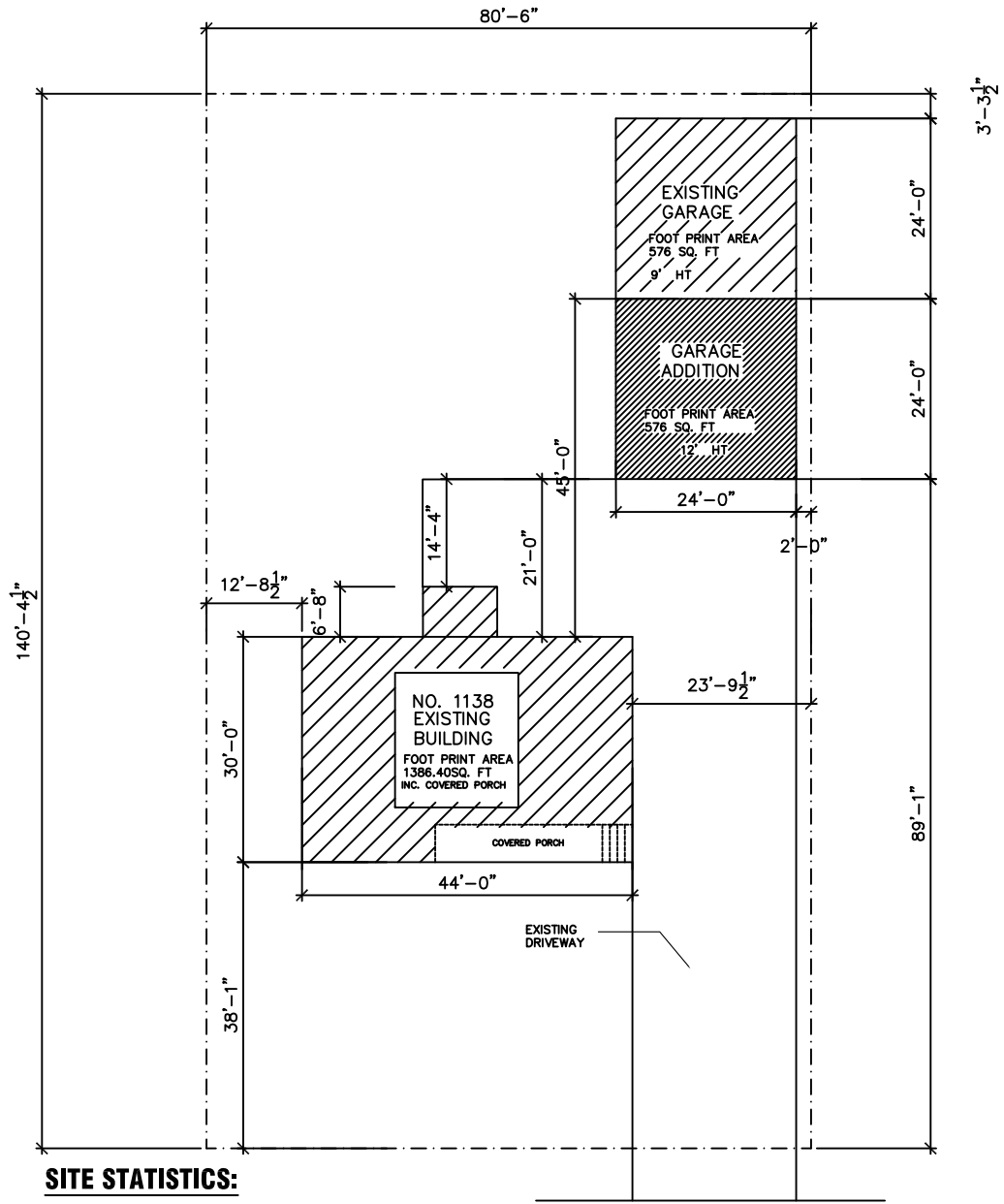
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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 STATISTICS:

