

Notice of Public Hearing – Committee of Adjustment Application

File # A-085/26 - 1191 HICKORY RD

Date Mailed: October 28, 2026

Electronic hearing:

By videoconference on November 12, 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 October 28, 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 620; LOT 42

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.3

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1001134151 ONTARIO INC Applicant Name: ANDREW LENNON		1191 HICKORY RD

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum lot area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.3.5.2	Minimum Lot Area	270.0m ²	267.1m ²

Type of Consent Application Transaction:**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

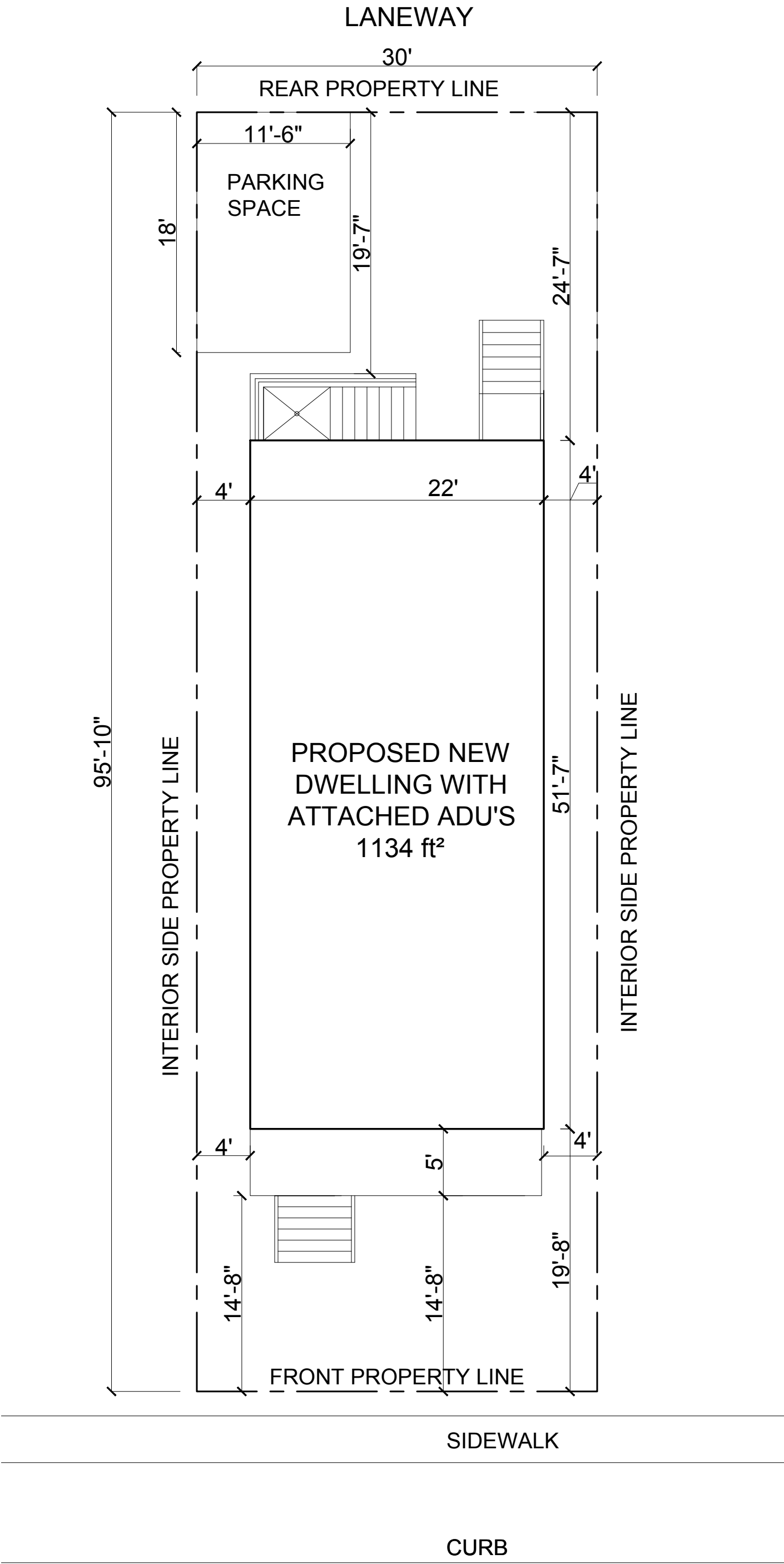
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any 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. WHERE WATER TABLE LEVELS ARE WITHIN A DISTANCE BELOW THE BEARING SURFACE LESS THAN OR EQUAL TO THE WIDTH OF THE FOOTING, THE FOOTINGS SHALL BE DOUBLED IN WIDTH UNDER WALLS AND DOUBLED IN AREA UNDER POSTS. <u>FOUNDATION WALLS</u> FOUNDATION WALLS TO EXTEND A MINIMUM 8" ABOVE FINISHED GRADE. GRADE LINES ON PLANS ARE ASSUMED. OWNER/CONTRACTOR TO VERIFY. WHERE EXTERIOR FINISHED GROUND LEVEL IS AT A HIGHER ELEVATION THAN THE GROUND LEVEL INSIDE THE FOUNDATION WALLS SHALL BE DAMP PROOFED & WHERE HYDROSTATIC PRESSURE OCCURS WATER PROOFING IS REQUIRED. <u>WOOD FRAMING GENERAL</u> ALL WOOD FRAMING SHALL COMPLY WITH SECTION 9.23 OF THE ONTARIO BUILDING CODE. ALL STRUCTURAL FRAMING LUMBER SHALL BE GRADE STAMPED AS SPRUCE - PINE - FIR (S-P-F) NO 2 OR BETTER WITH A MOISTURE CONTENT OF 19% OR LESS AT TIME OF CONSTRUCTION. WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND BEAR ON CONCRETE OR IN DIRECT CONTACT WITH THE GROUND SHALL BE SEPARATED WITH A 6 MIL POLY OR TYPE 'S' ROLL ROOFING. ALL NOTCHING AND DRILLING OF FRAMING MEMBERS SHALL CONFORM TO SUBSECTION 9.23.5 OF THE ONTARIO BUILDING CODE. FLUSHED FRAMED WOOD MEMBERS SHALL BE SUPPORTED WITH APPROPRIATE JOIST HANGERS AND FASTENERS. <u>ROOF FRAMING</u> ROOF SHEETING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE ROOF FRAMING JOINTS PERPENDICULAR TO ROOF RIDGE SHALL BE STAGGERED WITH EDGES SUPPORTED ON TRUSSES. IF TONGUED AND GROOVED EDGE PANEL TYPE SHEETING IS NOT USED THAN EDGES PARALLEL TO THE ROOF RIDGE SHALL BE SUPPORTED BY METAL 'H' CLIPS OR NOT LESS THAN 1.5"x1.5" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS. VENTILATION OF ROOF SPACE TO BE VENTED TO A MINIMUM OF OF 1/150 OF INSULATED ROOF AREA. <u>MECHANICAL & ELECTRICAL</u> MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS. <u>STEEL BEAMS</u> STEEL BEAMS SHALL MEET THE REQUIREMENTS FOR GRADE 350W STEEL IN CSA G40.21, "GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL" <u>SMOKE ALARMS</u> SMOKE ALARMS SHALL CONFORM TO CAN/ULC-S531 "SMOKE ALARMS" SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND BE INSTALLED AS PER CAN/ULC-S553 "INSTALLATION OF SMOKE ALARMS" SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE" SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. C/W BATTERY BACKUP AS PER O.B.C REQUIREMENTS ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS TO SOUND <u>DEADBOLT</u> DOORS THAT REQUIRE A DEADBOLT SHALL BE EQUIP WITH A DEADBOLT LOCK WITH A CYLINDER HAVING NO MORE THAN FIVE PINS AND A BOLT THROW NOT LESS THAN 25MM LONG, PROTECTED WITH A SOLID OR HARDENED FREE-TURNING RING OR BEVELED CYLINDER HOUSING	TREAD - MAX = 1'-2" MIN = 10" RISE - MAX = 7 7⁄8" MIN = 4 5⁄8" NOSING - MAX = 1" <u>STAIR DIMENSIONS</u> STAIRS SHALL HAVE A WIDTH OF NOT LESS THAN 34" THE CLEAR HEIGHT OVER STAIRS SHALL BE NOT LESS THAN 6'-4" RISERS SHALL HAVE A UNIFORM HEIGHT IN ANY ONE FLIGHT WITH A MAXIMUM TOLERANCE OF 3⁄4" BETWEEN ADJACENT TREADS AND 3⁄8" BETWEEN THE TALLEST AND SHORTEST RISERS IN A FLIGHT. TREADS SHALL HAVE A UNIFORM RUN WITH A MAXIMUM TOLERANCE OF 1⁄4" BETWEEN ADJACENT TREADS, AND 3⁄8" BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN A FLIGHT <u>HANDRAILS</u> THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" <u>GUARDS</u> THE MINIMUM HEIGHT OF GUARDS SHALL BE NOT LESS THAN 36" ALL GUARDS SHALL BE CONSTRUCTED AS PER SB-7 REQUIREMENTS

