

Committee of Adjustment

MISSION STATEMENT:

"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together."

Author's Name: Averil Parent	File No.: B-030/26
Author's Phone: (519) 255-6100 e 6397	Report Date: Jul 06, 2026
Author's E-mail: aparent@citywindsor.ca	Committee Meeting Date: Jul 16, 2026

To: Committee of Adjustment

Subject Application: Consent to create a new lot.

Owner: CHERYL ANNE COKER

Applicant: Liburdi Architectural

Location: 869 FORD BLVD

Legal Description: PLAN 709 LOTS 401 AND 402 PT LOT 400 PT ALLEY AND RP 12R27989 PARTS 19 25 AND 26

1. RECOMMENDATION:

That the Consent application of Cheryl Anne Coker to convey a portion of the subject lands, described as Plan 709 Lots 401 and 402, Part Lot 400, Part Alley and RP 12R27989 Parts 19, 25 and 26, as shown on the drawing attached to the application, **BE GRANTED** with conditions¹:

- I. Abandon any existing redundant services as per BP1.3.3 and to the satisfaction of the City Engineer.
- II. Provide Site Servicing drawings for the overall property, outlining all existing services.
- III. The Owner is to remove any encroaching items (Steps) within the right of way or apply for Encroachment Agreement.
- IV. The owner/applicant to consult with Forestry on the protection of all City trees which may be impacted by the development.
- V. Partially demolish the existing deck to eliminate any encroachment over the proposed lot line and ensure that the remaining deck is in full compliance with the requirements of Zoning By-law 8600, all to the satisfaction of the City Planner.
- VI. Apply for a driveway permit in order to provide a parking space on the retained lands to satisfy the minimum off-street parking requirements of Zoning By-law 8600, to the satisfaction of the City Planner.

¹For questions regarding conditions I, II and III, please contact Sandy Mio (smio@citywindsor.ca) or 519-255-6257 ext.6508). For questions regarding condition IV, please contact Marc Edwards

(medwards@citywindsor.ca or 519-974-2277 ext.3145) For questions regarding conditions V and VI, please contact Averil Parent (aparent@citywindsor.ca or 519-255-6100 ext.6397).

Note: Severance conditions must be fulfilled after the consent has been granted. If the conditions are not satisfied within the required timeline, the application is deemed to be null and void. A new Committee of Adjustment application will be required for any expired decision order.

2. **THE REQUESTED CONSENT:** Land conveyance of part of the subject land, as shown on the attached drawing, for the purpose of creating a new lot.

3. **PLANNING ANALYSIS:**

The subject property, legally described as Plan 709 Lots 401 and 402, Part Lot 400, Part Alley and RP 12R27989 Parts 19, 25 and 26, also municipally known as 869 Ford Boulevard, contains a single unit dwelling. The applicant proposes to sever the property to create two lots fronting Ford Boulevard. The existing single unit dwelling will remain on the retained lot, with a portion of the existing deck to be demolished. The applicant proposes a new single unit dwelling on the severed lot. A concurrent minor variance application has been submitted requesting relief from Zoning By-law 8600 for reduced minimum lot width for both the severed and retained lots. The proposal complies with all other provisions in the Zoning By-law.

PLANNING ACT

Subsection 53(1) of the Planning Act gives council the authority to grant consent if satisfied that a plan of subdivision of land is not necessary for the proper and orderly development of the municipality. Council for the Corporation of the City of Windsor has delegated its consent authority to the Committee of Adjustment of the City of Windsor in accordance with Section 54(5) of the Planning Act.

Subsection 51(25) of the Planning Act allows the approval authority to impose such conditions to the approval of an application as it considers reasonable having regard to the nature of the development proposed.

PROVINCIAL PLANNING STATEMENT (PPS) 2024

Planning Staff have reviewed the relevant policies of the PPS - "Building Homes, Sustaining Strong and Competitive Communities" (Policy statement 2.2.1.b of the PPS). The requested consent is consistent with these policies permitting and facilitating all housing options required to meet the social, health, economic, and well-being requirements of current and future residents.

OFFICIAL PLAN (OP)

The Consent Policies, Section 11.4.3 of the Official Plan provide evaluation criteria and conditions of approval for consent applications. Appendix "A" attached herein shows the Consent Policies 11.4.3.

This consent is for the creation of a new lot, which represents an appropriate consent per Section 11.4.3.2(a).

The severed and retained lots have access to a public highway paved with a hard surface and are serviced by municipal sanitary and storm services, complying with sections 11.4.3.4 and 11.4.3.5.

This consent satisfies the evaluation criteria in Section 11.4.3.6 for continuation of an orderly development pattern.

The subject property is designated Residential under the City of Windsor Official Plan. The proposed development maintains the same use and conforms to the associated objectives and policies; therefore, the requested consent meets the general intent and purpose of the Official Plan.

Section 11.4.3.7 of the Official Plan states that the Committee of Adjustment may attach conditions as deemed appropriate to the approval of a consent.

ZONING BY-LAW Zoning By-law 8600

The subject land is zoned Residential District 1.2 (RD1.2) per Windsor's Zoning By-law 8600. A concurrent minor variance application has been submitted requesting relief from Zoning By-law 8600 for reduced minimum lot width for both the severed and retained lots.

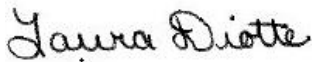
4. PLANNER'S OPINION:

This consent application is consistent with the Planning Act and Provincial Planning Statement 2024 and represents good planning. The requested Consent complies with the Official Plan and Zoning By-law 8600. The Planning Division recommends the approval of the applicant's request for consent with conditions.



Averil Parent
Planner II – Development Review

I concur with the above comments and opinion of the Planner II.



