

Notice of Public Hearing – Committee of Adjustment Application

File # A-084/25

Date Mailed: October 29, 2025

Electronic hearing:

By videoconference on November 13, 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 October 29, 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 1126 LOT 65

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

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SATVINDER KAUR Applicant Name: REIGNS 740 INC.		3398 RIBERDY RD

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for decreased minimum lot width and area.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	10.1.5.1	Lot Width - Minimum	15.0m	12.2m

By-Law	Provision	Provision Description	Requirement	Proposed
8600	10.1.5.2	Lot Area - Minimum	450.0m ²	382.8m ²

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.

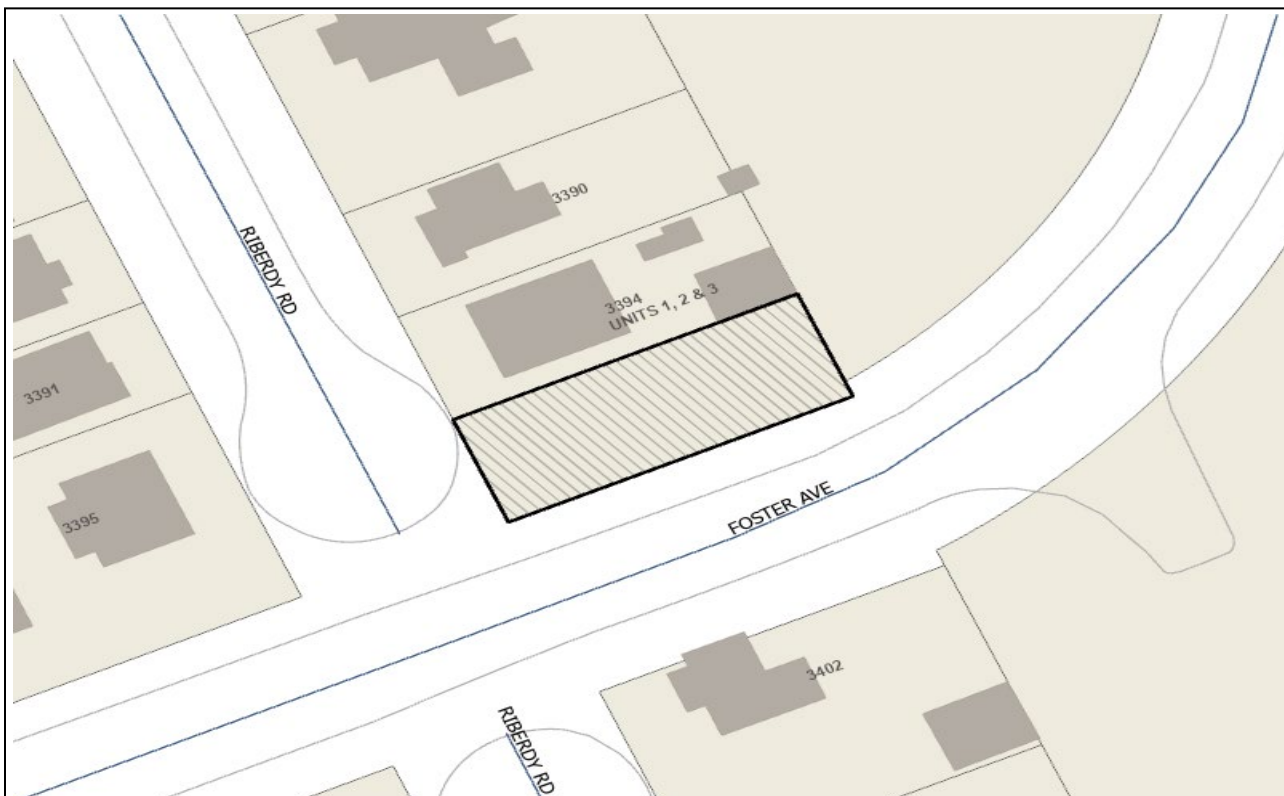
Participate in the hearing by videoconference (Microsoft Teams)

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.

