

Notice of Public Hearing – Committee of Adjustment Application

File # A-088/25

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 1305; PT LOT 117 & PT CLOSED ALLEY; RP 12R29217; PARTS 1 & 2

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: USMANI ASSETS HOLDING CORP. Applicant Name: Roshaan ur Rehman Usmani		460 FRONTENAC AVE

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for a decrease in minimum lot width.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	10.4.5.1	Lot Width - minimum	18.0m	15.9m

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.

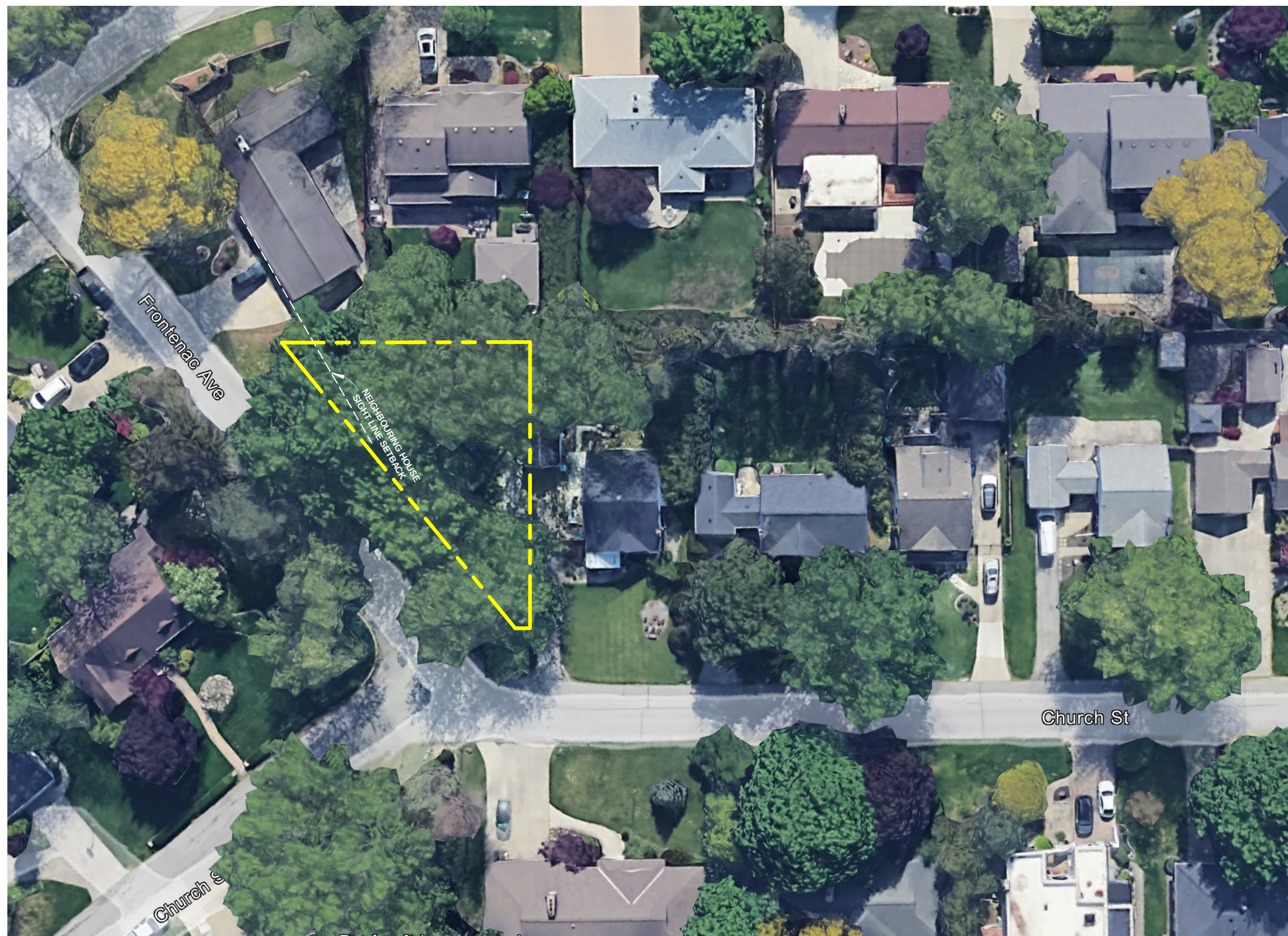
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

