

## COMMITTEE OF ADJUSTMENT

**APPLICANT : 2434233 ONTARIO LTD**

**ADDRESS : 2142 & 2144 DAYTONA AVENUE**

**PLANNING AND BUILDING DEPARTMENT**

N.T.S.



DATE : MAY 8, 2025  
FILE NO. : A-033/25



CITY OF WINDSOR

File: A-033/25

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 April 23, 2025.

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

Owner:	2434233 ONTARIO LTD	Location:	2142 & 2144 DAYTONA AVE
Legal Description:	PLAN 997; LOTS 140 & 141 & PT CLOSED ALLEY; RP 12R26351; PARTS 10; 21 & 30	Zoning:	Residential 'H' RD2.2
Official Plan:	Residential		
Explanation:	Proposed semi-detached dwelling and additional dwelling unit (ADU) with increased maximum main building gross floor area and accessory building gross floor area, thereby requesting the following relief:		

Section 11.2.5.2.10 –Maximum Gross Floor area – Main Building

By Law Requirements	Proposed
400.0 m²	444.4 m²

Section 5.99.80.5b.7 –Maximum Gross Floor area – Accessory Building (ADU)

By Law Requirements	Proposed
100 m²	102 m²

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

When: May 8, 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: April 24, 2025

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

Tel: 519-255-6543  
Fax: 519-255-6544  
Email: [jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)  
Web: [www.citywindsor.ca](http://www.citywindsor.ca)

1	<b>Application Information</b>		
	Name of ALL Owners 2434233 Ontario Ltd. c/o Anwar Ghanem		Contact No.
	Address 4748 Landon Crt, Windsor, ON		Business Telephone No.
	E-Mail Address: anwarghanem63@gmail.com		Postal Code N9G 3C5
	Name of Contact Person/Agent (if different than owner) Pillon Abbs Inc. c/o Tracey Pillon-Abbs, RPP		Contact No. 226-340-1232
	Business Telephone No.		
	Address 23669 Prince Albert Rd, Chatham, ON		Postal Code N7M 5J7
	E-Mail Address: tracey@pillonabbs.ca		Fax No.
	<b>PAYMENT CONTACT INFORMATION ONLY:</b>		
	Name:		
	Contact No:		
2	Date application submitted to the City of Windsor. March 18, 2025		
3	Present Official Plan Provisions applying to the land: Residential		
4	Present Zoning By-law provisions applying to the land: HRD2.2		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Increase GFA for main building from 400 m2 to 444.4 m2 (11.2.5.2.10) and increase GFA for accessory building from 100 m2 to 102 m2 (5.99.80.5b.7)		
6	State why it is NOT possible to comply with the provisions of the by-law. ( Must be complete) Relief will allow for larger living spaces.		
7	<b>Legal Description of the Subject Land(s)</b>		
	Municipality City of Winsor	Street Name Daytona Avenue	Street Address 2142 - 2144
	Concession Number(s)	Registered/reference Plan No.	Lot/Part No.(s)
	Parcel No. ARN:3739-080-510-03804-0000	Plan 997, Lots 140 & 141 & Pt Closed Alley RP12R26351; Parts 10, 21 and 30	
8	Dimensions of Land Affected: <b>THIS SECTION MUST BE COMPLETE</b>		
9	Lot Frontage/Width 18.29 m	Depth 37.28 m	Lot Area 682.0 m2
	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 No <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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 _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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 _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

12	<b>Storm Drainage</b>	Municipal Sewers Ditches or Swales Other (specify)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	<b>The existing uses of the subject land:</b> Currently the subject lands are vacant.  <b>NOTE:</b> legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).			
14	<b>The proposed uses of the subject land:</b> Proposed to use the subject lands for residential (semi detached dwelling with ADUs).			
15	<b>Whether any buildings or structures are proposed to be built on the subject land.</b>  <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.		<input type="checkbox"/> Unknown	
17	The date the existing buildings or structures on the subject land were constructed.		<input type="checkbox"/> Unknown	
18	The length of time that the existing uses of the subject land have continued.		<input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown  If yes, describe briefly:   Year:   Type of Relief:			
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	<b>Applications submitted without the noted requirements will be considered incomplete and will be returned.</b> <u>Minimum Standards for Drawings:</u>  Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:		Included	Not Applicable
	a) The boundaries and dimensions of the subject land.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) The current uses on land that is adjacent to the subject land.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g) The location and nature of any easement affecting the subject land.		<input type="checkbox"/>	<input type="checkbox"/>
	<b>The required sketch map has been included with this application form.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

