

Notice of Public Hearing – Committee of Adjustment Application

File # A-064/25

Date Mailed: August 20, 2025

Electronic hearing:

By videoconference on September 4, 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 August 20, 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 1023; LOTS 1291 TO 1294

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.4 with S.20(1)514

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: HANI YACOUB Applicant Name: Hani Yacoub		3170 CALIFORNIA AVE

PURPOSE OF APPLICATION

Minor Variance - Proposed semi-detached dwelling requesting relief for increased maximum gross floor area of a main building.

By-Law	Provision	Provision Description	Requirement	Proposed
	10.4.5.10	Maximum Gross Floor Area - Main Building	400 m ²	478 m 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)

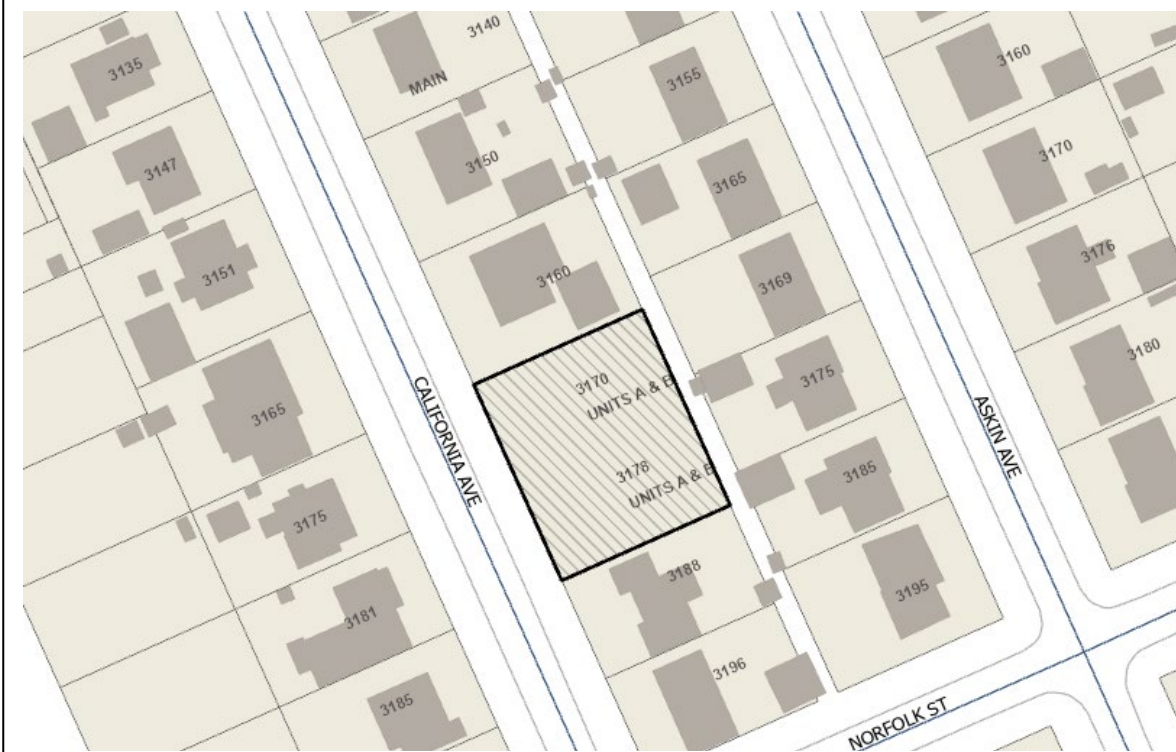
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration 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

