

Notice of Public Hearing – Committee of Adjustment Application

File # A-079/25

Date Mailed: September 17, 2025

Electronic hearing:

By videoconference on October 2, 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 17, 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 51 LOT 51;& PT CLOSED ALLEY

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: ANDI SHALLVARI</p> <p>Applicant Name: Andi Shallvari</p>		326 ASKIN AVE

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for increased Maximum Main Building Gross Floor Area.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600	Maximum Gross Floor Area - Main Building	11.1.5.10	400 m ²	480 m²

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.

Key Map Insert



Contact Information:

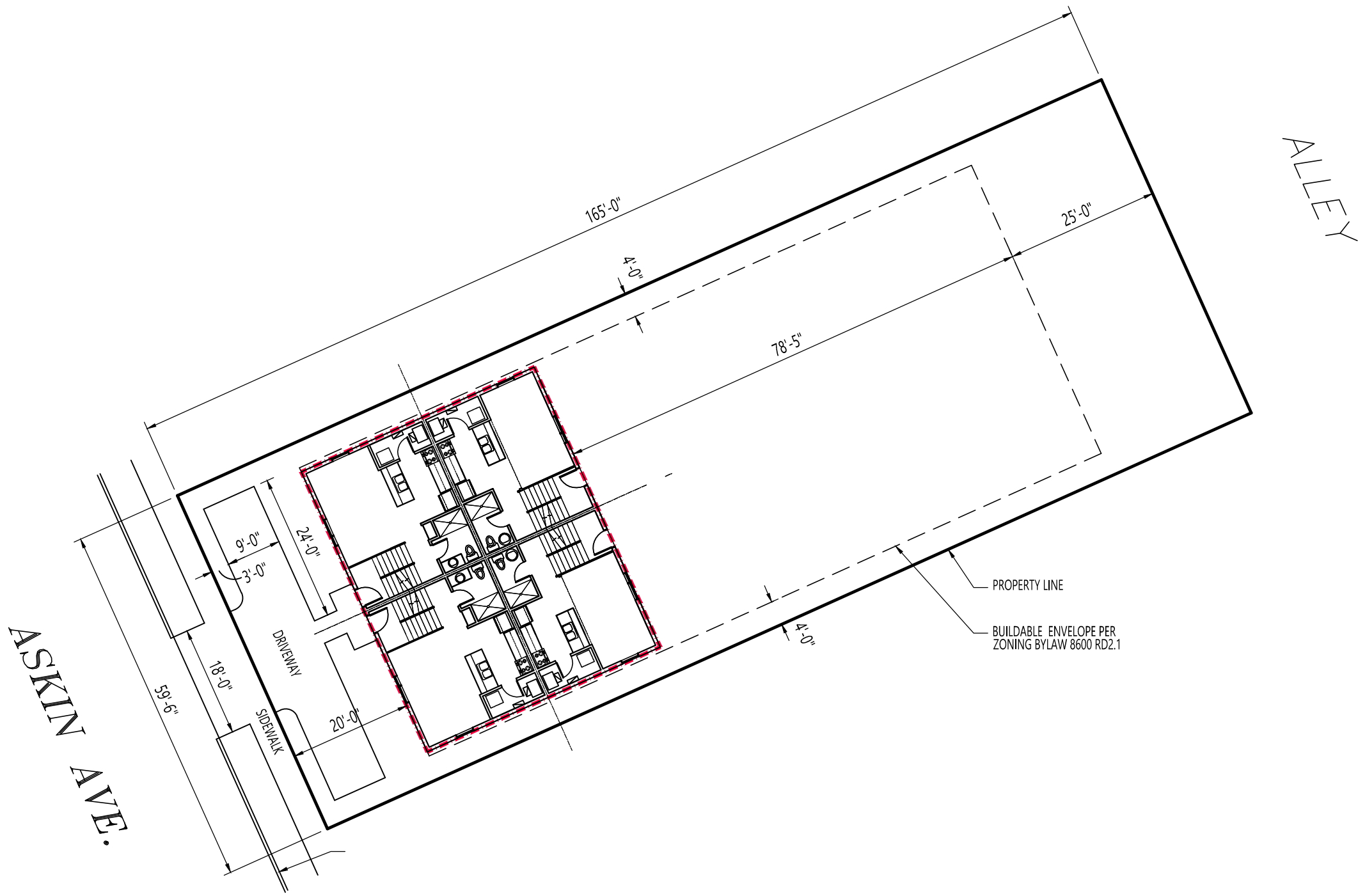
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