LOT AREA = 2875 ft²
PROPOSED DWELLING COVERAGE = 1134 ft² (39%)



SITE PLAN

SCALE: 1/8"=1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK.
THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADEES.
THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADEES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.
CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.
ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

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

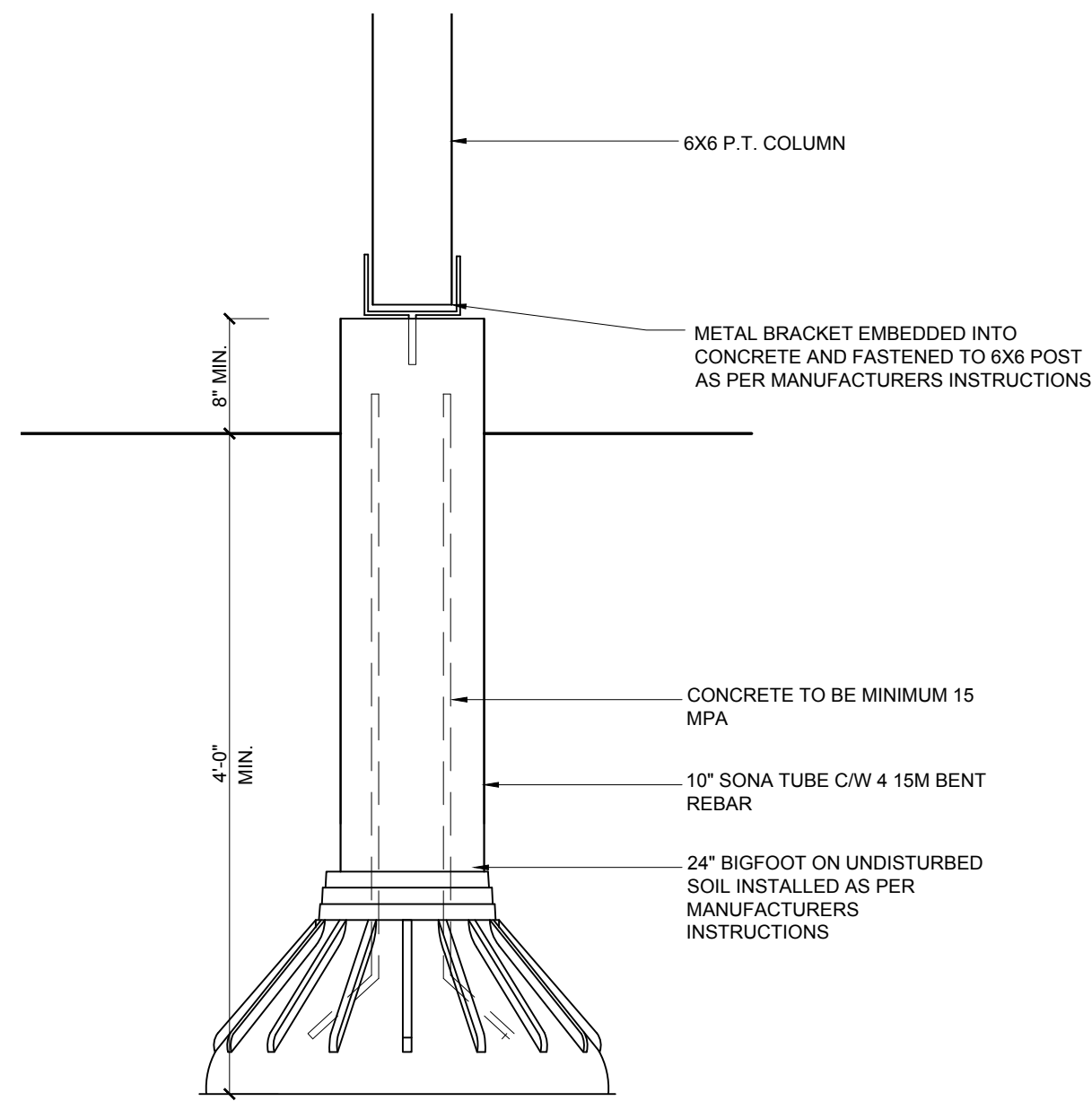
NEW DWELLING WITH ADUS
1191 HICKORY STREET
WINDSOR, ON

