



COMMITTEE OF ADJUSTMENT

APPLICANT : RICARDO FRANCIS COKER

ADDRESS : 869 FORD BOULEVARD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



Notice of Public Hearing – Committee of Adjustment Application

File # A-056/26 & B-030/26 - 869 FORD BLVD

Date Mailed: July 1, 2026

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: PLAN 709 LOTS 401 AND 402 PT LOT 400 PT ALLEY AND RP 12R27989 PARTS 19 25 AND 26

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.2 (RD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: CHERYL ANNE COKER</p> <p>Applicant Name: Liburdi Architectural</p>		869 FORD BLVD

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Proposed severance to create a new lot. Requesting relief for reduced minimum lot width on both the severed and retained lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.2.5.1	Minimum Lot Width - Retained Lot	12.0 m	10.65 m
Zoning By-law 8600	10.2.5.1	Minimum Lot Width - Severed Lot	12.0 m	10.65 m

Type of Consent Application Transaction: New Lot

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.

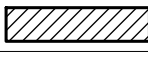

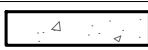


Notice of Decision

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.



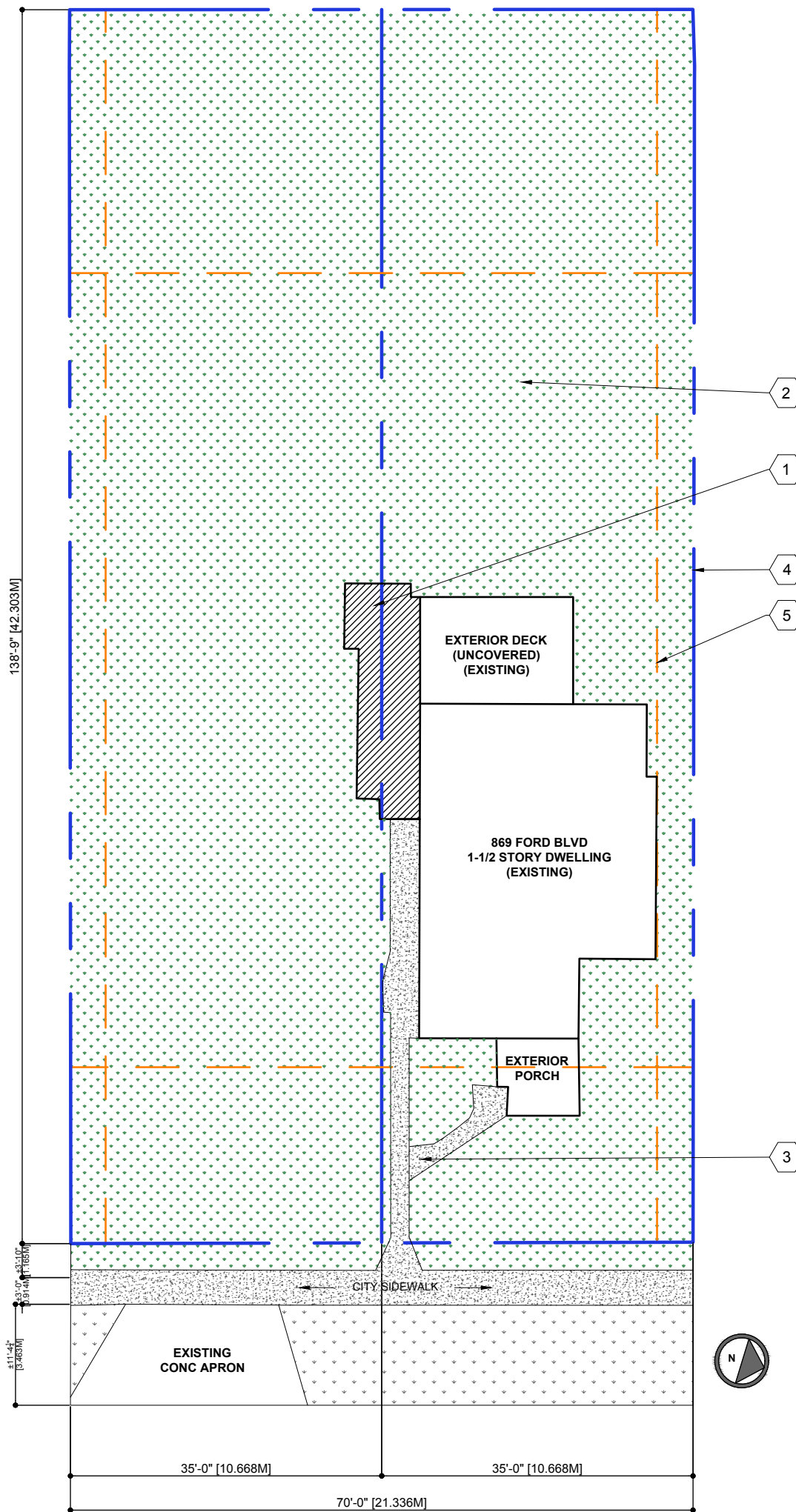
Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

