

Notice of Public Hearing – Committee of Adjustment Application

File # A-089/26 - 1121 FAIRVIEW BLVD

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 835; LOT 502 & PT CLOSED ALLEY; RP 12R29131; PARTS 2 & 4

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

| Applicant/Owner(s)                                                      | Authorized Agent(s) | Subject Property   |
|-------------------------------------------------------------------------|---------------------|--------------------|
| Owner Name:<br>2566753 ONTARIO INC.<br><br>Applicant Name: Samer Moussa |                     | 1121 FAIRVIEW BLVD |

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum lot width and reduced minimum lot area

| By-Law             | Provision | Provision Description | Requirement         | Proposed            |
|--------------------|-----------|-----------------------|---------------------|---------------------|
| Zoning By-law 8600 | 10.1.5.1  | Minimum Lot Width     | 15.0m               | 12.2m               |
| Zoning By-law 8600 | 10.1.5.2  | Minimum Lot Area      | 450.0m <sup>2</sup> | 423.6m <sup>2</sup> |

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.

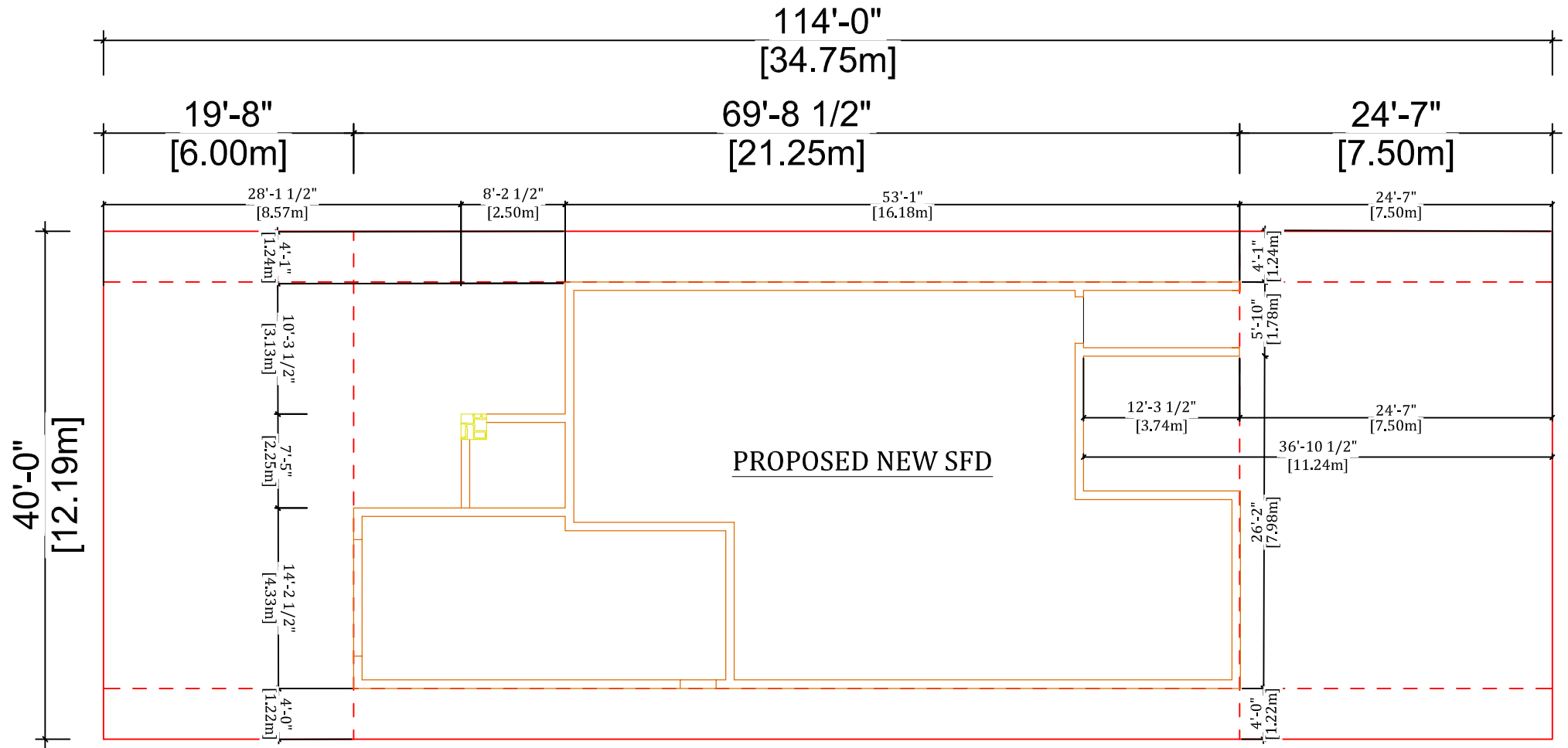
**Applicant(s)** – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

#### **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](mailto: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](mailto:COAdjustment@citywindsor.ca)