SITE PLAN & GENERAL NOTES

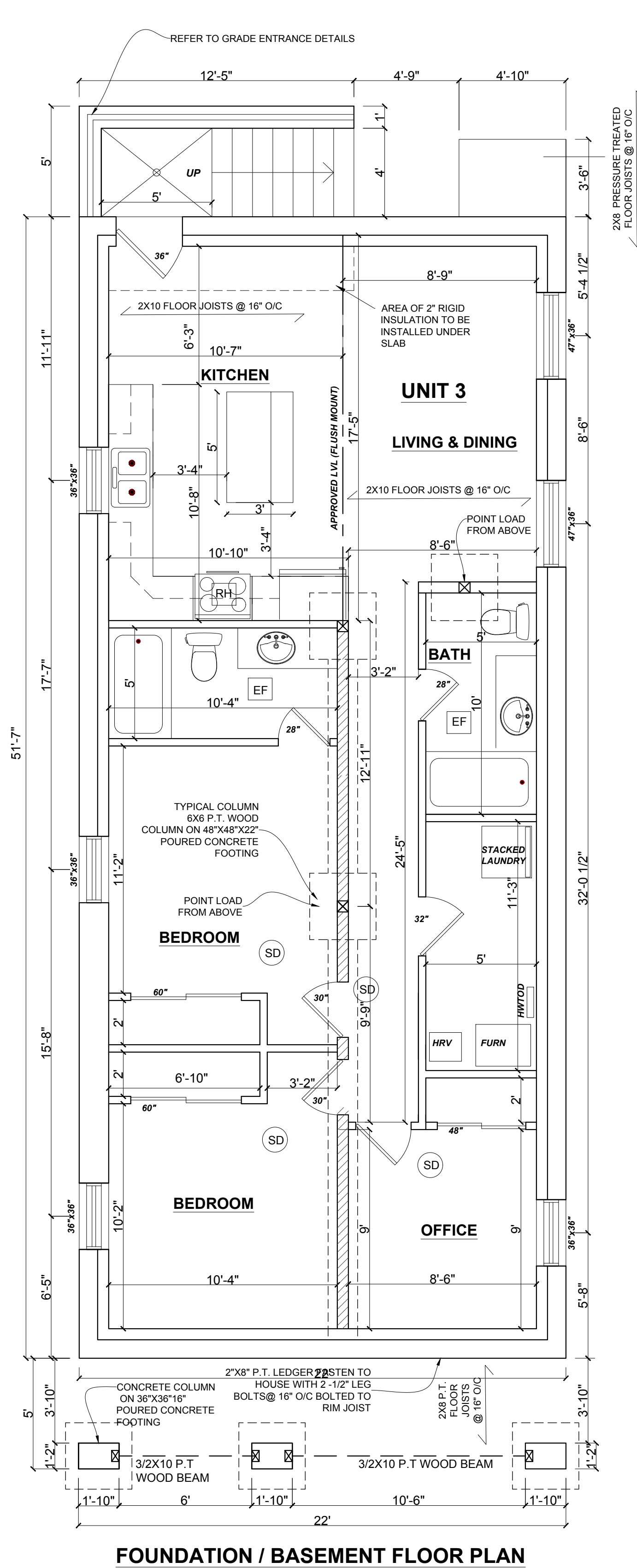
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Scale : 1/4" = 1'-0"
Project No. : 036/26

Drawing No. :

