



COMMITTEE OF ADJUSTMENT

APPLICANT : JOSEPH PASSA

ADDRESS : 2001 SENECA STREET

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-035/25

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 April 23, 2025.

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

Owner: JOSEPH PASSA Location: 2001 SENECA ST

Legal Description: PLAN 1475 PT BLK A RP Zoning: Residential RD2.2
12R29144 PARTS 5 AND 10

Official Plan: Residential

Explanation: Requesting relief from the maximum building height and front yard paving requirements, thereby requesting the following relief:

Section 11.2.5.3.4 – Maximum Building Height

By Law Requirements	Proposed
9.0 m	10.1 m

Section 24.28.1.3.1 – Maximum Hard Surface Area

By Law Requirements	Proposed
50.0 % of the required front yard area	86.0% of the required front yard area

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

When: May 8, 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: April 24, 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 Joseph Passa		Contact No. 519-980-9669														
	Business Telephone No. 519-252-0775																
	Address 2021 Seneca, Windsor		Postal Code N8W 0B7														
	E-Mail Address: joseph@passa.ca																
	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: Joseph Passa																	
Contact No: 519-252-0775																	
2	Date application submitted to the City of Windsor. February 26th, 2025																
3	Present Official Plan Provisions applying to the land: Residential																
4	Present Zoning By-law provisions applying to the land: Residential District 2,2 (RD2.2)																
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Maximum Main Building Height - Single Dwelling Unit (11.2.5.3.4) 9.0M Required 10 M Requested Maximum Hard Surface Area - Single Unit Dwelling (24.28.1.3.1) 50% of the required Front Yard (required) - 86% of required front yard area (proposed)																
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) Building Height should match Building Heights of Adjacent similar townhouses on site. Hard Surface should match adjacent design and allow for a car parking in an area where street parking is a problem (none allowed on Seneca) and Durham fills up with Hospital Parking daily. Tenant Parking																
7	Legal Description of the Subject Land(s)																
	Municipality Windsor	Street Name Seneca	Street Address 2001														
	Concession Number(s) RP 1475	Registered/reference Plan No.	Lot/Part No.(s)														
	Parcel No.	Part 10 & Part 5															
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE																
	Lot Frontage/Width 11.2M (36'-9")	Depth 29.41M (96'-6")	Lot Area 329.4 SM														
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 _____	<table border="0"> <tr> <td>Yes</td> <td>No</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Yes	No	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	<table border="0"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	<table border="0"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
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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: VACANT (PREVIOUS PARKING LOT) 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: Single Family Home with 2 ADU's			
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.		<input type="checkbox"/> Unknown	
17	The date the existing buildings or structures on the subject land were constructed.		<input type="checkbox"/> Unknown	
18	The length of time that the existing uses of the subject land have continued.		<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If yes, describe briefly: Year: 2022 Type of Relief: ADDITIONAL LAND SURFACING APPLICANT			
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 checked="" type="checkbox"/> No <input 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: SITE PLAN, FLOOR PLANS, ELEVATIONS, PERSPECTIVES, SURVEY		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 checked="" type="checkbox"/>	<input 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.



LOCATION PLAN

SCALE: N.T.S.

SITE STATISTICS:

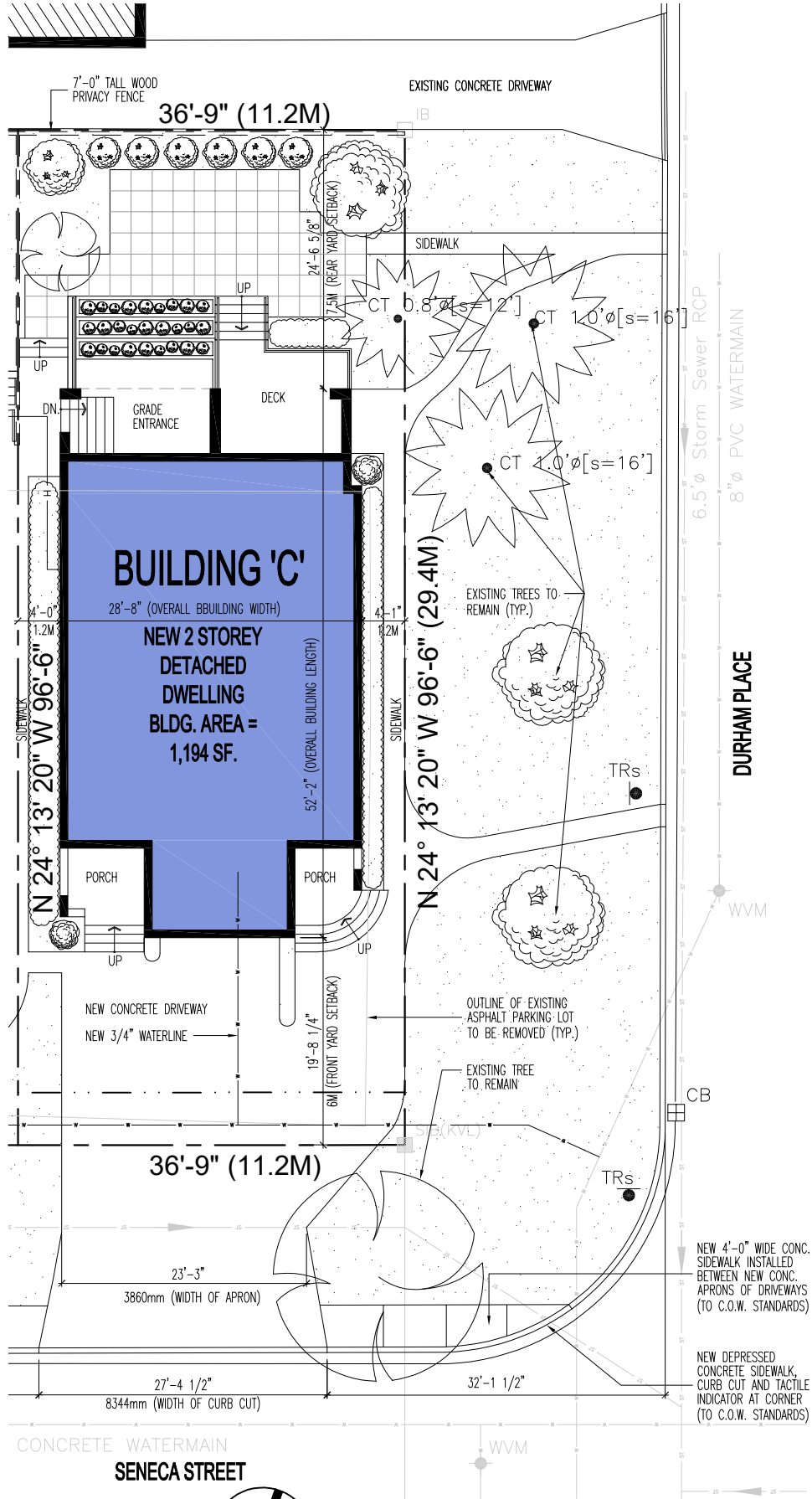
TOTAL SITE AREA:	3,543 SF. (329.2 SM.)
TOTAL PROPOSED SITE COVERAGE:	1,257 SF. (116.8 SM.) = 35.5%
GROUND FLOOR AREA	1,194 SF. (110.9 SM.)
TOTAL LANDSCAPED AREA:	1,688 SF. (156.8 SM.) = 47.6%