DEMO SITE PLAN LEGEND & KEYNOTES

DESCRIPTION	KEYNOTE
EXISTING DECK AREA TO BE DEMOLISHED	① 
LANDSCAPING	② 
HARD SURFACE - CONCRETE	③ 
PROPERTY LINE	④ 
SETBACK LINE - BASED ON RD 1.2 CITY WINDSOR BYLAWS	⑤ 

EXISTING SITE PLAN DATA

LOT AREA PART 1 = PART LOTS 400 AND 401	= 4629 SF
LOT AREA PART 2 = PART ALLEY	= 223 SF
LOT AREA PART 3 = PART LOTS 402 AND 401	= 4638 SF
LOT AREA PART 4 = PART ALLEY	= 223 SF



← 869 FORD BLVD, WINDSOR, ON N8S 2G2 →

LIBURDI ARCHITECTURAL

PROJECT NAME
869 FORD

PROJECT ADDRESS
869 FORD BLVD, WINDSOR, ON N8S 2G2

ISSUED FOR
M D Y
COA 06.12.2026

LIBURDI ARCHITECTURAL
519 - 816 - 0918
INFO@LIBURDIARCHITECTURAL.COM
WWW.LIBURDIARCHITECTURAL.COM

OWNER
CHERYL & RICK COKER

PROJECT No
20048

SHEET No
A1 - DEMOLITION PLAN



SITE PLAN LEGEND & KEYNOTES

DESCRIPTION	KEYNOTE
PROPOSED FUTURE HOUSE FOOTPRINT CONCEPT.	1
LANDSCAPING - TO BE FUTHER DEVELOPED	2
HARD SURFACE - TO BE FURTHER DEVELOPED	3
PROPERTY LINE	4
SETBACK LINE - BASED ON RD 1.2 CITY WINDSOR BYLAWS	5