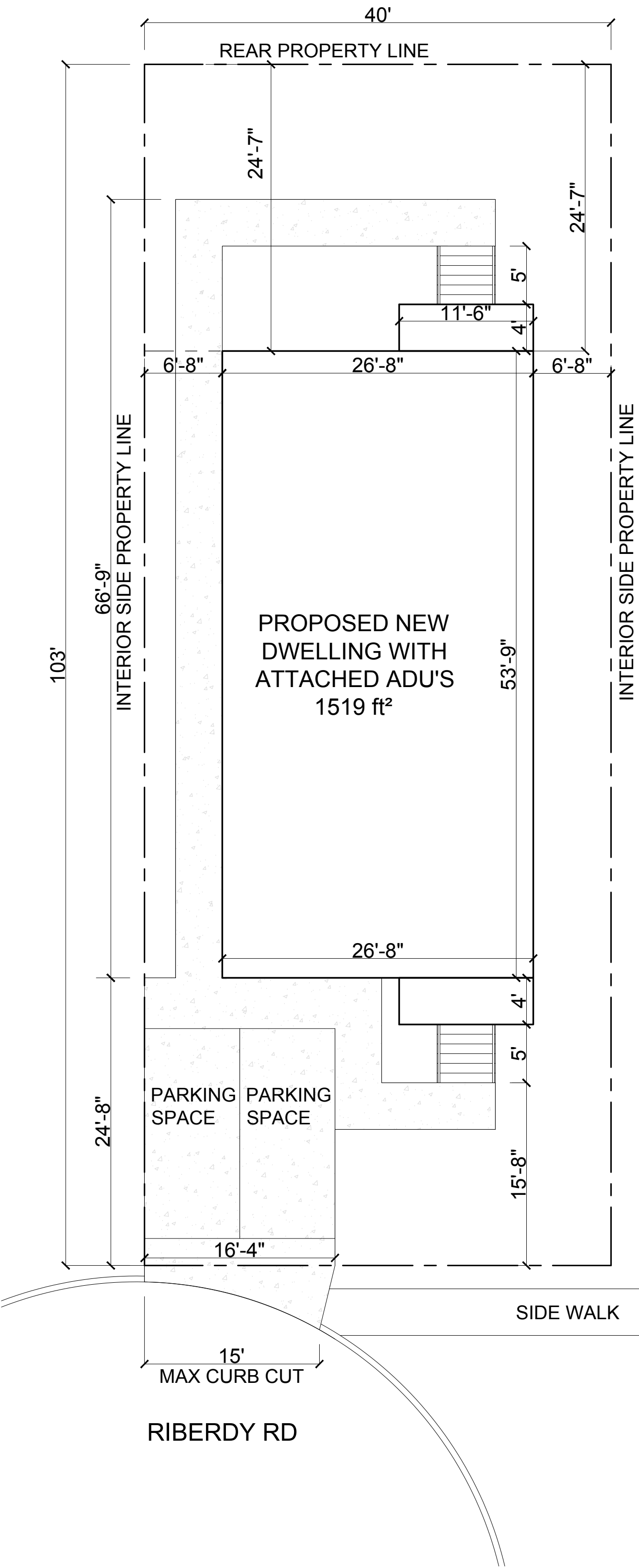
Notice of Decision

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

GENERAL NOTES	STAIR AND GUARD INFORMATION
<u>CODE AND PROCEDURES</u> 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. <u>CONCRETE</u> THE COMPRESSIVE STRENGTH OF CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN: - 32 MPA (4650 PSI) WITH 5 TO 8 % AIR ENTRAINMENT FOR GARAGE FLOORS, CARPORTS FLOORS AND ALL EXTERIOR FLATWORK. - 20 MPA (2900 PSI) FOR INTERIOR FLOORS OTHER THEN THOSE FOR GARAGES AND CARPORTS - 15 MPA FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, PIERS AND OTHER APPLICATIONS SITE BATCHED CONCRETE SHALL CONFORM TO THE ONTARIO BUILDING CODE REQUIREMENTS. 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. <u>FOOTINGS</u> 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. 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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