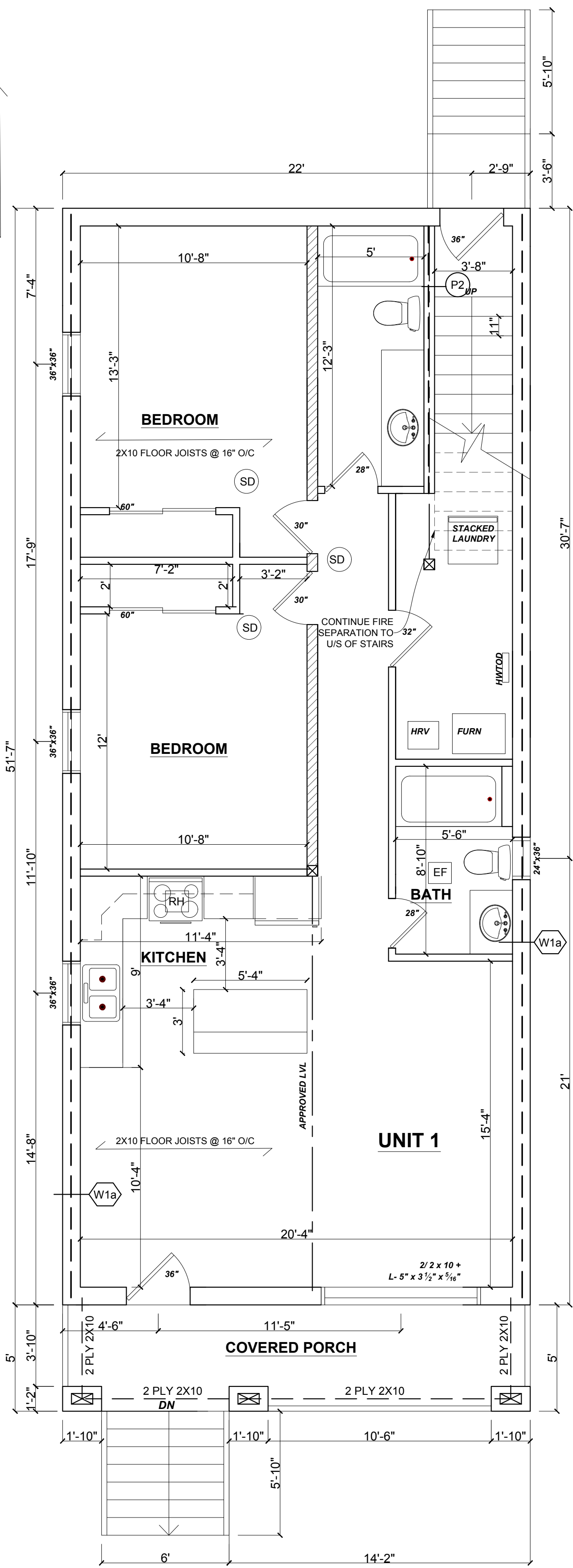
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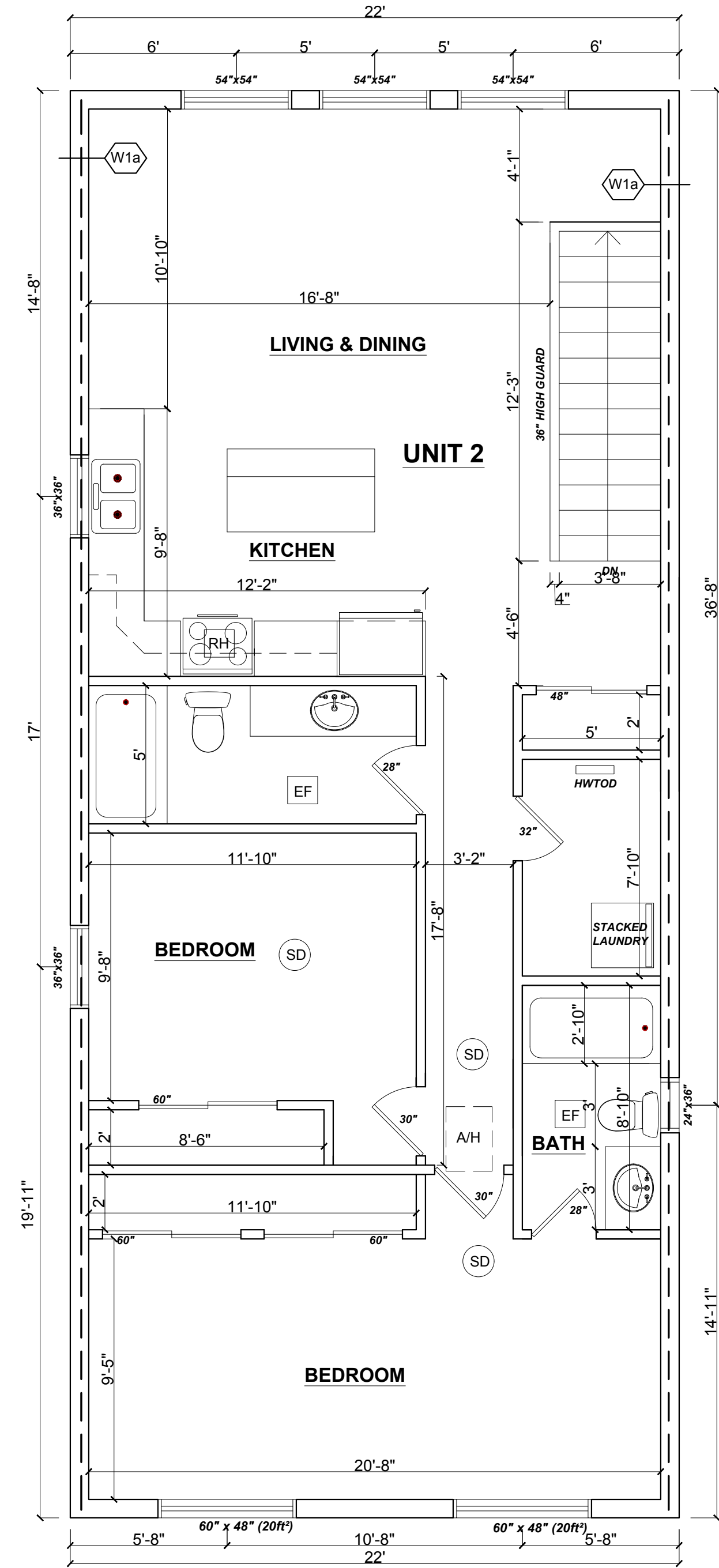
DECK FOOTING DETAIL
SCALE - 1" = 1'-0"