2001 SENECA - BUILDING 'C'

PROJECT NO. 2708, APR. 2025, SCALE: AS SHOWN

2001 SENECA, WINDSOR, ON.

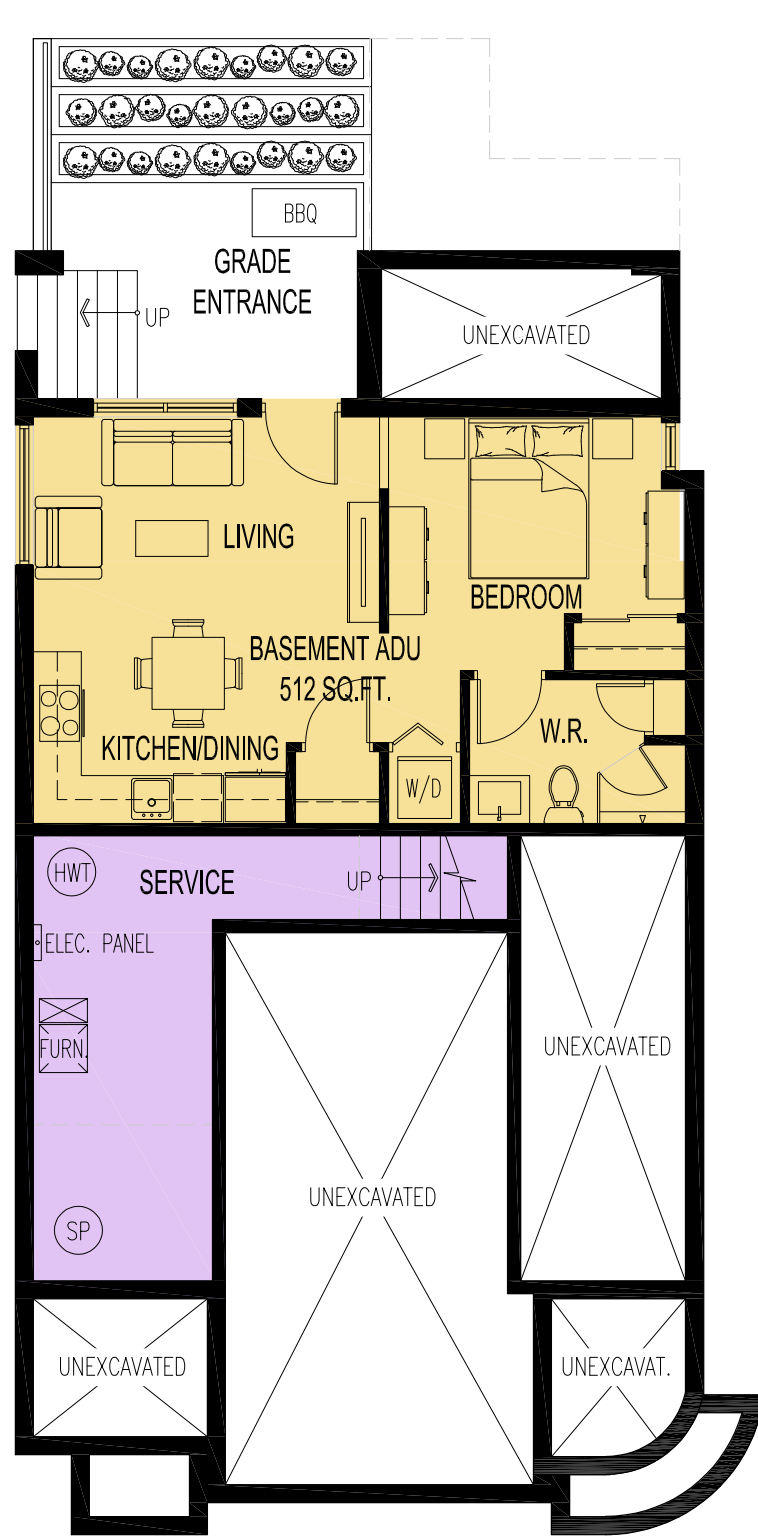
PASSA ASSOCIATES INC., ARCHITECTS, 102-787 OUELLETTE AVENUE, WINDSOR, ON., N9A 4J4, WWW.PASSA.CA



