Notice of Public Hearing – Committee of Adjustment Application

File # A-101/26 - 987 RANKIN AVE Date Mailed: November 25, 2026

Electronic hearing:

By videoconference on December 10, 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 November 25, 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 1512 LOT 42 & PT CLOSED ALLEY

Official Plan Designation	Zoning of Subject Land(s)
Residential	Residential RD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: TERRELL OSENAGA OMOREGIE **Applicant Name:** Liburdi Architectural		987 RANKIN AVE

PURPOSE OF APPLICATION

Minor Variance - Request for relief for increased maximum accessory structure lot coverage and increased maximum gross floor area for a d detached additional dwelling unit.

The proposal is seeking the following reliefs from Zoning By-law 8600:

	Provision	Provision Description	Required	Proposed
1	5.10.9.10	Maximum Lot Coverage for all accessory building	10.0%	10.9%
2	5.99.80.5b.7	Maximum Gross Floor Area for an additional dwelling unit located in an accessory building	100 m²	125 m²

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

RANKIN DETACHED ADU

987 RANKIN AVE WINDSOR, ON N9B 2S2



NTS - ILLUSTRATION PURPOSE ONLY

PROJECT

ADDRESS: 987 RANKIN AVE WINDSOR, ON N9B 2S2

SCOPE: NEW CONSTRUCTION OF A NEW DETACHED ADU

PROJECT No: 20062

ISSUED FOR

	M	D	Y
MINOR VARIANCE	10	13	2026

DRAWING INDEX

CS	COVER SHEET
A002	ARCHITECTURAL LOT FIT PLAN
A003	FOUNDATION, FIRST FLOOR & ROOF PLAN
A005	EXTERIOR ELEVATIONS

DESIGNER

ANDREW LIBURDI
248 - 565 - 6827
INFO@LIBURDIARCHITECTURAL.COM
BCIN: 114482

DESIGN FIRM

LIBURDI ARCHITECTURAL
519 - 816 - 0918
WWW.LIBURDIARCHITECTURAL.COM
BCIN: 116428

OWNER

TERRELL OMOREGIE

SB-12 COMPLIANCE MATRIX

TABLE	3.1.1.2.A	
COMPLIANCE PACKAGE	A1	
COMPONENT	**MIN NOMINAL**	**PROVIDED**
CEILING WITH ATTIC SPACE	R-60	R-60
CEILING WITHOUT ATTIC SPACE	R-31	N/A
EXPOSED FLOOR	R-31	N/A
WALLS ABOVE GRADE	R-22	R22
BASEMENT WALLS (NOTE 3.1.1.2.A (6))	R-20 CI	R-12+10ci
BELOW GRADES SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-
HEATED SLAB OR SLAB < 600MM BELOW GRADE	R-10	R-10
EDGE OF BELOW GRADE SLAB < 600MM BELOW GRADE	R-10	N/A
WINDOW AND DOORS	**REQUIRED**	**PROVIDED**
WINDOWS / SLIDING GLASS DOORS	U-.28 ER=25	U-.28 ER=25
SKYLIGHT	U-.49	N/A
MECHANICAL	**REQUIRED**	**PROVIDED**
SPACE HEATING EQUIP. (MIN AFUE)	96%	96%
HRV EFFICIENCY (SRE %)	75%	75%
DOMESTIC WATER HEATER	0.80	0.80

DESIGN MATRIX

PROJECT DESIGN CONDITIONS	
BUILDING CODE	OBC 2024
CLIMATE ZONE	1
MAJOR OCCUPANCY CLASSIFICATION	GROUP C
AREA OF WALLS	REF TO WINDOW / WALL COVERAGE CHART ON ELEVATIONS
AREA OF W, S & G	
W, S & G PERCENTAGE	
SPACE HEATING SOURCE	GAS

VICINITY MAP

SITE LOCATION



SITE AERIAL

LOT LOCATION

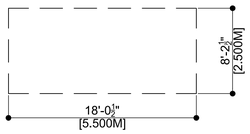


L I B U R D I A R C H I T E C T U R A L

SITE PLAN LEGEND & KEYNOTES

DESCRIPTION	KEYNOTE	
EXISTING HOUSE	1	
HARDSCAPE	2	
SOFTSCAPE	3	
PROPERTY LINE	4	
SETBACK LINE	5	
PRIMARY BUILDING ENTRY	6	
PROPOSED DETACHED ADU	7	
DRIVEWAY APPROACH AS PER CITY STANDARDS (AS-222)	8	
DRIVEWAY AS PER CITY STANDARD (AS-542-C)	9	

