

COMMITTEE OF ADJUSTMENT

APPLICANT : LISA PAVAN

ADDRESS : 3591 RANKIN AVENUE

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-011/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on February 26, 2025.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner: LISA PAVAN **Location:** 3591 RANKIN AVE
Legal Description: PLAN 1589; LOT 43 **Zoning:** Residential RD1.4
Official Plan: Residential
Explanation: Maximum lot coverage for all accessory buildings on a lot, thereby requesting the following relief:

Section 5.10.9.10 – Maximum lot coverage for all accessory buildings

By Law Requirements	Proposed
10%	12%

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: March 13, 2025 at 3:30 pm

Where: VIA VIDEO CONFERENCE

(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson
Secretary-Treasurer, Committee of Adjustment

Dated: February 27, 2025

Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

Tel: 519-255-6543

Fax: 519-255-6544

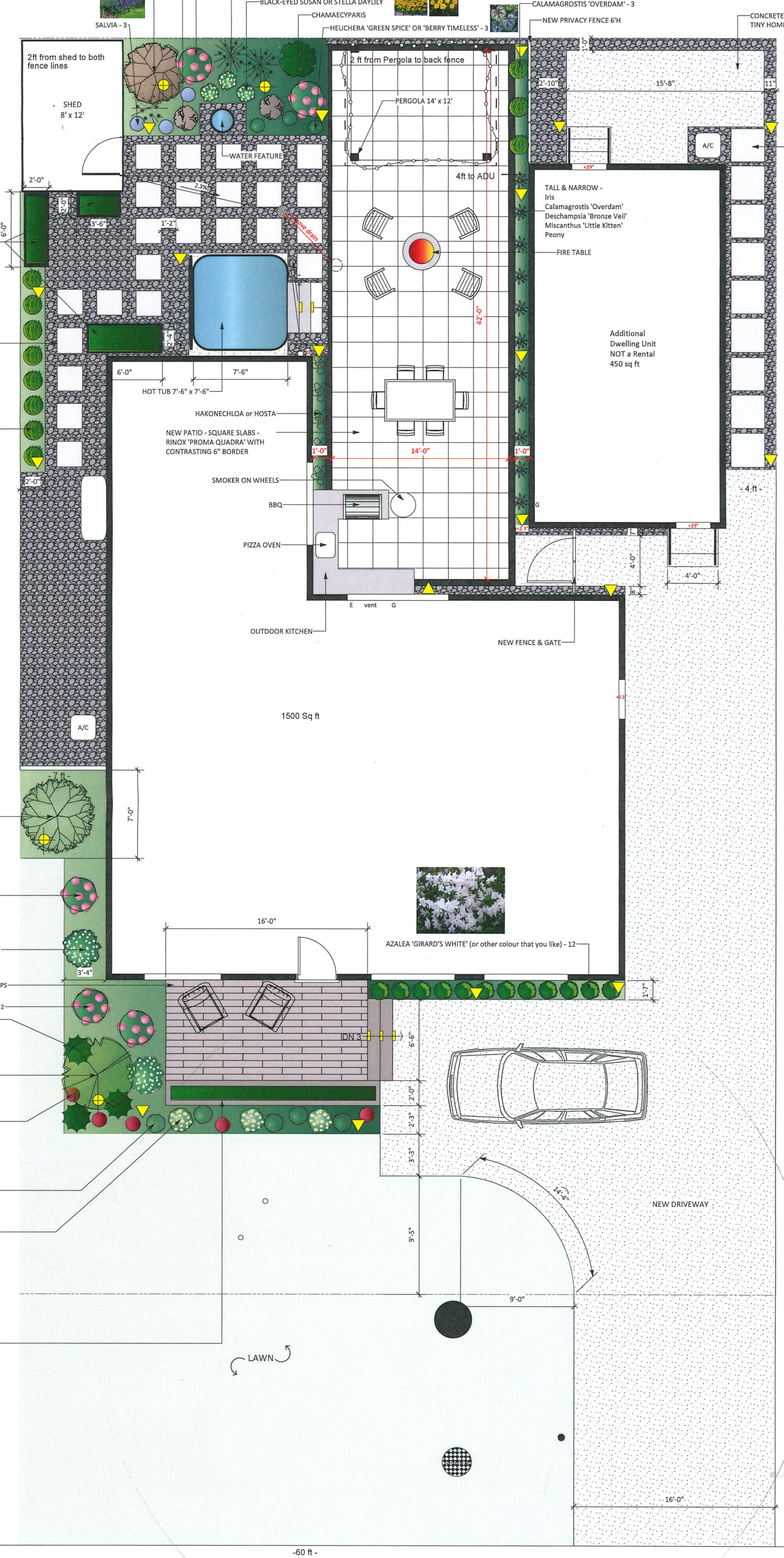
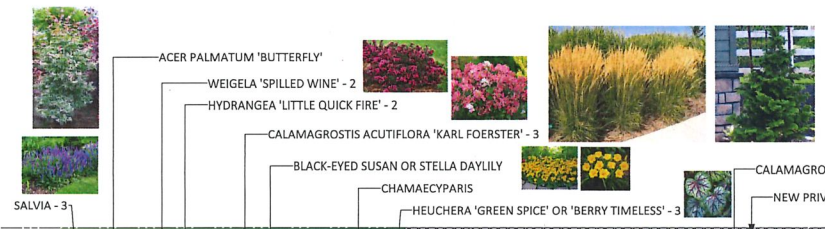
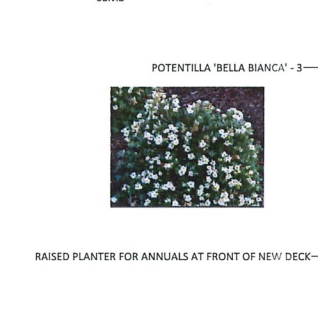
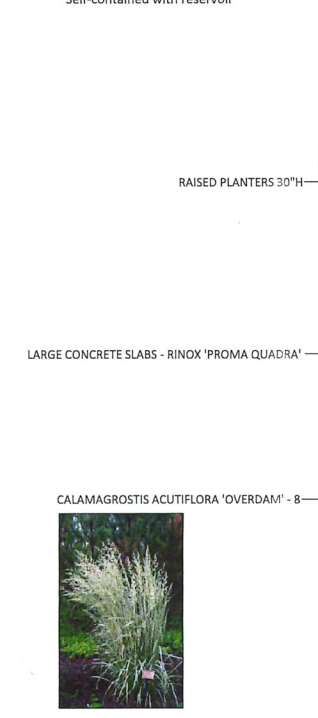
Email: jwatson@citywindsor.ca

