

Notice of Public Hearing – Committee of Adjustment Application

File # A-064/26 - 4045 SEMINOLE ST

Date Mailed: July 29, 2026

Electronic hearing:

By videoconference on August 13, 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 29, 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 796; LOTS 77; 78 & PT LOTS 69 & 70; CORNER

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use Corridor	Commercial District 2.2 (CD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2058472 ONTARIO INC Applicant Name: MUKITAR SINGH 2058472 ONTARIO INC	Anthony Pipolo	4045 SEMINOLE ST

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the minimum required number of parking spaces for an existing minor commercial centre containing a restaurant

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning Bylaw 8600	24.20.5.1	Number of Required Parking Spaces- Minor	31 spaces	23 spaces

Type of Consent Application Transaction: N/A

How do I participate if I have comments or concerns?

Submit written comments

Participate in the hearing by videoconference (Microsoft Teams)

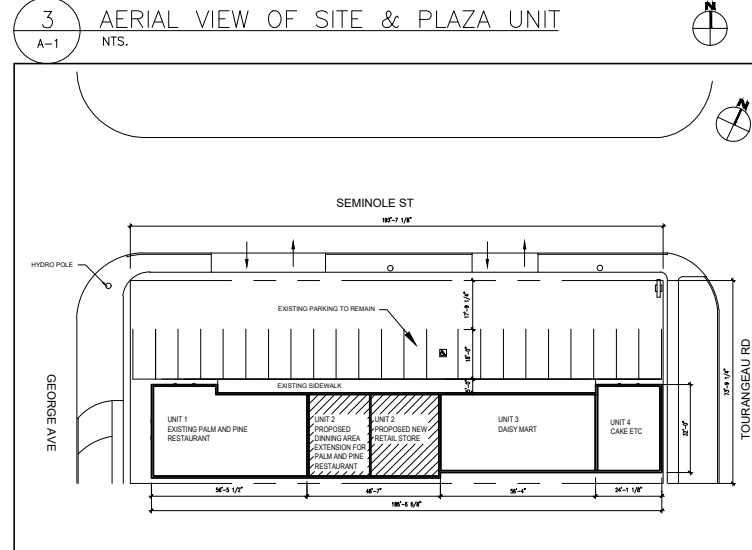
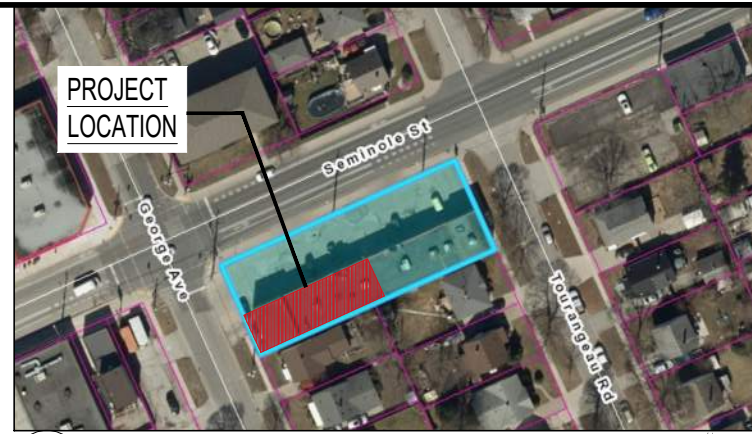
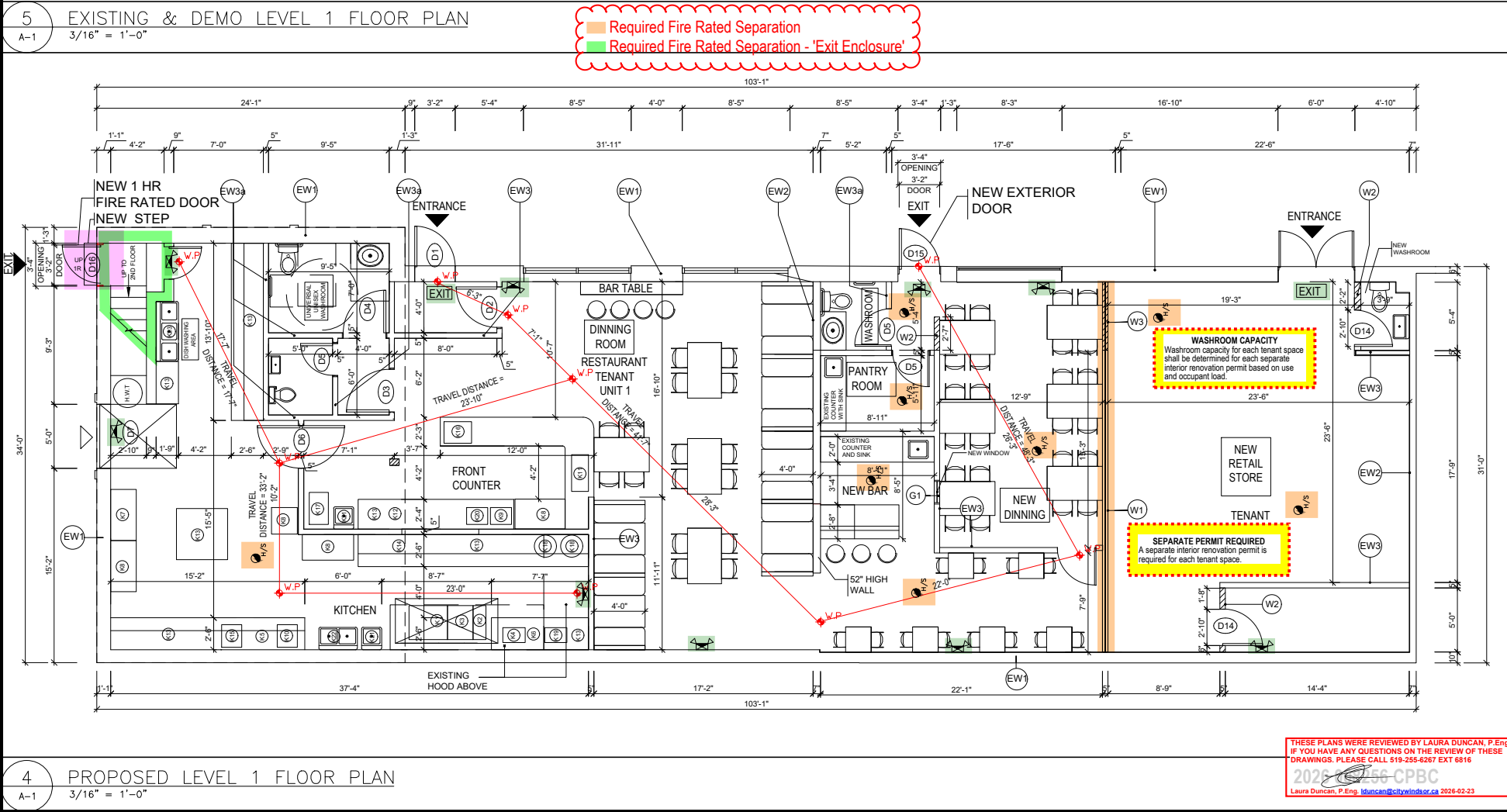
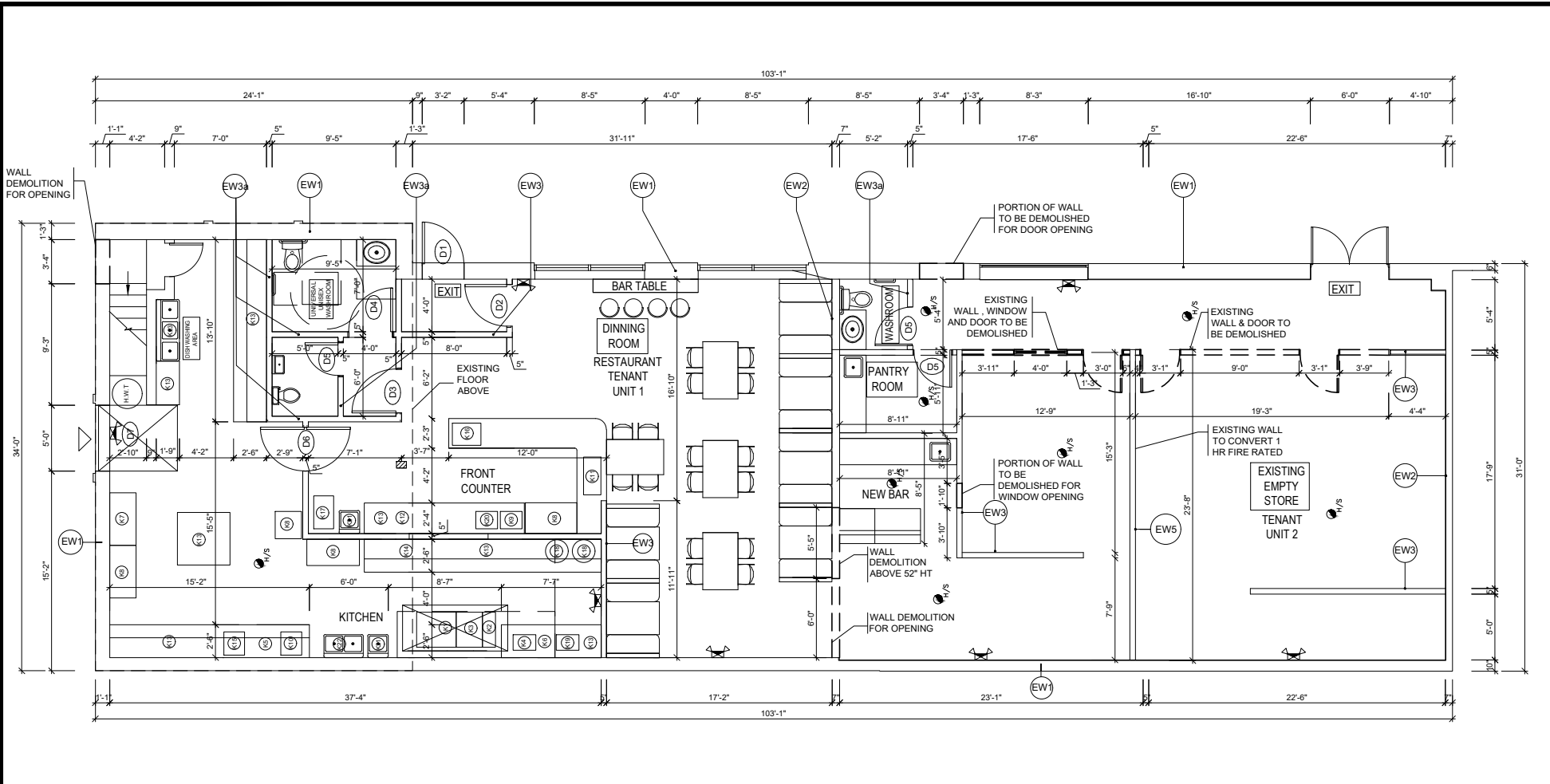
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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.



