



# CITY OF WINDSOR

File: A-050/25  
Please refer to file B-038/25

## 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 May 28, 2025.

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

**Owner:** RAFIC RIZK, ILHAM RIZK      **Location:** 0 & 2439 NORMAN RD

**Legal Description:** PLAN 1157 LOT 24;PT CLSD ALLEY      **Zoning:** Residential RD1.1

**Official Plan:** Residential

**Explanation:** Creation of a new lot with reduced minimum lot width and area for retained and severed lots, thereby requesting the following relief:

#### Section 10.1.5.1 – Minimum lot width – Retained Lot

By Law Requirements	Proposed
15.0 m	12.2 m

#### Section 10.1.5.1 – Minimum lot width – Severed Lot

By Law Requirements	Proposed
15.0 m	12.2 m

#### Section 10.1.5.2 – Minimum lot area – Retained Lot

By Law Requirements	Proposed
450.0 m <sup>2</sup>	397.5 m <sup>2</sup>

#### Section 10.1.5.2-Minimum lot area-Severed Lot

By Law Requirements	Proposed
450.0 m <sup>2</sup>	403.1 m <sup>2</sup>

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

**When:** June 12, 2025 at 3:30 pm

**Where:** VIA VIDEO CONFERENCE

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: May 29, 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 Rafic Boutros Rizk and Ilham Rizk		Contact No. 519-999-1871
	Address 2719 Westminster Blvd Windsor, Ontario		Business Telephone No. —
	E-Mail Address: raficrizk57@gmail.com		Postal Code N8T 1Y6
2	Name of Contact Person/Agent (if different than owner) Mariana Samaan		Contact No. 519-915-3795
	Address 635 Eric St. East Windsor, ON		Business Telephone No. —
	E-Mail Address: mariana.samaan.lawfirm@gmail.com		Postal Code N9A 3Y1
	FAX No. 519-915-3708		
PAYMENT CONTACT INFORMATION ONLY:			
Name: Rafic Boutros Rizk			
Contact No: 519-999-1871			
3	Date application submitted to the City of Windsor. September 5, 2024		
4	Present Official Plan Provisions applying to the land:		
5	Present Zoning By-law provisions applying to the land:		
6	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested)		
7	Retained lot - Minimum lot width (10-1-5-1) - 15.0m (Required) 12.2m (provided)		
	Retained lot - Minimum lot area (10-1-5-2) - 450.0m <sup>2</sup> (Required) 395.0m <sup>2</sup> (provided)		
8	Secured lot - Minimum lot width (10-1-5-1) - 15.0m (Required) 19.2m (provided)		
	Secured lot - Minimum lot area (10-1-5-2) - 450.0m <sup>2</sup> (Required) 400.0m <sup>2</sup> (provided)		
9	State why it is NOT possible to comply with the provisions of the by-law. ( Must be complete)		
10	(10-1-5-1) - reduction in width		
	(10-1-5-2) - reduction in Area		
11	Legal Description of the Subject Land(s)		
12	Municipality City of Windsor County of Essex	Street Name 2439 Norman Rd. (Retained)	Street Address 0 Norman Rd. (Secured)
	Concession Number(s)	Registered/reference Plan No. on registered plan 1157 (retained)	Lot/Part No.(s) Lot 24 and Part lot 25 (retained)
13	Parcel No. retained - Secured 01365-0355 01365-0377	On registered plan 1157 (Secured)	part lot 25 and 26 (Secured)
14	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE		
15	Lot Frontage/Width	Depth	Lot Area
16	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 checked="" type="checkbox"/> No <input type="checkbox"/>
17	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"/> No <input type="checkbox"/>
18	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"/> No <input type="checkbox"/>

12	<b>Storm Drainage</b>	Municipal Sewers Ditches or Swales Other (specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>																											
<b>13 The existing uses of the subject land:</b> <b>NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).</b> Residential bylaw 8600 District 1.1 (Rd 1.1)																															
<b>14 The proposed uses of the subject land:</b> Residential																															
<b>15 Whether any buildings or structures are proposed to be built on the subject land.</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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.																															
<b>16 Date the subject land was acquired by the current owner.</b> <input checked="" type="checkbox"/> Unknown																															
<b>17 The date the existing buildings or structures on the subject land were constructed.</b> <input checked="" type="checkbox"/> Unknown																															
<b>18 The length of time that the existing uses of the subject land have continued.</b> <input checked="" type="checkbox"/> Unknown																															
<b>19 If known, whether the subject land has ever been the subject of an application under section 45 of the Act?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, describe briefly: Year: Type of Relief:																															
<b>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?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, the status of the application:																															
<b>21 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: <table border="1" data-bbox="1133 969 1361 1742"> <thead> <tr> <th data-bbox="1133 969 1236 1021"></th> <th data-bbox="1133 1021 1236 1114">Included</th> <th data-bbox="1133 1114 1236 1742">Not Applicable</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 1114 1133 1166"></td> <td data-bbox="1133 1114 1236 1166"><input checked="" type="checkbox"/></td> <td data-bbox="1236 1114 1361 1166"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1166 1133 1218">a) The boundaries and dimensions of the subject land.</td> <td data-bbox="1133 1166 1236 1218"><input type="checkbox"/></td> <td data-bbox="1236 1166 1361 1218"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1218 1133 1311">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.</td> <td data-bbox="1133 1218 1236 1311"><input checked="" type="checkbox"/></td> <td data-bbox="1236 1218 1361 1311"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1311 1133 1456">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.</td> <td data-bbox="1133 1311 1236 1456"><input type="checkbox"/></td> <td data-bbox="1236 1311 1361 1456"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1456 1133 1498">d) The current uses on land that is adjacent to the subject land.</td> <td data-bbox="1133 1456 1236 1498"><input type="checkbox"/></td> <td data-bbox="1236 1456 1361 1498"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1498 1133 1580">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.</td> <td data-bbox="1133 1498 1236 1580"><input type="checkbox"/></td> <td data-bbox="1236 1498 1361 1580"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1580 1133 1643">f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.</td> <td data-bbox="1133 1580 1236 1643"><input checked="" type="checkbox"/></td> <td data-bbox="1236 1580 1361 1643"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="316 1643 1133 1684">g) The location and nature of any easement affecting the subject land.</td> <td data-bbox="1133 1643 1236 1684"><input type="checkbox"/></td> <td data-bbox="1236 1643 1361 1684"><input type="checkbox"/></td> </tr> </tbody> </table> The required sketch map has been included with this application form. <input type="checkbox"/> Yes <input type="checkbox"/> No						Included	Not Applicable		<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) The boundaries and dimensions of the subject land.	<input type="checkbox"/>	<input checked="" 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. 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**Note: Drawings must be in metric units.**  
**Examples of acceptable drawings can be obtained upon request.**

