

Notice of Public Hearing – Committee of Adjustment Application

File # A-072/25

Date Mailed: September 3, 2025

Electronic hearing:

By videoconference on September 18, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on September 3, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 997; LOTS 150 & 151 & PT CLOSED ALLEY; RP 12R26351; PARTS 4; 15 & 25

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	RD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2434233 ONTARIO LTD Applicant Name: NAJM ENGINEERING LTD		2182 DAYTONA AVE

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and height requirements for an accessory building with an Additional Dwelling Unit (ADU).

By-Law	Provision	Provision Description	Requirement	Proposed
8600	11.2.5.2.10	Maximum Gross Floor Area - Main Building	400.0 m ²	445.0 m ²
8600	5.99.80.1.5.b.7	Maximum Accessory Building ADU Gross Floor Area	100.0 m ²	102.0 m ²
8600	5.99.80.1.5.b.4	Maximum Accessory Building ADU Height	6.0 m	6.24 m

Type of Consent Application Transaction:

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

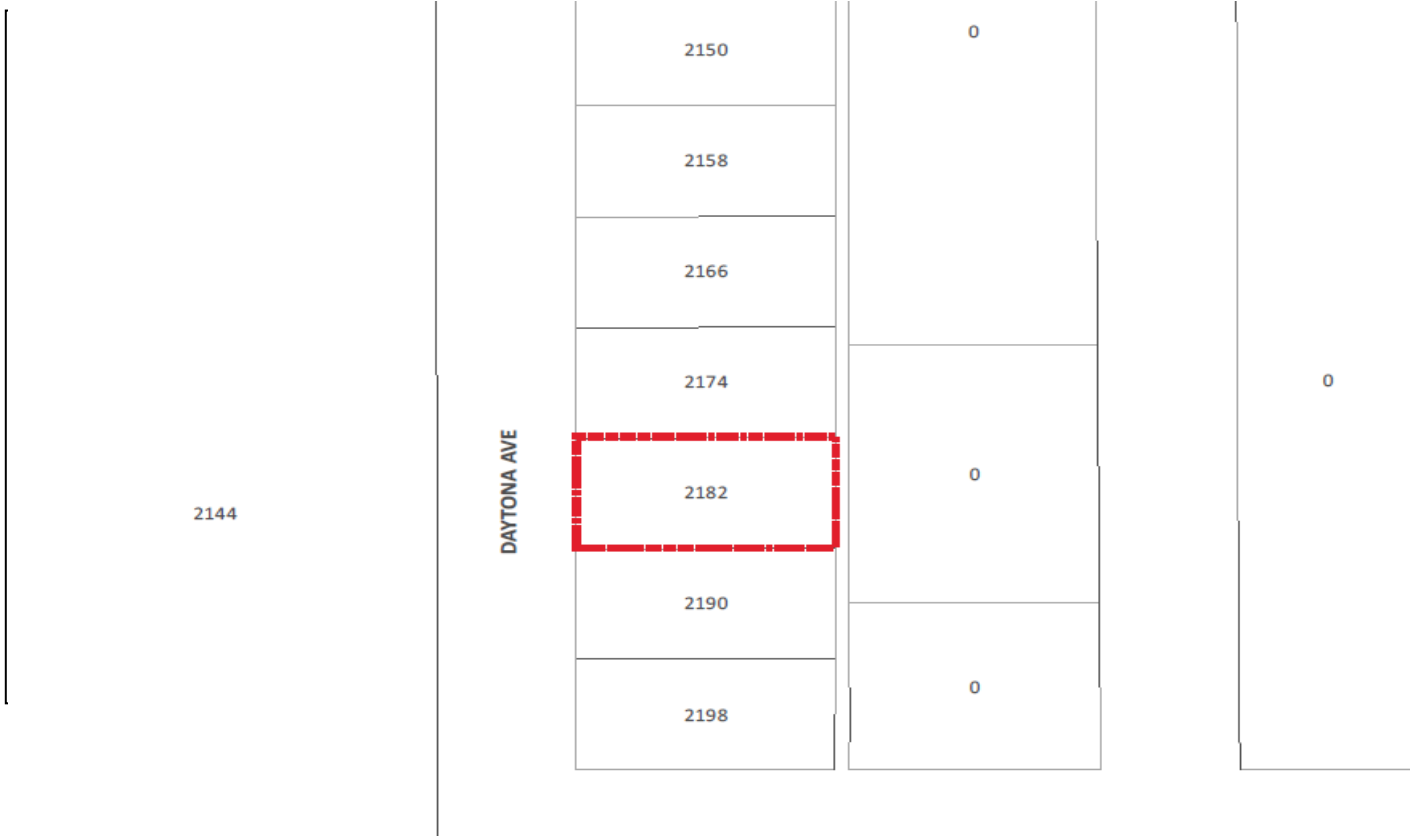
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAAdjustment@citywindsor.ca