Windsor, ON
Phone : 519-965-7176

NEW DWELLING WITH ADUS
3398 RIBERDY ROAD
WINDSOR, ON

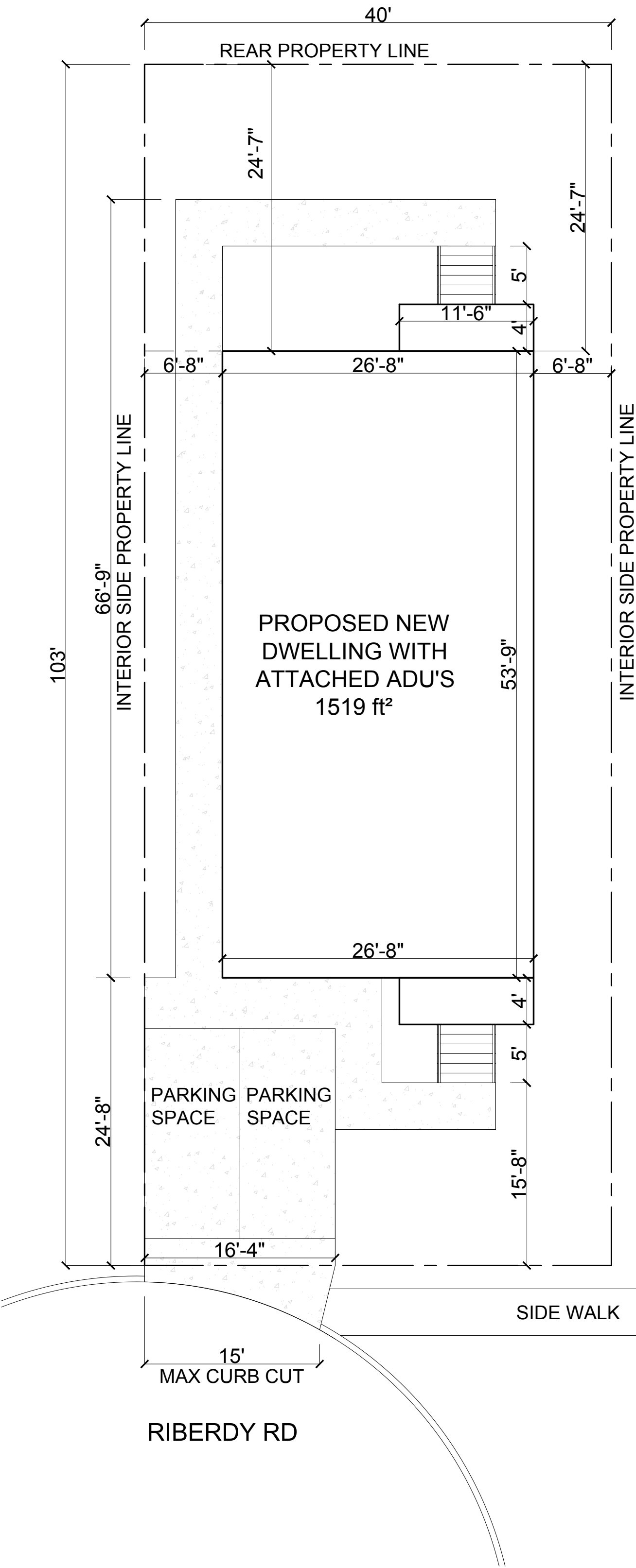
SITE PLAN & GENERAL NOTES

Date : August 13, 2025
Scale : 1/4" = 1'-0"
Project No. : 043/25

Drawing No. :