FOUNDATION / BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

(FW1) FOUNDATION WALL
BITUMINOUS DAMP PROOFING
10" POURED CONCRETE FOUNDATION WALL
ON 20"x8" POURED CONCRETE FOOTING ON
UNDISTURBED SOIL. R10 RIGID INSULATION, 2X4 WOOD
STUDS @ 16" O/C BATT INSULATION, C/W 6 MIL POLY V.B.
COVERED WITH 5/8" DRYWALL

(W1) EXTERIOR WALL - FRONT AND BACK
4" TYPICAL FACE BRICK W/ 1" AIR SPACE
GALVANIZED METAL TIES INSTALLED WITH GALVANIZED
SPIRAL NAILS OR SCREWS @ 16" O/C HORIZONTAL 24"
VERTICAL
AIR BARRIER
SIDING ABOVE
3/4" PLYWOOD EXTERIOR GRADE SHEETING
2X6 WOOD STUDS @ 24" O/C
R20 BATT INSULATION
6 MIL POLY V.B
5/8" DRYWALL

(W1a) EXTERIOR WALL WITH 1 HR FRR AS PER EW2a OF SB-3 -
SIDES ONLY
4" TYPICAL FACE BRICK W/ 1" AIR SPACE
GALVANIZED METAL TIES INSTALLED WITH GALVANIZED
SPIRAL NAILS OR SCREWS @ 16" O/C HORIZONTAL 24"
VERTICAL
AIR BARRIER
NON COMBUSTIBLE SIDING ABOVE
3/4" PLYWOOD EXTERIOR GRADE SHEETING
2X6 WOOD STUDS @ 24" O/C
R20 BATT INSULATION
6 MIL POLY V.B
5/8" TYPE X DRYWALL

