

COMMITTEE OF ADJUSTMENT/CONSENT AUTHORITY AGENDA RECORD

PLEASE BE ADVISED THIS MEETING IS CONDUCTED ELECTRONICALLY.

The following applications are scheduled to be heard electronically by the Committee of Adjustment/Consent Authority on Thursday, April 16, 2026 in the order stated below commencing at 3:30 PM or shortly thereafter.

ITEM	FILE #	APPLICANT	LOCATION	REQUEST
1	A-014/26 B-006/26	1998308 ONTARIO INC	796 HILDEGARDE ST	CONSENT: Create a new lot fronting Hilderade Street RELIEF: Requesting relief for reduced minimum lot width for the severed lot.
2	A-015/26 B-007/26	MAHMOUD ELEYAN	2979 RANDOLPH AVE	CONSENT: Create a new lot. RELIEF: Requesting relief for reduced minimum lot width and minimum lot area for both the severed and retained lots.
3	A-017/26	MICHELLE COOK-MCINTYRE	1111 DROUILLARD RD	RELIEF: Request for expansion of legal non-conforming use from a single unit dwelling to a combined use building with a dwelling unit on the same level as the commercial unit.
4	A-018/26	GUISEPPE & JESSICA PALAZZOLO	0 RANKIN AVE	RELIEF: Proposed single unit dwelling requesting relief for increased maximum gross floor area and increased maximum floor area of a sunroom within a required rear yard.
5	A-019/26	KND HOLDINGS INC	534 CALIFORNIA AVE	RELIEF: Requesting relief for reduced minimum lot width, lot area, rear yard depth, increased maximum encroachment of a porch into a required yard and balcony into a required yard.
6	A-020/26	USMANI ASSETS HOLDING CORP.	460 FRONTENAC AVE	RELIEF: Requesting relief for increased maximum main building gross floor area.

7	A-021/26	LULA DEDVUKAJ, PJETAR DEDVUKAJ	1010 ROSELAND DR S	RELIEF: Requesting relief for increased maximum main building gross floor area.
8	A-022/26 B-008/26	SORGE FAMILY HOLDINGS INC	999 E C ROW AVE E	CONSENT: Create a new lot. RELIEF: Requesting relief for increased minimum landscaped open space yard for the <u>retained lot</u> .
9	A-023/26	17126522 CANADA INC	0 BLISS RD <i>Roll # 3739-070-250-03998-0000</i>	RELIEF: Requesting relief for reduced minimum lot width and reduced minimum lot area.
10	A-024/26 B-009/26	PRASHANTH NUTHULA	732 VANIER ST	CONSENT: Create a new lot. RELIEF: Requesting relief for reduced minimum lot width and increased maximum main building gross floor area.
11	A-025/26 B-011/26	LUIS VARON	3207 BRUCE AVE	CONSENT: Create a new lot fronting Bruce Ave. RELIEF: Requesting relief for reduced minimum lot width for both the <u>retained and severed lots</u> .
12	A-026/26	CANADIAN TIRE REAL ESTATE LTD	3920 DOUGALL AVE	RELIEF: Request to increase the maximum permitted sign height over a roofline.
13	A-027/26 B-013/26	ASI ARCHITECTURAL METALS INC	1667 PIERRE AVE	CONSENT: Create a new lot. RELIEF: Requesting relief for reduced minimum lot width for the <u>severed lot</u> .
14	A-028/26	DIMAHOLDCO INC.	3278 MARENTETTE AVE	RELIEF: Requesting relief for decreased number of required parking spaces and increased maximum building height.

15	B-010/26	YUNUS ORAK	520 GRAND MARAIS RD W	CONSENT: Create a new lot.
16	B-012/26	JSZ ENTERPRISES INC	0 CHARLES ST <i>Roll # 3739-080-020-03410-0000</i>	CONSENT: Technical severance of an existing parking area.

In addition, if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to the Committee of Adjustment at the address shown below with the specific file number. Please email requests to COAdjustment@citywindsor.ca. **NOTE:** To access the Agenda Record, Comments for the upcoming meeting, and past Committee of Adjustment Minutes, please visit our website at: [Committee of Adjustment Meeting Agenda \(citywindsor.ca\)](http://citywindsor.ca/CommitteeofAdjustmentMeetingAgenda)