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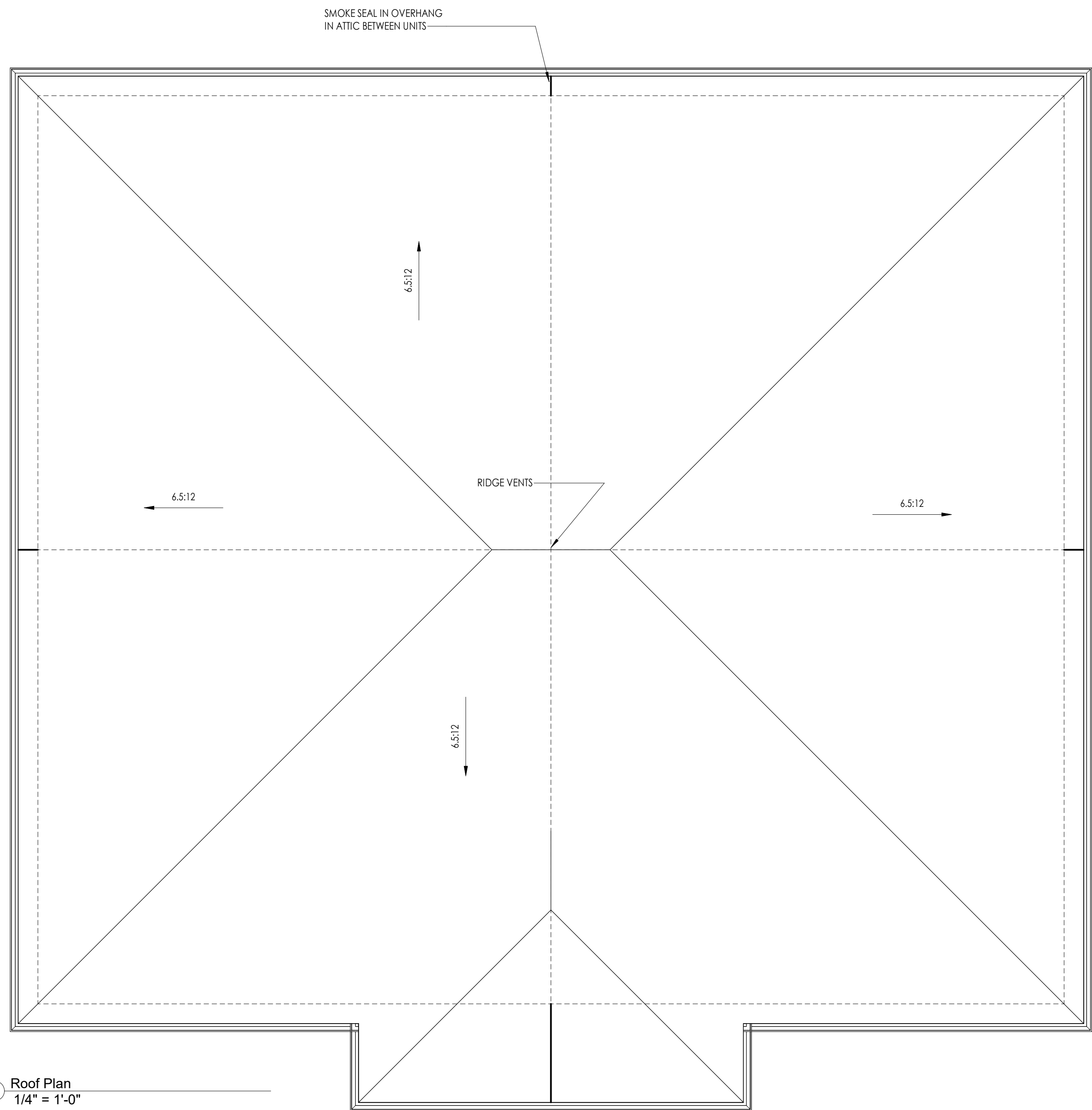
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1 Basement Floor Plan
1/4" = 1'-0"

