

Notice of Public Hearing – Committee of Adjustment Application

File # A-054/26 - 1284 SUMACH CRES

Date Mailed: July 1, 2026

Electronic hearing:

By videoconference on July 16, 2026 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 July 1, 2026. 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 M16 LOT 39

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.1 (RD1.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: MAHMOUD SLEIMAN</p> <p>Applicant Name: Mike SLEIMAN</p>		1284 SUMACH CRES

PURPOSE OF APPLICATION

Minor Variance - Proposed accessory building requesting relief for reduced minimum rear yard setback, reduced minimum eaves setback from rear and side lot lines, increased maximum accessory building lot coverage, reduced minimum setback from exterior corner lot line, increased maximum porch encroachment into a yard, and reduced minimum porch separation from a rear lot line.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	5.10.7.1	Minimum Accessory Building Setback from a Rear Lot Line	1.2m	0.6m
Zoning By-law 8600	5.10.7.1	Minimum Eaves Separation from a Lot Line	0.60 m	0.3 m
Zoning By-law 8600	5.10.9.1	Maximum Accessory Building Lot Coverage	10%	10.8%
Zoning By-law 8600	5.30.10.60	Maximum Porch Encroachment into a yard	2.5 m	6.3 m

Zoning By-law 8600	5.15.1	Minimum Accessory Building Setback from Exterior Corner Lot Line	6.0 m	0.65 m
Zoning By-law 8600	5.30.10.60	Minimum Porch Separation from a Rear Lot Line	1.2 m	0.6 m

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.

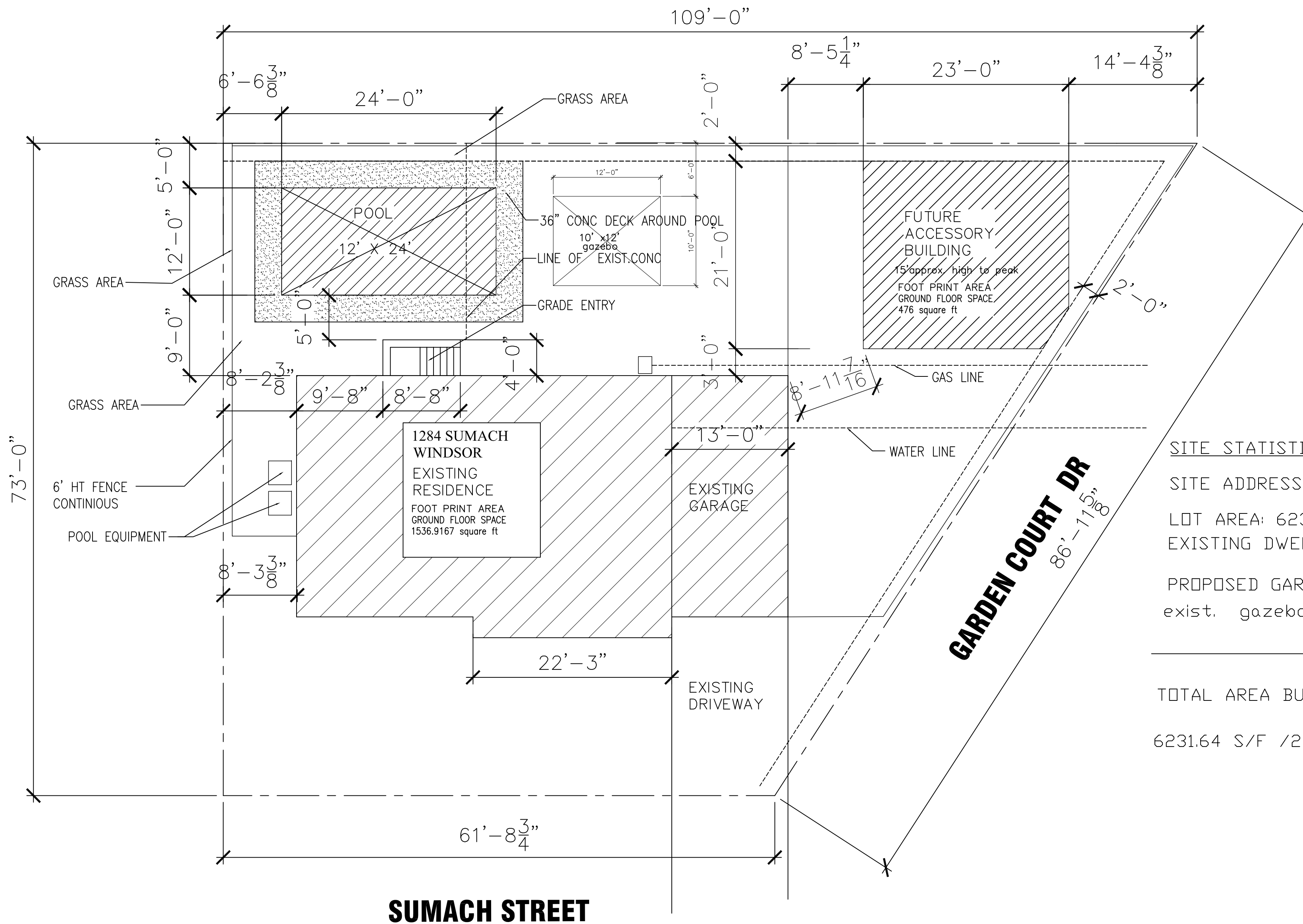
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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.



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
COAdjustment@citywindsor.ca



SITE STATISTICS:

SITE ADDRESS: 1284 SUMACH

LOT AREA: 6231.64 square ft. (.....m²)

EXISTING DWELLING AREA=1536.9 square ft(..... SM)

PROPOSED GARAGE = 476 square ft(..... SM)

exist. gazebo= 120 s.f 78 square ft(..... SM)

596 square ft(..... SM)

TOTAL AREA BUILDINGS ON SITE = 2132.9 square ft(.....SM)

6231.64 S/F /2132.9 SF = 34.22 PERCENT COVERAGE

SUMACH STREET

SITE PLAN

SCALE : 3/32"=1'-0"

