



COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : 2047337 ONTARIO INC
ADDRESS : 921 KENNEDY DRIVE WEST

SUBJECT LANDS SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # A-066/26 & B-036/26 - 921 KENNEDY DR W

Date Mailed: July 29, 2026

Electronic hearing:

By videoconference on August 13, 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 29, 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 1478 PT LOT 23;136X68.78&77.07ANG R X70.10X;100; 136.00FR

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.4 (RD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2047337 ONTARIO INC Applicant Name: Andre Abouasli		921 KENNEDY DR W

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Create a new lot requesting relief for reduced minimum lot area and reduced minimum rear yard depth for the severed lot.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.4.5.2	Minimum Lot Area - Severed Lot	540.0m2	446.9m2
Zoning By-law 8600	10.4.5.6	Minimum Rear Yard Depth - Severed Lot	7.50m	6.0m

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.

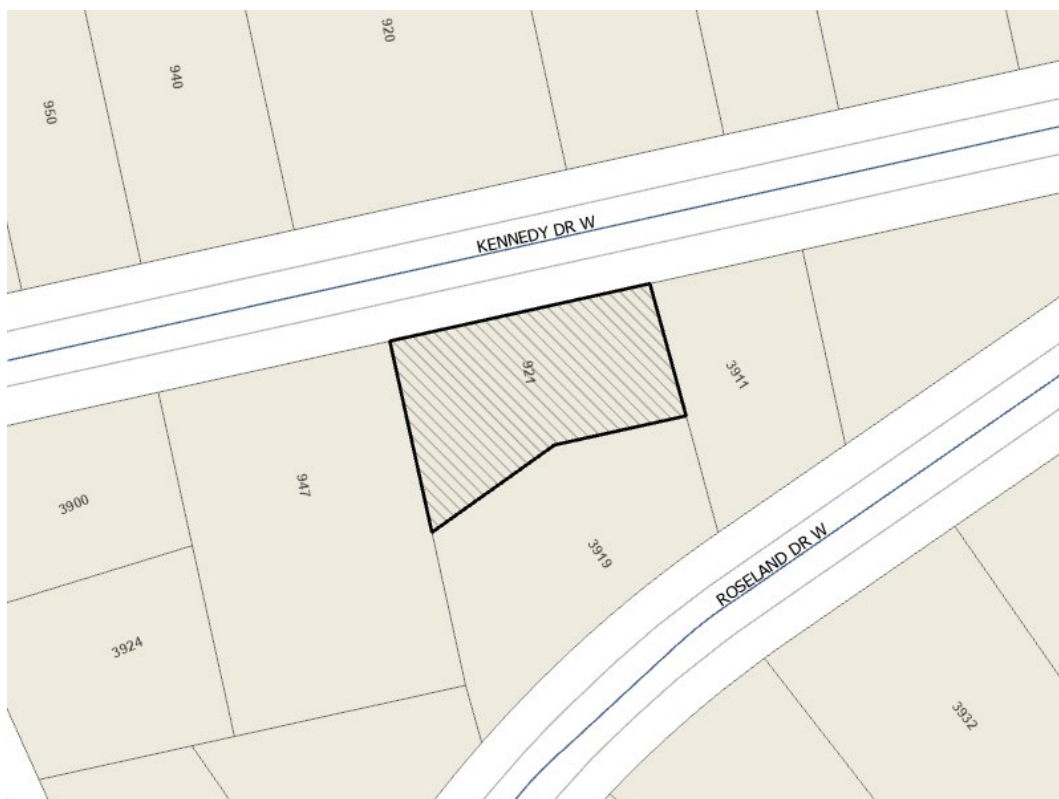
Participate in the hearing by videoconference (Microsoft Teams)

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

KENNEDY DR WEST

136'-0"

67'-1"

PROPERTY LINE

EXISTING DRIVEWAY (PROPOSED PARKING SPACE)

30'-0"

20'-0"

4'-0"

EXISTING RESIDENCE

55'-0"

PROPOSED EXISTING PROPERTY SQFT: 5892

EXISTING SHED

10'-0"

4'-0"

LINE OF PROPOSED DIVISION OF PROPERTY

4'-0"

BUILDABLE ENVELOPE FOR PRIMARY RESIDENCE

PROPOSED ADDITIONAL PROPERTY SQFT: 4817

67'-1"

FROM LOT LINE

25'-0"

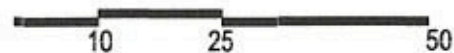
70'-7"

Proposed set back 20'

100'-0"

70'-0"

SITE DESCRIPTION:
921 KENNEDY DR W. in WINDSOR, ONTARIO



SITE PLAN

SCALE $\frac{1}{2}'' = 1'$



SITE DESCRIPTION:	
921 KENNEDY DR W. in WINDSOR, ONTARIO	
SITE INFORMATION	
UPDATED : JUNE 10, 2021	
ZONED	R21.4
TOTAL AREA OF LOT:	10709 SQFT
LOT COVERAGE (MAX. OF 40%):	15%
REQUIRED AREA OF LOT:	5812 SQFT
PROPOSED EXISTING LOT AREA:	5882 SQFT
PROPOSED NEW LOT AREA:	4817 SQFT

CLIPINTS

PREFACE

Cognitive Activity

[illegible]

OFFICE STAMP:

TABLE 4

☐ **Copy**

COMING TO A THEATRE NEAR YOU

Conte, J. M.,
ET AL. / 1998

DATE: 06-10-2008

CHC-87.

Product no.	
-------------	--

STAMP

DESIGN BY:
ETHEL M. JAMES

SCALE: 1"=1'-0"

	10

DrMET No.