1121 FAIRVIEW BLVD.

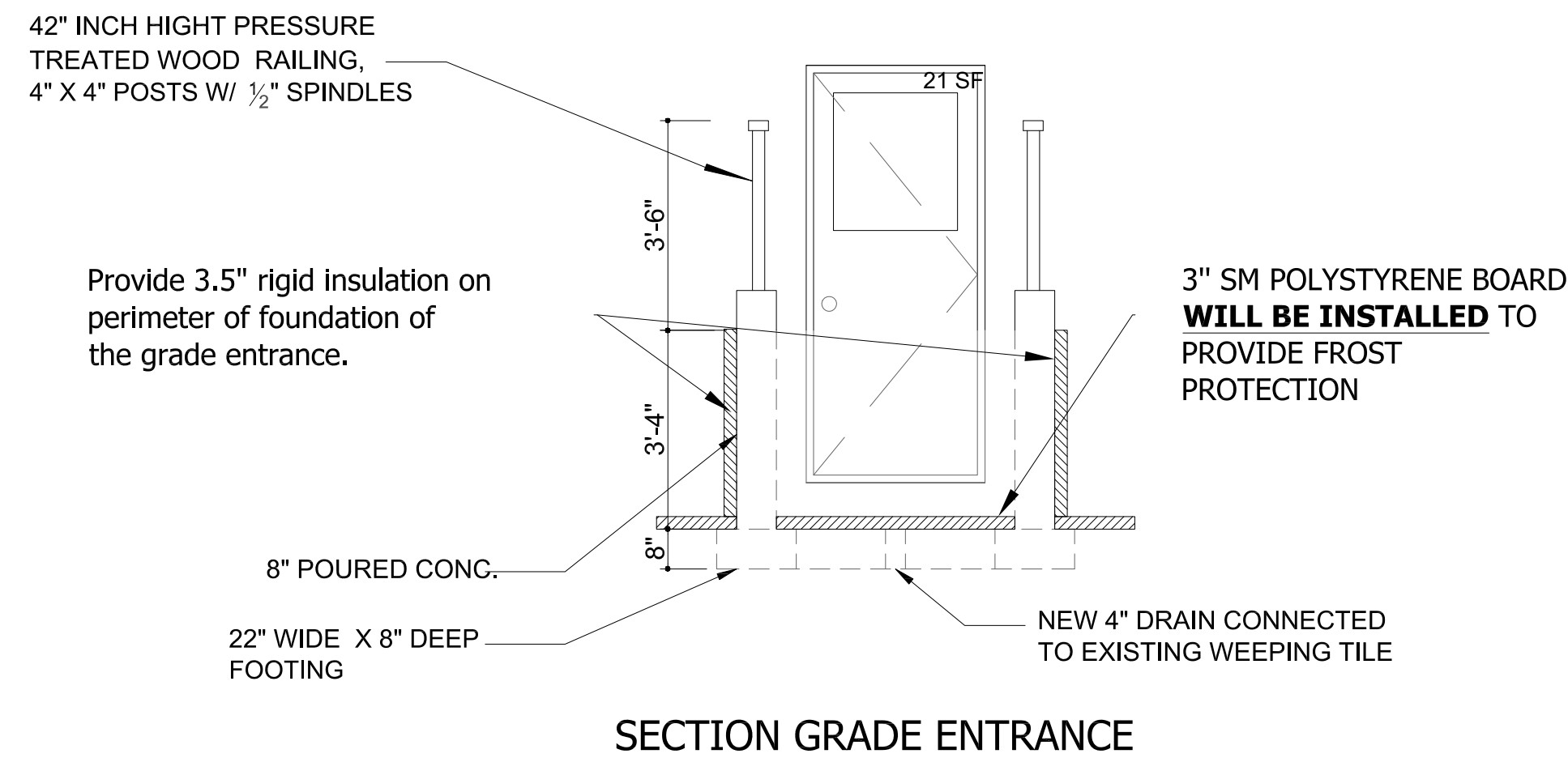
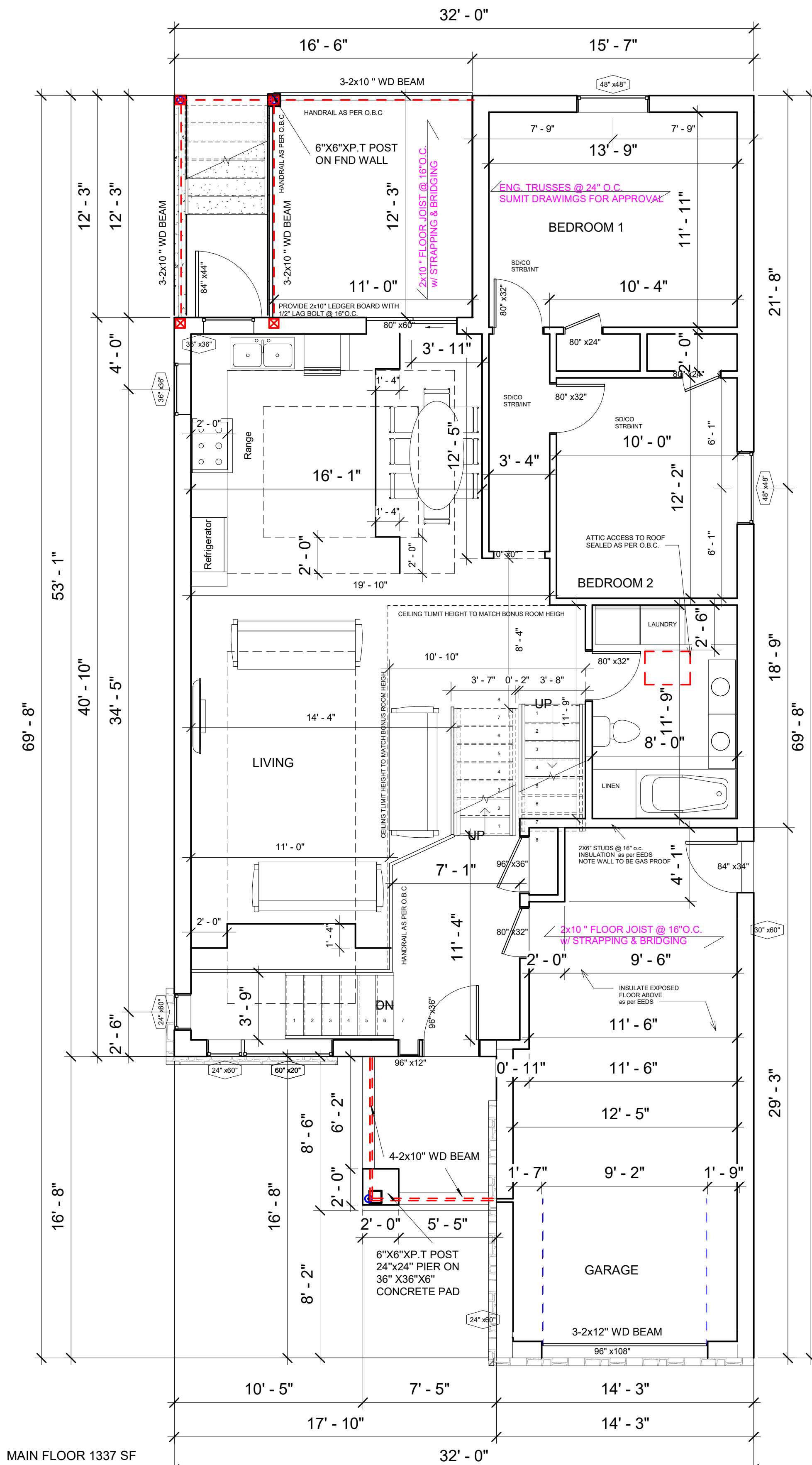
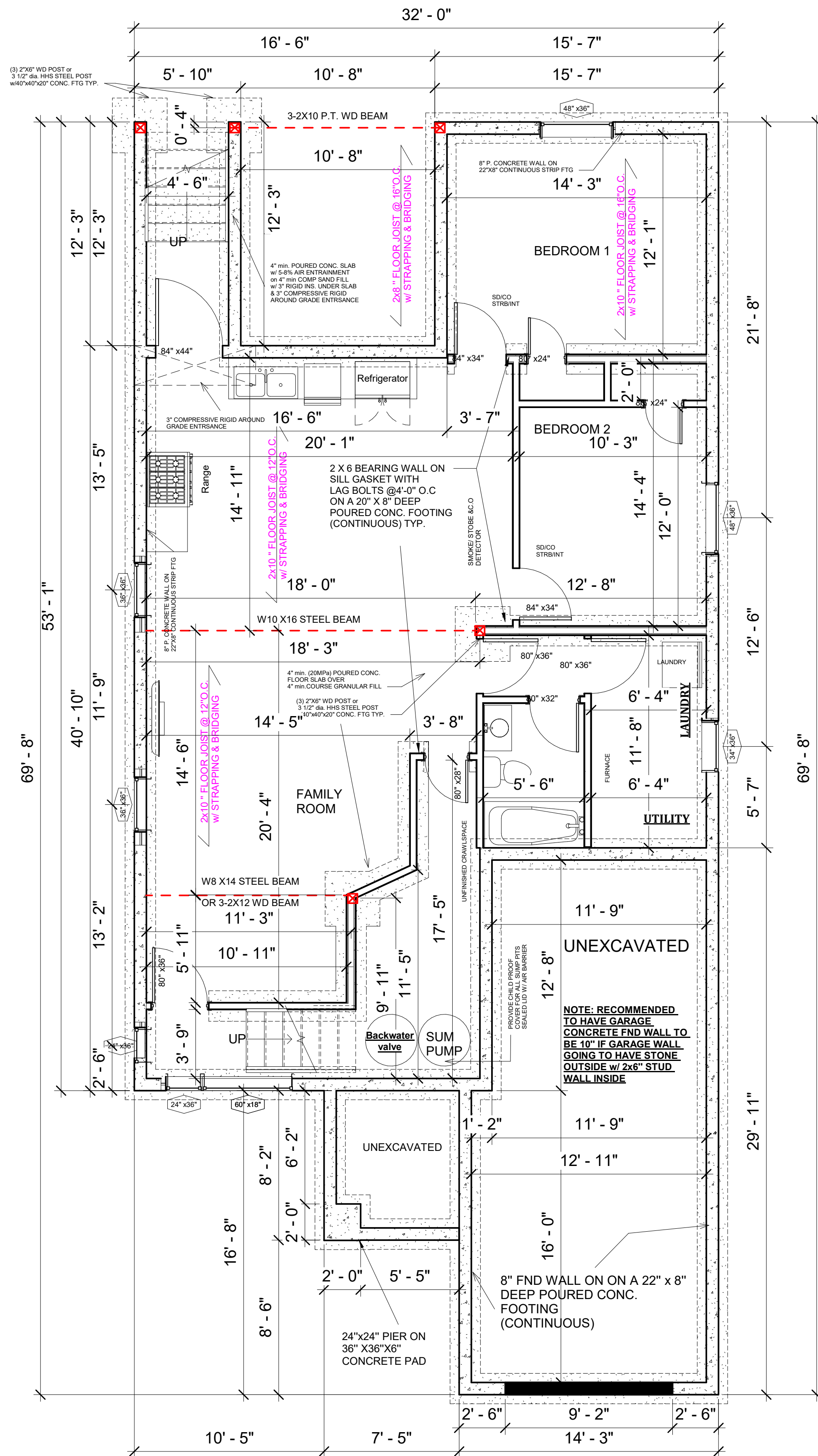
LOT AREA 4,560 SF  
NEW HOUSE 1337 SF  
GARAGE 393 SF  
COVERED BACK PORCH 202 SF  
COVERED FRONT PORCH 62 SF  
TOTAL COVERAGE = 1994SF  
LOT COVERAGE 43.73%