PARKING SPACE - CITY OF WINDSOR STANDARD



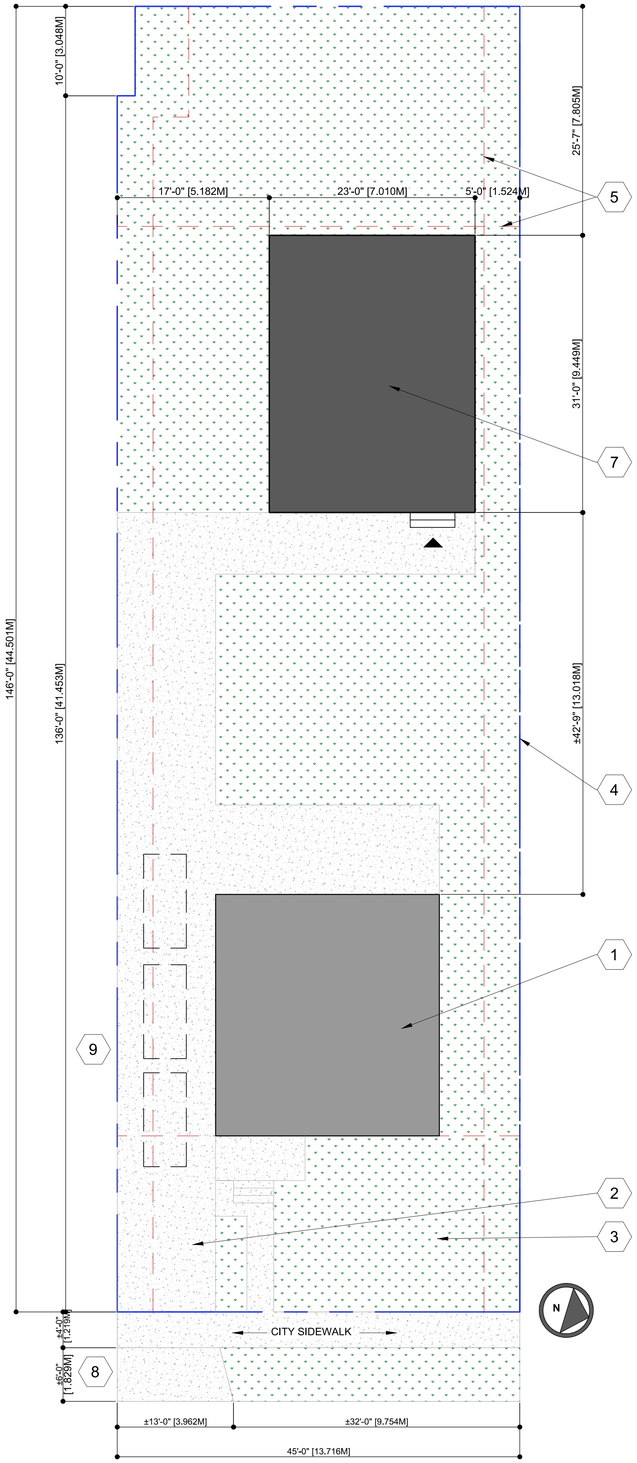
SITE DATA MATRIX

BUILDING DATA	
BUILDING CLASSIFICATION:	PART 9
FACING STREETS	ONE
PRIMARY ENTRY:	STREET
PRIMARY FIREFIGHTERS ENTRY	N/A
BARRIER FREE ENTRY	N/A

LOT COVERAGE	SF
EXISTING BUILDING FOOTPRINT	684 SF
TOTAL SITE AREA	6550 SF
10% OF LOT FOR MAX ADU FOOTPRINT	655 SF PROPOSED BUILDING 713 SF

