

DATE: July 23, 2024

TO: Committee of Adjustment (COA)

FROM: Simona Simion, Planner II – Research & Policy Support

RE: B-054/23 consent decision for 2356 George Ave
Request to change condition by COA decision

APPLICANT: Ammad Alvi, Awais Alvi, Asma Murtuza

ADDRESS: 2352-2356 George Ave

LEGAL DESCRIPTION: Plan 1088 Lot 104 Lot 105; Pt Blk E

RECOMMENDATION:

That the Committee of Adjustment decision for file B-054/23 Consent be amended by deleting the clause:

“V. The applicant shall provide a shared driveway agreement, to the satisfaction of the City Solicitor.”

DISCUSSION:

The subject property consists of Plan 1088 Lot 104 Lot 105; Pt Blk E, municipally known as 2356 George Ave. The property consists of a single unit dwelling, detached garage, and vacant land.

In 2023, the applicant applied to sever the subject property for the purpose of creating a new lot to construct a single unit dwelling. The applicant indicated that the existing shared driveway (see Sketch 1) is to remain to service both severed and retained lots. Therefore, Planning Department in consultation with Engineering Department asked as a condition of approval that the applicant provide a shared driveway agreement.

In 2024, the applicant consulted with City Forester and City Engineer. As a result of these consultations, it was determined that separate driveways may be feasible for retained and severed lots if the municipal tree fronting the new lot is to be removed. The applicant paid the municipal tree removal fee (as per City Forester/Parks and Facilities Department; Receipt #1008990.046).

The purpose of this memo is to recommend the deletion of the above-mentioned condition attached to the consent decision for Committee of Adjustment application B-054/23.

CONCLUSION:

Planning Staff in consultation with City Forester and City Engineer recommend that the applicant’s request to delete the condition V be approved.

Simona

Simona Simion, MCIP RPP
Planner II- Research & Policy Support

I concur with the above comments and opinion of the Planner II.



Greg Atkinson, MCIP RPP
Development Manager / Deputy City Planner

SS/

CONTACT:

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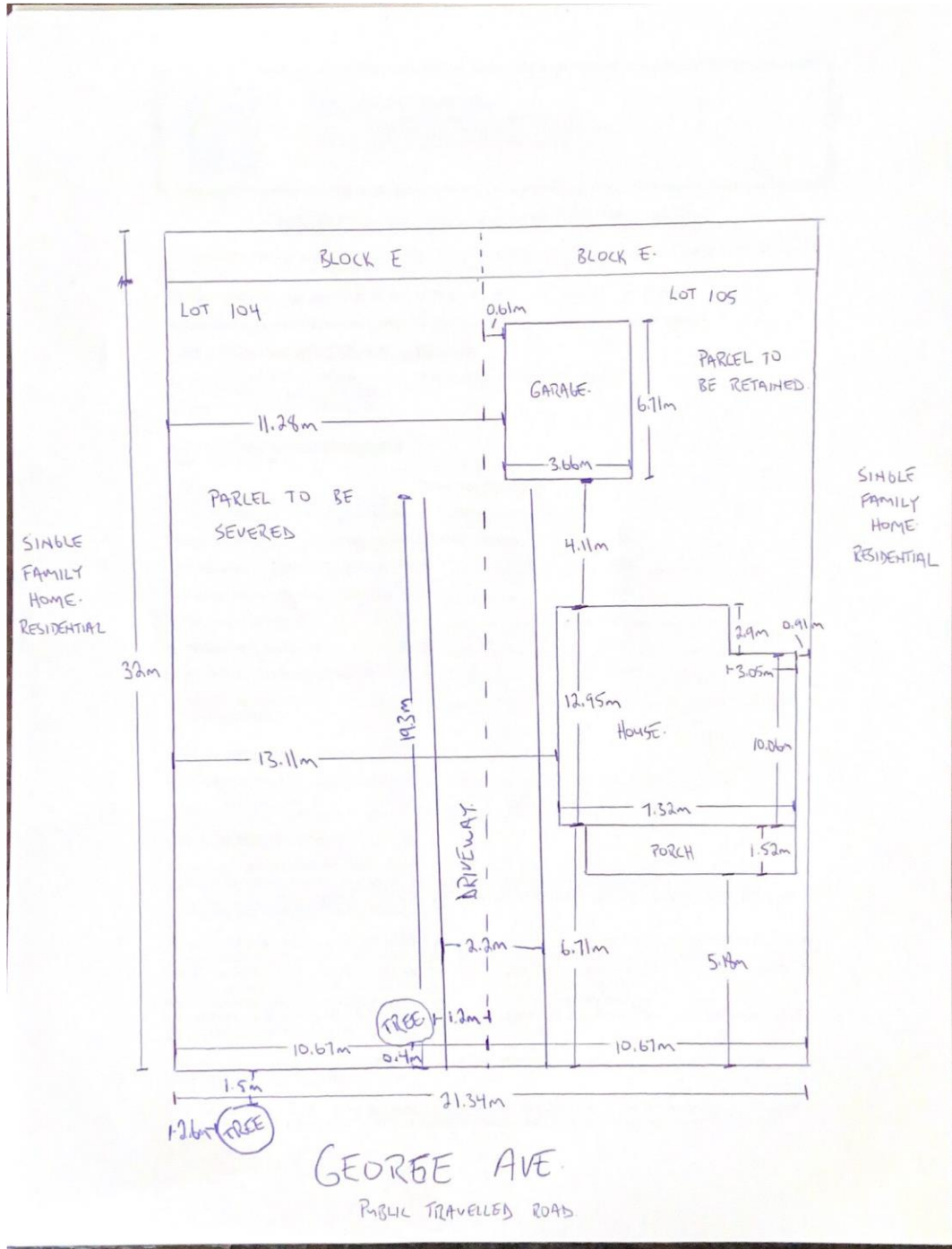
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Sketch 1: Original submission



Sketch 2: Revised submission