1121 FAIRVIEW - WINDSOR

| Sheet List       |              |
|------------------|--------------|
| Sheet Name       | Sheet Number |
| COVER PAGE       | A101         |
| MAIN & FND FLOOR | A131         |
| BONUS ROOM       | A132         |
| ELEVATIONS       | A136         |
| GENERAL NOTES    | A140         |

|                            |                |                       |
|----------------------------|----------------|-----------------------|
| PROJECT :                  | CLIENT :       | SAMER                 |
| 1121 FAIRVIEW BLVD-WINDSOR | DATE :         | 2024-12-13 8:58:05 AM |
| SHEET NAME :               | SCALE :        | 12" = 1'-0"           |
| COVER PAGE                 | SHEET NUMBER : | A101                  |



| ROOF AND CEILING ONLY |             |                             |
|-----------------------|-------------|-----------------------------|
| LINTEL SIZE           | MAX OPENING | MAX OPENING (INTERIOR WALL) |
| 2'-2" x 4"            | 3'-7"       | 3'-0"                       |
| 2'-2" x 6"            | 5'-4"       | 4'-4"                       |
| 2'-2" x 8"            | 6'-7"       | 5'-4"                       |
| 2'-2" x 10"           | 8'-1"       | 6'-7"                       |
| 2'-2" x 12"           | 9'-3"       | 7'-6"                       |

SPECIFIED SNOW LOAD 1.5 kPa  
MAXIMUM SUPPORTED JOIST OR RAFTER LENGTH 16'-0"  
MAXIMUM SUPPORTED TRUSS LENGTH 32'-4"

| ROOF, CEILING AND ONE STOREY |             |                             |
|------------------------------|-------------|-----------------------------|
| LINTEL SIZE                  | MAX OPENING | MAX OPENING (INTERIOR WALL) |
| 2'-2" x 4"                   | 3'-2"       | 2'-5"                       |
| 2'-2" x 6"                   | 4'-5"       | 3'-4"                       |
| 2'-2" x 8"                   | 5'-4"       | 3'-11"                      |
| 2'-2" x 10"                  | 6'-8"       | 4'-9"                       |
| 2'-2" x 12"                  | 7'-8"       | 5'-5"                       |

SPECIFIED SNOW LOAD 1.5 kPa  
MAXIMUM SUPPORTED JOIST OR RAFTER LENGTH 16'-0"  
MAXIMUM SUPPORTED TRUSS LENGTH 32'-4"

STEEL LINTEL SPANS  
3 1/2" x 3 1/2" x 1 1/4" MAX SPAN = 8'-0"  
4 7/8" x 3 1/2" x 1 1/4" MAX SPAN = 10'-10"  
4 7/8" x 3 1/2" x 3/8" MAX SPAN = 11'-5"  
6" MINIMUM BEARING EACH END

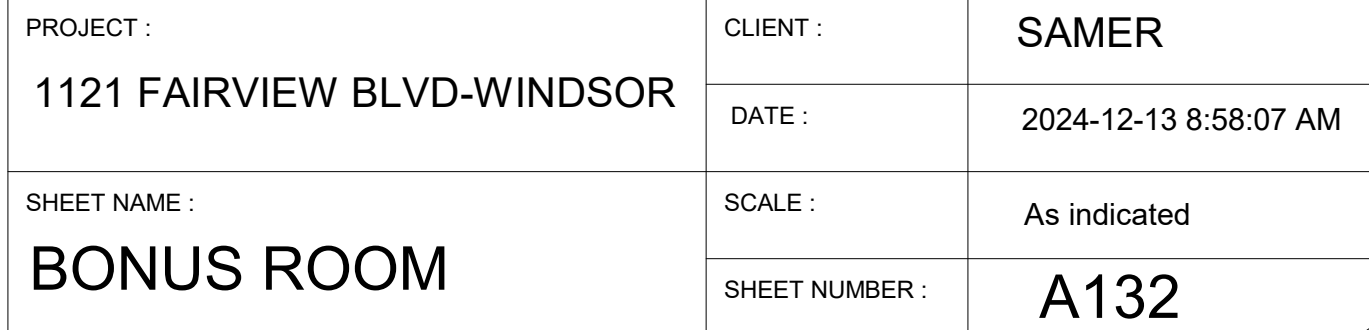
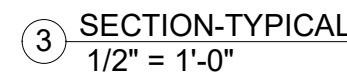
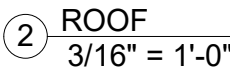


|                            |                |                       |
|----------------------------|----------------|-----------------------|
| PROJECT :                  | CLIENT :       | SAMER                 |
| 1121 FAIRVIEW BLVD-WINDSOR | DATE :         | 2024-12-13 8:58:06 AM |
| SHEET NAME :               | SCALE :        | 1/4" = 1'-0"          |
| MAIN & FND FLOOR           | SHEET NUMBER : | A131                  |