(P1) INTERIOR PARTITION
3/4" DRYWALL ON BOTH SIDES OF 2"x4" WOOD
STUDS @ 16" O/C

MAIN FLOOR LOAD BEARING INTERIOR WALL
2X6 WOOD STUDS @ 16" O/C W/ SINGLE BOTTOM PLATE
AND DOUBLE TOP PLATE OVER LINTELS 2X6 WOOD
BLOCKING @ 3'-11" O/C HORIZONTAL
1/2" DRYWALL ON BOTH SIDES OF STUDS

BASEMENT LOAD BEARING INTERIOR WALL
2 x 6 BEARING WALL ON SILL GASKET WITH LAG BOLTS @
4'-0" O.C. ON ONE COURSE OF 6" 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 5/8" TYPE X DRYWALL.
OTHER SIDE TO RECEIVE 2 LAYERS OF 5/8"
TYPE X DRYWALL.

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

8" DENOTES NEW INTERIOR DOOR SIZE. SITE VERIFY

A/H 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.

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

HORIZONTAL FIRE SEPARATION - ENTIRE MAIN
FLOOR & BASEMENT CEILING
1 HR FRR & STC 51 CEILING CONFORMING TO F9g OF
SB-3
5/8" 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

- MECHANICAL AND ELECTRICAL SERVICES DONE BY OTHERS.
- ANY PENETRATIONS IN THE FIRE SEPARATIONS MUST PROPERLY
SEALED AS PER OBC REQUIREMENTS
- SITE VERIFY ALL DIMENSIONS.
- ALL NEW INTERIOR WALLS TO BE P1 UNLESS NOTED OTHERWISE.
- ALL WOOD LINTELS TO BE 2/2X6 UNLESS NOTED OTHERWISE.
- ALL UNITS TO BE HEATED AND COOLED SEPARATELY
- X DIAGONAL TENSION FLAT STRAP @ EXTERIOR FACE ONLY,
APPROX. 8'-0" +/- WIDE. 2 PER WALL

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DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK.
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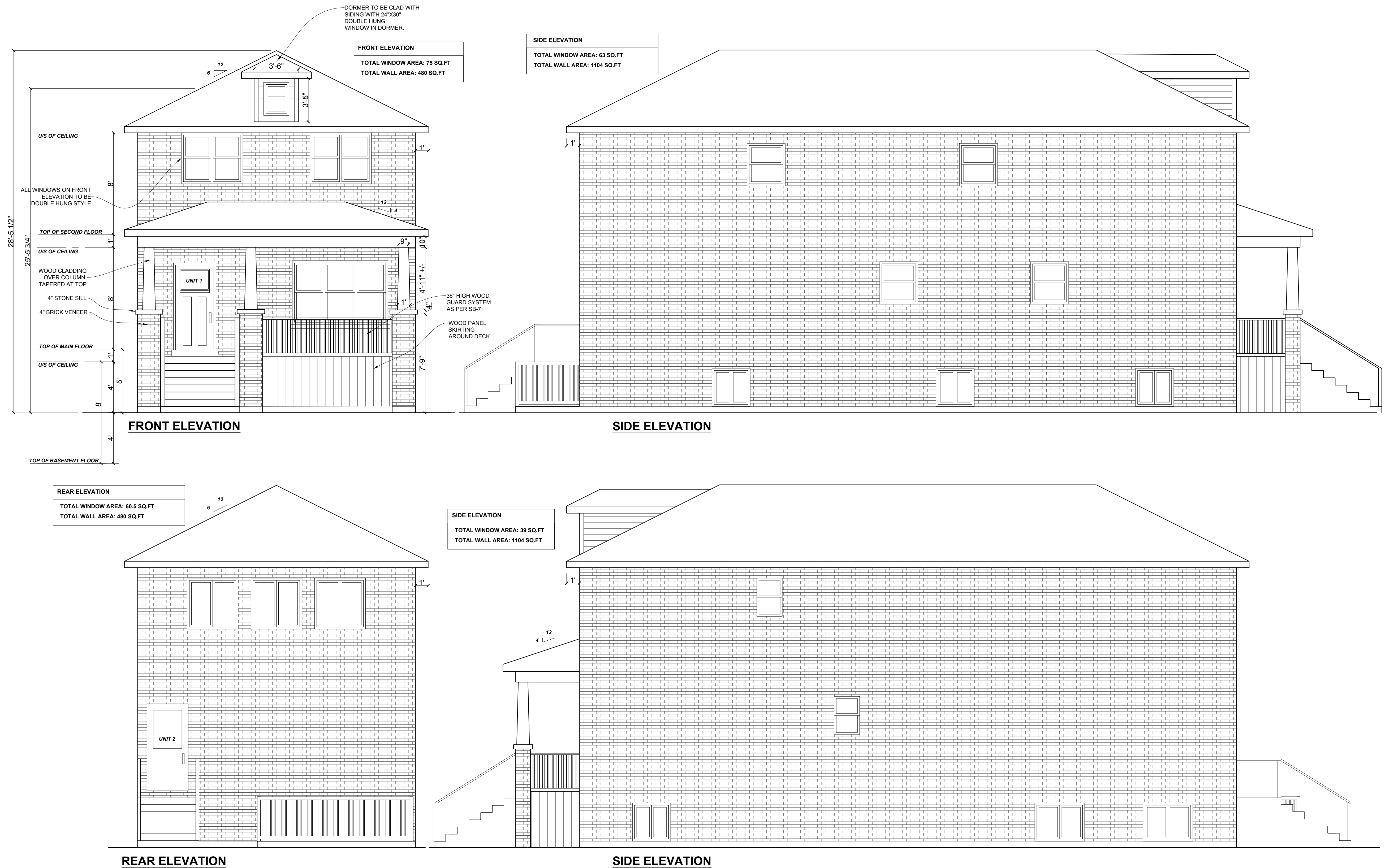
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Phone : 519-965-7176