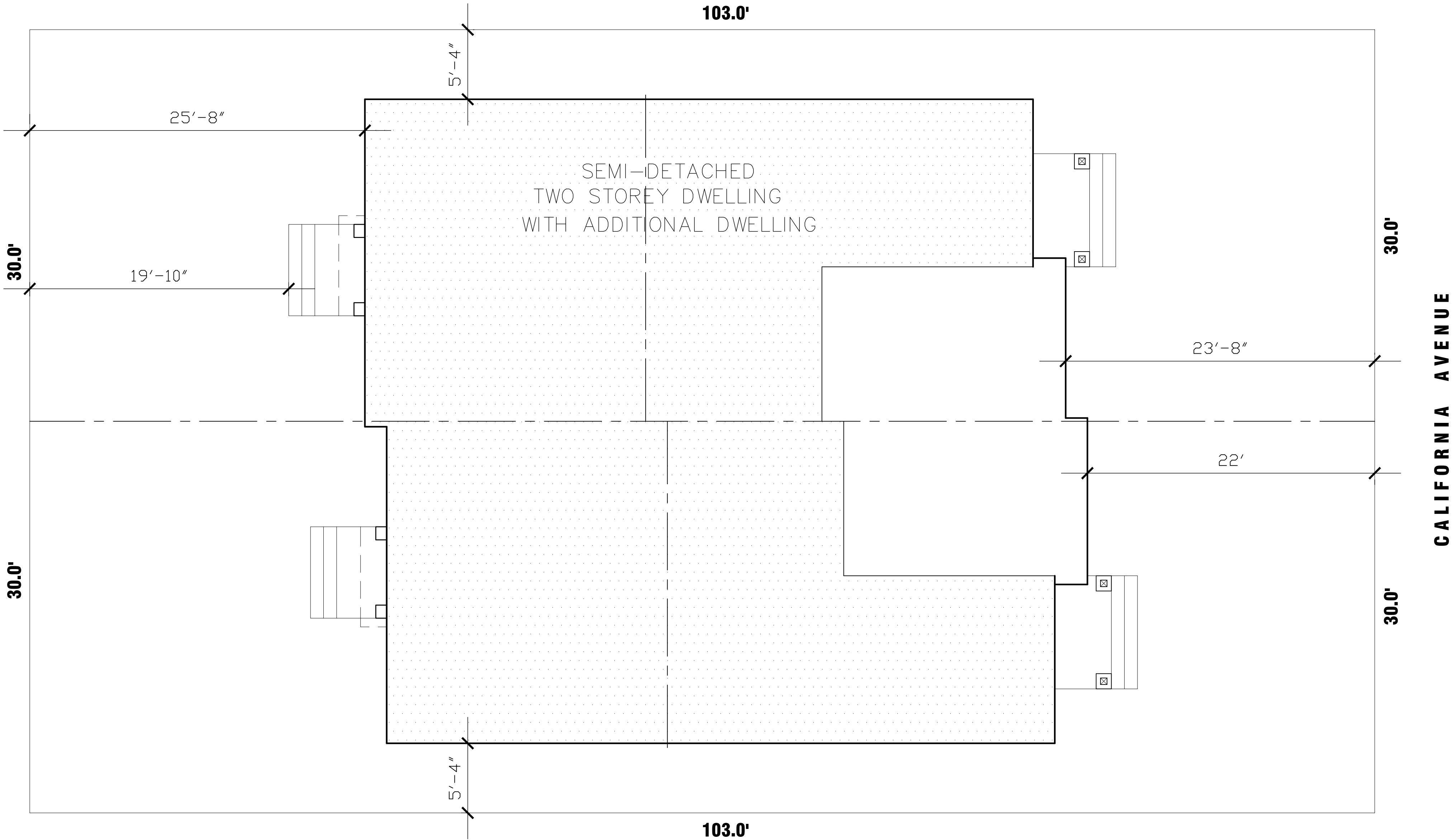
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any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

Key Map Insert



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
COAAdjustment@citywindsor.ca



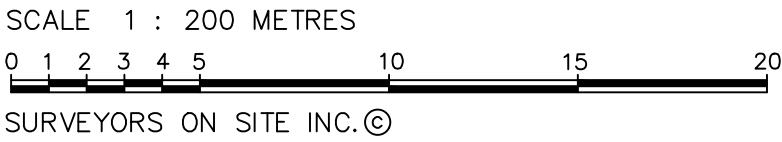
LOT AREA	3090.0 SF
TOTAL COVERAGE	1330.0 SF
LOT COVERAGE	43.04 %

GROSS FLOOR AREA 5142 SF (477 SM)



CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

SKETCH SHOWING TOPOGRAPHICAL DETAILS OF
3178 CALIFORNIA AVENUE
CITY OF WINDSOR
COUNTY OF ESSEX



- LEGEND
- FFE FINISHED FLOOR ELEVATION
 - WV WATER VALVE
 - UP UTILITY POLE
 - HM HYDRO METER
 - MH MANHOLE – ELEVATION AT TOP CENTRE
 - OH– OVERHEAD SERVICE WIRES
 - SAN– UNDERGROUND SANITARY LINE
 - 0.10ø DECIDUOUS TREE WITH TRUNK DIAMETER
 - x123.45 SPOT ELEVATION

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC
VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME
NETWORK (SMARTNET).