2

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1

A-1

DATA MATRIX

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Firm Name: MMA Architect Inc. Certificate of Practice Number: 3676 (The Certificate of Practice Number is the FIRM'S BCDN) Firm Address: 850 Ouellette Ave, Windsor, ON, Bus: (519) 973-9044 mmaarch@mna-inc.net Name of Project: Tenant Alterations for Commercial Building for Palm and Pine Restaurant Project No. 25-101 Location: 4045 SEMINOLE ST Windsor, ON N8Y 4W4		 The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.		
Ontario Building Code Data Matrix – Part 3 & 9		OBC Reference		
1	Project Description: ☐ New ☐ Addition ☐ Alteration ☐ Change of Use	☐ Part 11 11.1 to 11.4	☒ Part 3 2.1.1 9.10.1.3	☐ Part 9 2.1.1 9.10.2
2	Major Occupancy(s): Group A, Division 2 Restaurant, Group E Stores		3.1.2.1 (1)	9.10.2
3	Building Area: Existing: 7,273.04 sf (675.69 m²) Plaza) New: N/A Total: 7,273.04 sf (675.69 m²) Restaurant Area Existing: 1606.78 sf (149.27 m²) New: 608.93sf (56.57 m²) Total: 2,215.71sf (205.85m²) Retail Store area : New: 679.42sf (63.12 m²) Total: 679.42sf (63.12 m²)		1.1.3.2	1.1.3.2
4	Gross Area: Existing: 7,273.04 sf (675.69 m²) Plaza Building) New: N/A Total: 7,273.04 sf (675.69 m²) Restaurant Area Existing: 1606.78 sf (149.27 m²) New: 608.93sf (56.57 m²) Total: 2,215.71sf (205.85m²) Retail Store area : New: 679.42sf (63.12 m²) Total: 679.42sf (63.12 m²)		1.1.3.2	1.1.3.2
5	Number of Storeys: Above grade: 1, partial 2 Below grade: 0		3.2.1.1 & 1.1.3.2	2.1.1.3
6	Number of Streets/Fire Fighter Access: 2		3.2.2.10 & 3.2.5	9.10.19
7	Building Classification: Group A, Division 2, up to 2 storeys		3.2.2.25	9.10.4
8	Sprinkler System Proposed ☐ Entire building ☐ Basement only ☐ In lieu of roof rating ☐ Not required		3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8
9	Standpipe required: ☐ Yes ☒ No		3.2.9	N/A
10	Fire Alarm required: ☐ Yes ☒ No		3.2.4	9.10.17.2
11	Water Service/Supply is Adequate ☒ Yes ☐ No		3.2.5.7	N/A
12	High Building: ☐ Yes ☒ No		3.2.6	N/A
13	Permitted Construction ☐ Combustible ☐ Non-combustible ☒ Both		3.2.2.61 (1)	9.10.6
14	Actual Construction ☐ Combustible ☐ Non-combustible ☒ Both		3.2.1.1.(3)>(8)	9.10.4.1
15	Occupant load based on: ☐ m²/person ☒ design of building Occupancy (Restaurant): 83 Patrons + 9 Staff = 92 People 900/112.0175F/person = 7.9 patrons + 9 staff (Retail Store): 63, 12/3, 70 = 47 People - 47 People - nine(9) persons maximum, separate permit required		3.1.16	9.9.1.3
16	Barrier-free design: ☒ Yes ☐ No (Explain): -		3.8	9.5.2
17	Hazardous Substance ☐ Yes ☒ No		3.3.1.2 & 3.3.1.19	9.10.13 (4)
18	* Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. Of Description (SG-8)	9.10.8 9.10.9
		Floors: N/A		N/A
		Roof: N/A		N/A
		Mezzanine floor: N/A		N/A
		FRR of Supporting Members	Limited Design No. Of Description	

1

A-1

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Existing Construction Index: 4
Proposed Hazard Index: 4