CATEGORY	RD2.2 ZONING REQUIREMENT	PROPOSED	DIFFERENCE
ZONING DESIGNATION	RD2.2	NO CHANGE	N/A
PERMITTED USED	SEMI-DETACHED DWELLING	NO CHANGE	N/A
LOT WIDTH (MIN.)	15.0 m	18.29 m	N/A
LOT AREA (MIN.)	450.0 m²	682.0 m² (7339 SQ.FT.)	N/A
LOT COVERAGE	45.0%		N/A
LANDSCAPING		32% (2333 SQ.FT.)	
PAVING		26% (1891 SQ.FT.)	
BUILDING		43% (3124 SQ.FT.)	
BUILDING HEIGHT	9.0 m	7.2 m	N/A
FRONT YARD DEPTH (MIN.)	6.0 m	10.97 m	N/A
REAR YARD DEPTH (MIN.)	7.5 m	12.29 m	N/A
SIDE YARD DEPTH (MIN.)	1.2 m	1.2 m	N/A
GROSS FLOOR AREA (MAX.)	400.0 m²	444.4 m²	44.4 m²
ADU SIZE	1076 SQ.FT.	1098 SQ.FT.	22 SQ.FT.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE

STACIE AMO TEASDALE  
NAME  
SIGNATURE  
32999  
BCIN

REGISTRATION INFORMATION  
REQUIRED UNLESS DESIGNED IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE

CQ DESIGN GROUP  
FIRM NAME  
103384  
BCIN

#### GENERAL NOTES

\_THESE GENERAL NOTES REFER TO ALL ARCHITECTURAL DRAWINGS

\_THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE SOLE PROPERTY OF CQ DESIGN GROUP

\_BUILDING CLASSIFICATION UNDER THE BUILDING CODE IS PART 9

\_ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND/OR LOCAL BY-LAWS

\_THESE DRAWINGS ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS, INFORMATION, ENG. STAMPS FOR CONC. REINFORCING PORCHES OR POINT LOADING DIAGRAMS, UNTEL DESIGNS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES.

\_DO NOT SCALE DRAWINGS

\_ALL DIMENSIONS ON PLANS ARE SHOWN IN NOMINAL DIMENSIONS FOR EASE OF CONSTRUCTION AND ADDING OF FRACTIONS

\_SITE CHECK ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED, PRIOR TO BIDDING AND COMMENCEMENT OF WORK

\_G.C. OR OWNER IS TO COORDINATE ALL APPLICABLE ARCHITECTURAL AND MECHANICAL DRAWINGS OR SUB-TRADES DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION - THIS DESIGNER IS NOT RESPONSIBLE FOR MECHANICAL DUCT INTERFERENCES OR DUCT LAYOUTS, ELECTRICAL LAYOUTS OR ELECTRICAL REQUIREMENTS

\_SHOULD ANY CONFLICTS ARISE, NOTIFY THE DESIGNER IMMEDIATELY, IN WRITING, PRIOR TO PROCEEDING WITH ANY WORK

\_ENGINEERING (AS NOTED OR IF REQUIRED) BY OTHERS

\_ELECTRICAL, MECHANICAL AND HVAC AND PLUMBING BY OTHERS (AS PER O.B.C.)

\_THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES USED IN CONSTRUCTION

\_THE CONTRACT BETWEEN THE CONTRACTOR AND PURCHASER SUPERSEDES THE DRAWINGS

\_G.C. IS RESPONSIBLE TO KEEP ALL DESIGN COMPONENTS AND LAYOUT THE SAME AS PER THESE DRAWINGS. FAILURE TO DO SO VOIDS THESE DRAWINGS AND FIELD MEASUREMENTS AND MUST BE DONE TO SIT ON SITE CONDITIONS. THIS CONTRACTOR MUST PAY FOR THESE REVISIONS