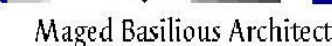
② First Floor
1/4" = 1'-0"

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DAYTONA



1 Roof Plan
1/4" = 1'-0"



www.mbarchitect.ca

Maged Basiliou Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
e-mail: mbasiliou@mbarchitect.ca



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2182 Daytona Ave

Windsor ON

Roof Plan

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

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Scale	As indicated
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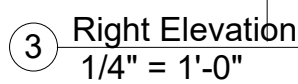
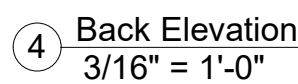
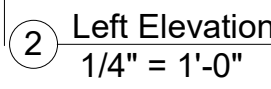


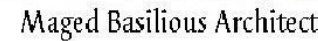
mailto:mbasilious@mbaichitect.ca



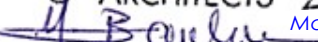
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scale	As indicated
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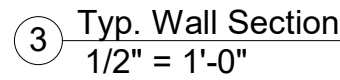
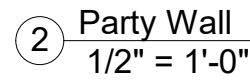
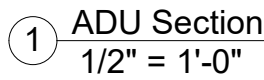


Maged Basiliou Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
Email: mbasiliou@mbarchitect.ca

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Wall Section

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2025-07-14 12:40:10 PM



Maged Basilious Architect

www.mbarchitect.ca

Maged Basilious Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
e-mail: mbasilious@mbarchitect.ca



