



COMMITTEE OF ADJUSTMENT

APPLICANT : NICHOLAS RAMDIAL

ADDRESS : 663 MARENTETTE AVENUE

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-051/25

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 June 25, 2025.

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

Owner: NICHOLAS RAMDIAL Location: 663 MARENTETTE AVE

Legal Description: PLAN 311 LOT 3 S PT LOT 2 Zoning: Residential RD2.2

Official Plan: Residential

Explanation: Conversion of an existing lodging house into a multiple dwelling with four dwelling units, requesting relief from the reduced minimum lot width and area requirements for a multiple dwelling, thereby requesting the following relief:

Section 11.2.5.4.1 – Minimum Lot Width

By Law Requirements	Proposed
18.0 m	14.3 m

Section 11.2.5.4.2 – Minimum Lot area

By Law Requirements	Proposed
540.0 m²	524.8 m2

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

When: July 10, 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: June 26, 2025

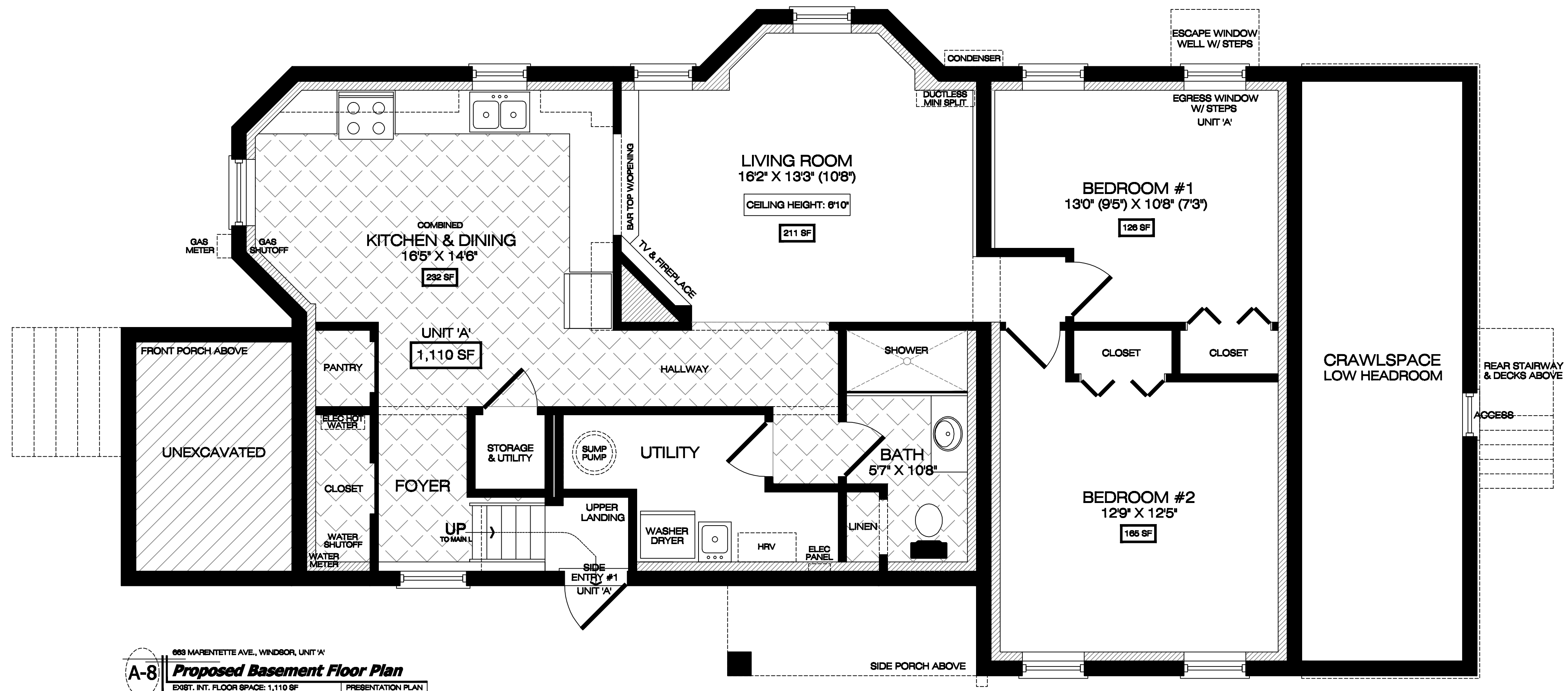
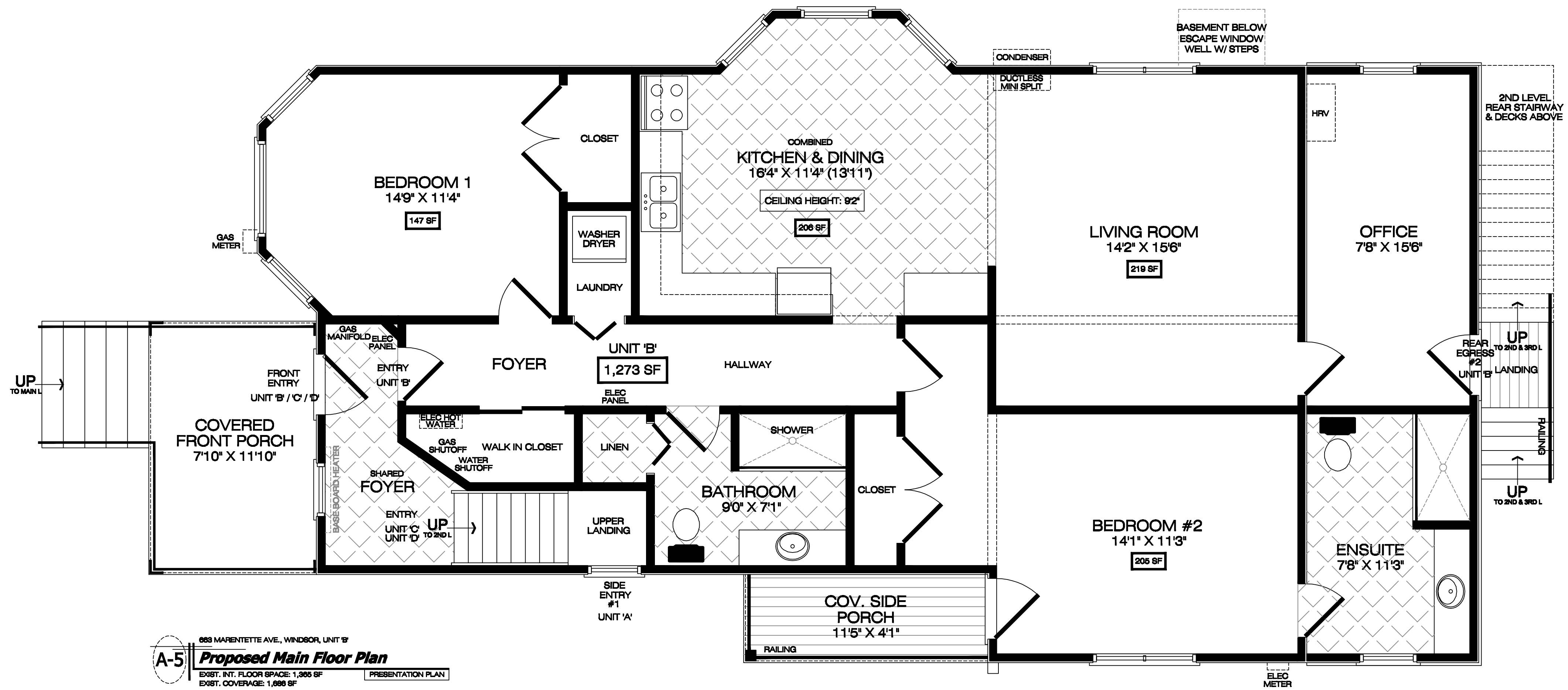
Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