SITE ADDRESS: 1138 GRAND MARAIS EAST

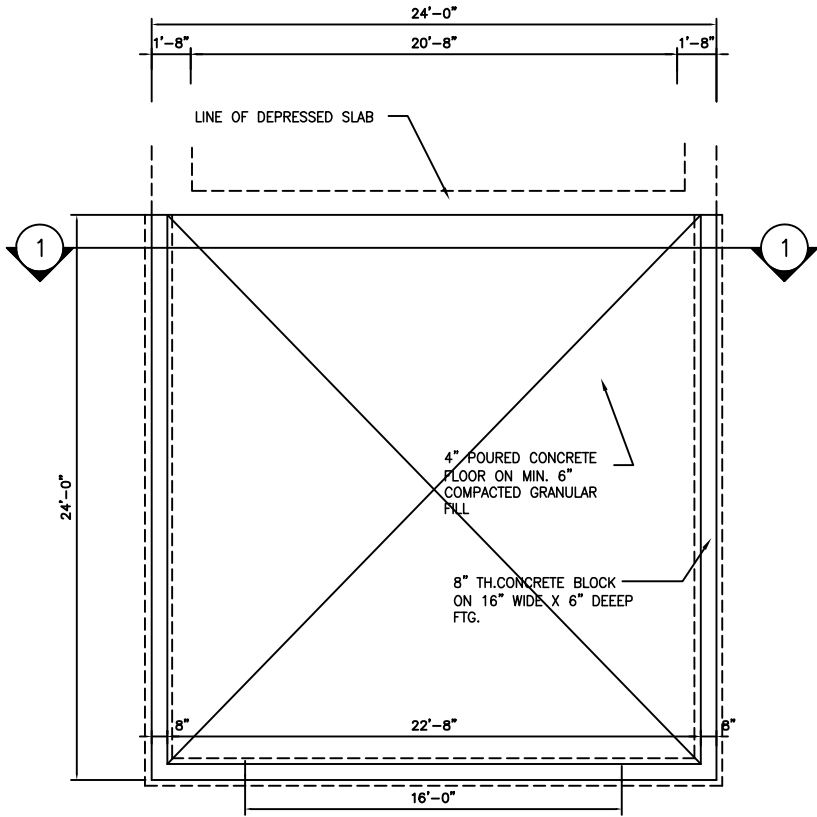
LOT AREA: 11302.79 square ft
 FOOT PRINT AREA 1386.40 SQ. FT
 EXISTING GARAGE 576 square ft.
 NEW GARAGE 576 square ft.

PERCENT TOTAL COVERAGE 2538.4 square ft.