1 TOP OF FOOT. FRAMING  
1/4" = 1'-0"

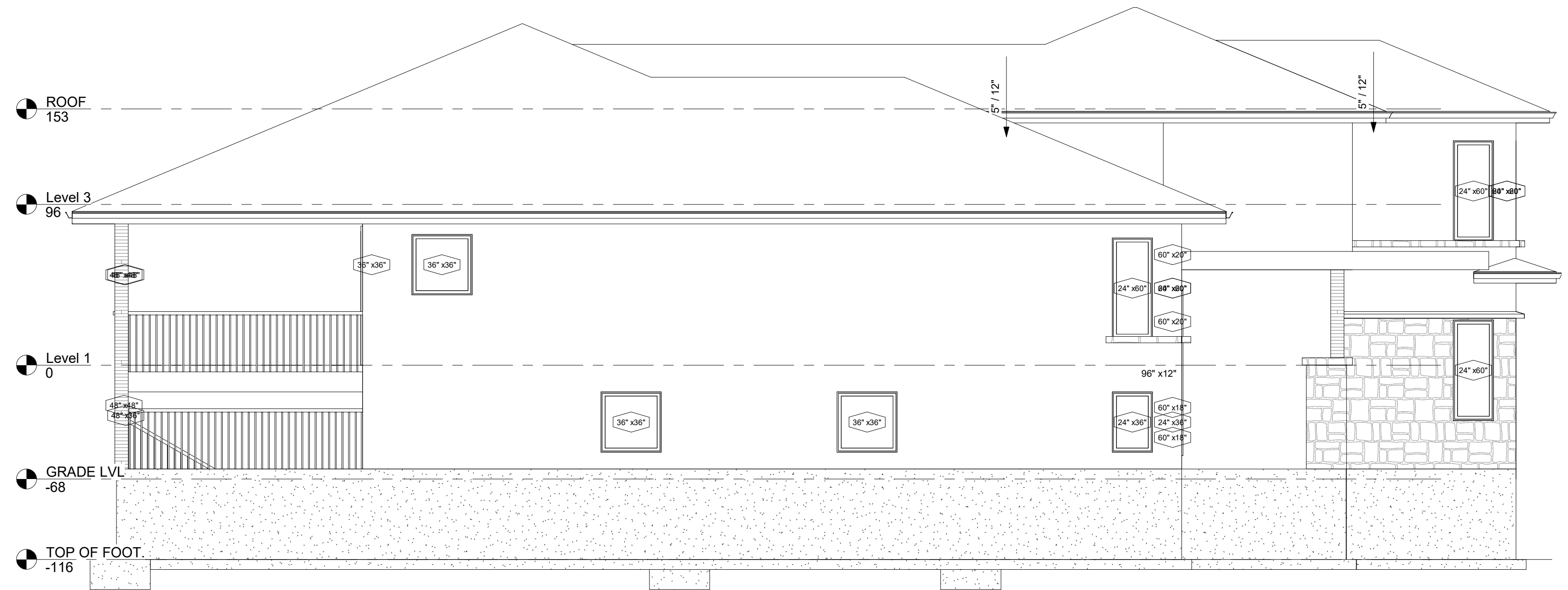
MAIN FLOOR 1337 SF  
GARAGE 393 SF  
COVERED BACK PATIO 202 SF  
COVERED FRONT PORCH 62 SF