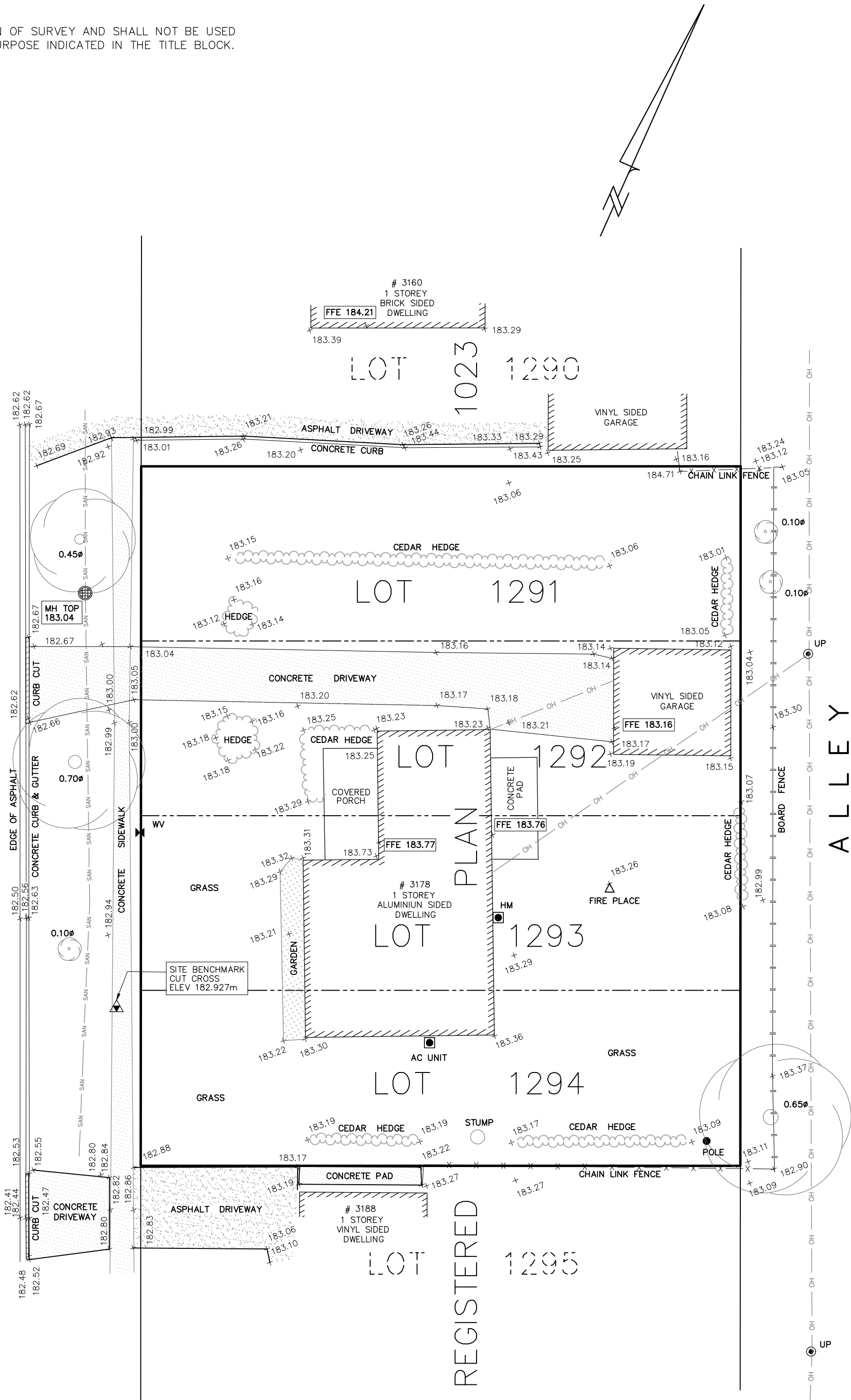
THE INFORMATION SHOWN ON THIS SKETCH WAS COLLECTED ON THE
1st DAY OF FEBRUARY, 2022.

SITE BENCH MARK

SITE BENCH MARK IS A CUT CROSS SET IN THE CONCRETE SIDEWALK,
LOCATED IN FRONT OF MUNICIPAL ADDRESS # 3178 CALIFORNIA AVENUE,
HAVING AN ELEVATION OF 182.927m.

