



COMMITTEE OF ADJUSTMENT

APPLICANT : WINDSOR SURGICAL CENTRE INC.

ADDRESS : 10700 TECUMSEH ROAD EAST

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-079/24

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 January 15, 2025.

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

Owner: WINDSOR SURGICAL CENTRE INC. **Location:** 10700 TECUMSEH RD E

Legal Description: CON 1 PT LOTS 140 & 141;RP 12R18564 PARTS 5 TO 8 **Zoning:** Manufacturing MD1.2

Official Plan: Mixed Use

Explanation: Addition to an existing medical office with reduced minimum required parking spaces, thereby requesting the following relief:

Section 20(1)421 – Minimum Required Parking Spaces

By Law Requirements	Proposed
62 spaces	52 spaces

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

When: January 30, 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: January 16, 2025

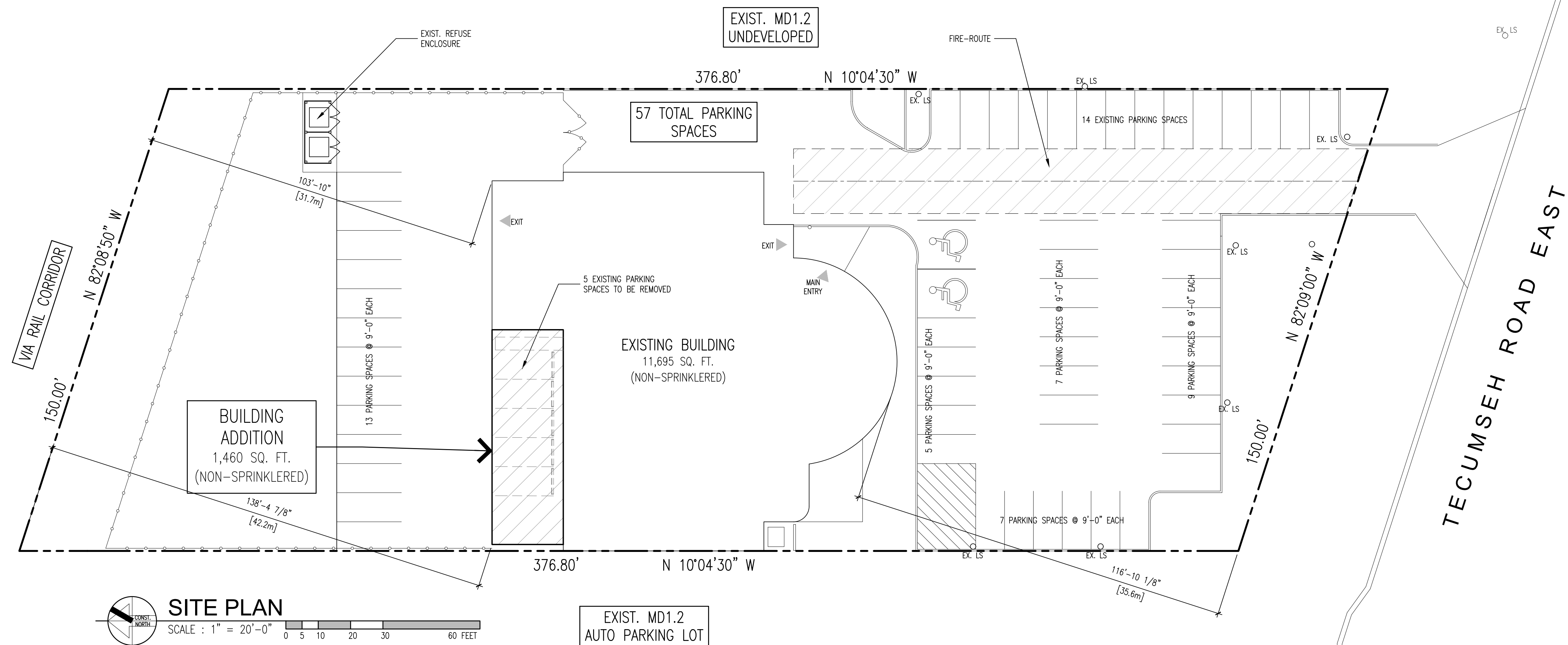
Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

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

1	Application Information		
	Name of ALL Owners G.J. Windsor Orthopedic Surgical Centre Inc.	Contact No. 519-992-0642	Business Telephone No. 519-992-0642
	Address 10700 Tecumseh Rd E, Windsor, ON		Postal Code N8R 1A8
	E-Mail Address: rx@windsormed.com		
	Name of Contact Person/Agent (if different than owner) Ghassan Jafar	Contact No. 519-992-0642	Business Telephone No. 519-992-0642
	Address 10700 Tecumseh Rd E, Windsor, ON E-Mail Address: rx@windsormed.com		Postal Code N8R 1A8 Fax No. 519-790-0102
PAYMENT CONTACT INFORMATION ONLY:			
Name: Ghassan Jafar			
Contact No: 519-992-0642			
2	Date application submitted to the City of Windsor. December 16, 2024		
3	Present Official Plan Provisions applying to the land: Industrial with exemption for medical office as a permitted use.		
4	Present Zoning By-law provisions applying to the land: MD1.2		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Further relief for parking as previous approved from 62 to 57 spaces. 5 Parking spaces lost due to addition. Previous parking study stated 38 would be the minimum required. Addition to allow for more efficient sterilization and storage of supplies needed for medical procedures performed on site and would not require additional parking.		
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) We would we have to remove the landscape area to the north to add in more parking spaces and asphalt and still not have enough spaces to meet bylaw requirements. Then there would be non permeable (grass) to mitigate rain water.		
7	Legal Description of the Subject Land(s) CON 1 PT LOTS 140 & 141; RP 12R18564 PARTS 5 TO 8		
	Municipality Windsor	Street Name Tecumseh Rd. East	Street Address 10700
	Concession Number(s) 1	Registered/reference Plan No. 12R18564	Lot/Part No.(s) PARTS 5 TO 8
	Parcel No.		
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
	Lot Frontage/Width 150 ft	Depth 376.8 ft	Lot Area 53,777ft²
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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> No <input type="checkbox"/> <input checked="" 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"/> 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"/> No <input type="checkbox"/> <input type="checkbox"/>