Laura Diotte, MCIP RPP
Manager of Development Applications

APPENDICES:

Appendix "A" - Excerpts from the Official Plan Volume I

Appendix "B" - Comments received by the Secretary Treasurer of the Committee of Adjustment

APPENDIX “A”
Excerpts From Official Plan Volume I

11.4.3 Consent Policies

COMMITTEE OF ADJUSTMENT APPROPRIATE REASONS FOR CONSENTS	11.4.3.1	Council has delegated by by-law the authority to grant consents to the Committee of Adjustment.
	11.4.3.2	Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances; Small scale infilling or intensification for development that is compatible with the neighbourhood; Lot line adjustments; An entire parcel is being developed and there are no remaining lands; There is no need to extend or improve municipal services outside of the subject lands; Where there is no phasing of the development; and Where parkland dedication may be cash-in-lieu.
CONFORM WITH PERMITTED USES ACCESS TO A PUBLIC HIGHWAY	11.4.3.3	Consents shall only be granted for the creation of lots which comply with the Official Plan and Zoning By-law.
	11.4.3.4	Consents shall only be granted for lots that will have access to a public road that meets municipal standards for construction. Where the abutting road requires improvement, the City may require the land owner to contribute to the improvement costs.
MUNICIPAL SERVICES	11.4.3.5	All new lots created by consent shall be serviced by municipal sanitary sewer and water services and provide for stormwater management.
EVALUATION CRITERIA	11.4.3.6	Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; Provincial legislation, provincial policies and applicable provincial guidelines; Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines; Conformity with the recommendations of any support studies prepared as part of the application; The continuation of an orderly development pattern and the lot pattern in the neighbourhood; Impact of the development on adjacent properties and the lot pattern and density in the community; and The requirements or comments of Municipal departments and public agencies or authorities.
CONDITIONS OF APPROVAL	11.4.3.7	The approval authority may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following: The fulfillment of any financial requirement to the City; The conveyance of lands for public open space purposes or payments-in-lieu thereof in accordance with the Open Space policies of this Plan; The conveyance of lands for public highways or widenings as may be required; The conveyance of appropriate easements; The provision of municipal infrastructure or other services; The completion of a development or servicing agreement with the City if required; and Other such matters as the approval authority considers necessary and/or appropriate.
APPROPRIATE CIRCUMSTANCES FOR CONSENTS	11.4.3.8	Consents may only be granted when it is not necessary for the proper and orderly development of the city. Accordingly, consents will generally be limited to: Creation of lots for minor infilling; The mortgaging or leasing of land beyond 21 years; Lot boundary adjustments; and Easements and rights-of-ways.

APPENDIX “B”

Comments Received by the Secretary Treasurer of the Committee of Adjustment

Zoning Review

Consent to create a new lot. Requested variances from Zoning By-law 8600:

	PROVISION	PROVISION DESCRIPTION	REQUIRED	PROPOSED
1	10.2.5.1	Minimum Lot Width - Retained Lot	12.0m	10.65m
2	10.2.5.1	Minimum Lot Width - Severed Lot	12.0m	10.65m

Development, Projects & Right-of-Way

A site servicing drawing is required to determine the location of existing services, as individual connections are required for each lot. Any redundant connections to the retained property are to be abandoned as per BP 1.3.3. Redundant driveways are to be abandoned and boulevard to be resotred to city standards. Encroaching steps along Ford Blvd frontage shall be removed or owner to enter into an encroachment agreement for any encroaching items. Right of way permits must be obtained for any work within the right of way.

This department has no objections to the proposed application, subject to the following condition:

1. Abandon any existing redundant services as per BP1.3.3 and to the satisfaction of the City Engineer.
2. Provide Site Servicing drawings for the overall property, outlining all existing services.
3. The Owner is to remove any encroaching items (Steps) within the right of way or apply for Encroachment Agreement.

Sandy Mio – Technologist

Heritage Planner, Planning and Build

There is no apparent built heritage concern with this property.

The subject property is located within the Archaeological Potential Zone (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). However, the subject property is not within an Archaeologically Sensitive Area (ASA). Thus, an archaeological assessment is not requested at this time. Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City’s Planning & Development Services Department, the City’s Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

Contacts:

Windsor Planning & Development Services Department:

519-255-6543 x6179, ktang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):

Michelle Staadegaard, (O) 519-253-2300x2726, (C) 519-816-0711, mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement

Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:

Ian Hember, 1-437-244-9840, ian.hember@ontario.ca

Transportation Planner

Transportation planning has no comments.

Aashvi Sarvaiya – Transportation Planner

Windsor Police Service

The Windsor Police Service has no concerns or objections with any of the applications listed in this agenda. In reviewing them, all are relatively minor in terms of their potential impact to public safety, security, or public disorder. None of the applications to be considered are therefore anticipated to create outcomes that will negatively impact the ability of the Windsor Police Service to provide proper and adequate response to incidents, whether emergency or non-emergency in nature, and other service delivery requirements.

Barry Horrobin

Director of Planning & Physical Resources

Landscape Architect

1. There are City owned trees adjacent to the subject property. City Trees are protected from damages and removal under City by-law 135-2004 and 131-2019. The Applicant will be required to consult with Forestry on the protection of all City trees which may be impacted by the development.

Contact:

Marc Edwards

Supervisor, Parks Forestry

medwards@citywindsor.ca

2. There are private trees on the property that may be impacted by the development. The applicant is strongly encouraged to attempt to preserve existing privately owned trees on the subject site. If trees within the subject site are to be removed for development, it is strongly encouraged to plant replacement native trees for their various environmental benefits at a like-for-like trunk caliper size ratio (cumulative d.b.h.). (Averil Parent)