A-0.1

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Individual BCIN: 37168 Firm BCIN: 43361



Windsor, ON
Phone : 519-965-7176

NEW DWELLING WITH ADUS
3398 RIBERDY ROAD
WINDSOR, ON

SITE PLAN & GENERAL NOTES

Date : August 13, 2025
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Drawing No. :

A-0.1

LEGEND

FW1

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

FW2

FOUNDATION WALL - FRONT PORCH

BITUMINOUS DAMP PROOFING

8" POURED CONCRETE WALL

ON 20"x10" POURED CONCRETE FOOTING ON UNDISTURBED SOIL.

W1

EXTERIOR WALL

STUCCO FINISH

TYVEK HOUSE WRAP ON 1/2" EXTERIOR SHEATHING, 2"x 6" WOOD STUDS @ 16" O.C. R24 BATT INSULATION WITH 6 MIL POLY VAPOUR BARRIER, 1/2" DRYWALL READY FOR PAINT

P1

INTERIOR PARTITION

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

MAIN FLOOR LOAD BEARING INTERIOR WALL

2X4 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 4 BEARING WALL COVERED WITH ½" TYPE X DRYWALL FINISH. ON SILL GASKET WITH LAG BOLTS @ 4'-0" O.C. ON ONE COURSE OF 4" SOLID CONCRETE BLOCK ON A 16" x 8" DEEP POURED CONCRETE FOOTING (CONTINUOUS)

P2

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.

P3

WALL FIRE SEPARATION - 2HR FRR W/ 65 STC SOUND RATING AS PER ULC W312

1 LAYER OF ½" TYPE X GYPSUM BOARD ON 2X4 WOOD STUDS @ 24" O/C FILL WALL CAVITY WITH ROXUL SAFE AND SOUND INSULATION. ½" AIR SPACE, 2 LAYERS OF ½" DENS GLASS ON 2X4 WOOD STUDS @ 24" O/C. COVERED WITH ½" TYPE X GYPSUM BOARD. DENS GLASS TO BE CONTINUOUS TO U/S OF FLOOR DECKING.

EF

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

#"

DENOTES NEW INTERIOR DOOR SIZE. SITE VERIFY

RH

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

SD

DENOTES SMOKE ALARM C/W CO² DETECTOR. REFER TO GENERAL NOTES.