12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<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: Medical (no change)			
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. 2021			<input type="checkbox"/> Unknown
17	The date the existing buildings or structures on the subject land were constructed.			<input checked="" type="checkbox"/> Unknown
18	The length of time that the existing uses of the subject land have continued. 2021			<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If yes, describe briefly: Year: 2021 Type of Relief: ZDM 14; ZNG/6481 - Medical Office as a permitted use and minimum of required parking spaces shall be 62 space			
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	<p>Applications submitted without the noted requirements will be considered incomplete and will be returned.</p> <p><u>Minimum Standards for Drawings:</u></p> <p>Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:</p> <p>a) The boundaries and dimensions of the subject land.</p> <p>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.</p> <p>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.</p> <p>d) The current uses on land that is adjacent to the subject land.</p> <p>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.</p> <p>f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.</p> <p>g) The location and nature of any easement affecting the subject land.</p> <p>The required sketch map has been included with this application form. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		Included	Not Applicable
			<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



SITE PLAN
SCALE : 1" = 20'-0"

EXIST. MD1.2
AUTO PARKING LOT

ITEM	SITE DATA MATRIX	OBC REFERENCE	
1	PROJECT DESCRIPTION ADDITION TO EXISTING BUILDING 10700 TECUMSEH RD. EAST WINDSOR, ONTARIO	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	
2	ZONING DESIGNATION:	MD1.2	
3	EXISTING LAND USE:	GROUP D - MEDICAL OFFICE	
4	MAJOR OCCUPANCY(S):	GROUP D - MEDICAL OFFICE	
5	BUILDING CLASSIFICATION:	GROUP D - 3.2.2.5.5	
6	SITE AREA		
	BUILDING AREA	GROSS AREA	
	EXISTING: 53,777 ft ² PROPOSED: 53,777 ft ² TOTAL: 53,777 ft ²	EXISTING: 11,695 ft ² PROPOSED: 1,460 ft ² TOTAL: 13,155 ft ²	EXISTING: 11,695 ft ² PROPOSED: 1,460 ft ² TOTAL: 13,155 ft ²
7	LOT COVERAGE		
	MINIMUM LOT WIDTH	BUILDING HEIGHT	
	MAXIMUM: N/A PROVIDED: 24.5 %	REQUIRED: N/A PROVIDED: 150.0 ft	MAXIMUM: 45.9 ft PROVIDED: 21.3 ft (DECK)
8	MINIMUM FRONT YARD DEPTH		
	MINIMUM REAR YARD DEPTH	MINIMUM SIDE YARD DEPTH	
	REQUIRED: 19.7 ft PROVIDED: 116.8 ft	REQUIRED: N/A PROVIDED: 138.5 ft	REQUIRED: N/A PROVIDED: N/A
9	PARKING		
	USE CLASSIFICATION:	LOADING SPACES	
	FUTURE: 0 SPACES EXISTING: 62 SPACES REQUIRED: 62 SPACES REMOVAL: 5 SPACES TOTAL: 57 SPACES	BICYCLE SPACES EXISTING: 0 SPACES PROPOSED: 0 SPACES REQUIRED: 0 SPACES TOTAL: 0 SPACES	EXISTING: N/A PROPOSED: 1 SPACES REQUIRED: 1 SPACES TOTAL: 1 SPACES
	LANDSCAPED AREA		SCREENING FENCE LENGTH
	EXISTING: 14,842 ft ² PROPOSED: N/A ft ² TOTAL: 14,842 ft ²	CURBING LENGTH EXISTING: 600 ft PROPOSED: N/A ft TOTAL: 600 ft	EXISTING: 0 ft PROPOSED: 0 ft TOTAL: 0 ft

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.

2024/12/16	SPC PC S2 FOR MINOR VARIANCE
2024/10/16	SPC PC S1 FOR MINOR VARIANCE
2021/01/19	SITE PLAN APPROVAL
2021/11/25	SITE PLAN APPROVAL
2021/06/22	SITE PLAN APPROVAL
2021/04/29	SITE PLAN APPROVAL / MINOR VARIANCE

- general notes:
- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
 - DRAWINGS SHALL NOT BE SCALED.
 - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
 - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
 - IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
 - CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



A architectural
D design
A associates inc. architect

1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

project:
ADDITION TO EXIST. BLDG.
10700 TECUMSEH RD. EAST
WINDSOR, ONT.

client:
WINDSOR SURGICAL
CENTRE

title:
SITE PLAN
SITE DATA MATRIX

scale:
AS SHOWN

drawn by:
TC

checked by:
SMB / TC

date:
OCT. 2024

comm. no.:
2024-139

sheet no.:

A1.0