

Notice of Public Hearing – Committee of Adjustment Application

File # A-067/25

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:** *Draft property information, based on Plan 1014 and Plan 12R25907, is provided for location reference only and pertains solely to the subject properties. Property details will be updated upon registration.*

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property - 1834-1866 NORTHWAY AVE (see chart)
Owner Name: CARTHAGE HOLDINGS INC Applicant Name: MOHAMED A TABIB Carthage Developments Inc		1834-1836 (PLAN 1014, LTS 557 & 578 & PT CLOED ALLEY) 1834-1836 (PLAN 1014, PT LTS 579 & PT LT 580; PT OF PT 1 & PT 2 12R-25907) 1846-1848 (PLAN 1014, PT LT 581 & LT 582; PT OF PT 1 & PT 2 12R-25907) 1852-1854 (PLAN 1014 LTS 583 & 584) 1858-1860 (PLAN 1014 LTS 585 & 586) 1864-1866 (PLAN 1014 LTS 587 & 588)

PURPOSE OF APPLICATION

Minor Variance - Semi-detached dwellings with increased maximum main building Gross Floor Area (GFA) , Width of Garage Forming Part of the Main Building and Front Yard Paving and Surfacing Coverage.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	11.2.5.2.10	Maximum Main Building Gross Floor Area	400.0m ²	499.7 m ²
8600	24.28.1.3.1	Maximum Front Yard Paving and Surfacing	50%	63%
8600	5.11.5	Maximum Width of Garage Forming Part of the Main Building	60%	61.6%

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)

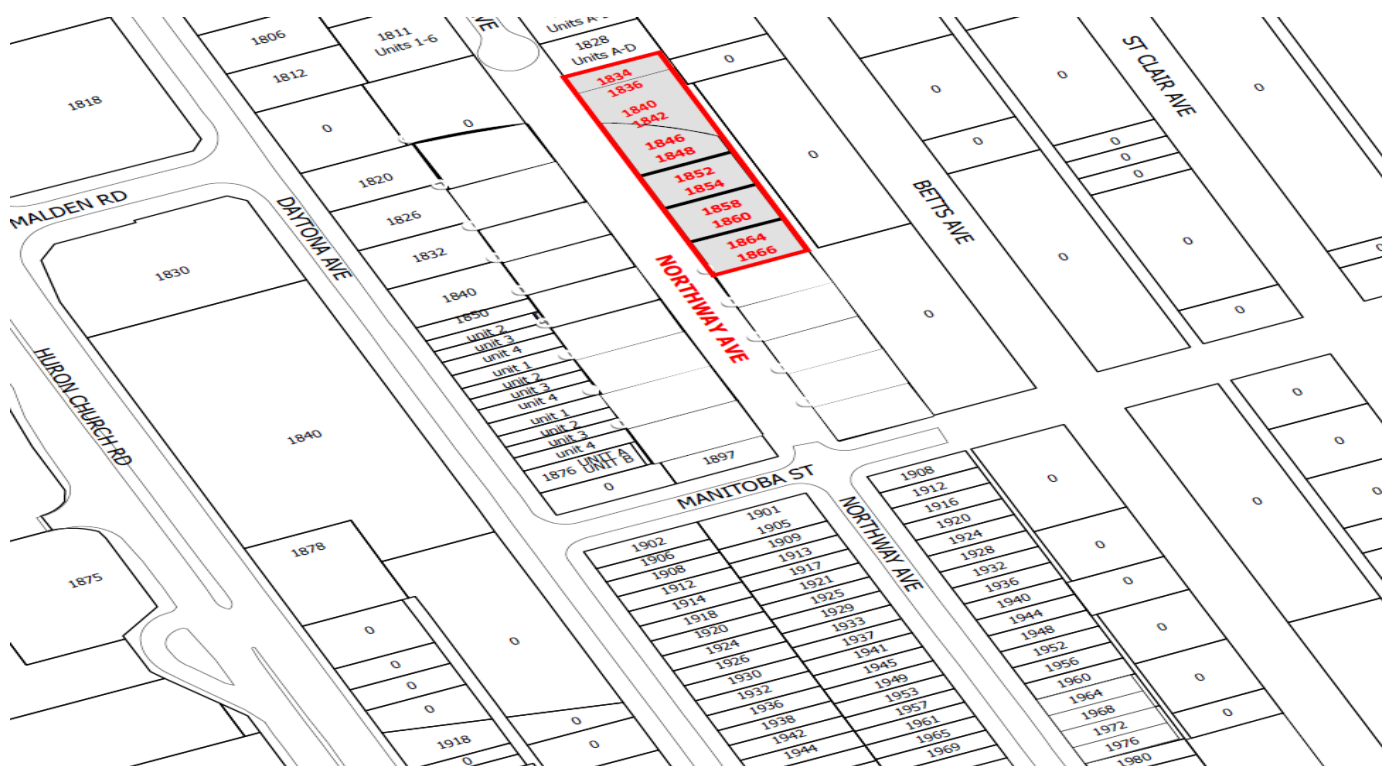
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration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