Web: www.citywindsor.ca

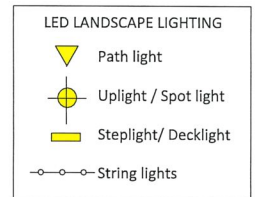
1	Application Information		
	Name of ALL Owners <i>Lisa Pavan & Bruno Limarzi</i>	Contact No. <i>519-791-3227</i>	Business Telephone No.
	Address <i>3591 Rankin Ave</i>	Postal Code <i>N9E 5C6</i>	
	E-Mail Address: <i>bruno.limarzi@gmail.com</i>		Business Telephone No.
	Name of Contact Person/Agent (if different than owner)	Contact No.	Business Telephone No.
	Address	Postal Code	Fax No.
	E-Mail Address:		
PAYMENT CONTACT INFORMATION ONLY:			
Name:			
Contact No:			
2	Date application submitted to the City of Windsor. <i>February 10, 2025.</i>		
3	Present Official Plan Provisions applying to the land: <i>Residential</i>		
4	Present Zoning By-law provisions applying to the land: <i>RD1.4</i>		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) <i>Accessory Building Lot Coverage- 5.10.9.10</i>		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) <i>Limited space in back yard and storage and shade are necessary.</i>		
7	Legal Description of the Subject Land(s)		
	Municipality <i>Windsor</i>	Street Name <i>Rankin Avenue</i>	Street Address <i>3591</i>
	Concession Number(s)	Registered/reference Plan No. <i>1589</i>	Lot/Part No.(s) <i>lot 43</i>
	Parcel No.		
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width <i>60'</i>	Depth <i>100'</i>	Lot Area <i>6000 sq ft</i>
9	Access (check appropriate space)	Provincial Highway Municipal road, maintained all year Municipal road, seasonally maintained Other public road Right of way Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	The existing uses of the subject land: <i>Residential</i> NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).			
14	The proposed uses of the subject land: <i>Residential</i>			
15	Whether any buildings or structures are proposed to be built on the subject land. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.			
16	Date the subject land was acquired by the current owner. <i>2014</i>			<input type="checkbox"/> Unknown
17	The date the existing buildings or structures on the subject land were constructed. <i>House built in 1958, extended in 2023. ADU built in 2023</i>			<input type="checkbox"/> Unknown
18	The length of time that the existing uses of the subject land have continued. <i>66 years</i>			<input type="checkbox"/> Unknown
19	If known, whether the subject land has ever been the subject of an application under section 45 of the Act? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, describe briefly: Year: _____ Type of Relief: _____			
20	If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, the status of the application: _____			
21	Applications submitted without the noted requirements will be considered incomplete and will be returned. <u>Minimum Standards for Drawings:</u> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:		Included	Not Applicable
	a) The boundaries and dimensions of the subject land.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) The current uses on land that is adjacent to the subject land.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	g) The location and nature of any easement affecting the subject land.		<input type="checkbox"/>	<input type="checkbox"/>
	The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.