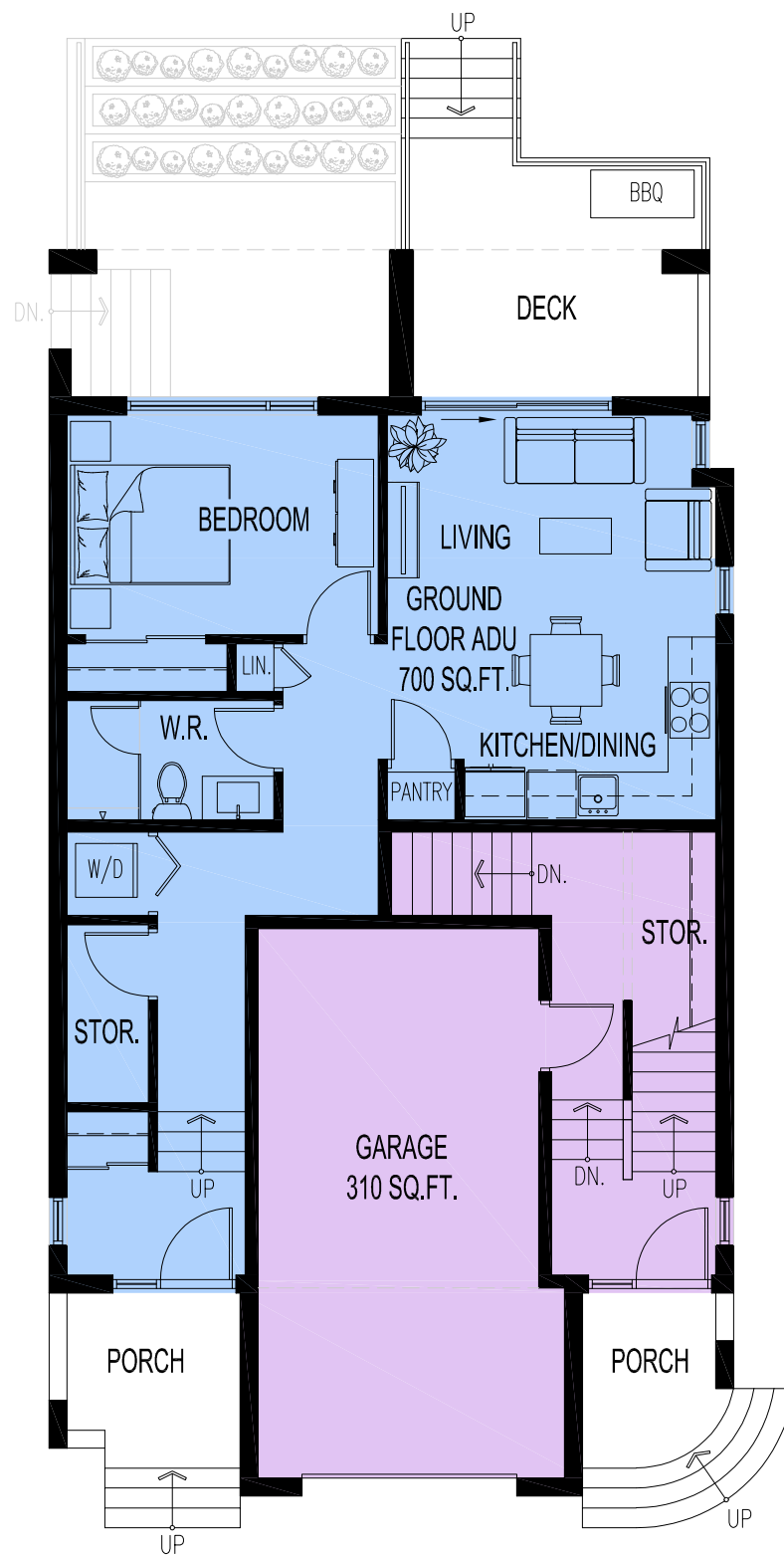
PROPOSED SITE PLAN


SCALE: N.T.S.