A/H

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

C1

HORIZONTAL FIRE SEPARATION - ENTIRE MAIN FLOOR CEILING

1 HR FRR & STC 51 CEILING CONFORMING TO F9g of SB-3

½" 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

1. MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS.

2. ANY PENETRATIONS IN THE FIRE SEPARATIONS MUST PROPERLY SEALED AS PER OBC REQUIREMENTS

3. SITE VERIFY ALL DIMENSIONS.

4. ALL NEW INTERIOR WALLS TO BE P1 UNLESS NOTED OTHERWISE.

5. REFER TO DETAIL FOR ALL LINTELS

6. ALL UNITS TO BE HEATED AND COOLED SEPARATELY

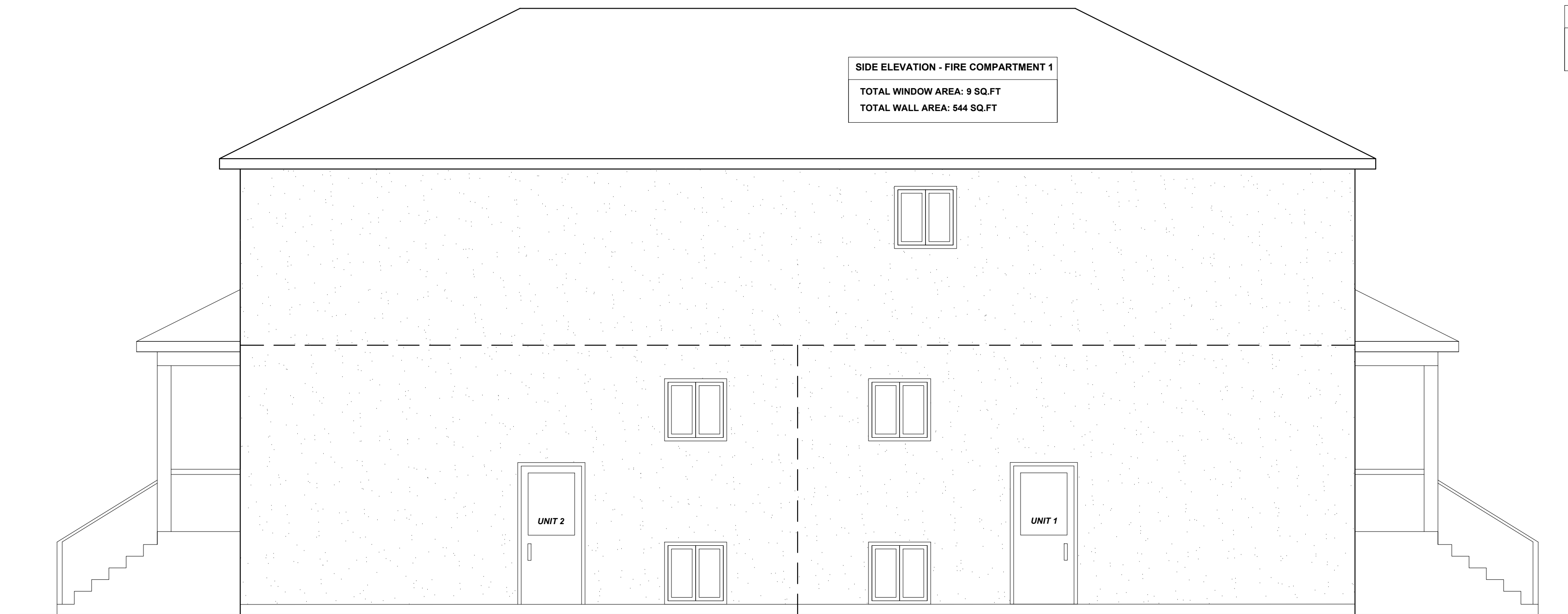
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AG
DESIGN
Windsor, ON
Phone : 519-965-7176