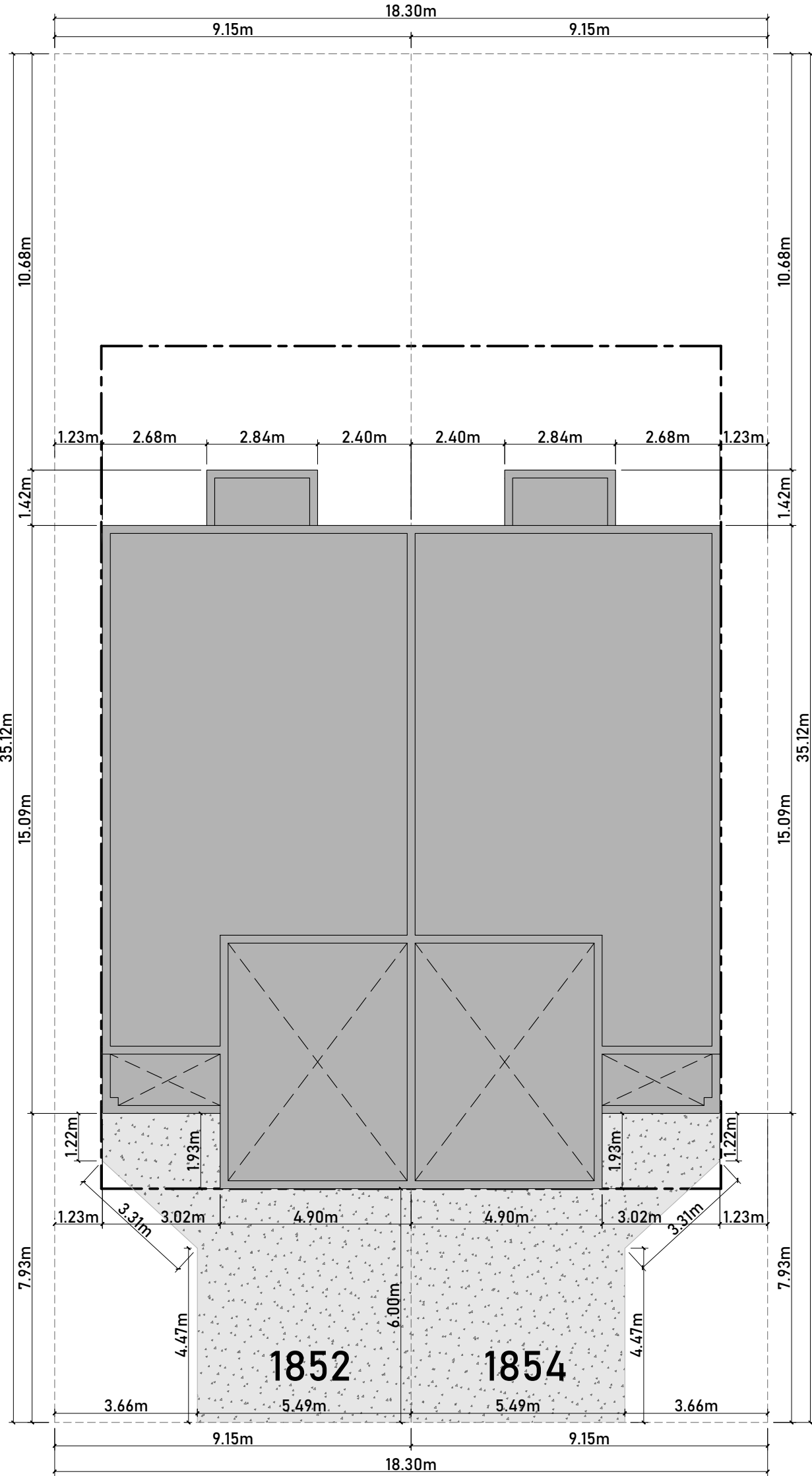
FILE NO.: A-67/25
1834-1866 NORTHWAY AVE
SUBJECT LANDS
(1834-1836, 1840-1842, 1846-1848,
1852-1854, 1858-1860, & 1864-1866
NORTHWAY)