NEW DWELLING WITH ADUS
1191 HICKORY STREET
WINDSOR, ON

NEW DWELLING FLOOR PLANS

Date : August 26, 2026
Scale : 1/4" = 1'-0"
Project No. : 036/26
Drawing No. :

A-1.0



DO NOT SCALE

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NEW DWELLING WITH ADUS
1191 HICKORY STREET
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ELEVATIONS

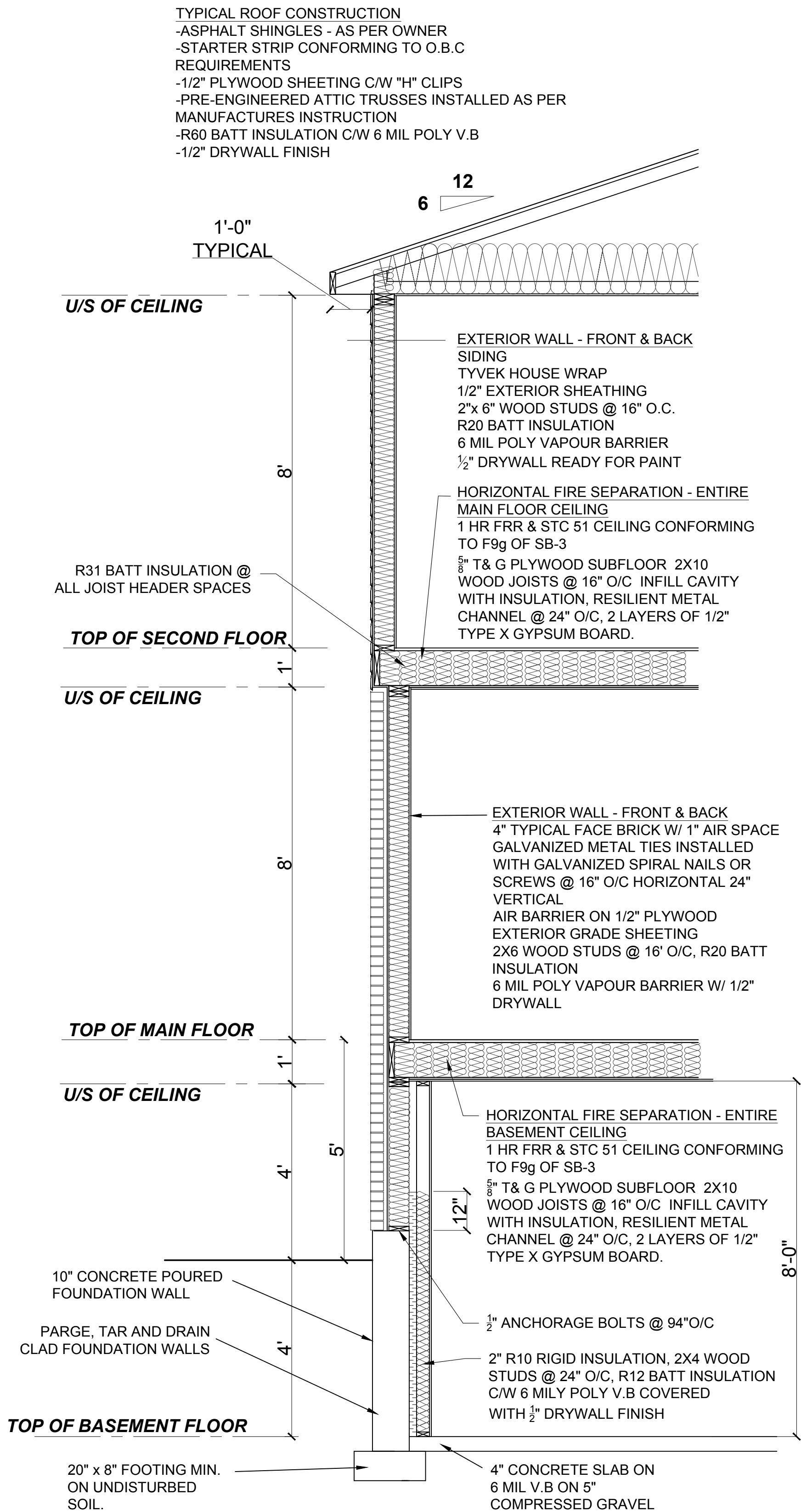
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Scale : 1/4" = 1'-0"
Project No. : 036/26