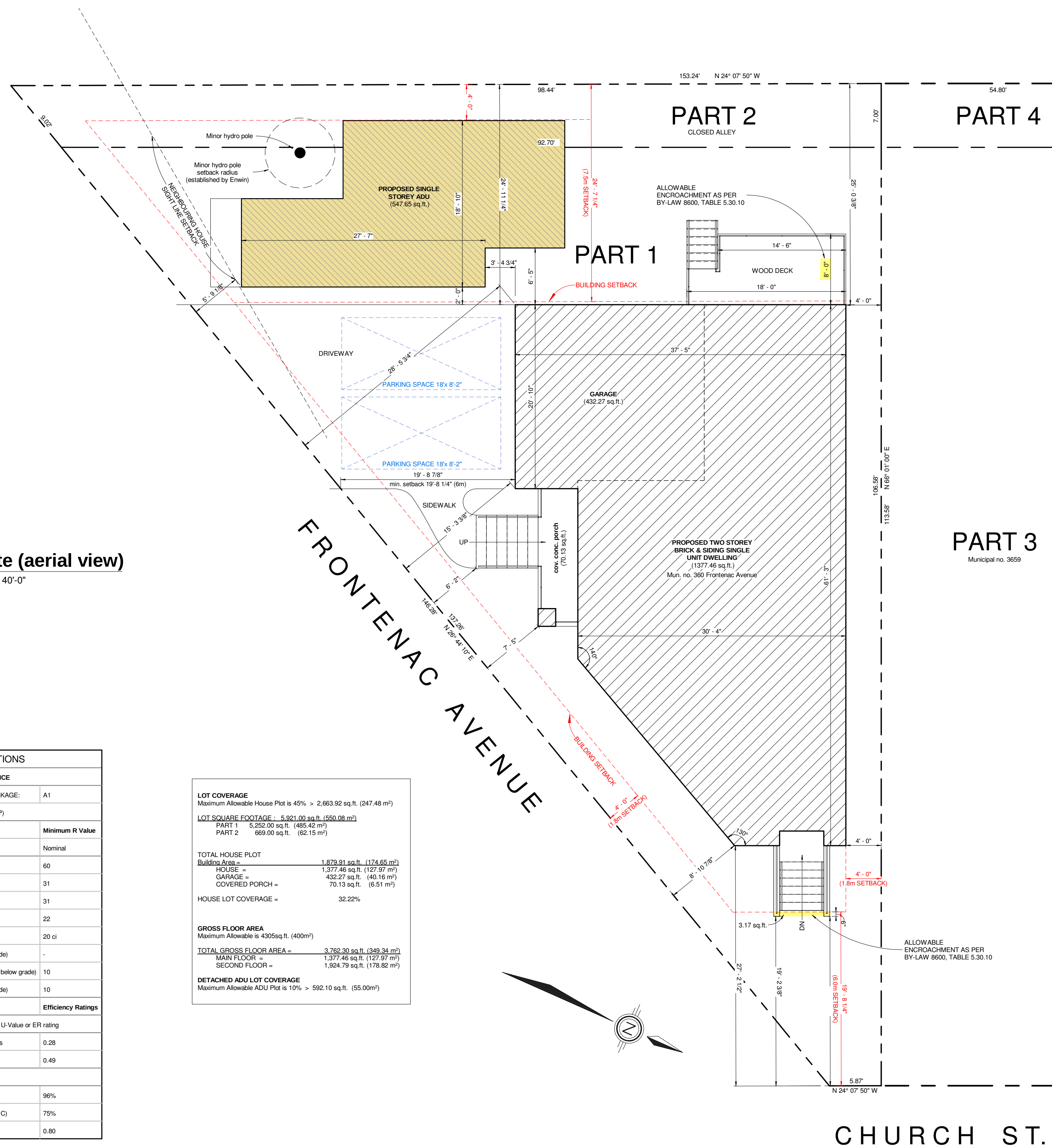
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any 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



2 site (aerial view)
A0.02 1" = 40'-0"



1 site plan
A0.02 1/8" = 1'-0"