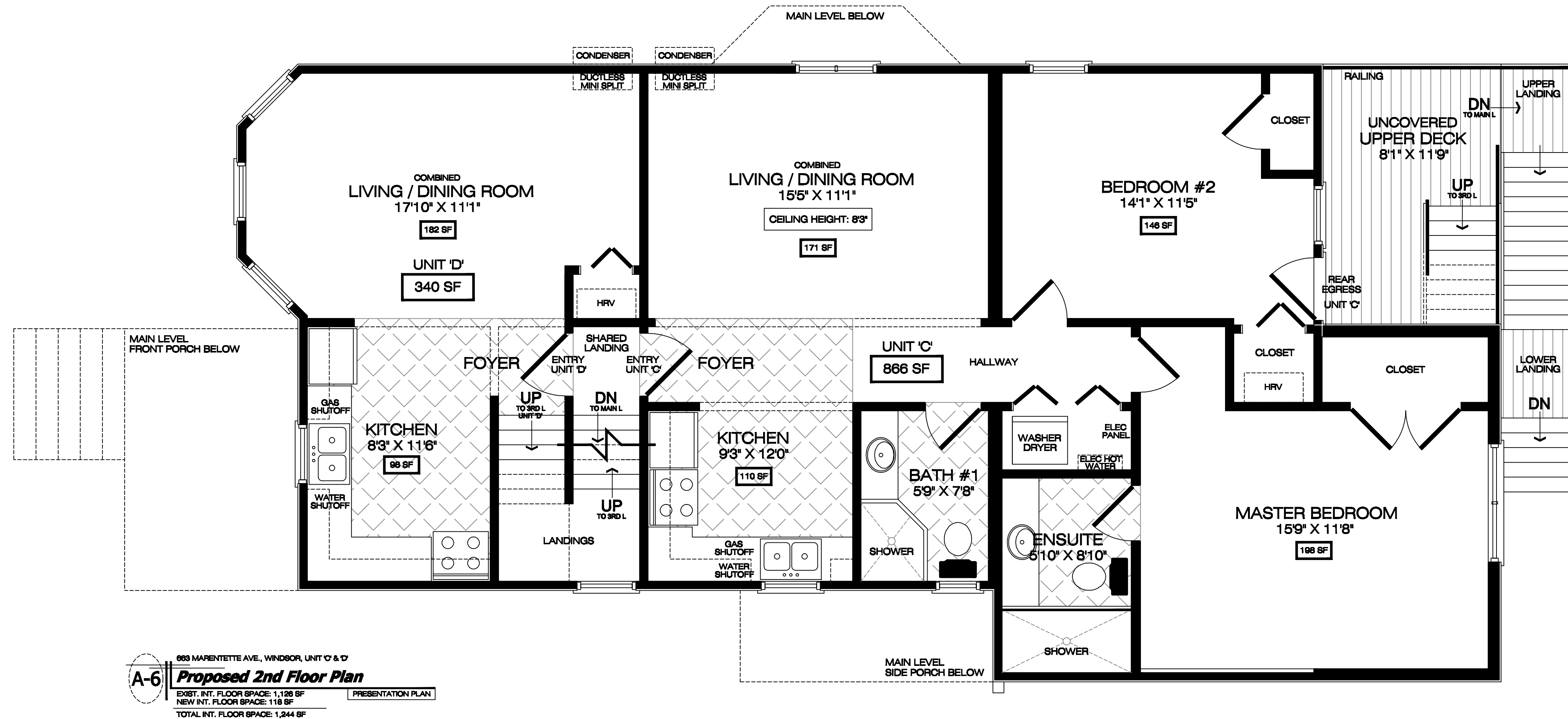
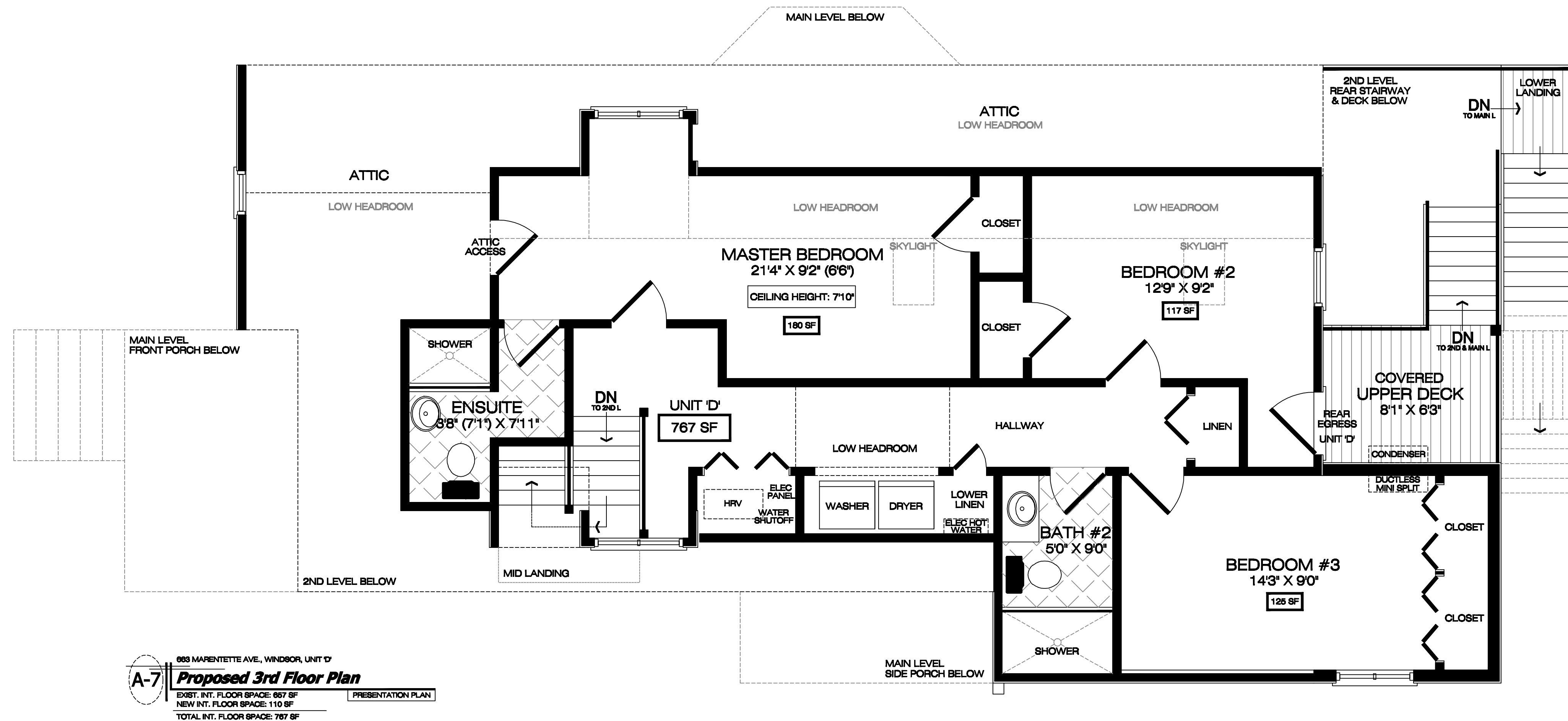
Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