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

- GENERAL NOTES:
1. ALL CONSTRUCTION TO BE DONE AS PER ONTARIO BUILDING CODE (O.B.C.) AND AS PER ANY LOCAL BY-LAWS
 2. "GENERAL CONTRACTOR" (G.C.) TO BE INTERCHANGEABLE w/ "OWNER" THROUGHOUT THESE DOCUMENTS
 3. WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY. G.C. TO CONFIRM ALL SIZES w/ MANUF. OR SUPPLIER AND NOTIFY THIS DESIGNER OF ANY SIGNIFICANT CHANGES
 4. G.C. TO SUBMIT ENGINEERED TRUSS AND FLOOR JOIST DATA DESIGN SHEETS WHEN APPLICABLE
 5. A MIN. 2% GRADING TO BE MAINTAINED AROUND THE STRUCTURE
 6. ELECTRICAL BY OTHERS (as per O.B.C.)
 7. MECHANICAL AND HVAC BY OTHERS (as per O.B.C.)
 8. PLUMBING BY OTHERS (as per O.B.C.)
 9. DO NOT SCALE THESE DRAWINGS
 10. G.C. TO CONFIRM "ERCA" REQUIREMENTS AND SITE CONDITIONS PRIOR TO CONSTRUCTION
 11. THIS DESIGNER IS NOT RESPONSIBLE FOR LOCATING THE STRUCTURE ON THE SITE. AN ONTARIO LAND SURVEYOR IS RECOMMENDED TO LOCATE THE STRUCTURE, SET THE GRADE, AND TO PRODUCE LOT GRADING PLANS
 12. IF ANY CHANGES OR MODIFICATIONS ARE MADE ON SITE WITHOUT NOTIFYING THIS DESIGNER THEN THIS DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES AND OR ERRORS MADE DURING CONSTRUCTION
 13. G.C. RESPONSIBLE FOR REVIEWING AND APPROVING ENGINEERED ROOF AND FLOOR TRUSS DESIGNS PRIOR TO MANUFACTURING AND MUST RELAY ANY RELEVANT INFORMATION TO THIS DESIGNER
 14. THESE DRAWINGS ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS. G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS, INFO, ENG. STAMPS FOR CONC. REINF. PORCHES OR POINT LOADING DIAGRAMS, LINTEL DESIGNS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES
 15. EXTERIOR FINISHES AND FINISHING SYSTEMS ARE FOR DEMONSTRATION. G.C. MAY USE APPROVED FINISHES AND FINISHING SYSTEMS THAT MEET MINIMUM CODE. DESIGNER MUST BE INFORMED AND APPROVE CHANGES FROM DEMONSTRATED FINISHES AND FINISHING SYSTEMS
 16. EXTERIOR FINISHES, WINDOWS, DOORS SIZES AND STYLES, KITCHEN LAYOUTS, BATH LAYOUTS, AND BASEMENT DESIGNS ARE THIS DESIGNERS RENDERING OF WHAT THE HOUSE CAN INCLUDE. GENERAL CONTRACTORS CONTACT SHALL SUPERCEDE IN ALL ABOVE MENTIONED CATEGORIES AS LONG AS THEY MEET O.B.C. G.C. TO INFORM DESIGNER OF ANY DIFFERENCES TO THIS PLAN.
 17. G.C. TO NOTIFY THIS DESIGNER OF ANY DISCREPANCIES BETWEEN THIS DESIGN AND O.B.C. OR OF ANY CHANGES TO BE MADE TO THESE PLANS WITHIN 72 HOURS OR THIS DESIGNER TAKES NO RESPONSIBILITY FOR THE CHANGES OR DISCREPANCIES
 18. INSULATION VALUES AND LOCATIONS MAY VARY FROM WHAT IS NOTED. ONLY INSULATION LOCATIONS REQUIRED BY O.B.C. ARE MANDATORY ALL OTHERS ARE INFERRED TO BE OPTIONAL. IF SB-12 PERFORMANCE PACKAGE IS USED THEN THOSE VALUES SHALL SUPERCEDE NOTED VALUES.
 19. IF CERTAIN ITEMS NOTED ON THESE PLANS DIFFER FROM G.C.'s CONTRACT WITH CLIENT THEN THE CONTRACT SHALL TAKE PRECEDENT AS LONG AS THE CONTRACTS NOTED DIFFERENCE MEETS O.B.C.