CALIFORNIA AVENUE

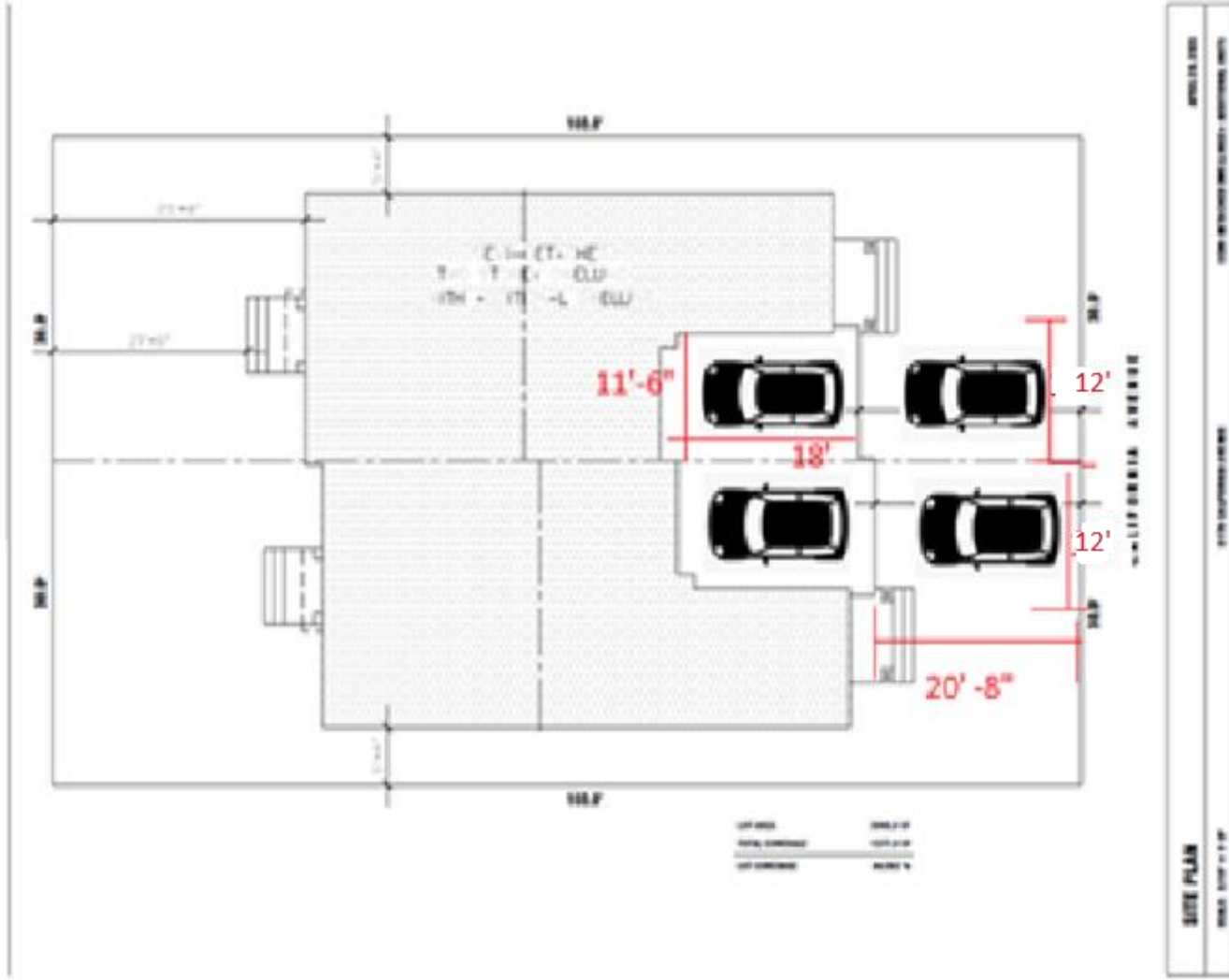
ALLEY

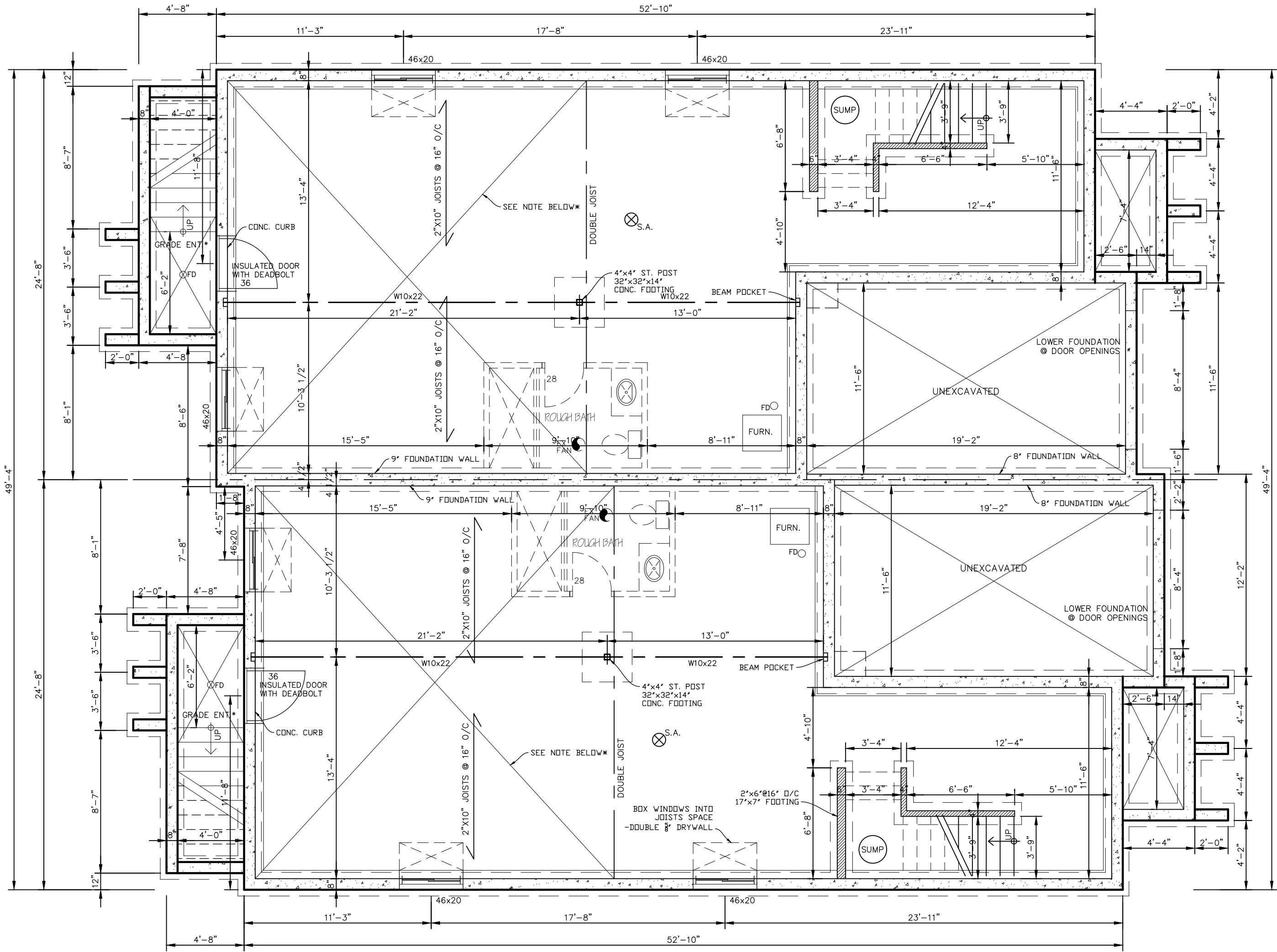


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3560 WALKER ROAD
WINDSOR, ONTARIO
N8W 3S4
519-818-0767
www.surveyorsonsite.com





*R-12 SOUND INSULATION
RESILIENT CHANNEL @ 16" O/C
2 LAYERS - 5/8" TYPE X
GYPSUM BOARD
1 HR FRR - STC 52
(OBC SB-3 F9c)

BASEMENT / FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

3178 CALIFORNIA AVENUE

APRIL 28, 2025

SEMI-DETACHED DWELLINGS+ ADDITIONAL UNITS

WOOD LINTEL SCHEDULE	
MAX. SPAN FOR LINTELS SUPPORTING 1 STOREY + ROOF & CEILING (W/ STRUCTURAL SHEATHING)	
CLEAR SPAN	LINTEL SIZE
UP TO 3'-10"	2-2"x4"
UP TO 5'-5"	2-2"x6"
UP TO 6'-9"	2-2"x8"
UP TO 8'-3"	2-2"x10"
UP TO 9'-7"	2-2"x12"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

WOOD LINTEL SCHEDULE	
MAX. SPAN FOR LINTELS SUPPORTING 2 STOREY + ROOF & CEILING	
CLEAR SPAN	LINTEL SIZE
UP TO 3'-7"	2-2"x4"
UP TO 5'-1"	2-2"x6"
UP TO 6'-3"	2-2"x8"
UP TO 7'-8"	2-2"x10"
UP TO 8'-10"	2-2"x12"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

STEEL LINTEL SCHEDULE	
LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE - NO FLOOR LOAD	
CLEAR SPAN	LINTEL SIZE
UP TO 5'-0"	3 1/2"x 3 1/2" x 5/16"
UP TO 7'-0"	4"x 3 1/2" x 5/16"
UP TO 8'-0"	5"x 3 1/2" x 5/16"
UP TO 9'-0"	5"x 3 1/2" x 3/8"
UP TO 10'-0"	6"x 3 1/2" x 3/8"
NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.	