1	Application Information																
	Name of ALL Owners Nicholas Ramdial	Contact No. 647-778-6155	Business Telephone No. 647-778-6155														
	Address 663 Marentette Ave., Windsor, Ont.		Postal Code N9A 1Z3														
	E-Mail Address: nramdial13@gmail.com																
	Name of Contact Person/Agent (if different than owner) Shawn Piskovic	Contact No. 519-818-7024	Business Telephone No. 519-818-7024														
	Address 12122 Evergreen Dr., Tecumseh, Ont.	Postal Code N8N 1G9	Fax No.														
E-Mail Address: dzignerman@yahoo.com																	
PAYMENT CONTACT INFORMATION ONLY:																	
Name: Nicholas Ramdial																	
Contact No: 647-778-6155																	
2	Date application submitted to the City of Windsor. 5/26/2025																
3	Present Official Plan Provisions applying to the land: Residential / Group Home																
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) <small>Minimum Lot Width - Multiple Dwelling (11.2.5.4.1) a. 18.0 m (Required) b. 14.3 m (Provided) Minimum Lot Area - Multiple Dwelling (11.2.5.4.2) a. 540.0 m² (Required) b. 524.9 m² (Provided)</small>																
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) Due to existing property size, these 2 items are not possible unless approved via an variance.																
7	Legal Description of the Subject Land(s)																
	Municipality Windsor	Street Name Marentette Ave.	Street Address 663														
	Concession Number(s)	Registered/reference Plan No.	Lot/Part No.(s)														
	Parcel No.	Plan 311, Lot 3, S PT Lot 2	Roll # 3739-030-160-03500-0000														
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE																
	Lot Frontage/Width 46'9" / 14.3 M	Depth 120'0" / 36.6 M	Lot Area 5610 SF / 521.2 SQ/M														
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> <th>Yes</th> <th>No</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>
13	The existing uses of the subject land: 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: Residential, Multiple Unit x 4 Units			
15	Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input checked="" 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	
	02/01/2025			
17	The date the existing buildings or structures on the subject land were constructed.		<input type="checkbox"/> Unknown	
	June 16th, 1941			
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 type="checkbox"/> Yes <input type="checkbox"/> No <input 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	g) The location and nature of any easement affecting the subject land.			
	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.