Drawing No. :

A-2.0

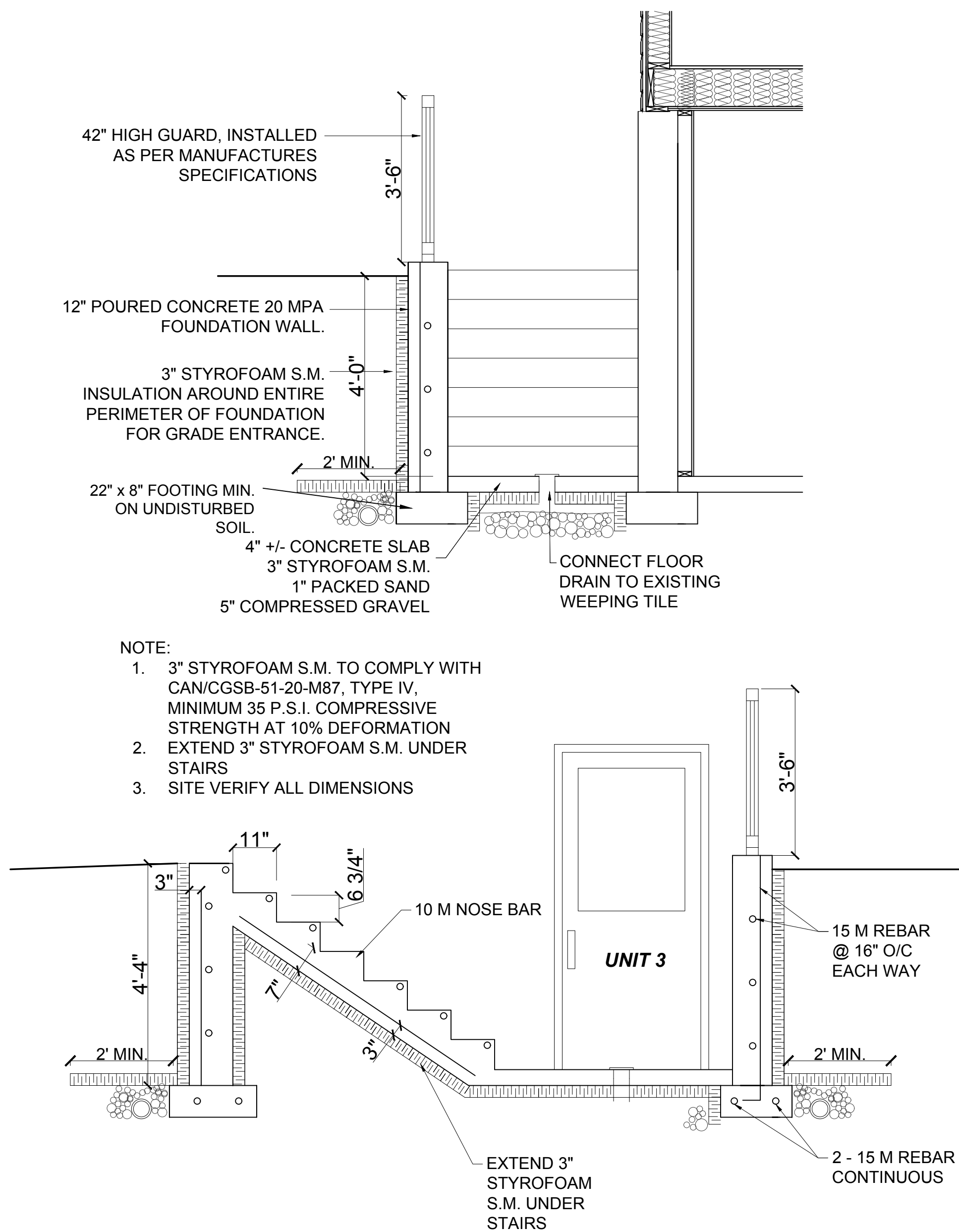
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WALL SECTION
SCALE - $\frac{1}{2}$ " = 1'-0"

EXTERIOR WALL WITH 1 HR FRR AS PER EW2a OF SB-3 - SIDES ONLY
4" TYPICAL FACE BRICK W/ 1" AIR SPACE
GALVANIZED METAL TIES INSTALLED WITH GALVANIZED SPIRAL NAILS OR SCREWS @ 16" O/C HORIZONTAL 24" VERTICAL
AIR BARRIER
NON COMBUSTIBLE SIDING ABOVE
1/2" PLYWOOD EXTERIOR GRADE SHEETING
2X6 WOOD STUDS @ 24" O/C
R20 BATT INSULATION
6 MIL POLY V.B
5/8" TYPE X DRYWALL



GRADE ENTRANCE SECTION DETAILS
SCALE - $\frac{1}{2}$ " = 1'-0"

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NEW DWELLING WITH ADUS
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DETAILS & SECTION

Date : August 21, 2026
Scale : 1/4" = 1'-0"
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Drawing No. :

A-3.0