NEW DWELLING WITH ADUS
3398 RIBERDY ROAD
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FLOOR PLANS

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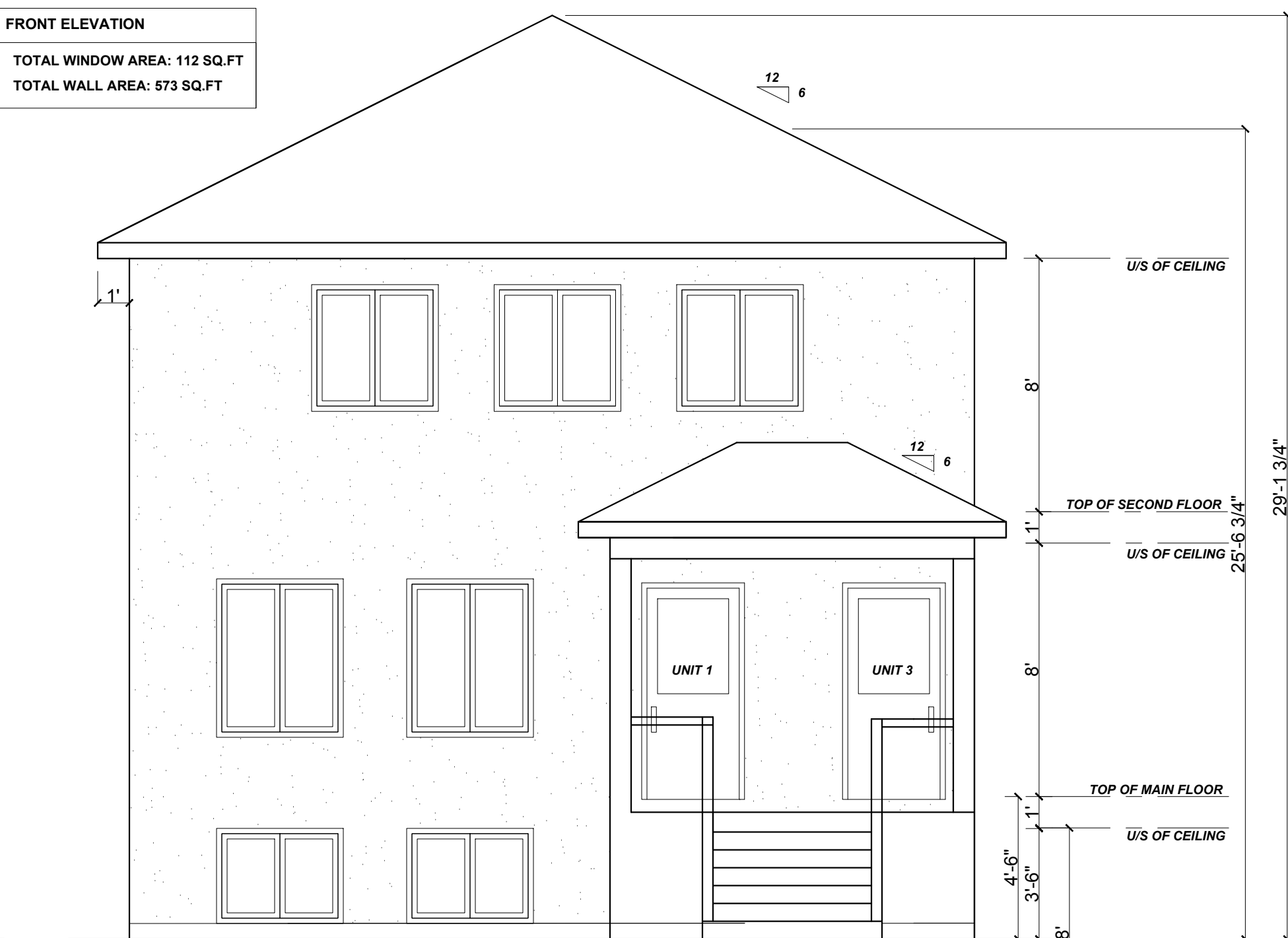