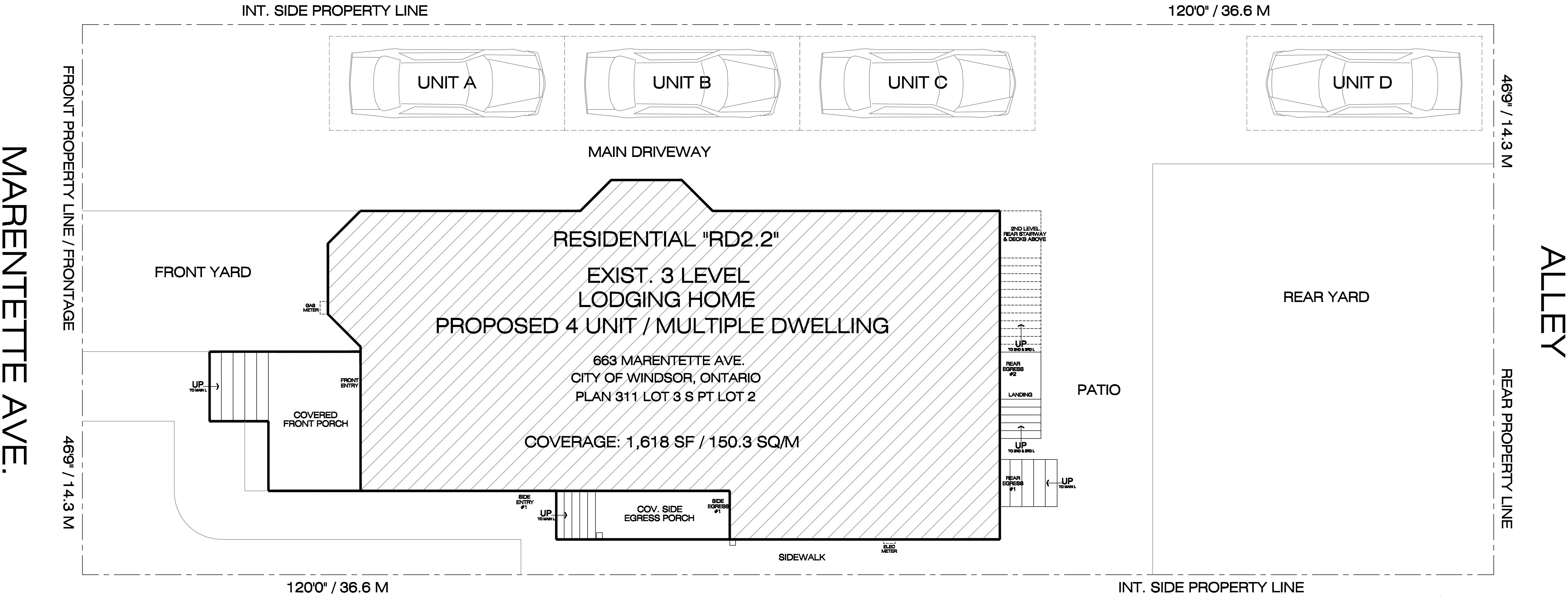




SITE ANALYSIS:	IMPERIAL	METRIC
TOTAL PROPERTY SIZE:	5,610 SF	521.2 SQ/M
EXIST. HOUSE COVERAGE:	1,618 SF	150.3 SQ/M
TOTAL COVERAGE:	1,618 SF	150.3 SQ/M

669

RES. SINGLE FAMILY DWELLING



647

RES. SINGLE FAMILY DWELLING