NOTES:

SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND BE EQUIPPED WITH BATTERY BACK-UP AND PROVIDE AUDIBLE AND VISUAL SIGNALS

FLOOR JOISTS TO BE SIZED FOR A MAX. DEFLECTION OF L/480

PRE-ENG. BEAMS TO BE SIZED FOR A MAX. DEFLECTION OF L/600

PROVIDE MIN. 20" x 28" ATTIC ACCESS HATCH WITH MIN R-20 RIGID INSUL. & WEATHERSTRIP

PROVIDE BLOCKING FOR FUTURE GRAB BARS AT MAIN BATH TUB & TOILET

SUBMIT ROOF TRUSS, FLOOR JOIST AND ENGINEERED BEAM DRAWINGS PRIOR TO FRAMING INSPECTION

ALL INTERIOR WALLS ARE NOMINAL 4" - UNLESS OTHERWISE NOTED.

A DRAIN WATER HEAT RECOVER DEVICE MUST BE PROVIDED TO SERVE AT LEAST 2 SHOWERS

SECURE SUMP LID & SEAL

- S.A.

SMOKE ALARM
- S.A.

C.O.

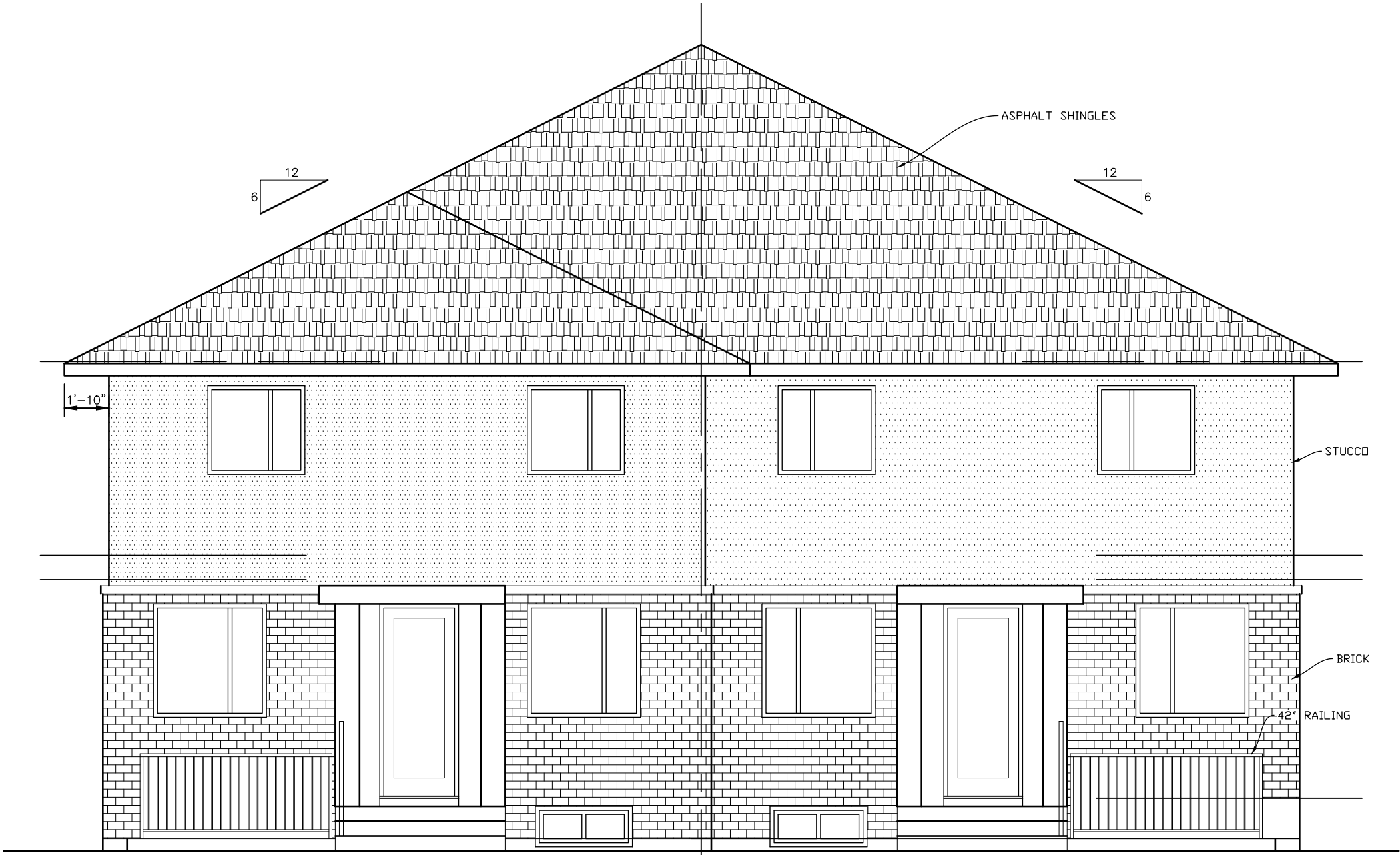
SMOKE/CARBON MONOXIDE ALARM
- EX.