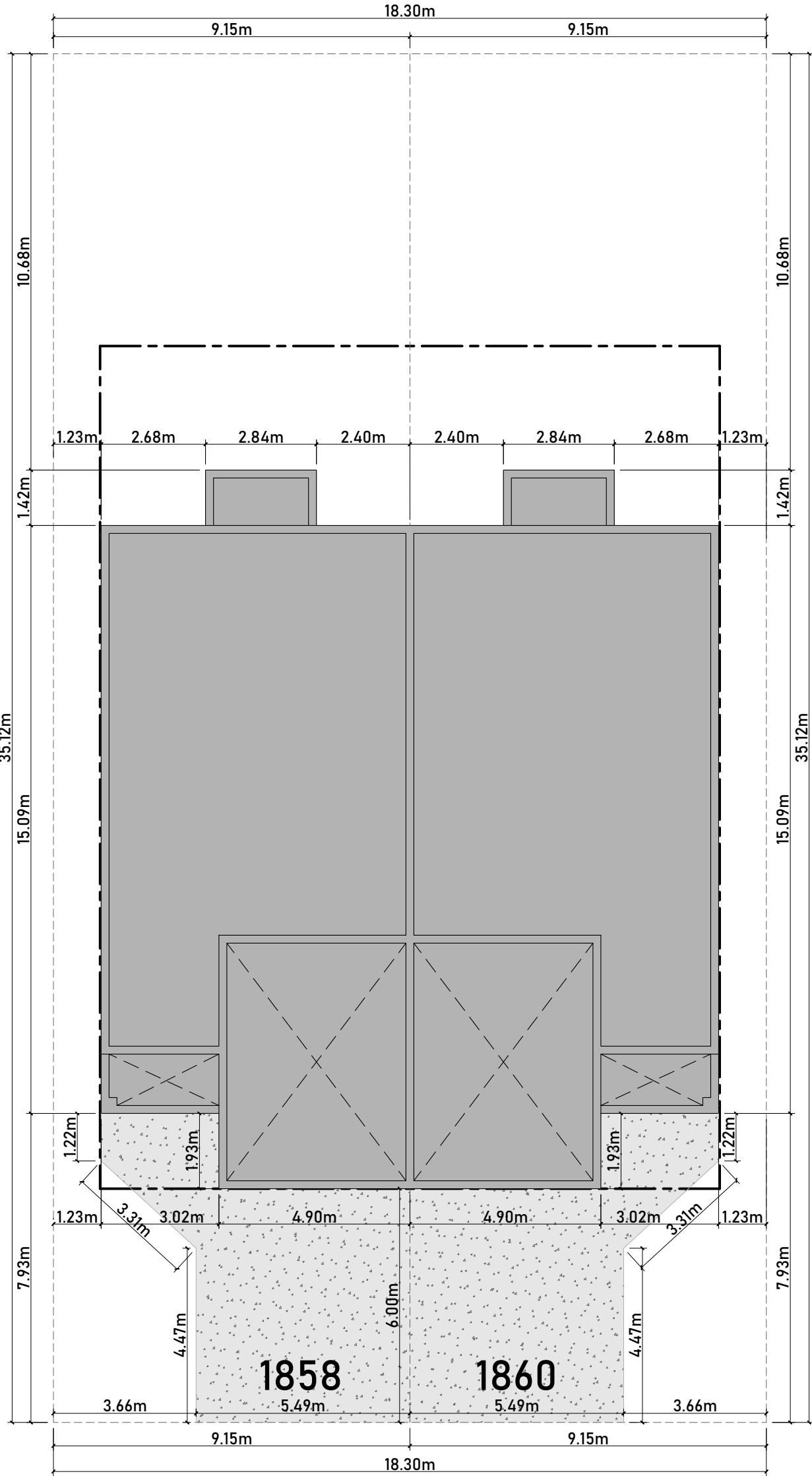
ADDRESS:	Lot 8 1852 / 1854 Northway Ave. Windsor, ON
ZONE:	RD2.2
SITE AREA:	321.35 m ² (per side)
COVERAGE ALLOWANCE:	45% (144.61) m ²
PROPOSED COVERAGE:	33.4% (165) m ²
SETBACKS:	as shown
AREA (per side):	
GROUND FLOOR:	94.11 m ²
SECOND FLOOR:	31.31 m ²
BASEMENT (finished):	94.11 m ²
FRONT PORCH:	4.61 m ²
GARAGE:	30.29 m ²



Northway Ave.

