



CITY OF WINDSOR

COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

January 30, 2025

The Inaugural Meeting for the Committee of Adjustment for The City of Windsor was held on the 30th day of January, 2025, by electronic participation, Windsor, Ontario. The meeting was called to order at 3:30 p.m.

Dante Gatti opened the floor for nominations in the order as they appear below.

Moved by Dante Gatti; seconded by Joe Balsamo
That Mike Sleiman **BE APPOINTED** as the Chair of the Committee of Adjustment for the year 2025.

CARRIED.

Moved by Dante Gatti, seconded by Mohammed Baki
That Joe Balsamo **BE APPOINTED** as the Vice-Chair of the Committee of Adjustment for the year 2025.

CARRIED.

Moved by Joe Balsamo, seconded by Dante Gatti
that Mohammed Bakki **BE APPOINTED** as Member of the Committee of Adjustment for the year 2025.

CARRIED.

Moved by Joe Balsamo seconded by Dante Gatti
that Frank Cerasa **BE APPOINTED** as Member of the Committee of Adjustment for the year 2025.

CARRIED.

Moved by Joe Balsamo, seconded by Dante Gatti
that Jessica Watson **BE APPOINTED** as the Secretary-Treasurer of the Committee of Adjustment for the year 2025.

CARRIED.

Moved by Dante Gatti, seconded by Joe Balsamo
that Riley Dufour **BE APPOINTED** as the Committee Clerk of the Committee of Adjustment for the year of 2025.

CARRIED.

Moved by Joe Balsamo, seconded by Mohammed Baki
that Greg Atkinson **BE APPOINTED** as the Acting Secretary-Treasurer of the Committee of Adjustment for the year 2025 (as required).

CARRIED.

CARRIED.

A virtual hearing by the Committee of Adjustment for the City of Windsor was held on January 30, 2025, by Video Conference. The Hearing was called to order at 3:30 PM.

ATTENDANCE:

Present:

Committee Members

Mike Sleiman, Chair
Joe Balsamo, Vice-Chair
Dante Gatti, Member
Frank Cerasa, Member
Mohammed Baki, Member

Jessica Watson, Secretary-Treasurer
Riley Dufour, Committee Clerk

Regrets:

Also in attendance, Administrative staff representing the interests of the City of Windsor were:

Planning & Building Services Department

Greg Atkinson, Deputy City Planner
Simona Simion, Planner
Zaid Zwayyed Planner
Brian Velocci, Planner
Stefan Pavlica, Zoning Co-ordinator
Conner O'Rourke, Zoning Co-ordinator
Diana Radulescu, Planner
Kareem Kurdi, Planner

Engineering & Geomatics Department

Mark Schaffhauser, Technologist

Transportation Planning Department

Ellie Mehrilou, Transportation Engineer

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DISCLOSURE OF PECUNIARY INTEREST
and the general nature thereof

Member Baki discloses that he has a conflict with Item # 3 on the agenda and will be removing himself from proceedings.

APPLICANT and SUBJECT LANDS:

Owner(s): GJB REAL ESTATE INC

Subject Lands: PLAN 1478 N PT LOT 149 and known as Municipal Number 4054 ROSELAND DR W

Zoning: Residential RD1.4

RELIEF: Relief from the minimum lot width.

INTERESTED PARTIES PRESENT:

Mike Stamp, Agent

PRELIMINARY PROCEEDINGS

Moved By: Joe Balsamo
Seconded By: Mohammed Baki

That Items #1 and #2 on the Agenda, A-078/24 and B-051/24 being PLAN 1478 N PT LOT 149 and known as Municipal Number 4054 ROSELAND DR W be heard concurrently.

The Secretary-Treasurer outlines that letters of objections and support have been received and shared with Administration, Committee Members and Applicant/Agent for their review before today's proceedings.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Stamp would like to ask a few questions to the Engineering Department. Mr. Stamp confirms himself and the property owner are in support of the recommendations from administration and his question is with respect to the conditions. Mr. Stamp outlines they are asking for sewer information and water information, and he would like to find out is, that he was able to locate the sewer atlas and do a screenshot of the subject area. He outlines that shows the existing sewer and existing storm sewer. He is asking what the city is requiring exactly. Mr. Schaffhauser confirms the sewers are fronting the property, we are requesting a site servicing drawing showing the existing private drain connections, storm sanitary and water that front the property and is requested of every severance to ensure that no sewers are crossing the new property line, and everything is going to be fronting the property. Mr. Schaffhauser outlines the city can provide construction, drawings and any PDC cards or private drain connection cards that we must help him out, however if he cannot find all these the agent is able to source a company to do the locates. Mr. Schaffhauser outlines contacting Windsor Utility Commission and they can provide these drawings, for the existing water connections.