SITE INFORMATION	
ZONING	RD 1.2
PROPOSED USE	RESIDENTIAL

ZONING DATA	REQUIRED / MAX	PROVIDED / PROPOSED
MINIMUM LOT FRONTAGE	9M	9.14M
MINIMUM LOT AREA	360M^2	371.89M^2 (4003 SF)
MAXIMUM LOT COVERAGE	45%	22%
MAXIMUM BUILDING HEIGHT	9M	SEE ELEVATION
MINIMUM FRONT YARD DEPTH	6M	13.716M
MINIMUM REAR YARD DEPTH	7.5M	7.805M
MINIMUM SIDE YARD WIDTH	1.2M	1.524M
MAXIMUM GROSS FLOOR AREA	400M^2	EXISTING HOUSE = 191M2 ADU = 124M2
LANDSCAPE OPEN SPACE	50%	> 50%



987 RANKIN AVE WINDSOR, ON N9B 2S2

1 / A002 **ARCHITECTURAL LOT FIT PLAN**

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

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INFO@LIBURDIARCHITECTURAL.COM
WWW.LIBURDIARCHITECTURAL.COM

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FIRM BCIN
116428

DESIGNER BCIN
114482

ISSUED FOR

	M	D	Y
MINOR VARIANCE	10	13	2026

OWNER
TERRELL OMOREGIE

PROJECT NAME
RANKIN ADU

PROJECT ADDRESS
987 RANKIN AVE WINDSOR, ON N9B 2S2

PROJECT No
20062

SHEET NAME
ARCHITECTURAL LOT FIT PLAN

SHEET No
A002

DRAWING KEYNOTES

#	KEYNOTE

GENERAL NOTES

1. REFER TO SHEET G001 FOR GENERAL NOTES AND DRAWING ABBREVIATIONS AND SYMBOLS.
2. REF TO WOOD AND METAL LINTEL SCHEDULE FOR HEADER SIZES.

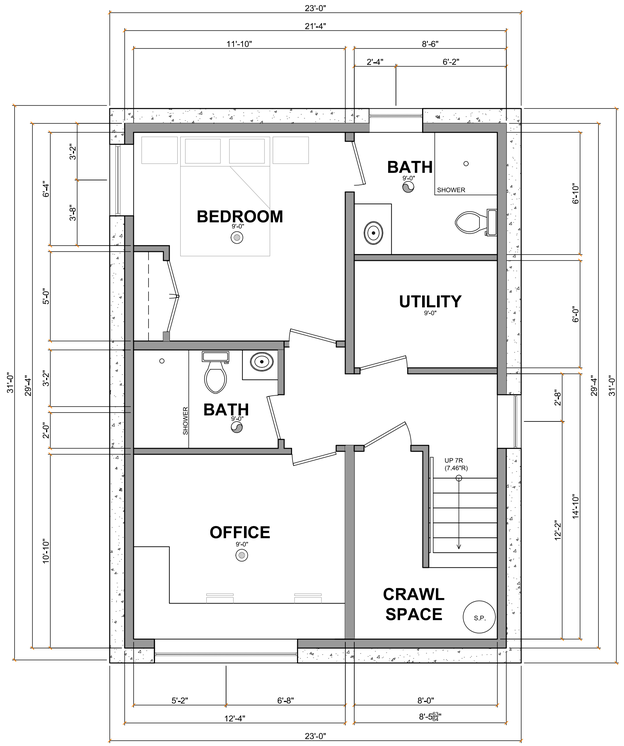
ROOF CALCULATIONS

ROOF VENTS = 300 S.F. TYP.
(50% OF TOTAL REQUIRED VENTILATION)

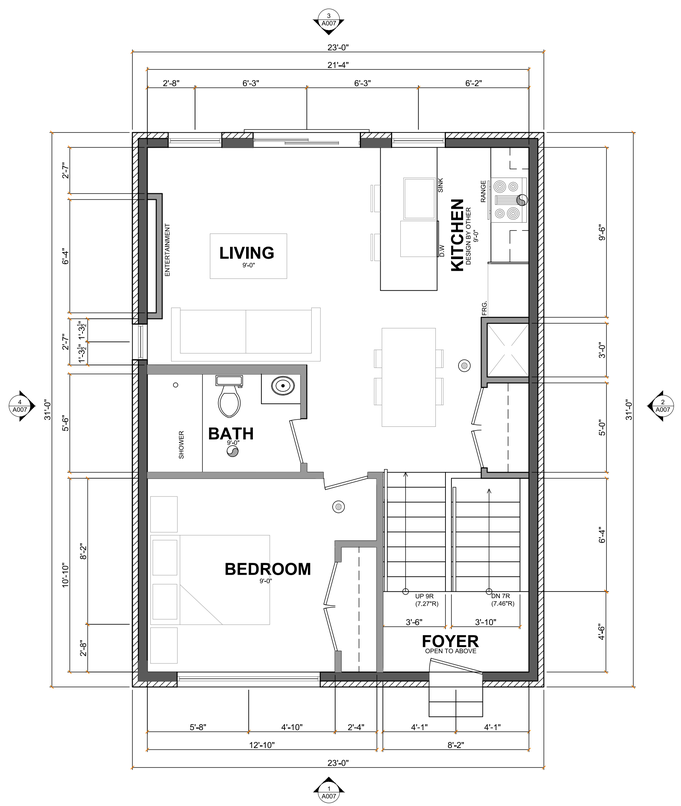
ROOF AREA = 915 SF = 4 ROOF VENTS MIN.