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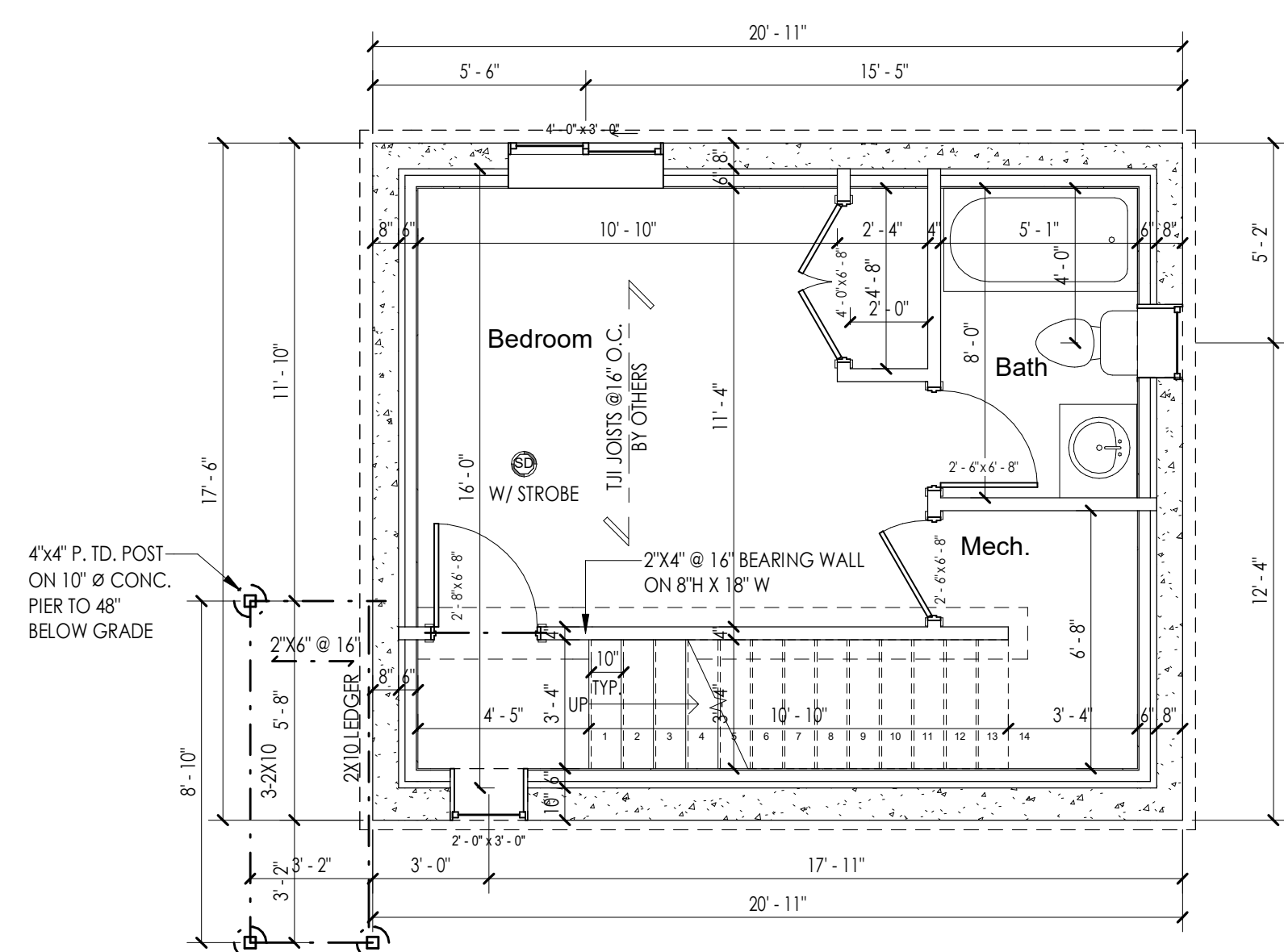
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Windsor ON
ADU

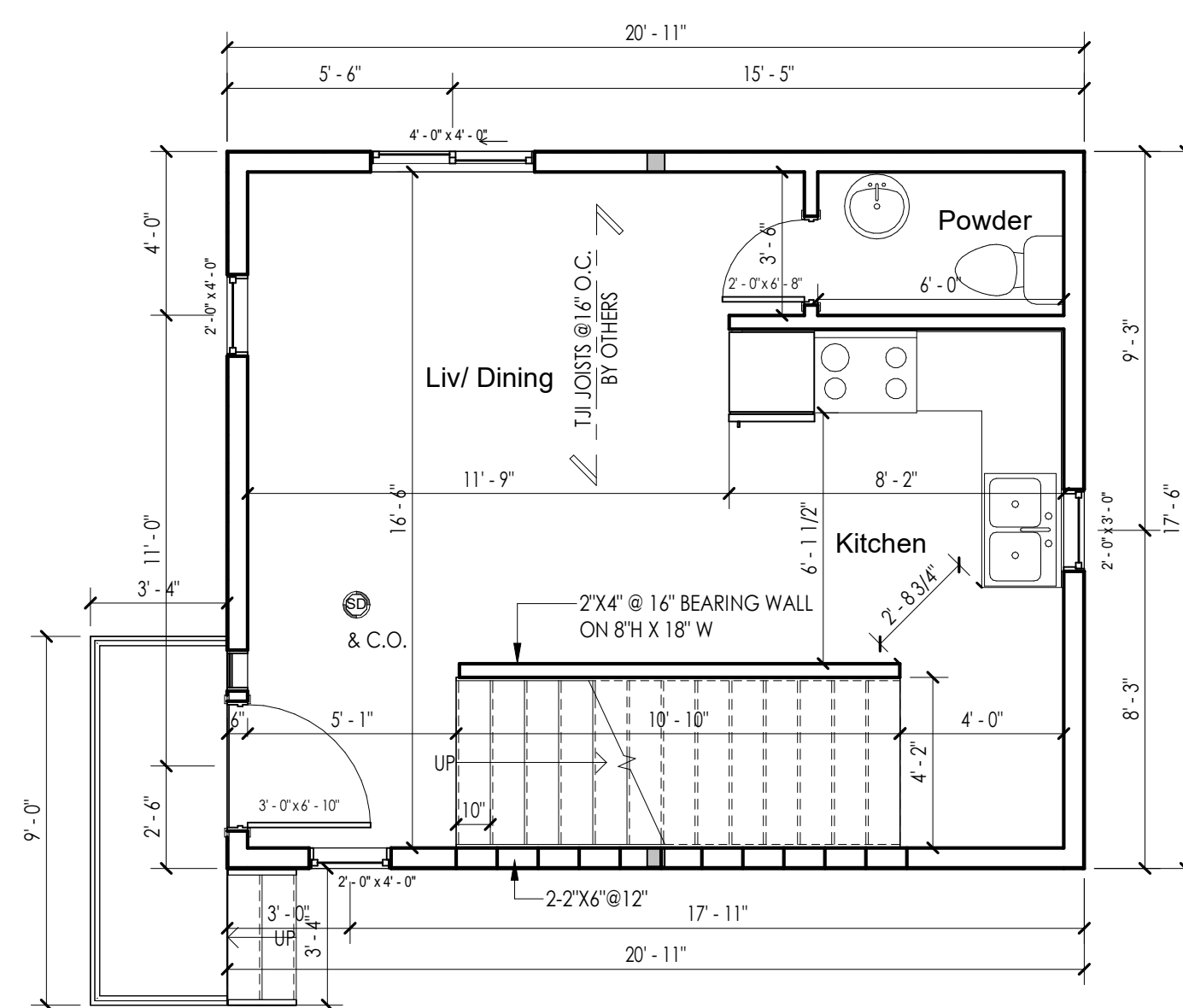
Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