Mr. Schaffhauser outlines that the second condition speaks to the current gravel driveway, and that it does not meet City standards so a requirement of a hard surface on top of that is required, for the existing driveway and this can be achieved by obtaining a driveway permit to fix it.

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED as applied for.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): GJB REAL ESTATE INC

Subject Lands: PLAN 1478 N PT LOT 149 and known as Municipal Number 4054 ROSELAND DR W

Zoning: Residential RD1.4

REQUEST: Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.

Moved By: Joe Balsamo
Seconded By: Mohammed Baki

That Items #1 and #2 on the Agenda, A-078/24 and B-051/24 being PLAN 1478 N PT LOT 149 and known as Municipal Number 4054 ROSELAND DR W be heard concurrently.

The Secretary-Treasurer outlines that letters of objections and support have been received and shared with Administration, Committee Members and Applicant/Agent for their review before today's proceedings.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Stamp would like to ask a few questions to the Engineering Department. Mr. Stamp confirms himself and the property owner are in support of the recommendations from administration and his question is with respect to the conditions. Mr. Stamp outlines they are asking for sewer information and water information, and he would like to find out is, that he was able to locate the sewer atlas and do a screenshot of the subject area. He outlines that shows the existing sewer and existing storm sewer. He is asking what the city is requiring exactly. Mr. Schaffhauser confirms the sewers are fronting the property, we are requesting a site servicing drawing showing the existing private drain connections, storm sanitary and water that front the property and is requested of every severance to ensure that no sewers are crossing the new property line, and everything is going to be fronting the property. Mr. Schaffhauser outlines the city can provide construction, drawings and any PDC cards or private drain connection cards that we must help him out, however if he cannot find all these the agent is able to source a company to do the locates. Mr. Schaffhauser outlines contacting Windsor Utility Commission and they can provide these drawings, for the existing water connections.

Mr. Schaffhauser outlines that the second condition speaks to the current gravel driveway, and that it does not meet City standards so a requirement of a hard surface on top of that is required, for the existing driveway and this can be achieved by obtaining a driveway permit to fix it.

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED as applied for.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): 13233138 CANADA INC

Subject Lands: PLAN 548 W PT LOT A and known as Municipal Number 646
TOURNIER ST

Zoning: Residential RD2.2

REQUEST: Severance of lands, as shown on the attached drawing, for the
purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Mohammed Hanash, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Hanash confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: J. Balsamo

Seconded by: D. Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): SCOTT ALAN DESALLIERS, GINETTE MARIE DESALLIERS

Subject Lands: PLAN 1088 LOT 171 PT CLOSED;ALLEY;AND RP 12R21002 PART 1
and known as Municipal Number 2633 TOURANGEAU RD

Zoning: Residential RD1.2

REQUEST: Severance of lands, as shown on the attached drawings, for the
purpose of a lot addition.

INTERESTED PARTIES PRESENT:

Amal Ghamrawi, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Ghamrawi confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): WINVALCO LIMITED

Subject Lands: SANDWICH EAST CON 1 PT LOT 97 RP 12R29281 PART 1 and known as Municipal Number 1235 ST LUKE RD

Zoning: HMD1.4, MD2.1

REQUEST: Severance of lands, as shown on the attached drawing, for the purpose of a lot addition.

INTERESTED PARTIES PRESENT:

Tracey Pillon-Abbs, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mrs. Pillon-Abbs confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: D. Gatti

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): WINDSOR SURGICAL CENTRE INC.

Subject Lands: CON 1 PT LOTS 140 & 141;RP 12R18564 PARTS 5 TO 8 and known as Municipal Number 10700 TECUMSEH RD E

Zoning: Manufacturing MD1.2

RELIEF: Addition to an existing medical office with reduced minimum required parking spaces.

INTERESTED PARTIES PRESENT:

Tony Chau, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

DISCUSSION

Mr. Chau confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Balsamo asks for confirmation of the number of parking spaces. Mr. Velocci confirms that 57 spaces is the correct number. Mr. Gatti would like to know if the proposed parking spaces are in the front of the building, or will there be some proposed in the rear? Mr. Chau outlines that they are losing 5 spaces, and there is a row of parking spaced at the rear and no parking spaces across the front that would be affected. Mr. Velocci outlines based on SPC, there was 5 parking spaces at the rear of the building, so those parking spaces are going to be removed for the addition.