ROOF LOADS
DEAD LOAD - 1.0 KPA (INCLUDES SUPERIMPOSED LOADS)
LIVE LOADS - 1.0 KPA
LIVE LOAD DEFLECTION LIMIT - L/240

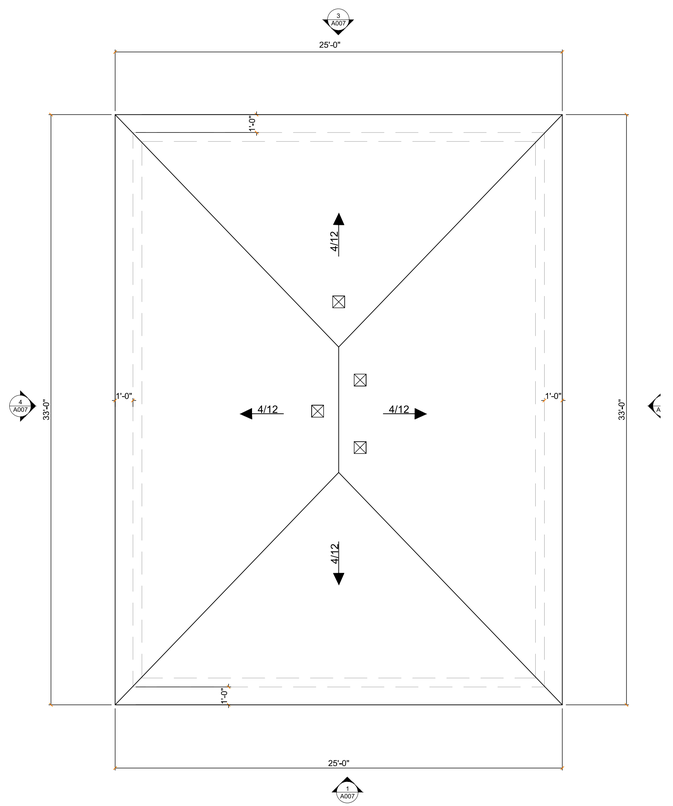
PRE-ENGINEERED TRUSSES DESIGN BY OTHERS.



1 A003 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



2 A003 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



3 A003 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

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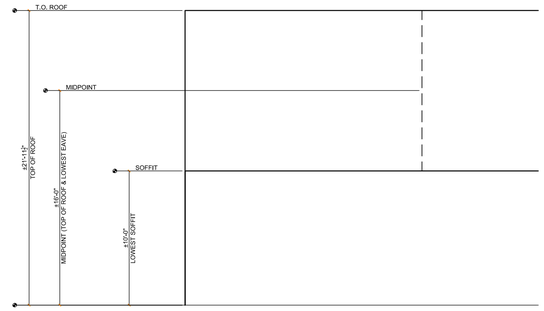
PROJECT No
20062