SIDE ELEVATION - FIRE COMPARTMENT 1
TOTAL WINDOW AREA: 9 SQ.FT
TOTAL WALL AREA: 544 SQ.FT

SIDE ELEVATION - FIRE COMPARTMENT 3
TOTAL WINDOW AREA: 18 SQ.FT
TOTAL WALL AREA: 416 SQ.FT

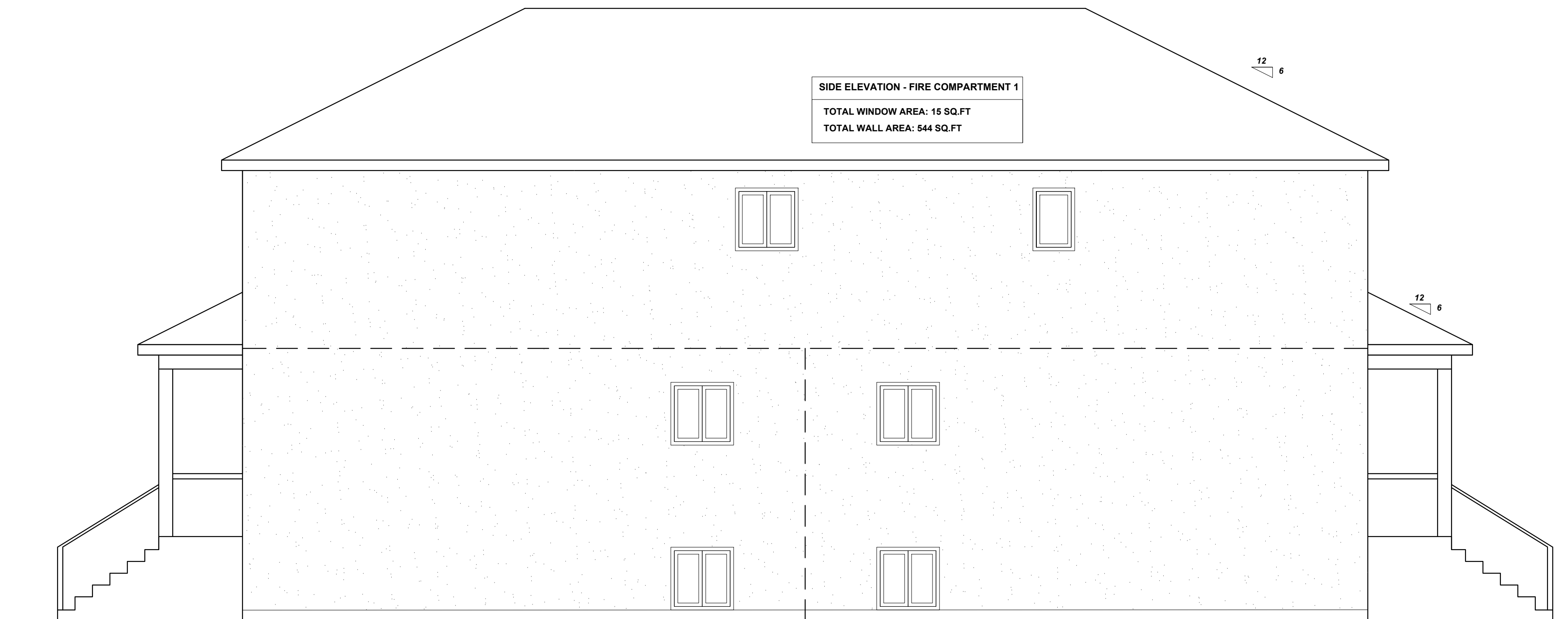
SIDE ELEVATION - FIRE COMPARTMENT 2
TOTAL WINDOW AREA: 18 SQ.FT
TOTAL WALL AREA: 416 SQ.FT