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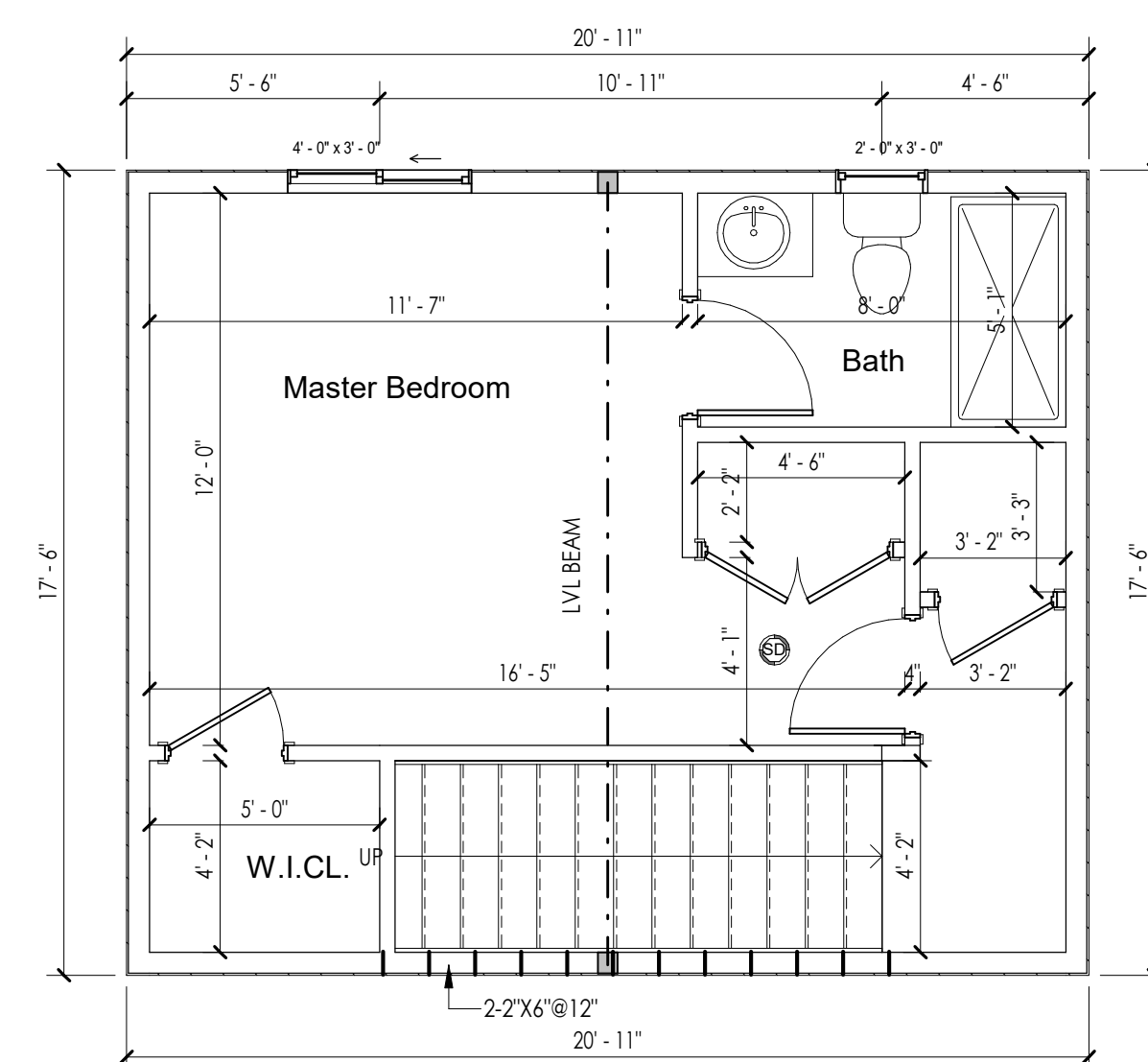
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① Basement Floor - ADU
1/4" = 1'-0"