PERCENT TOTAL COVERAGE 22.45 %

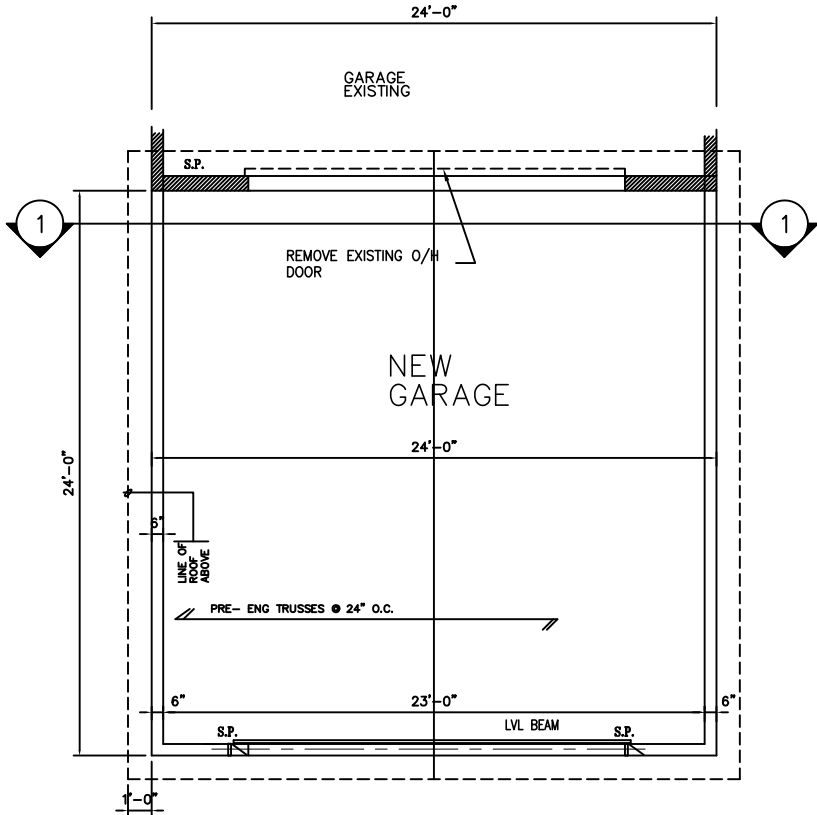
GRAND MARIS EAST





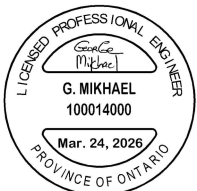
FDN PLAN

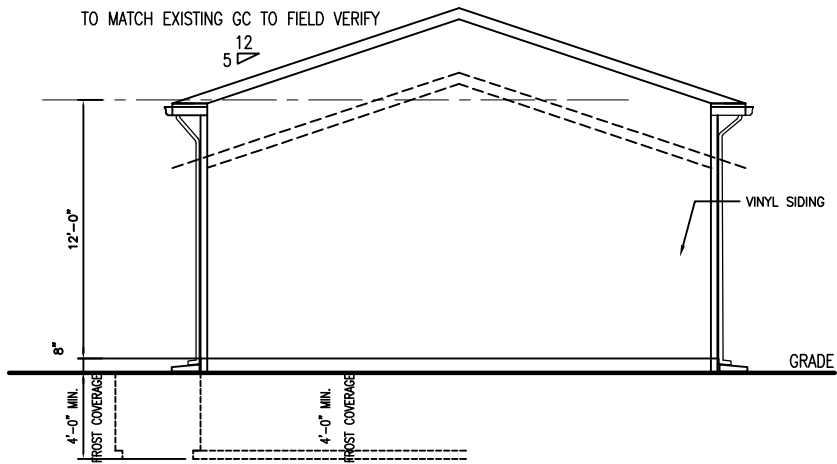
SCALE : 3/16" = 1'-0"



FIRST FLOOR PLAN

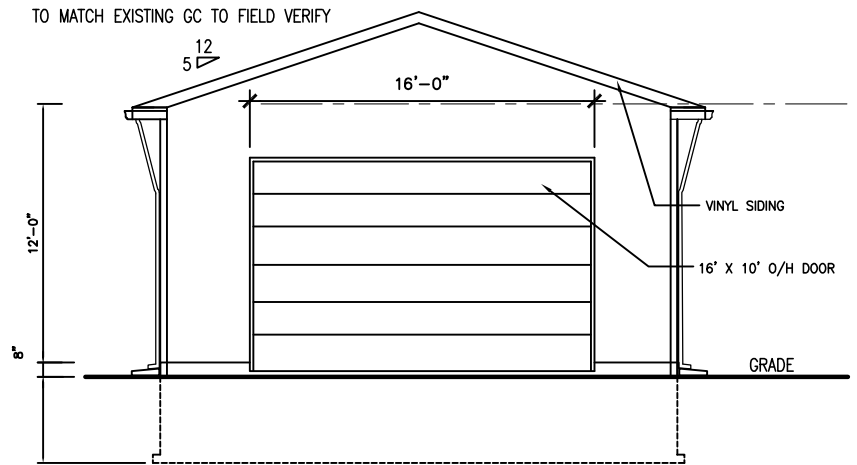
SCALE : 3/16" = 1'-0"





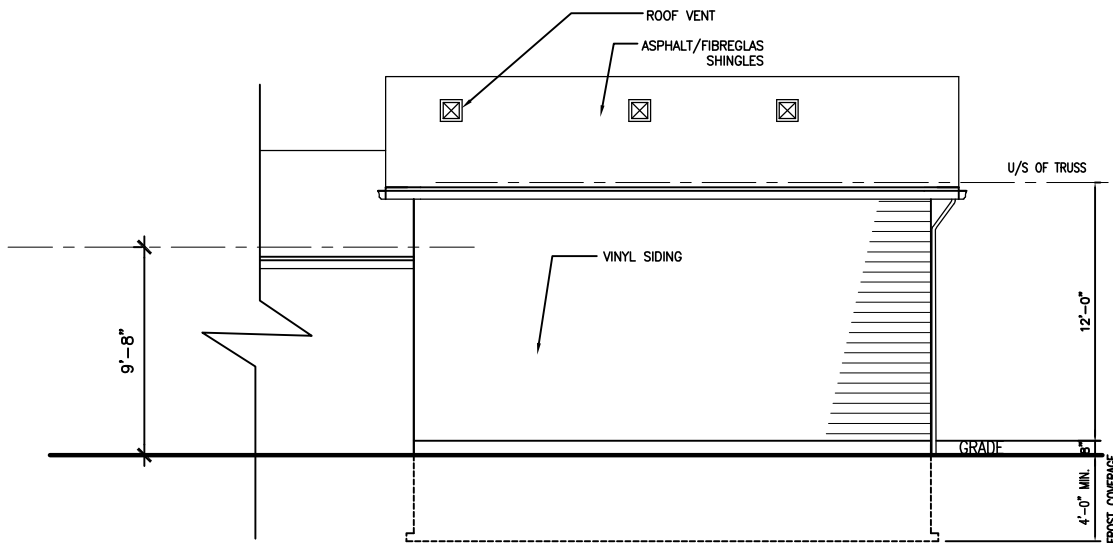
NORTH SIDE ELEVATION

SCALE : 3/16" = 1'-0"