MONTEMURRI

RESIDENTIAL DESIGN

WINDSOR, ONTARIO TEL: 519 564 9441

EMAIL : LINOARCH@GMAIL.COM



SITE PLAN

SCALE : 1" = 20'

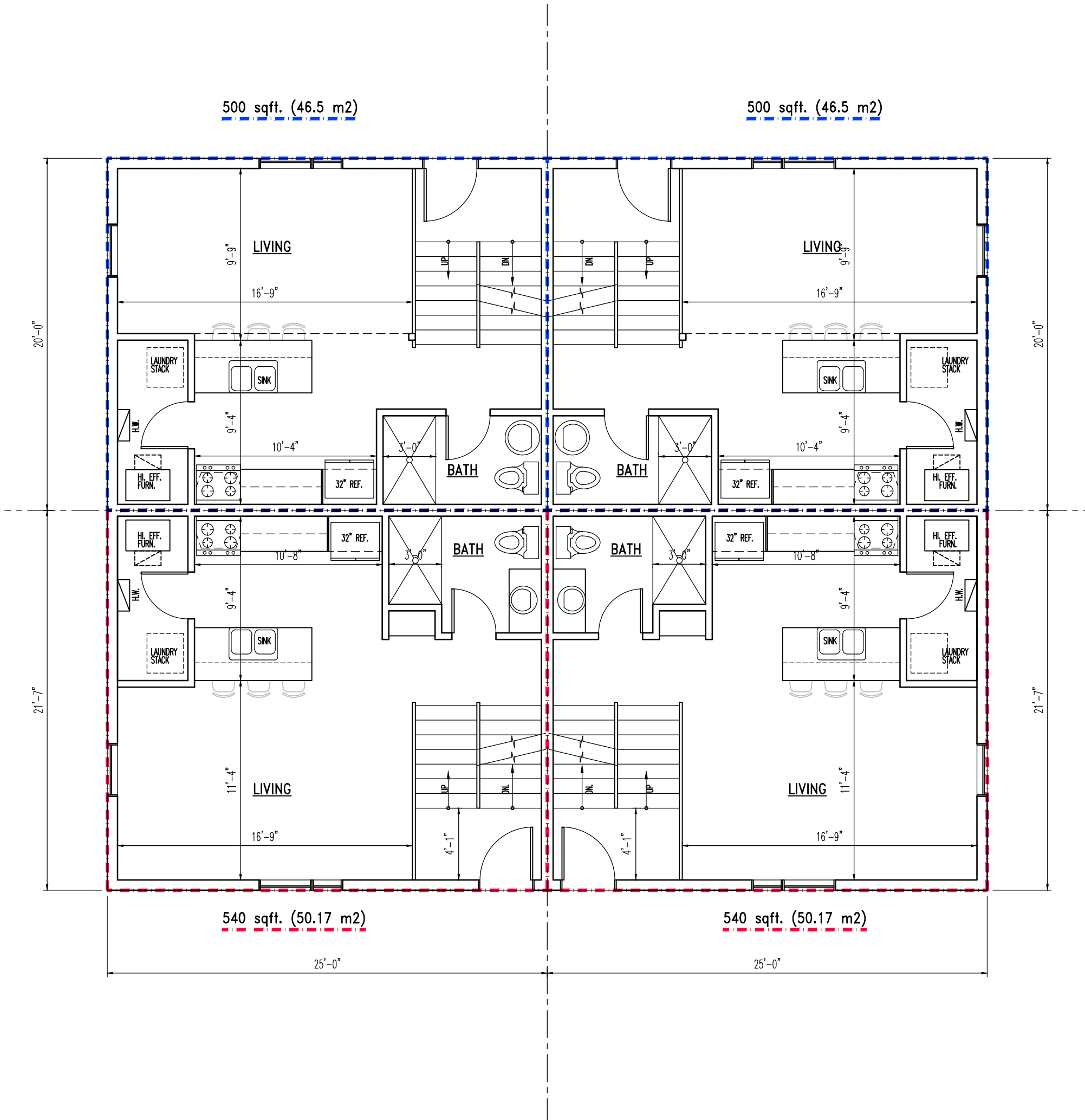
SITE STATISTICS		UPDATED : AUGUST 7, 2025	
DESCRIPTION:	Mun. No. 326 ASKING AVENUE LOT 51 of REGISTERED PLAN 51 WINDSOR, ONTARIO		
CURRENT ZONING :	RD 2.1		
LOT AREA :	9,817 SQFT. (912.35 m²)		
BUILDING AREA : - - - - -	2,080 SQFT. (193.30 m²)		
TOTAL GFA :	2,080 + 2,080 + 1,000 = 5,160 SQFT. (479.55 m²)		
	REQUIRED	PROPOSED	
MAX. LOT COVERAGE:	45%	21.2%	
MAX. GROSS FLOOR AREA:	400 m² (4,305 SQFT)	479.5 m² (5,160 SQFT.)	