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): SEMIH OZDOGAN

Subject Lands: PLAN 1478 PT LOT 178 and known as Municipal Number 570 COUSINEAU RD

Zoning: Residential RD1.4

REQUEST: Severance of lands, as shown on the attached drawing, for the purpose of a lot addition.

INTERESTED PARTIES PRESENT:

Semih Ozdogan, Owner

PRELIMINARY PROCEEDINGS

Moved By: J. Balsamo
Seconded By: M. Baki

That Items, B-056/24 and B-055/24 being PLAN 1478 PT LOT 178 and known as Municipal Number 570 COUSINEAU RD be heard concurrently.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Ozdogan confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: J. Balsamo

Seconded by: M. Baki

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): SEMIH OZDOGAN

Subject Lands: PLAN 1478 PT LOT 178 and known as Municipal Number 570 COUSINEAU RD

Zoning: Residential RD1.4

REQUEST: Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Semih Ozdogan, Owner

PRELIMINARY PROCEEDINGS

Moved By: J. Balsamo
Seconded By: M. Baki

That Items, B-056/24 and B-055/24 being PLAN 1478 PT LOT 178 and known as Municipal Number 570 COUSINEAU RD be heard concurrently.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Ozdogan confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: J. Balsamo

Seconded by: M. Baki

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): COUNTRYSIDE PLAZA INC (DAN JAHN)

Subject Lands: PLAN 1478 LOT 137 PT LOT 135 and known as Municipal Number 3865 DOUGALL AVE

Zoning: Commercial CD2.1

RELIEF: Proposed electronic sign with minimum distance from a residential area.

INTERESTED PARTIES PRESENT:

David Chorney, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Chorney outlines he owns the business and would like to update the existing sign as the old one has been there for over 30 years and confirms the sign is to show his business hours, and possible greetings for clients from time to time. The Chair asks if the times 7am – 11pm are monitored and what happens after said time. Mr. Alexander outlines this becomes an enforcement issue. The Chair is concerned because the bylaw is 60 m to a residential area and the proposed is 33 meters, and he can understand the neighboring property may not like this.

The Chair asks for public presentation.

Chad Pacilli – Neighbour comes forward and outlines he isn't against the sign, but more so the timing and asks if the time of 8AM to 8PM be considered. Mr. Chorney outlines that the sign isn't large and is near the road. He outlines there is a sign that is 20 feet for GoodLife gym across the street which is way bigger and can be seen a mile away. He feels that nobody complains about that. He reiterates his sign is a small sign with digital only at the top of it. Mr. Alexander asks if the applicant would be open to changing the time of the signs to be from 8-AM to 8PM to satisfy the neighbour.

Moved by: M. Baki

Seconded by: D. Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): VIOREL BRUDA

Subject Lands: PLAN 1106; LOTS 94 & 95 & PT CLOSED ALLEY and known as
Municipal Number 659 ALEXANDRINE ST

Zoning: Residential RD1.3

REQUEST: Severance of lands, as shown on the attached drawing, for the
purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Viorel Bruda, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Bruda confirms they agree with the recommendations and 4 conditions and comments provided in the report from Administration. The Chair asks of any existing structures currently on the lands. Mr. Bruda answers none.

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED WITH CONDITIONS.**

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

APPLICANT and SUBJECT LANDS:

Owner(s): **BAKER INVESTMENTS LIMITED**

Subject Lands: **PLAN 1627; PT BLOCK A & PT BLOCK B and known as Municipal
Number 8380-8474 WYANDOTTE ST E**

Zoning: **Commercial CD2.1**

REQUEST: **The creation of an access easement over Part 1 and 2 as shown in
the attached drawing/easement information to the application in
favour of Part 1 of Plan 12-28646.**

INTERESTED PARTIES PRESENT:

Connor Wilks, Agent

PRELIMINARY PROCEEDINGS

The Secretary-Treasurer outlines that letters of objections and support have been received and shared with Administration, Committee Members and Applicant/Agent for their review before today's proceedings.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

DISCUSSION

Mr. Wilks confirms they agree with the recommendations and comments provided in the report from Administration

The Chair asks for public presentation. None noted

Moved by: M. Baki

Seconded by: J. Balsamo

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for.

CARRIED.

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

ADOPTION OF MINUTES

After reviewing the draft minutes presented by the Secretary-Treasurer, it was

Moved by J. Balsamo
Seconded by D. Gatti

That the minutes of the Committee of Adjustment Hearing held January 30, 2025, **BE ADOPTED.**

CARRIED.

ADJOURNMENT:

There being no further business before the Committee, the meeting accordingly adjourned at p.m.

Mike Sleiman, Chairperson

Jessica Watson, Secretary-Treasurer