FAN

EXHAUST FAN



FRONT ELEVATION



BACK ELEVATION

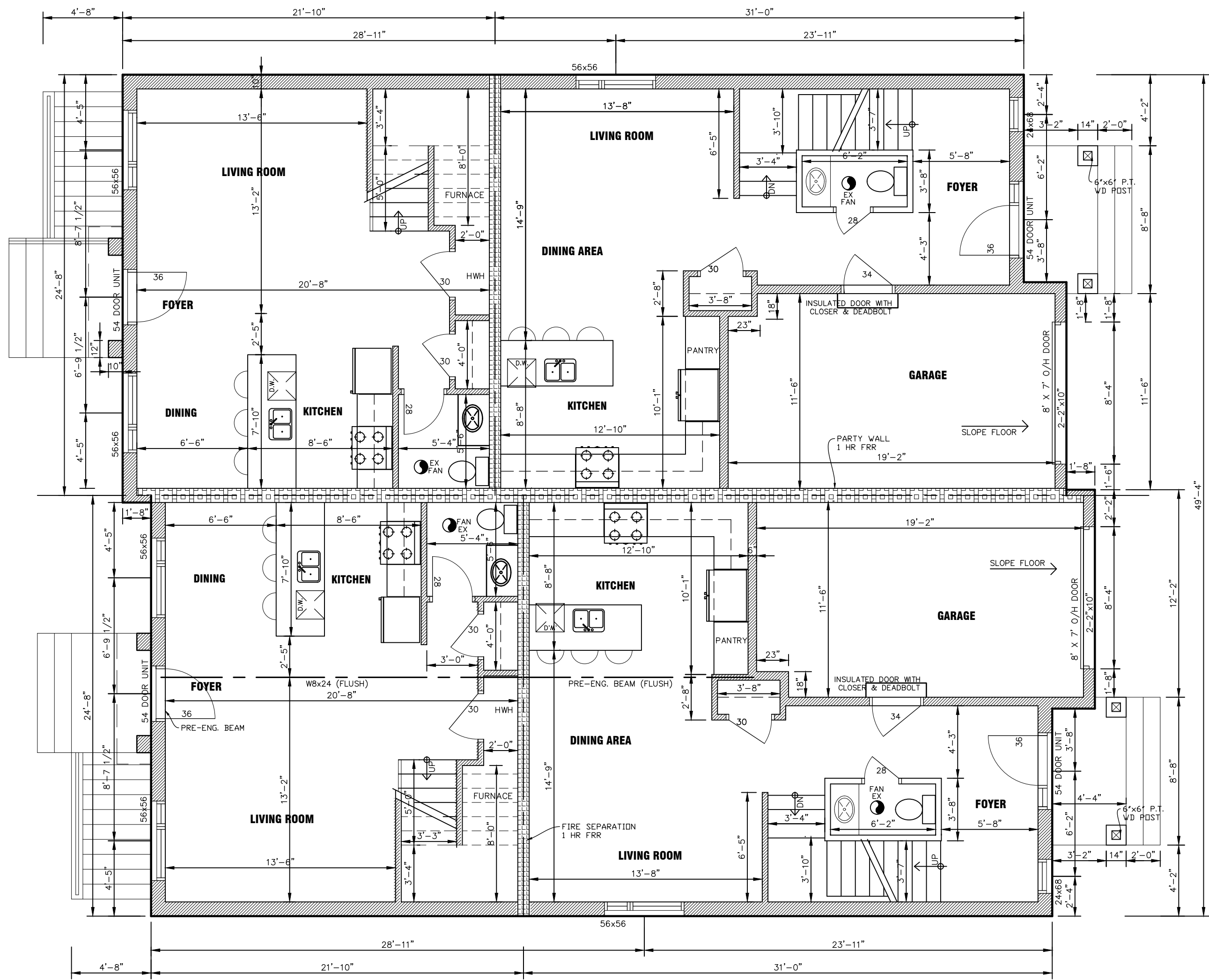
APRIL 28, 2025

SEMI-DETACHED DWELLINGS+ ADDITIONAL UNITS

3178 CALIFORNIA AVENUE

FRONT & BACK ELEVATIONS

SCALE: 3/16" = 1'-0"