ASKIN BLDG. - GREEN SMART DEV.

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AUGUST 28, 2025

500 sqft. (46.5 m2)

500 sqft. (46.5 m2)



540 sqft. (50.17 m2)

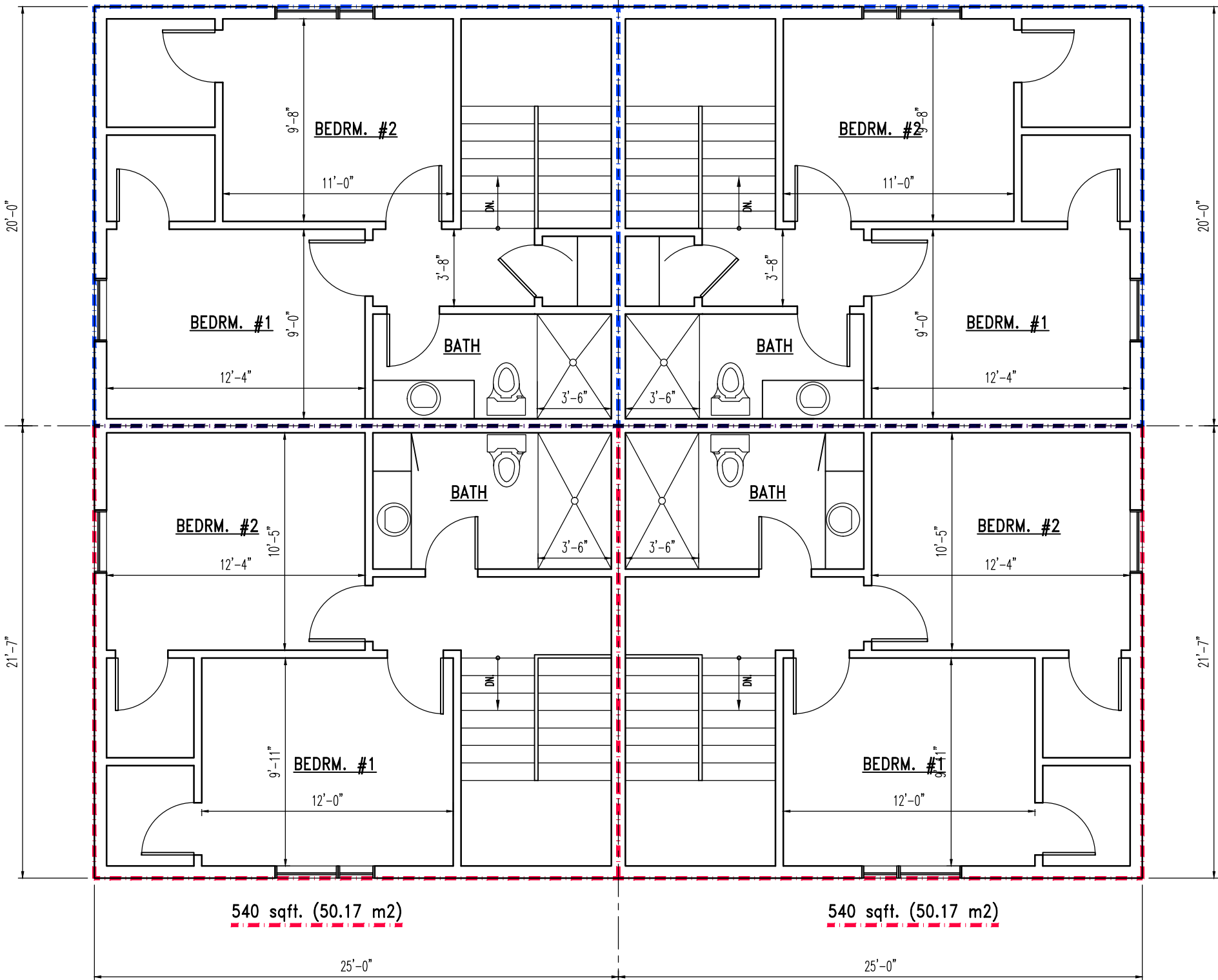
540 sqft. (50.17 m2)

1st LEVEL FLOOR PLAN

ASKIN BLDG. - GREEN SMART DEV.