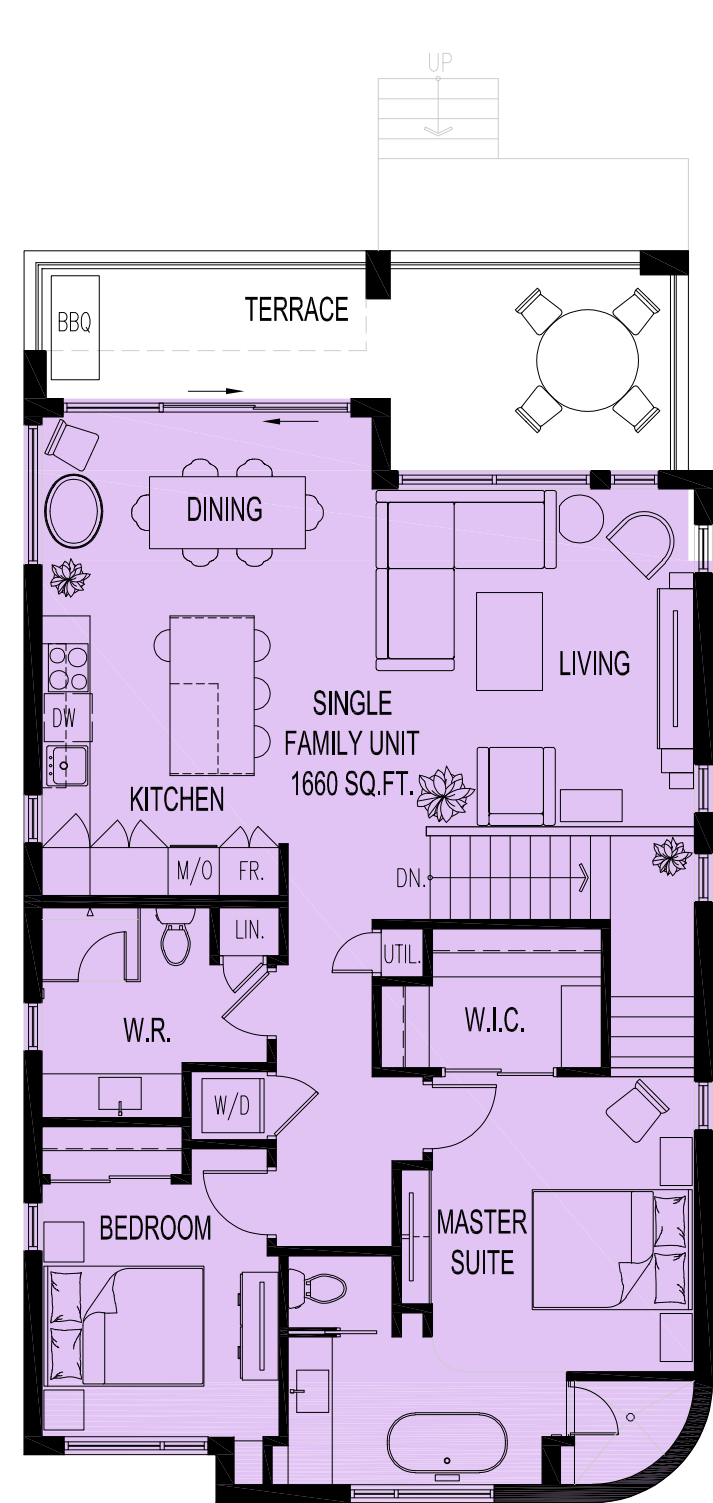




 **BASEMENT PLAN**
SCALE: 1/8" = 1'-0"



 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2001 SENECA - BUILDING 'C'

PROJECT NO. 2708, FEB. 2025, SCALE: AS SHOWN

2001 SENECA, WINDSOR, ON.

PASSA ASSOCIATES INC., ARCHITECTS, 102-787 OUELLETTE AVENUE, WINDSOR, ON., N9A 4J4, WWW.PASSA.CA



NORTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

WEST ELEVATION

SK3-1

2001 SENECA - BUILDING 'C'

PROJECT NO. 2708, APR. 2025, SCALE: N.T.S.

2001 SENECA, WINDSOR, ON.

PASSA ASSOCIATES INC., ARCHITECTS, 102-787 OUELLETTE AVENUE, WINDSOR, ON., N9A 4J4, WWW.PASSA.CA