SITE DATA MATRIX					OBC REFERENCE	
1	PROJECT DESCRIPTION			☒ Part 3 ☐ Part 9 ☐ Part 11		
2	ZONING DESIGNATION			RD1.4 Residential		
3	EXISTING LAND USE:			VACANT		
4	MAJOR OCCUPANCY(s)			GROUP C		
5	BUILDING CLASSIFICATION:			GROUP C 3.2.2.47		
6	SITE AREA		BUILDING AREA		GROSS FLOOR AREA	
	Existing:	5,921.00 m ² (550.08m ²)	Existing:	NIL	Existing:	NIL
	Proposed:	5,921.00 m ² (550.08m ²)	Proposed:	1,906.64 m ² (177.64m ²)	Proposed:	3,758.02 m ² (349.13m ²)
	Total:	5,921.00 m ² (550.08m ²)	Total:	1,906.64 m ² (177.64m ²)	Total:	3,758.02 m ² (349.13m ²)
7	LOT COVERAGE		MINIMUM LOT WIDTH		BUILDING HEIGHT	
	Maximum:	45.00%	Required:	59.05' (18.00m)	Maximum:	29.53' (9.00m)
	Provided:	32.22%	Provided:	52.15' (15.9m) SEE MINOR VARIANCE File No. A-674-22	Provided:	29.24' (8.91m)
8	MINIMUM FRONT YARD DEPTH		MINIMUM REAR YARD DEPTH		MINIMUM SIDE YARD DEPTH	
	Minimum:	19.69' (6.0m)	Minimum:	24.60' (7.50m)	Minimum:	5.91' (1.80m)
	Provided:	Varies	Provided:	24.93' (7.60m) or more	Provided:	5.91' (1.80m) or more
9	PARKING					
	USE CLASSIFICATION:					
	Existing:	NIL				
	Proposed:	3 spaces				
	Required:	2 spaces				
		3 spaces				

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs, and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletoned remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport, and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearance between buildings and conductors shall comply with subsection 3.1.13 of the Ontario Building Code.

ITEMS REQUIRING ENGINEERING	
1	Brick support above siding between windows on Left Elevation for both the main and second floor. See Page A2.03
2	Engineered Wood Products (floor joists, LVLs, roof trusses)

EEDS SPECIFICATIONS	
PRESCRIPTIVE COMPLIANCE	
SB-12 PRESCRIPTIVE PACKAGE:	A1
O.B.C. TABLE TS.1.1.2.A (IP)	
BUILDING COMPONENT	Minimum R Value
THERMAL INSULATION	Nominal
Ceiling with Attic Space	60
Ceiling without Attic Space	31
Exposed Floor	31
Walls Above Grade	22
Basement Walls	20 ci
Slab (at > 500mm below grade)	-
Slab (edge only at <= 600mm below grade)	10
Slab (at <= 600mm below grade)	10
BUILDING COMPONENT	Efficiency Ratings
Windows & Doors Provide U-Value or EER rating	
Windows/Sliding Glass Doors	0.28
Skylights/Glazed Roofs	0.49
Mechanicals	
Heating Equip. (AFUE)	90%
HRV Efficiency (SRE%) at 0°C	75%
DHW Heater (EF)	0.80

LOT COVERAGE
Maximum Allowable House Plot is 45% = 2,863.92 sq.ft. (247.48 m²)

LOT SQUARE FOOTAGE 5,921.00 sq.ft. (550.08 m²)

PART 1	452.27 sq.ft. (40.16 m ²)
PART 2	669.00 sq.ft. (62.15 m ²)

TOTAL HOUSE PLOT
HOUSE = 1,377.46 sq.ft. (127.97 m²)
GARAGE = 452.27 sq.ft. (40.16 m²)
COVERED PORCH = 70.13 sq.ft. (6.51 m²)

LOT LOT COVERAGE = 32.22%

GROSS FLOOR AREA
Maximum Allowable is 4305sq.ft. (400m²)

TOTAL GROSS FLOOR AREA =	3,762.30 sq.ft. (349.34 m ²)
MAIN FLOOR	1,377.46 sq.ft. (127.97 m ²)
SECOND FLOOR	1,924.79 sq.ft. (178.82 m ²)

DETACHED ADD LOT COVERAGE
Maximum Allowable ADU Plot is 10% = 592.10 sq.ft. (55.00m²)