SOUTH SIDE ELEVATION

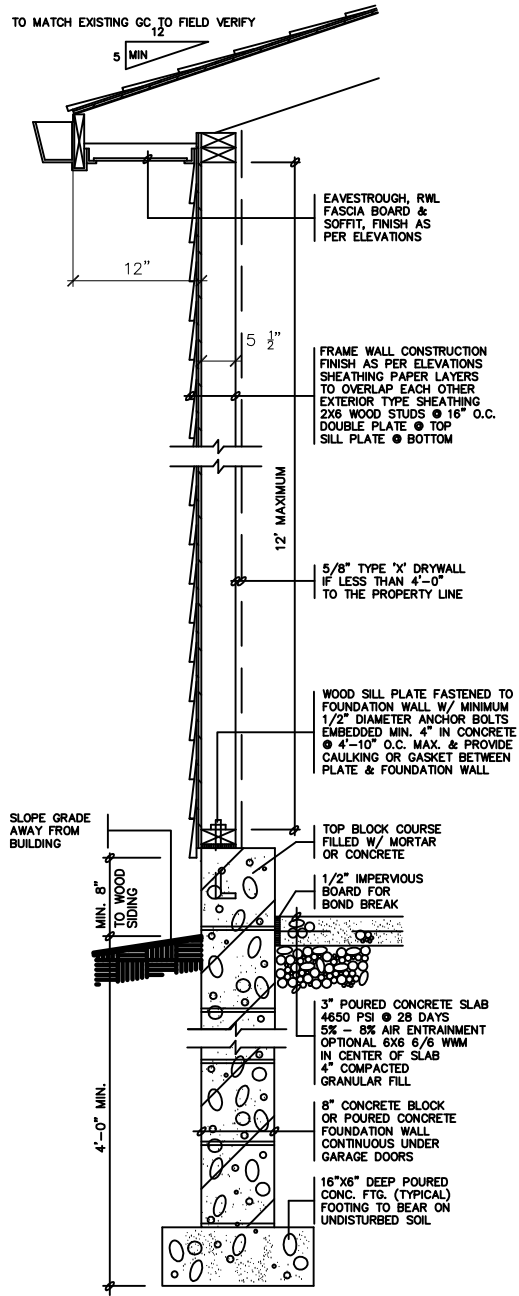
SCALE : 3/16" = 1'-0"



WEST ELEVATION

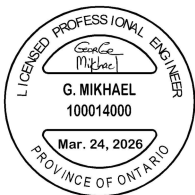
SCALE : 3/16" = 1'-0"





GENERAL NOTES

- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
SP# 4-2" X4" OR 3-2" X6"(dep. on wall th.)
SP.1# 1-2" X4" KING STUD 1 CRIPPLE STUD (dep. on wall th.)
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL
- IF GARAGE WALL IS LESS THAN 4'-0" TO THE PROPERTY LINE PROVIDE 5/8" TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED.
- IF GARAGE WALL IS LESS THAN 2'-0" TO THE PROPERTY LINE NON-COMBUSTIBLE CLADDING OR VINYL SIDING W/ GYPSUM SHEATHING IS REQUIRED.
- GARAGE WALLS ADJOINING DWELLING MUST BE COMPLETELY SEALED TO PREVENT ANY INFILTRATION OF GASES INTO THE DWELLING.
- CAULK ALL PENETRATIONS SUCH AS HOSE BIB & JOINTS BETWEEN GYPSUM BD. & OTHER SURFACES W/ ACOUSTICAL SEALANT.
- WHERE ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CARRY GYPSUM BOARD UP TO ROOF SHEATHING & CAULK W/ ACOUSTIC SEALANT.
- DOORS BETWEEN THE GARAGE & DWELLING MUST BE EXTERIOR TYPE, TIGHT FITTING, WEATHERSTRIPPED & PROVIDED W/ A SELF CLOSING DEVICE & A DEADBOLT LOCK. DOOR MUST NOT OPEN DIRECTLY INTO A BEDROOM.
- GARAGE SLAB SHALL BE SLOPED TO DRAIN TO THE OUTSIDE USING 4650 PSI CONCRETE W/ 5%-8% AIR ENTRAINMENT.
- ALL ROOF SHEATHING TO BE 3/8" PLYWOOD OR 7/16" OSB, FOR ROOF RAFTERS @ 12" OR 16" O.C. USE "H" CLIPS FOR ROOF JOISTS @ 24" O.C..
- STEPPED FOOTINGS, IF REQUIRED, SHALL HAVE A MAXIMUM RISE OF 2'-0" (1'-4" FOR SAND OR GRAVEL) & A MINIMUM RUN OF 2'-0".
- PROVIDE A LIGHT FIXTURE IN THE GARAGE.



WALL SECTION
SCALE : 3/4" = 1'-0"