SHEET NAME
FOUNDATION & FIRST FLOOR PLAN

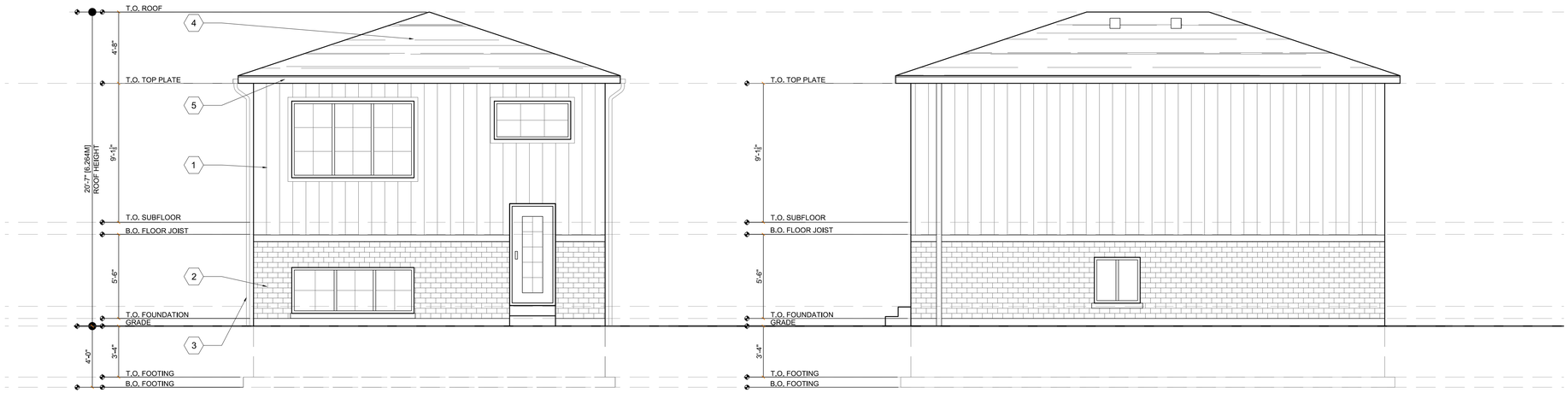
SHEET No
A003

EXTERIOR MATERIAL SCHEDULE

TYPE	KEYNOTE		REMARKS
SIDING	1		
BRICK	2		
EAVE AND DOWNSPOUTS	3		ALL DOWNSPOUT CONNECTIONS PER SUBDIVISION AGREEMENT OR PUBLIC WORK DEPT. REF TO SHEET G001 FOR ADDITIONAL NOTES ON DOWNSPOUTS.
SHINGLES	4		
SOFFITS	5		

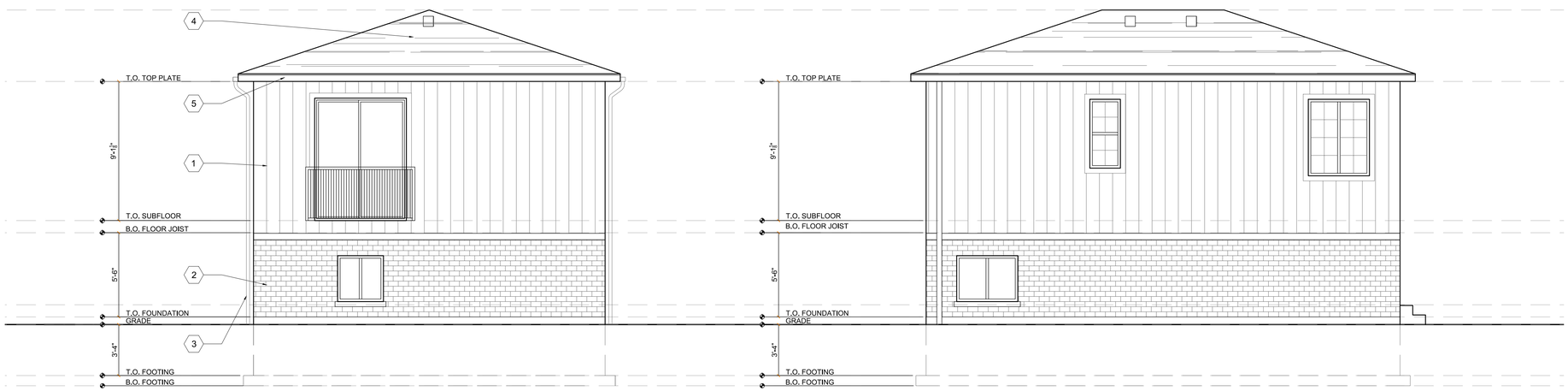


5 A-04 **EXISTING HOUSE HEIGHTS**
SCALE: 3/16" = 1'-0"



1 A-04 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

2 A-04 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 A-04 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

4 A-04 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

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SHEET NAME
EXTERIOR ELEVATIONS

SHEET No
A005