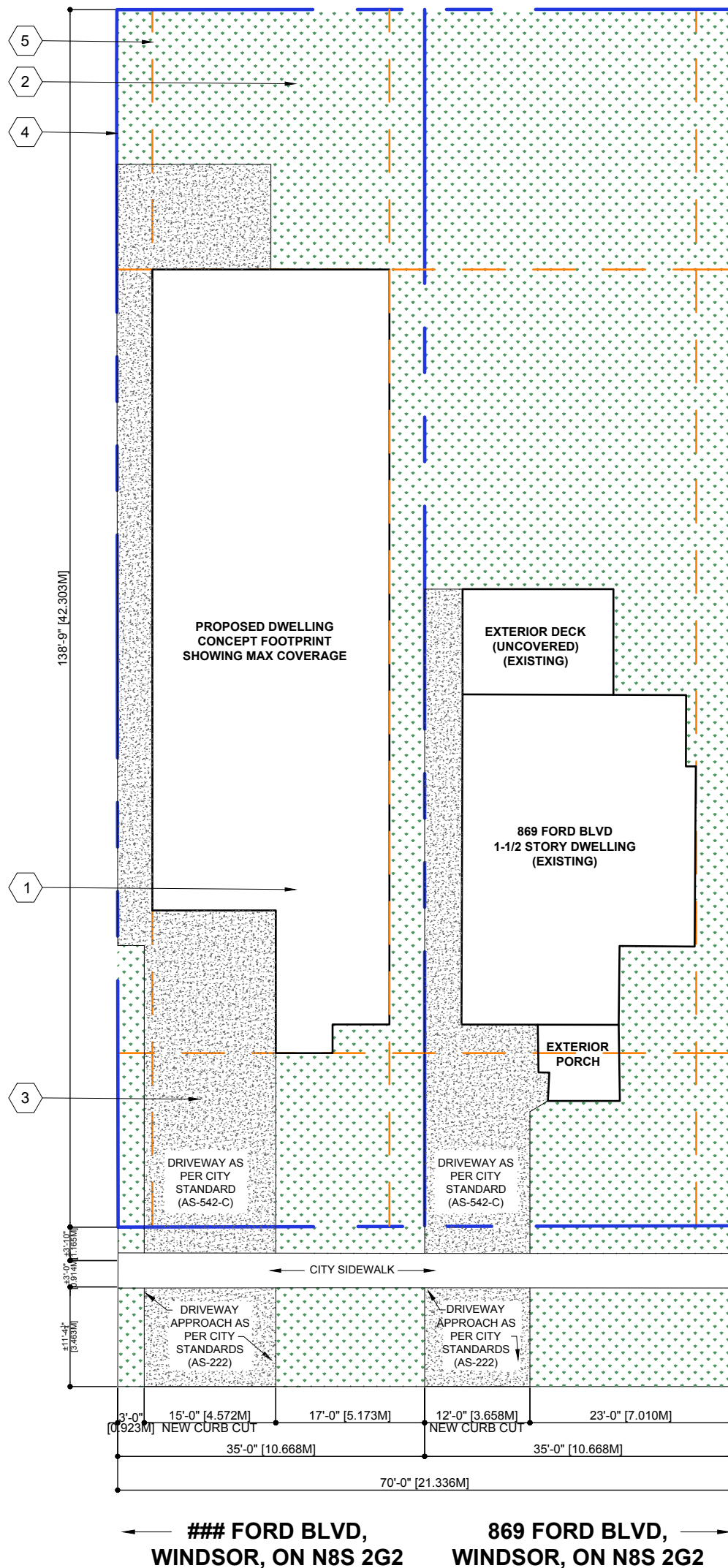
SITE PLAN GENERAL NOTES

1 ARCHITECTURAL SITE PLAN LAYOUT BASED ON VERHAEGEN SURVEY MAPPING GIS

SITE PLAN CONCEPT CALCULATION

LOT AREA PART 1 = PART LOTS 400 AND 401 = 4629 SF
 LOT AREA PART 2 = PART ALLEY = 223 SF
 TOTAL = 4852 SF

LOT COVERAGE ALLOWANCE = 45%
 4852 x .45 = 2183.4 SF



LIBURDI ARCHITECTURAL

PROJECT NAME 869 FORD	PROJECT ADDRESS 869 FORD BLVD, WINDSOR, ON N8S 2G2	ISSUED FOR M D Y COA 06.12.2026	LIBURDI ARCHITECTURAL 519 - 816 - 0918 INFO@LIBURDIARCHITECTURAL.COM WWW.LIBURDIARCHITECTURAL.COM
OWNER CHERYL & RICK COKER	PROJECT No 20048	SHEET No A2 - PROPOSED PLAN	