500 sqft. (46.5 m2)

500 sqft. (46.5 m2)

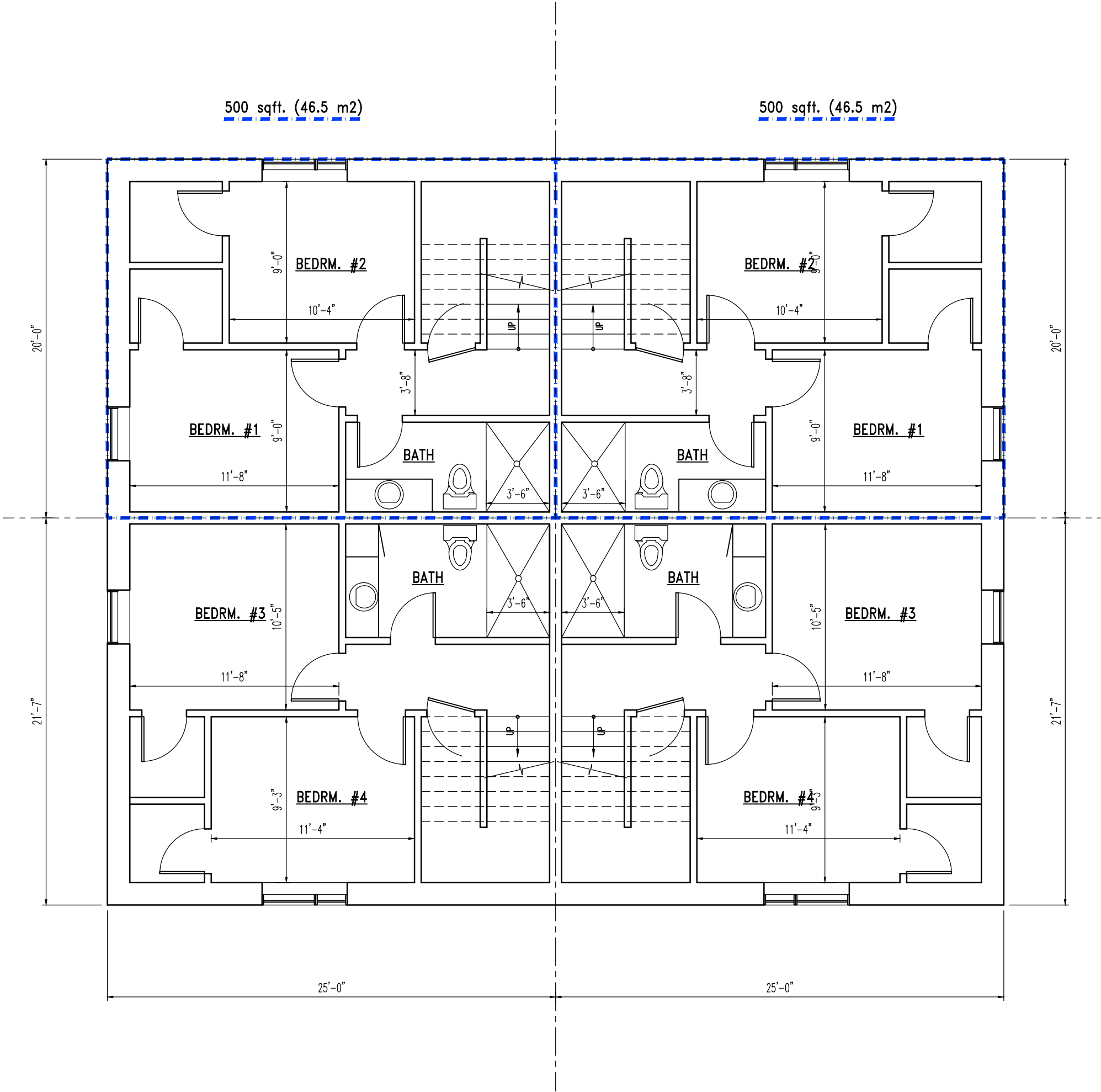


2nd LEVEL FLOOR PLAN

ASKIN BLDG. - GREEN SMART DEV.

500 sqft. (46.5 m2)

500 sqft. (46.5 m2)



CELLAR LEVEL FLOOR PLAN

ASKIN BLDG. - GREEN SMART DEV.