\_THIS CONSULTANT WAS HIRED VERBALLY AND WAS FURBISHED MARKUP SKETCHES BY E-MAIL - NO REAL ESTATE OR SALES INFO OF HOME WAS PROVIDED TO THIS DESIGNER NOTE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK ALL OWNERS DETAILS AND PRICE OPTIONS BEFORE PERMIT IS SUBMITTED

\_DESIGNER IS NOT HIRED NOR RESPONSIBLE FOR CONSTRUCTION REVIEW DURING CONSTRUCTION - IF ANY INTERIOR OR EXTERIOR CHANGES OR MODIFICATIONS MADE BY G.C. DURING CONSTRUCTION WITHOUT NOTIFYING THE DESIGNER THEN THE DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES AND OR ERRORS MADE DURING CONSTRUCTION

\_THE OWNER IS RESPONSIBLE FOR HIRING A QUALIFIED GENERAL CONTRACTOR AND SUB-TRADES WITH A MINIMUM 10 YEARS OF HOME BUILDING EXPERIENCE

\_IF OWNER BECOMES G.C. HE/SHE ALONE TAKES THE RESPONSIBILITY OF THE COORDINATION OF ALL SUB-TRADES ON SITE AND ANY CONFLICTS DUE TO LACK OF CONSTRUCTION EXPERIENCE IS NOT THIS DESIGNERS RESPONSIBILITY

\_THE OWNER IS RESPONSIBLE FOR HIRING A QUALIFIED WOOD FRAMER WITH MINIMUM 10 YEARS OF HOME BUILDING EXPERIENCE WITH ROOF TRUSS FRAMING EXPERIENCE ALONG WITH JOINING CONVENTIONAL RAFTERS TO TRUSS FRAMING EXPERIENCE

\_G.C. TO CONFIRM "ERCA" REQUIREMENTS AND SITE CONDITIONS PRIOR TO CONSTRUCTION

\_THIS DESIGNER IS NOT RESPONSIBLE FOR LOCATING THE STRUCTURE ON THE SITE. AN ONTARIO LAND SURVEYOR IS RECOMMENDED TO LOCATE THE STRUCTURE, SET THE GRADE, AND TO PRODUCE LOT GRADING PLANS

\_A MIN. 2% GRADING TO BE MAINTAINED AROUND THE STRUCTURE

THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, APPROVALS AND DEVELOPMENTAL SITE CONDITIONS, AND LOT RESTRICTIONS.