1 st FLOOR AREA  
1337 SF

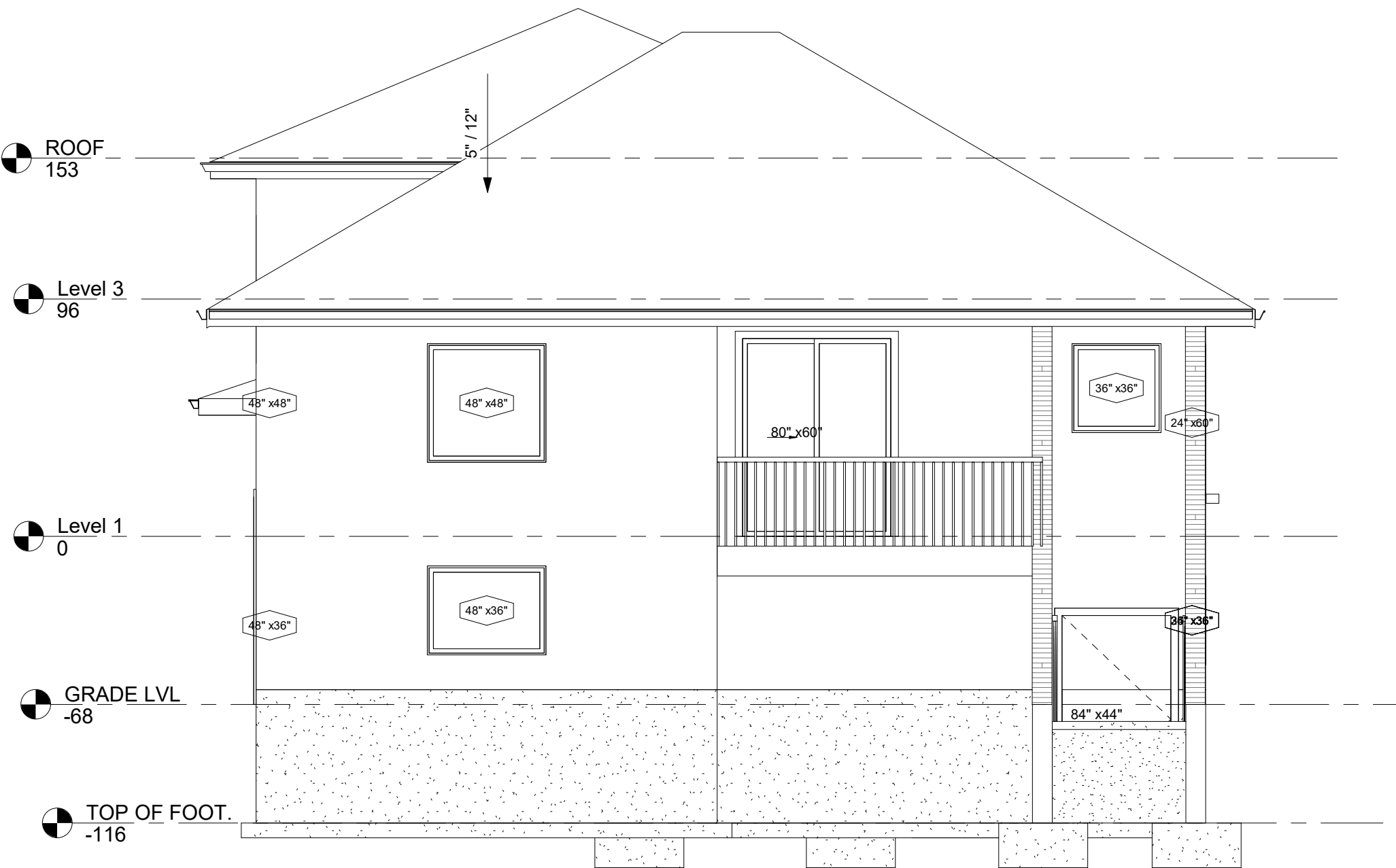




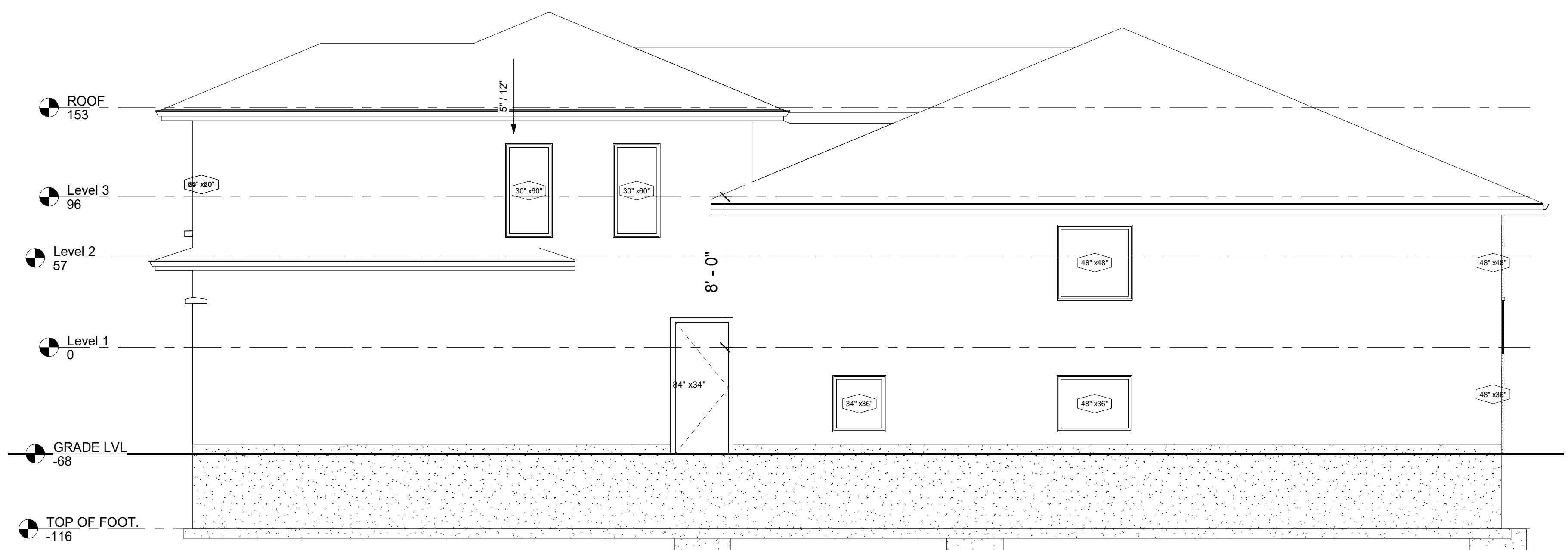
1 FRONT ELEVATION  
1/4" = 1'-0"