*Note: Regarding the drainage in the rear yard, there is a 4-inch solid rigid sloped pipe that terminates at a catch basin, which is connected to the storm sewer system. The new hardscape will be installed on a clear gravel base, ensuring that all perimeter edges have a positive slope directing towards the catch basin.



LD
Landscape Design

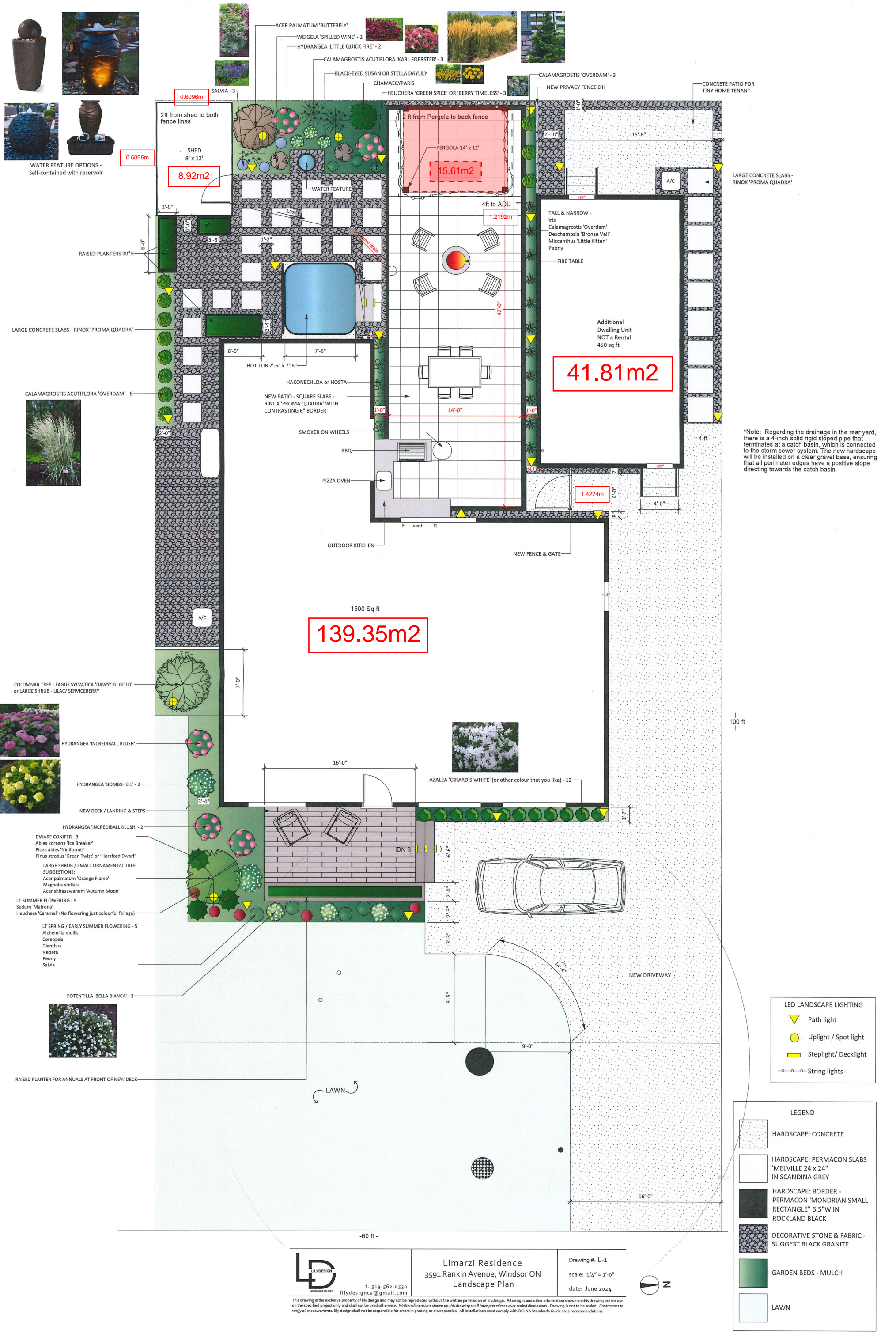
t. 519.562.0530
lilydesignca@gmail.com

Limarzi Residence
3591 Rankin Avenue, Windsor ON
Landscape Plan

Drawing #: L-1
scale: 1/4" = 1'-0"
date: June 2024

This drawing is the exclusive property of lily design and may not be reproduced without the written permission of lily design. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise. Written dimensions shown on this drawing shall have precedence over scaled dimensions. Drawing is not to be scaled. Contractors to verify all measurements. lily design shall not be responsible for errors in grading or discrepancies. All installations must comply with BCNA Standards Guide 2013 recommendations.



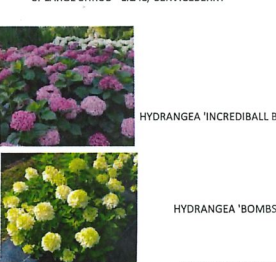


WATER FEATURE OPTIONS - Self-contained with reservoir

LARGE CONCRETE SLABS - RINOX 'PROMA QUADRA'



CALAMAGROSTIS ACUTIFLORA 'OVERDAM' - 8



HYDRANGEA 'INCREDIBALL BLUSH'

HYDRANGEA 'BOMBSHELL' - 2



DWARF CONIFER - 3
Abies koreana 'Ice Breaker'

Picea abies 'Nidiformis'

Pinus strobus 'Green Twist' or 'Horsford Dwarf'

LARGE SHRUB / SMALL ORNAMENTAL TREE
SUGGESTIONS:

Acer palmatum 'Orange Flame'

Magnolia stellata

Acer shirasawanum 'Autumn Moon'