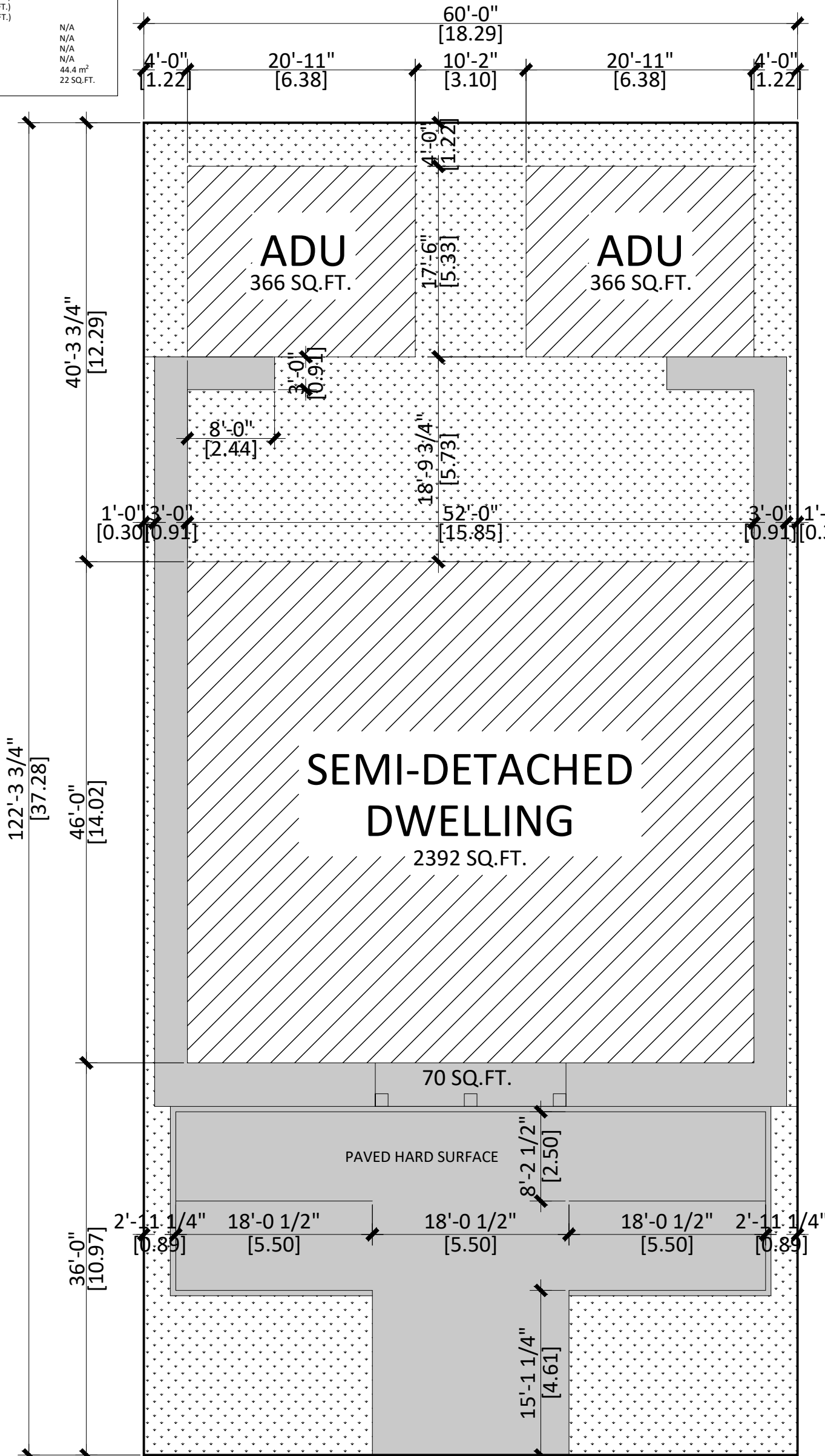
\_ALL WORK AND STORAGE AREAS ON SITE SHALL BE ESTABLISHED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. ALL ESTABLISHED BOUNDARIES SHALL BE STRICTLY OBSERVED.

\_ALL NEW SITE DRAINAGE WORK TO BE IN ACCORDANCE WITH LOCAL BY-LAWS. RE-GRADE WHERE REQUIRED AND EXTEND TO ORIGINAL GRADE LEVELS. PROVIDE NEW SODDING AND APPROPRIATE TOPSOIL AS REQUIRED.

\_THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO EXISTING SODDING, ASPHALT, CURBS, WALKWAYS, FENCES, ALL BUILDING SERVICES, TREES AND SHRUBS. THE GENERAL CONTRACTOR SHALL REPLACE OR REPAIR DAMAGED AREAS TO MATCH ADJOINING AND EXISTING SURFACES.

\_G.C. MUST HIRE ONT. LAND SURVEYOR TO PLACE HOME ON SITE AND SET ELEVATIONS FOR EXCAVATIONS.

\_THIS CONSULTANT IS UNAWARE OF ANY SOIL BEARING CAPACITY PROBLEMS. THIS CONSULTANT HAS ADVISED OWNER TO INVOLVE A GEOTECHNICAL CONSULTANT THROUGHOUT CONSTRUCTION TO ADVISE CONSULTANT OF ALL SUBSURFACE CAPACITIES. IF ANY SOIL PROBLEMS EXIST, THE OWNER MUST HIRE A ENG. TO SOLVE THESE PROBLEMS AND PAY FOR ALL FEES AND EXTRA MATERIALS DURING THIS TIME.



## DAYTONA

OWNER/G.C. TO APPLY FOR PERMIT PRIOR TO EXCAVATION WORK TO  
VERIFY ZONING AND CONFORMANCE

01	3DEC24	ISSUED FOR PERMIT
no.	date	revision

client	SAMANA HOMES
project	2142 DAYTONA AVE. SEMI DETACHED DWELLING
drawing	SITE PLAN

scale	3/32"=1'-0"
date	DEC 2024
drawn by	ST
checked by	

A0

notes
_do not scale drawings _all dimensions are to be checked and verified on the job site _any and all discrepancies are to be reported to the designer before construction
north

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