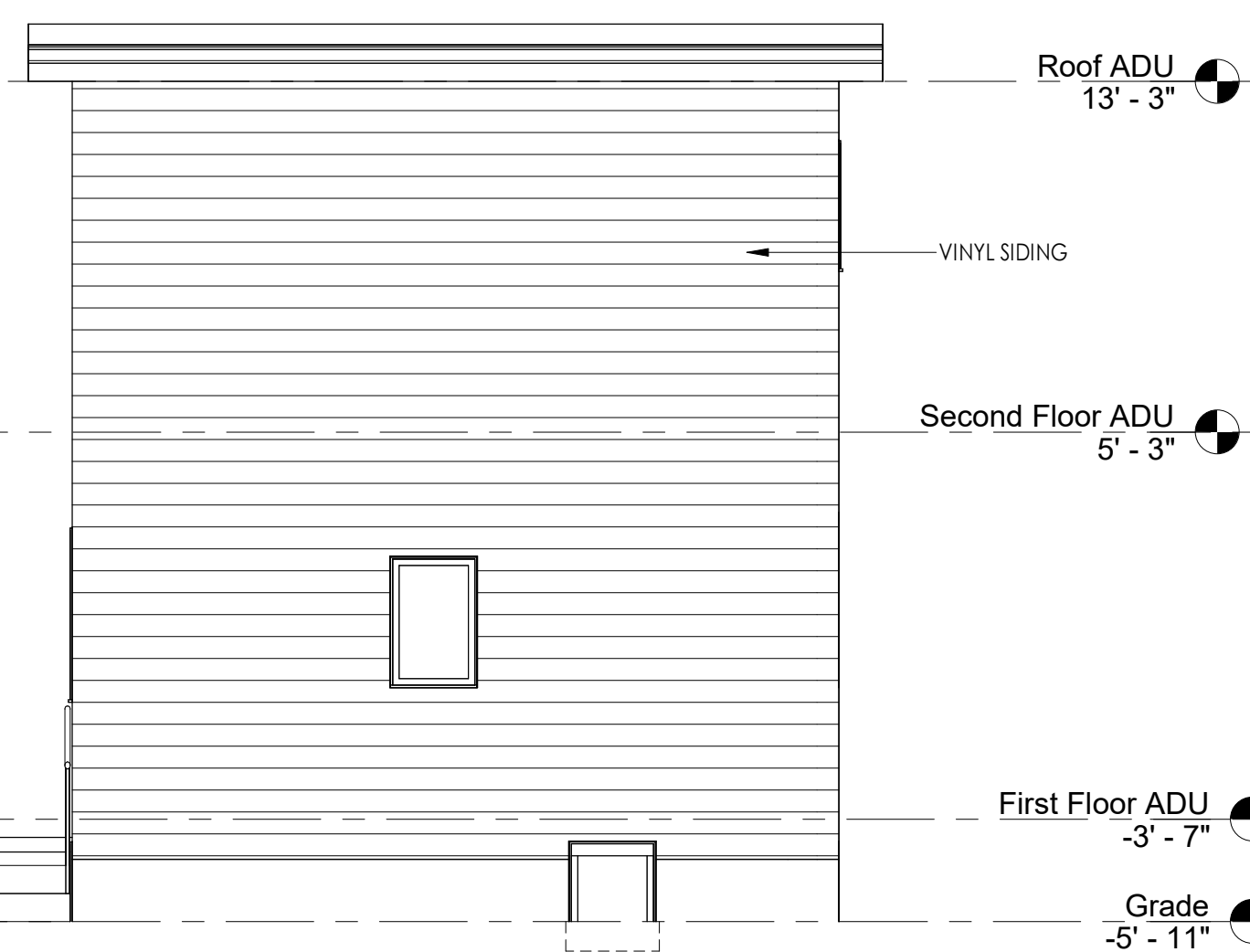
② First Floor ADU
1/4" = 1'-0"