SIDE ELEVATION



FRONT ELEVATION
TOTAL WINDOW AREA: 112 SQ.FT
TOTAL WALL AREA: 573 SQ.FT

FRONT ELEVATION

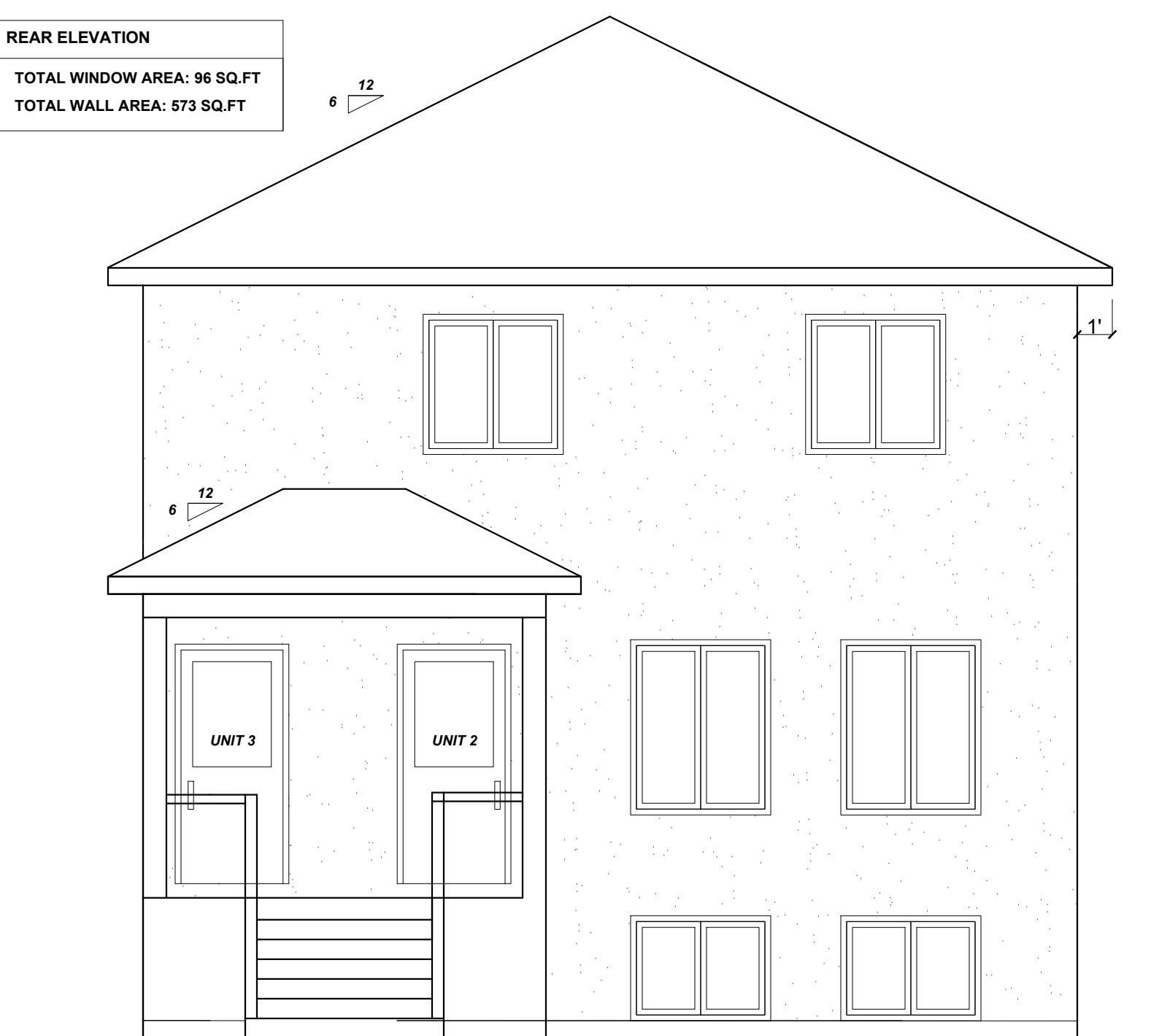


SIDE ELEVATION - FIRE COMPARTMENT 1
TOTAL WINDOW AREA: 15 SQ.FT
TOTAL WALL AREA: 544 SQ.FT

SIDE ELEVATION - FIRE COMPARTMENT 3
TOTAL WINDOW AREA: 18 SQ.FT
TOTAL WALL AREA: 416 SQ.FT

SIDE ELEVATION - FIRE COMPARTMENT 2
TOTAL WINDOW AREA: 18 SQ.FT
TOTAL WALL AREA: 416 SQ.FT

SIDE ELEVATION



REAR ELEVATION
TOTAL WINDOW AREA: 96 SQ.FT
TOTAL WALL AREA: 573 SQ.FT

REAR ELEVATION

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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
3398 RIBERDY ROAD
WINDSOR, ON

ELEVATIONS

Date : August 13, 2025
Scale : 1/4" = 1'-0"
Project No. : 043/25

Drawing No. :

A-2.0

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Windsor, ON
Phone : 519-965-7176

NEW DWELLING WITH ADUS
3398 RIBERDY ROAD
WINDSOR, ON

DETAILS & WALL SECTION

Date : July 6, 2025
Scale : 1/4" = 1'-0"
Project No. : 043/25

Drawing No. :

A-3.0