3 LEFT ELEVATION  
1/4" = 1'-0"



2 BACK ELEVATION  
1/4" = 1'-0"



4 RIGHT ELEVATION  
1/4" = 1'-0"



| % OPENINGS / WALL           |              |                |
|-----------------------------|--------------|----------------|
| ELEVATION                   | WALL AREA... | WINDOW AREA... |
| FRONT                       | 398          | 123            |
| BACK                        | 416          | 70             |
| RIGHT                       | 980          | 49             |
| LEFT                        | 638          | 43             |
| TOTAL                       | 2432         | 331            |
| % OPENINGS / WALL = 13.61 % |              |                |

|                            |                |                       |
|----------------------------|----------------|-----------------------|
| PROJECT :                  | CLIENT :       | SAMER                 |
| 1121 FAIRVIEW BLVD-WINDSOR | DATE :         | 2024-12-13 8:58:09 AM |
| SHEET NAME :               | SCALE :        | 1/4" = 1'-0"          |
| ELEVATIONS                 | SHEET NUMBER : | A136                  |

GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH THE GENERAL NOTES AND/OR THE CURRENT ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND/OR LOCAL BY-LAWS.  
IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

MECHANICAL SYSTEM DESIGN IS BY THE MECHANICAL CONTRACTOR. DESIGN AND INSALLATION SHALL COMPLY WITH PARTS 6, 9 AND ALL OTHER APPLICABLE PARTS OF THE ONTARIO BUILDING CODE.

PLUMBING SYSTEM DESIGN BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH PARTS 7, 9 AND ALL OTHER APPLICABLE PARTS OF THE ONTARIO BUILDING CODE.

MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.

ALL TRADES SHALL CONFORM WITH ALL APPLICABLE PROVINCIAL, NATIONAL, LOCALAND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

ELECTRICAL:

ELETRICAL SYSTEM DESIGN BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH ONTARIO ELECTRICAL SAFETY CODE - CURRECT EDITION

BEDROOM OUTLETS - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

CORRIDOR AND STAIRWAY LIGHTING:

ELECTRICAL CONTRACTOR SHALL PROVIDE FIXTURES WITH ADEQUATE ILLUMINATION TO MEET REQUIRED FOOT CANDLE LEVELS AT FLOOR AND STAIR TREADS PER CODE.

CONTRACTOR MAY PROVIDE ADDITIONAL FIXTURES NOT SHOWN ON PLAN TO MEET THESE REQUIREMENTS.

THE CONTROLS FOR ACTIVATION OF THE STAIRWAY LIGHTING SHALL BE OPERABLE FROM THE TOP AND BOTTOM OF THE STAIRWAY WITHOUT TRAVERSING ANY STEP OF THE STAIR.

WINDOWS AND GLAZING:

AT FIRST AND SECOND FLOOR A MINMUM OF ONE(1) WINDOW IN EACH SLEEPING AREA SHALL MEET EGRESS REQUIREMENTS PER SECTION R-310. WINDOW CONTRACTOR SHALL PROVIDE EGRESS HARDWARE NECESSARY TO ALLOW WINDOWS TO MEET APPLICABLE EGRESS REQUIREMENTS.

PROVIDE ALL REQUIRED SAFETY GLASS IN ACCORDANCE WITH ALL APPLICABLE CURRENT BUILDING CODES.

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUSH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

STAIRS:

ALL STAIRS SHALL CONFORM TO THE REQUIREMENTS OF O.B.C SECTION 9.8. THE MAXIMUM RISER SHALL BE 7 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10". ALL TREADS SHALL HAVE A NOSING AS DESCRIBED IN SECTION 9.8.3.

CONCRETE:

CONCRETE STRENGTH SHALL BE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR ALL FOOTINGS, THICKENED SLABS AND CONCRETE SLABS NOT EXPOSED TO THE WEATHER. ALL CONCRETE EXPOSED TO WEATHER SHALL BE 3500 PSI COMPRESSIVE STRENGTH WITH 6% + 1% ENTRAINED AIR. CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATION OF CAN/CSA A23.3

ALL REINFORCING BARS, DOWELS AND TIES SHALL COMFORM TO A.S.T.M. A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE MINIMUM 36 BAR DIAMETER LAP UNLESS OTHERWISE SHOWN OR NOTED. ALL REINFORCING BARS SHALL BE DEFORMED.

REMOVE ALL FILL AND ORGANIC MATERIALS FROM AREA TO RECEIVE FLOOR SLABS.

BACKFILL SHALL NOT BE PLACED AGAINST WALL UNITL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE OR PROPERLY BRACED.

ALL BLOCK SHALL BE TYPE N-1; MORTAR IS TO BE TYPE "S" HORIZONTAL WIRE REINFORCING SHALL BE AT 16" O.C. IN ALL MASONRY WALLS.

BRICK SHALL MEET ASTM C216 (SOLID UNITS) OR ASTM C652 (HOLLOW UNITS)

PROVIDE SILL PLATE ANCHOR BOLTS AT 6'-0" O.C. (MAX.) AND 12' (MAX.) /4" (MIN.) FROM END OF SILL PLATES. ANCHOR BOLTS SHALL BE 1/2" DIAMETER (MIN.) AND SHALL EXTAND 15" (MIN.) INTO GROUTED CONCRETE BLOCK OR 8" (MIN.) INTO POURED IN-PLACE CONCRETE FOUNDATION OR THROUGH GROUTED CONCRETE BLOCK PLUS 7" INTO POURED CONCRETE.