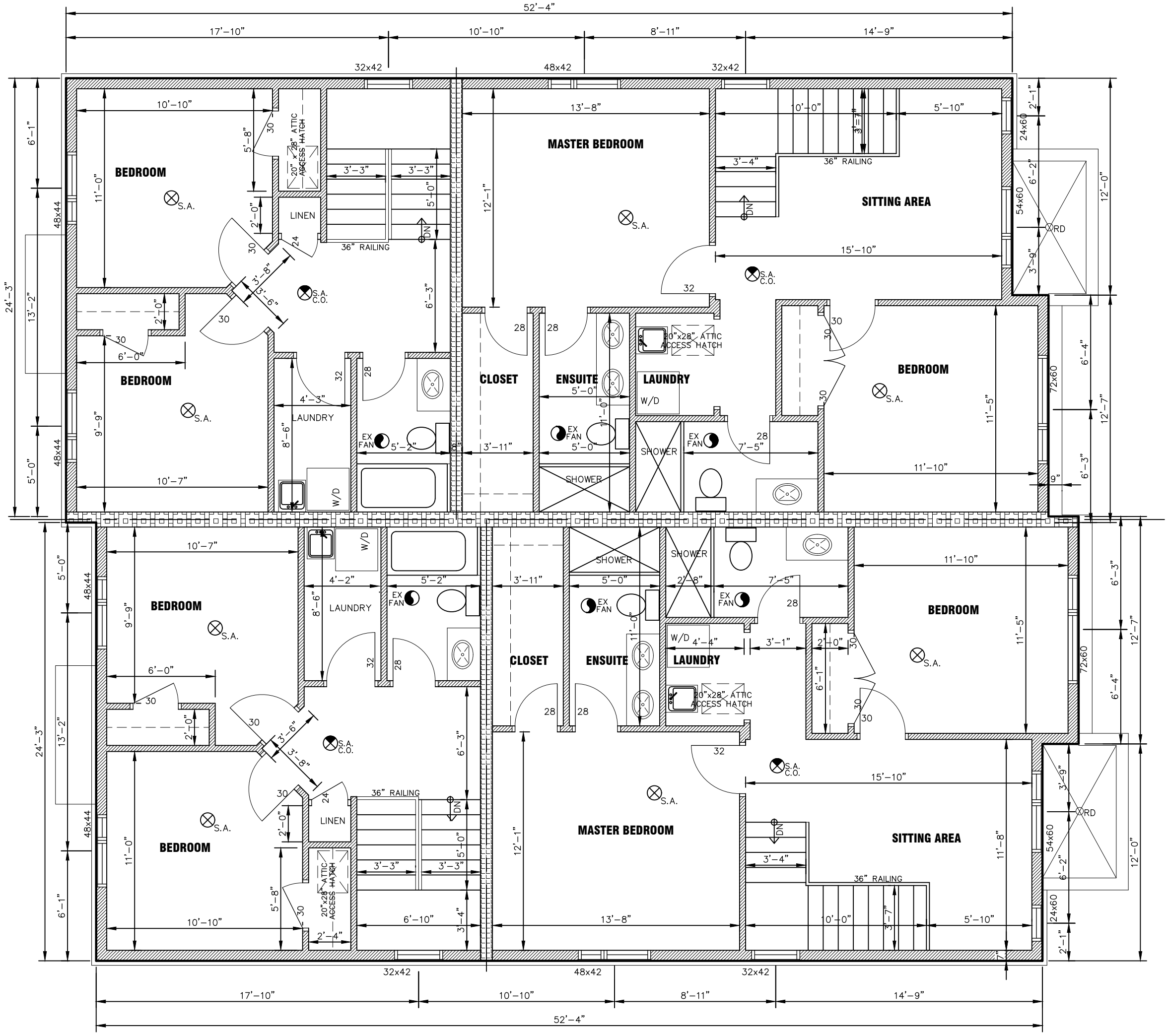


ACCESSORY DWELLING UNIT

MAIN	539 SF
SECOND	527 SF
TOTAL	1066 SF

MAIN DWELLING UNIT

MAIN	576 SF
SECOND	790 SF
TOTAL	1365 SF



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

3178 CALIFORNIA AVENUE

APRIL 28, 2025

SEMI-DETACHED DWELLINGS + ADDITIONAL UNITS