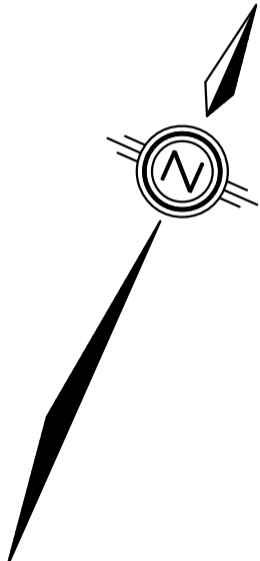


LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

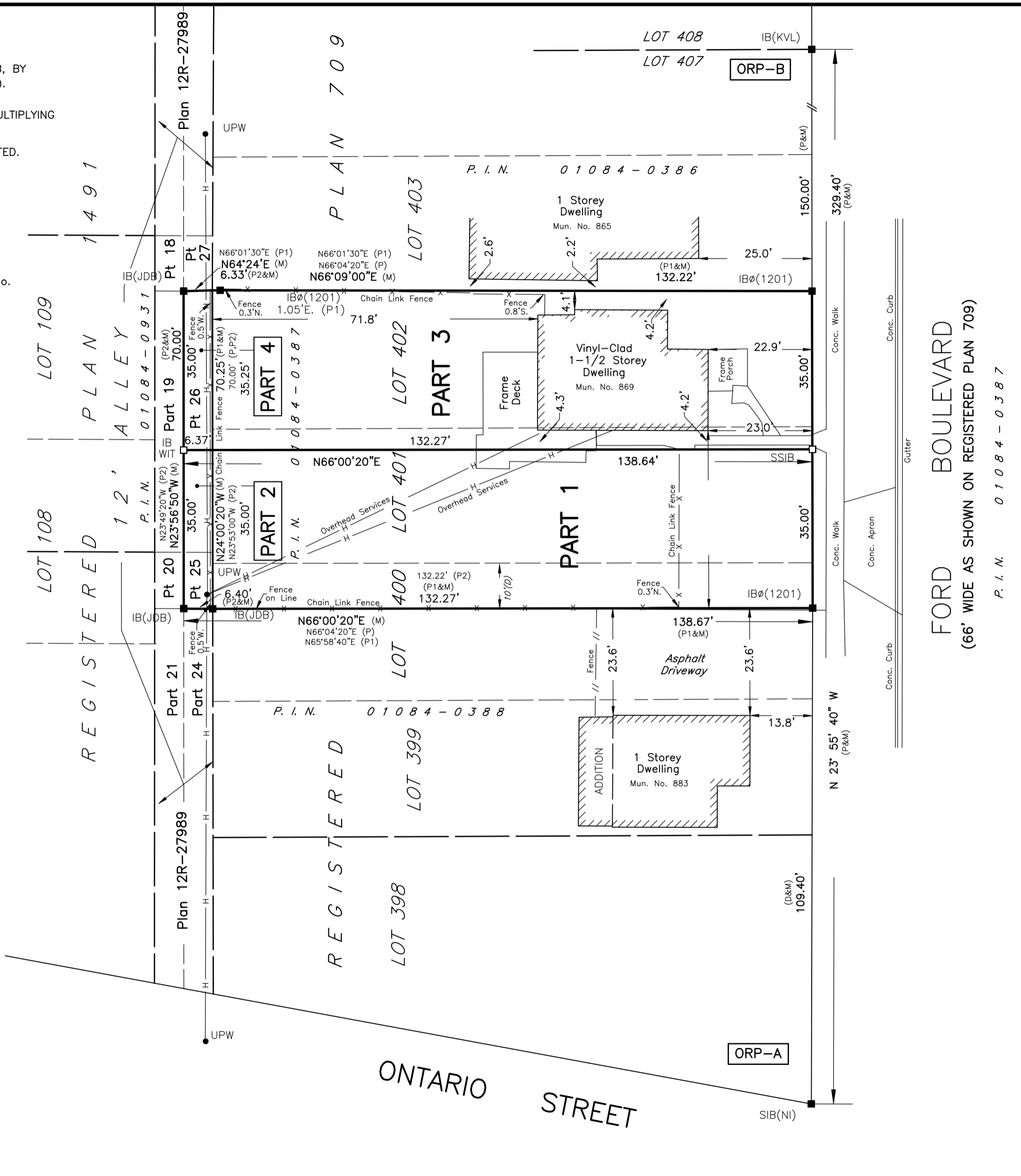
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999902.

- ALL MONUMENTS SHOWN THUSLY \square ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB \emptyset DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- PB DENOTES PLASTIC BAR
- \blacksquare DENOTES SURVEY MONUMENT FOUND
- \square DENOTES SURVEY MONUMENT SET AND MARKED 1744
- WIT. DENOTES WITNESS \perp DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
- ORP DENOTES OBSERVED REFERENCE POINT
- (NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
- (S/P) DENOTES SET PROPORTIONALLY
- (P) DENOTES REGISTERED PLAN 709 (P2) DENOTES PLAN 12R-27989
- (P1) DENOTES PLAN OF SURVEY BY (1194) DATED FEBRUARY 25, 1997.
- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (JDB) DENOTES J.D. BARNES, O.L.S.
- (KVL) DENOTES KOESTER and VERHAEGEN LIMITED, O.L.S.
- (NI) DENOTES NOT IDENTIFIABLE



INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	15380164.26	1107396.98
ORP-B	15380465.08	1107263.50
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N 23°55'40" W, 329.40'.
A CLOCKWISE ROTATION OF 2°21'20" WAS APPLIED TO THE BEARINGS ON R.P.709 TO ALLOW FOR COMPARISONS.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 12R-
RECEIVED AND DEPOSITED

DATE _____ DATE _____

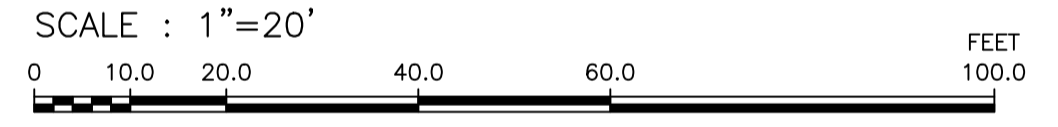
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	PART LOTS 400 and 401	REGISTERED PLAN 709	PART OF 01084-0387	4,629
2	PART ALLEY		PART OF 01084-0931	223
3	LOT 402 and PT LOT 401		PART OF 01084-0387	4,638
4	PART ALLEY		PART OF 01084-0931	223

PARTS 1 to 4, (Incl.) COMPRISE ALL OF P.I.N. 01084-0387 and PART OF P.I.N. 01084-0931.

PLAN OF SURVEY
OF
LOTS 401, 402, PART LOT 400,
PART OF ALLEY,
REGISTERED PLAN 709
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.



"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE TH DAY OF **OCTOBER, 2022**.

DATE SEPTEMBER 30, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2195200.

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 22-47-382-01
FILE: 22-47-382-01.dwg	E-709-40	CAD Date: September 30, 2022 12:33 PM CAD File: 22-47-382-01.dwg