FRONT YARD AREA = 126.16 m²
FRONT YARD PAVING = 79.48 m²
FRONT YARD PAVING = 63 %

GROSS FLOOR AREA:	
GROUND FLOOR:	94.11 + 94.11 m ²
SECOND FLOOR:	31.31 + 31.31 m ²
BASEMENT:	94.11 + 94.11 m ²
GARAGE:	30.29 + 30.29 m ²
TOTAL:	499.64 m ²



Northway Ave.

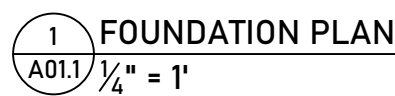
FRONT YARD AREA = 126.16 m²
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FRONT YARD PAVING = 63 %

GROSS FLOOR AREA:	
GROUND FLOOR:	94.11 + 94.11 m ²
SECOND FLOOR:	31.31 + 31.31 m ²
BASEMENT:	94.11 + 94.11 m ²
GARAGE:	30.29 + 30.29 m ²
TOTAL:	499.64 m ²

ADDRESS:	Lot 7 1858 / 1860 Northway Ave. Windsor, ON
ZONE:	RD2.2
SITE AREA:	321.35 m ² (per side)
COVERAGE ALLOWANCE:	45% (144.61) m ²
PROPOSED COVERAGE:	33.4% (165) m ²
SETBACKS:	as shown
AREA (per side):	
GROUND FLOOR:	94.11 m ²
SECOND FLOOR:	31.31 m ²
BASEMENT (finished):	94.11 m ²
FRONT PORCH:	4.61 m ²
GARAGE:	30.29 m ²

NOTE: THESE PRINTS ARE THE PROPERTY AND DESIGN OF THIS DESIGNER. THE DESIGNER RESERVES THE RIGHT TO REPRODUCE THE SAME HOUSE AT NO BENEFIT TO THE PURCHASER OF THIS HOME.

NOTE: THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT RESTRICTIONS.



LEGEND:	
S.P.	SUPPORT POST (BUILT UP WD or STEEL)
E.F.	EXHAUST FAN w/ NON-COMBUSTIBLE DUCTWORK

STUD LENGTH	SUPPORTING 19'-0" OF ROOF (BRICK)	SUPPORTING 19'-0" OF ROOF (SIDING)
12'-5"	2-2x6" at 16"	2x6" at 16"
13'-9"	2x6" at 12"	2x6" at 16"
15'-1"	2-2x6" at 16"	2x6" at 16"
16'-6"	2-2x6" at 16"	2x6" at 16"
17'-4"	2-2x6" at 12"	2x6" at 12"
18'-6"	2-2x6" at 12"	2x6" at 12"

ASSUMES 0.5 KPA HOURLY WIND PRESSURE AND 1.0 KPA SNOW LOAD, BASED ON A-30 & A-31 O.B.

STEEL LINTEL SCHEDULE	
MAX CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3" x 3/4" x 1/8"
7'-0" OR LESS	4" x 3/4" x 1/8"
8'-0" OR LESS	5" x 3/4" x 1/8"
9'-0" OR LESS	5" x 1/2" x 1/8"
10'-0" OR LESS	6" x 1/2" x 1/8"



1 SECOND FLOOR PLAN
A01.2 1/4" = 1'

LINTEL SCHEDULE (INTERIOR)				
LINTEL SIZE	ROOF + CEILING AND JOIST	ROOF + CEILING AND JOIST	ROOF + CEILING AND JOIST	ROOF + CEILING AND JOIST
2-2"x4"	3'-0"	2'-0"	2'-0"	2'-0"
2-2"x4"	4'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	5'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	6'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	7'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	8'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	9'-0"	2'-0"	2'-0"	2'-0"
2-2"x6"	10'-0"	2'-0"	2'-0"	2'-0"

LEGEND:

S.P. SUPPORT POST (BUILT UP WD or STEEL)

E.F. EXHAUST FAN w/ NON-COMBUSTIBLE DUCTWORK

EXT. WALL STUDS				
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"
12'-0"	2x4" at 16"	2x4" at 16"	2x4" at 16"	2x4" at 16"

STEEL LINTEL SCHEDULE	
MAX. CLEAR SPAN	LINTEL SIZE
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
10'-0" OR LESS	12" x 16" x 1/2"
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