



CITY OF WINDSOR COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

July 27, 2023

A hearing by the Committee of Adjustment for the City of Windsor was held on July 27, 2023, located , Via Electronic Participation.
The Hearing was called to order at 3:30 PM.

ATTENDANCE:

Present:

Dante Gatti, Acting Chair
Joe Balsamo, Member
Frank Cerasa, Member
Mohammed Baki, Member

Jessica Watson, Secretary-Treasurer

Regrets: Mike Sleiman, Chair

Also in attendance, Administrative staff, representing the interests of the City of Windsor were:

Simona Simion, (Planner II – Research & Policy Support) Planning Department
Pablo Golob(Planner II - Development Review) Planning Department
Amy Kurek, (Technologist I) Engineering & Geomatics Department
Clare Amicarelli (Transportation Engineer) Transportation Planning
Andrew Boroski (Transportation Engineer) Transportation Planning
Stefan Fediuk, Landscape Architect, Parks Department

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DISCLOSURE OF PECUNIARY INTEREST
and the general nature thereof

There being no disclosure of pecuniary interest at this time, the following applications were considered in the order as contained herein.

APPLICANT and SUBJECT LANDS:

Owner(s): JEHAN KANAGARAJAN

Subject Lands: PART LOT 5-7 ON REGISTERED PLAN 1136 and known as Municipal Number 1374-1376 1378-1380 GOYEAU ST

Zoning: Residential RD2.2

REQUEST: Technical Severance, as shown on the attached drawing, for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

George Kyriazakos, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Kyriazakos confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Mohammed Baki

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): ROBERT PAUL ROY, ANNE MARIE ROY

Subject Lands: PART LOT 50 & PART CLOSED ALLEY ON REGISTERED PLAN 995
and known as Municipal Number 2875 LLOYD GEORGE BLVD

Zoning: Residential RD1.1

RELIEF: An addition to a garage exceeding maximum lot coverage for an
accessory building.

INTERESTED PARTIES PRESENT:

Robert Roy, Owner
Anne Roy, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. and Mrs. Roy confirm they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): JULIA M JACOBS

Subject Lands: LOT 5 ON REGISTERED PLAN 1607 and known as Municipal Number 3162 ROBINET RD

Zoning: Residential RD1.1

REQUEST: The conveyance of said lands, as shown on the attached drawing for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Julia Jacobs, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Ms. Jacobs confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Frank Cerasa

IT IS HEREBY DECIDED that the application **GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): MOHAMMED HUSSAIN, FARAH YASMEEN KHAN

Subject Lands: LOT 231, PART LOT 230 & PART CLOSED ALLEY ON REGISTERED PLAN 1110; PARTS 2 & 27 ON REFERENCE PLAN 12R-20488 and known as Municipal Number 2312 GLENWOOD AVE

Zoning: Residential RD1.1

RELIEF: The addition to the existing Single Unit Dwelling exceeding maximum main building Gross Floor Area.

INTERESTED PARTIES PRESENT:

Ed Cope, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Cope, outlines there is a name error on the Agenda, and notes the names of the applicants and address. The Secretary-Treasurer confirms the amendments will be made.

Mr. Cope confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): MOHAMMAD NASERIAN, SARA ETEMAD RAD

Subject Lands: PART LOT 80, PT CLOSED GUPPY AVE ON REGISTERED PLAN 1478 & PARTS 7 TO 9 ON REFERENCE PLAN 12R-20645 and known as Municipal Number 940 COUSINEAU RD

Zoning: Residential RD1.4

REQUEST: The conveyance of said lands, as shown on the attached drawing for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Tracey Pillon-Abbs, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Ms. Pillon-Abbs confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Frank Cerasa

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): NORRIE CAPITAL INC.

Subject Lands: LOT 11 &12 ON REGISTERED PLAN 545 and known as Municipal Number 702-716 PIERRE AVE

Zoning: Residential RD2.2

RELIEF: Conversion of an existing community centre into townhome dwellings and ADUs with reduced minimum Lot area and parking area separation from a building wall with a habitable room window

INTERESTED PARTIES PRESENT:

Clarke Gallie, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Gallie, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): MARY BONDY

Subject Lands: PART BLOCK 2 ON SUBDIVISION PLAN 12M-622, PARTS 150, 191 & 237 ON REFERENCE PLAN 12R-26725 and known as Municipal Number 1509 CYPRESS AVE

Zoning: Residential - RD2.3, S.20(1)182.

RELIEF: To construct roof structure exceeding maximum Lot coverage and minimum separation from side Lot line.

INTERESTED PARTIES PRESENT:

Jason Watorek, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Watorek, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): JANO YOUAKIM

Subject Lands: LOT 119 ON REGISTERED PLAN 614 and known as Municipal Number 1061 PIERRE AVE

Zoning: Residential RD1.3

RELIEF: Creation of a sunroom addition at rear of existing Single Unit Dwelling with minimum side Lot line separation.

INTERESTED PARTIES PRESENT:

Brad Smith, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Smith, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Frank Cerasa

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): KP REAL ESTATE INC

Subject Lands: PART LOT 124 & 125 ON REGISTERED PLAN 809 and known as
Municipal Number 283-287 VILLARE AVE

Zoning: Residential RD1.2

REQUEST: The severance of an existing semi-detached dwelling, as shown on
the attached drawing, for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Savio Almedia, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Almedia, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation.

Karen Albu, Neighbour at 281 Villare comes forward and is curious with respect to the development plans at this location. Acting Chair advises that today's item on the agenda is for the severance only. Mr. Almedia outlines that the existing semi-detached house will remain, and the lot severance is for legal purposes. He outlines that as of now, nothing changes with the physical aspect of the existing home it is for a technical severance. Mr. Golob outlines this is a technical severance, and this area is designated heritage, at such time if a demolition or any change to the existing house is to happen, there would be a review, and notification to the public.

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): WINCITY DEVELOPMENTS INC

Subject Lands: LOT 42 ON REGISTERED PLAN 620 and known as Municipal Number 1191 HICKORY RD

Zoning: Residential RD1.3

RELIEF: Construction of a single unit dwelling with minimum Lot area.

INTERESTED PARTIES PRESENT:

Savio Almeida, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Almedia, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Frank Cerasa

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): XHEMAL VILA, GEZIM HAMJA

Subject Lands: LOT 5 ON REGISTERED PLAN 72 and known as Municipal Number 244 CRAWFORD AVE

Zoning: Residential RD2.2

RELIEF: Construct a Semi-Detached Dwelling with Additional Dwelling Units exceeding maximum Gross Floor Area- main building

INTERESTED PARTIES PRESENT:

Petref Vila, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Vila, confirms they are in agreement with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: Frank Cerasa

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

DEFFERALS

1044-1052 Wyandotte Street West - deferred to the August Committee of Adjustment meeting.

Moved by: Joe Balsamo

Seconded by: Frank Cerasa

WITHDRAWN

3445 Church Street - withdrawn by Applicant.

ADOPTION OF MINUTES

After reviewing the draft minutes presented by the Secretary-Treasurer, it was

Moved by: Joe Balsamo,

Seconded by: Mohammed Baki,

That the minutes of the Committee of Adjustment Hearing held **June 29, 2023 BE ADOPTED.**

CARRIED.

ADJOURNMENT:

There being no further business before the Committee, the meeting accordingly adjourned at 4:00 p.m.

Dante Gatti, Acting Chairperson

Jessica Watson, Secretary-Treasurer