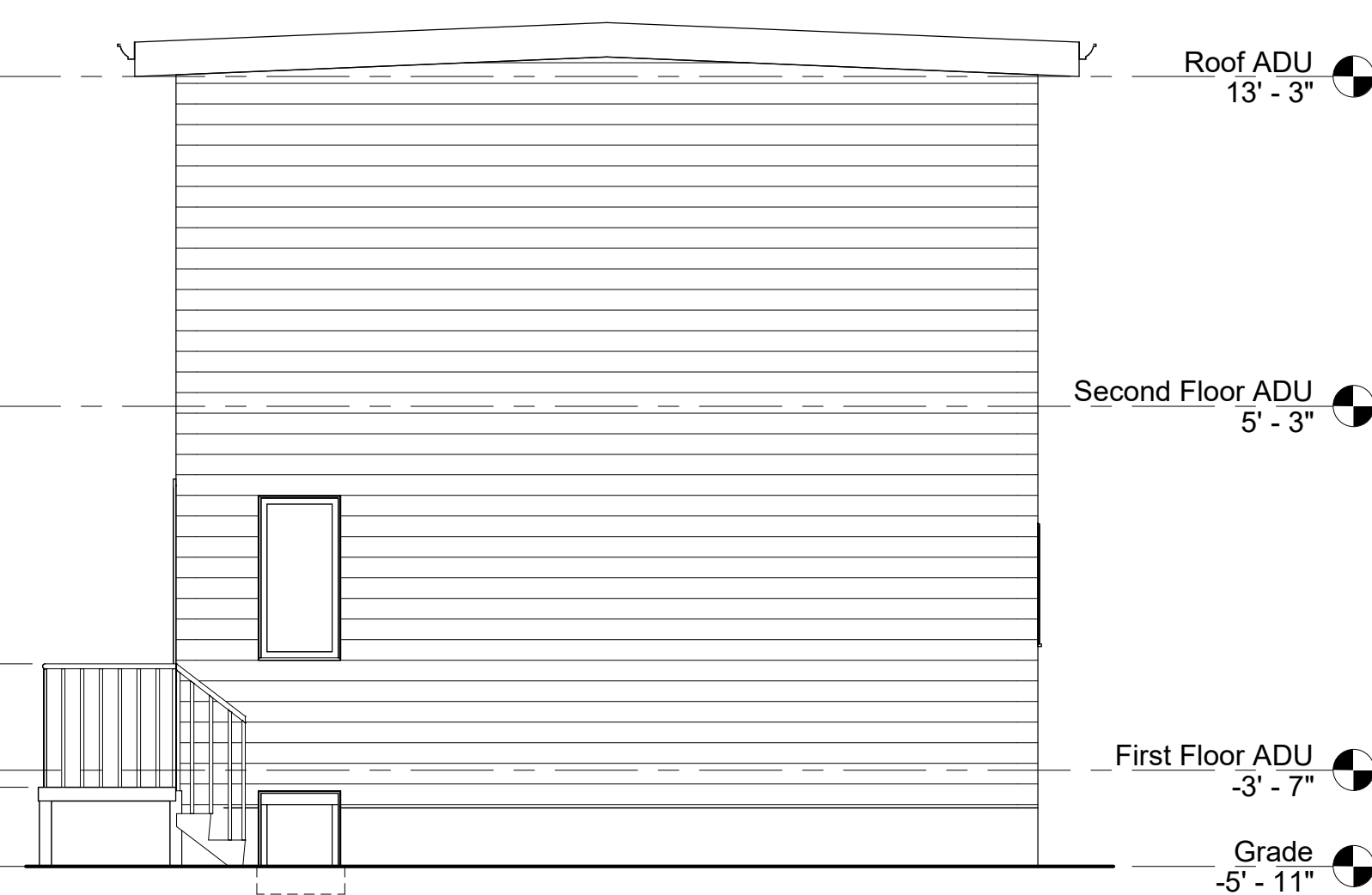
③ Second Floor ADU
1/4" = 1'-0"