FLASHING:

ALL TRANSITION FLASHING (ROOF TO WALL) SHALL LAP VERTICAL WALL FACE A MINIMUM OF 8" UNLESS NOTED OTHERWISE.

PROVIDE FLASHING AT ALL EXTERIOR STEEL LINTEL CONDITIONS AND AT ALL CONCEALED STEEL LINTELS CARRYING EXPOSED BRICK.

SMOKE DETECTOR / ALARMS:

EACH SLEEPING ROOM SHALL BE PROVIDED WITH A MINIMUM OF ONE(1) SMOKE DETECTOR (LOCAL FIRE DEPARTMENT APPROVED AND UNDERWRITER'S LABORATORIES TESTED AND LABELED) AND ONE SMOKE DETECTOR INSTALLED IN COMMON AREA (HALL OR CORRIDOR) ADJACENT TO THE SLEEPING ROOMS (WITHIN 10 FEET OF ALL BEDROOMS DOORS. ALSO PROVIDE A MINIMUM ON ONE(1) SMOKE DETECTOR ON EACH FLOOR. THE SMOKE DETECTOR IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. THE DETECTOR SHALL BE WIRED IN SUCH A WAY THAT THE ACTIVATION OF ONE(1) ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALL SMOKE DETECTORS SHALL BE EQUIPPED WITH A BATTERY BACKUP.

ROOF PENETRATIONS:

ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES SHALL BE OFFSET TO REAR ROOF LINES. FURNACE FLUES SHALL COMPLY WITH CODE FOR MINIMUM SLOPE AND NUMBER OF TURNS ALLOWED FOR OFFSETS.

INSULATION:

PROVIDE INSULATION AS REQUIRED TO MEET ONTARIO BUILDING CODE. ALL EXTERIOR WALLS TO BE A MINIMUM R22 RATED.

PROVIDE RIGID INSULATION AT ALL EXPOSED PERIMETER SLAB ON GRADE CONDITIONS AS REQUIRED TO MEET CURRENT ENERGY CODE REQUIREMENTS.

PROVIDE INSULATION AT ALL BOND CONDITIONS-SEE INSULATION NOTE. PROVIDE INSULATION AROUND ALL SKYLIGHT SHAFT-SEE INSULATION NOTE.

ALL INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

INSULATION SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW AIR FLOW FROM THE SOFFIT TO THE ROOF/ATTIC SPACE.

WOOD FRAMING:

WOOD FLOOR FRAMING SHALL COMPLY WITH PART 9, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON THE DRAWINGS.

FRAMING ASSEMBLY FASTENERS SHALL BE INSTALLED PER TABLE 9.23.3.4

SEE DETAILS AND CODE FOR ALLOWABLE NOTCHING AND BORING OF DIMENSIONAL LUMBER.

SEE MANUFACTURER'S SPECIFICATIONS FOR ALLOWABLE CUTTING AND BORING OF PRE-ENGINEERED MATERIALS USED.

STUDS IN ALL WALLS SHALL BE SPACED AT 16" O.C UNLESS OTHERWISE NOTED.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOAD CONDITIONS CONTINUOUS TO SOLID BEARING AT HEADERS.

PROVIDE SOLID BLOCKING BETWEEN JOIST UNDER ALL BEARING WALLS PERPENDICULAR TO FRAMING DIRECTION.

ALL STRUCTURAL MULLIONS TO HAVE MINIMUM DOUBLE STUD CONSTRUCTION CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR/ROOF FRAMING ABOVE. WINDOW TRANSOM HEADERS SHALL SPAN BETWEEN CONTINUOUS STUDS WITH FLUSH HANGER BRACKETS AS REQUIRED.

PRE-ENG FLOOR & ROOF TRUSSES:

THE TRUSS DESIGNER IS TO PROVIDE A DESIGN FOR AN ENTIRE ROOF OR FLOOR SYSTEM, AND NOT FOR INDIVIDUAL COMPONENTS. THE TRUSS DESIGNER MUST ASCERTAIN THAT THE LOADS UTILIZED MEET OR EXCEED THE LOAD VALUES REQUIRED BY THE ONTARIO BUILDING CODE.

TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS DESIGNS INCLUDING GIRDERS, HANGERS, BEARING SEATS, AND ANCHORS FOR TRUSSES.

TRUSS FRAMING SHOWN ON PLANS IS FOR GENERAL REFERENCE AND TO INDICATE BEARING LOCATIONS. TRUSS MANUFACTURER SHALL NOTIFY ARCHITECT IF ADDITIONAL BEARING POINTS AND/OR WALLS ARE NEEDED PRIOR TO FABRICATION AND ERECTION.

TRUSS MEMEBERS SHALL NOT BE CUT, NOTCHED, DRILLED. SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF THE LICENSED TRUSS DESIGNER OR STRUCTURAL ENGINEER.

TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R-802.10.1 SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOBSITE.

|                               |                |                       |
|-------------------------------|----------------|-----------------------|
| PROJECT :                     | CLIENT :       | SAMER                 |
| 1121 FAIRVIEW BLVD-WINDSOR    | DATE :         | 2024-12-13 8:58:09 AM |
| SHEET NAME :<br>GENERAL NOTES | SCALE :        | 1/4" = 1'-0"          |
|                               | SHEET NUMBER : | A140                  |