LT SUMMER FLOWERING - 5
Sedum 'Matrona'

Heuchera 'Caramel' (No flowering just colourful foliage)

LT SPRING / EARLY SUMMER FLOWERING - 5
Alchemilla mollis

Coreopsis

Dianthus

Neepeta

Peony

Salvia

POTENTILLA 'BELLA BIANCA' - 3

RAISED PLANTER FOR ANNUALS AT FRONT OF NEW DECK

*Note: Regarding the drainage in the rear yard, there is a 4-inch solid rigid sloped pipe that terminates at a catch basin, which is connected to the storm sewer system. The new hardscape will be installed on a clear gravel base, ensuring that all perimeter edges have a positive slope directing towards the catch basin.

LED LANDSCAPE LIGHTING	
	Path light
	Uplight / Spot light
	Steplight/ Decklight
	String lights

LEGEND	
	HARDSCAPE: CONCRETE
	HARDSCAPE: PERMACON SLABS 'MELVILLE 24 x 24' IN SCANDINA GREY
	HARDSCAPE: PERMACON 'MONDRIAN SMALL RECTANGLE' 6.5"W IN ROCKLAND BLACK
	DECORATIVE STONE & FABRIC - SUGGEST BLACK GRANITE
	GARDEN BEDS - MULCH
	LAWN



Limarzi Residence
3591 Rankin Avenue, Windsor ON
Landscape Plan

Drawing #: L-1
scale: 1/4" = 1'-0"
date: June 2024

This drawing is the exclusive property of Lily Design and may not be reproduced without the written permission of Lily Design. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise. Written dimensions shown on this drawing shall have precedence over scaled dimensions. Drawing is not to be scaled. Contractors to verify all measurements. Lily Design shall not be responsible for errors in grading or discrepancies. All installations must comply with BCNA Standards Guide 2011 recommendations.