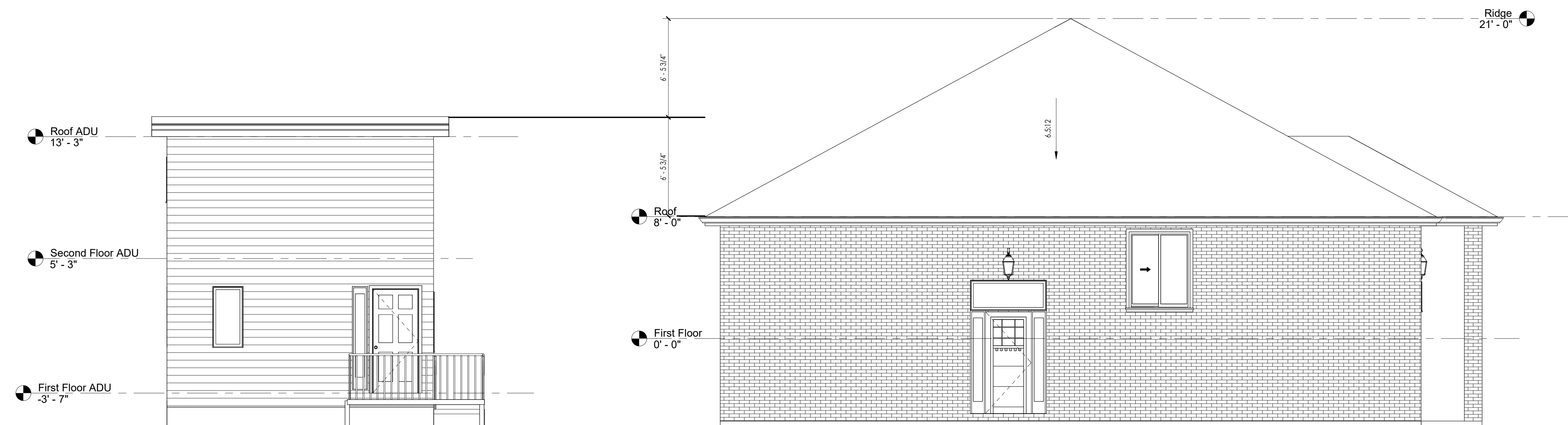
④ Elevation 1 - a
1/4" = 1'-0"



⑤ Elevation 2 - a
1/4" = 1'-0"



⑥ Elevation 3 - a
 $\frac{1}{4}" = 1'-0"$



7 Elevation 4 - a
1/4" = 1'-0"

