



**CITY OF WINDSOR**

**COMMITTEE OF ADJUSTMENT**

**MINUTES**

**FOR THE HEARING OF**

**May 08, 2025**

A virtual hearing by the Committee of Adjustment for the City of Windsor was held on May 08, 2025, by Video Conference. The Hearing was called to order at 3:30 PM.

**ATTENDANCE:**

**Present:**

***Committee Members***

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

Jessica Watson, Secretary-Treasurer  
Riley Dufour, Committee Clerk

Regrets:  
Mohammed Baki, Member

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

***Planning & Building Services Department***

Greg Atkinson, Deputy City Planner  
Zaid Zwayyed, Planner  
Brian Nagata, Planner  
Stefan Pavlica, Zoning Co-ordinator  
Conner O'Rourke, Zoning Co-ordinator  
Diana Radulescu, Planner

***Engineering & Geomatics Department***

Andrew Boroski, Technologist I

***Transportation Planning Department***

Elara Mehlou, Transportation Engineer

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**DISCLOSURE OF PECUNIARY INTEREST**  
**and the general nature thereof**

Dante Gatti, declares conflict of interest and removes himself from the proceedings for the following item: B:030/25 - CON 3 PT LOT 105 PT LOT 106;RP 12R4708 PART 4;RP 1020 PART 4; and known as Municipal Number 4000 RHODES DR

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** 2434233 ONTARIO LTD

**Subject Lands:** PLAN 997; LOTS 140 & 141 & PT CLOSED ALLEY; RP 12R26351; PARTS 10; 21 & 30 and known as Municipal Number 2142 DAYTONA AVE

**Zoning:** Residential 'H' RD2.2

**RELIEF:** Proposed semi-detached dwelling and additional dwelling unit (ADU) with increased maximum main building gross floor area and accessory building gross floor area.

**INTERESTED PARTIES PRESENT:**

Tracey Pillon- Abbs, Agent

**PRELIMINARY PROCEEDINGS**

Moved by - D. Gatti  
Seconded By - J. Balsamo

That files A-033/25 and B-034/25; subject lands - **PLAN 997; LOTS 140 & 141 & PT CLOSED ALLEY; RP 12R26351; PARTS 10; 21 & 30 and known as Municipal Number 2142, 2144 and 2150 DAYTONA AVE** 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**

Ms. 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):** 2434233 ONTARIO LTD

**Subject Lands:** PLAN 997; LOTS 142 & 143 & PT CLOSED ALLEY; RP 12R26351; PARTS 9; 20 & 29 and known as Municipal Number 2150 DAYTONA AVE

**Zoning:** Residential 'H' RD2.2

**RELIEF:** Proposed semi-detached dwelling and additional dwelling unit (ADU) with increased maximum main building gross floor area and accessory building gross floor area.

**INTERESTED PARTIES PRESENT:**

Tracey Pillon- Abbs, Agent

**PRELIMINARY PROCEEDINGS**

Moved by - D. Gatti  
Seconded By - J. Balsamo

That files A-033/25 and B-034/25; subject lands - **PLAN 997; LOTS 140 & 141 & PT CLOSED ALLEY; RP 12R26351; PARTS 10; 21 & 30 and known as Municipal Number 2142, 2144 and 2150 DAYTONA AVE** 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**

Ms. 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):** GREATER ESSEX COUNTY DISTRICT SCHOOL BOARD

**Subject Lands:** CON 2; PT LOTS 84 & 85; RP 12R24736; PART 1 and known as Municipal Number 245 TECUMSEH RD E

**Zoning:** Green GD1.2 and ID1.2

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

**INTERESTED PARTIES PRESENT:**

Daniel Murphy, 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. Murphy confirms agreement with the recommendations and comments provided in the report from Administration.

The Secretary-Treasurer notifies a question has been asked in the sessions chat. The question is as follows from Linda D – What is planned for the property? Would the City have the first opportunity to purchase.

Mr. Atkinson responded there are no developments at this time. What is before the committee is only the severance and any future developments would be subject to further planning approvals from the city and typically school properties would be offered to the city first prior to the listing for sale. So, for anyone who is on the call who's curious about this proposed development, it's a severance only that's proposed at this time. There are no development plans and any future development, so it's currently zoned green district like a park and Parkland district. He expresses for future development, whether it be residential or otherwise, will be subject to a rezoning in the neighborhood. Everyone within 200-meter radius will get notice of that and they would be invited to attend the City Council meeting for those considerations.

Another question from Mohammed P – Asks if the school offering the property to the city. The Chair recommends Mohammed contacting the school Board.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa

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):** JOHN ATWAN

**Subject Lands:** PLAN 1160; LOT 14; PT LOT 13 & PT ALLEY; RP 12R28714; PART 2 and known as Municipal Number 2609 PILLETTE RD

**Zoning:** Residential RD2.1

**REQUEST:** Consent to sever the property along the common wall of a semi-attached dwelling, as shown on the attached drawing, for the purpose of creating a new lot.

**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**

Ms. Pillon-Abbs confirms agreement with the recommendations and comments provided in the report from Administration. Mr. Cerasa asks if they will be sold together. Ms. Pillon-Abbs, responds No, there is an offer to purchase and each of the units will be sold separately. So, the purpose of the consent is to sever down the common wall so that we have a deed for each unit, and it can be sold individually.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa

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):** JOSEPH PASSA

**Subject Lands:** PLAN 1475 PT BLK A RP 12R29144 PARTS 5 AND 10 and known as  
Municipal Number 2001 SENECA ST

**Zoning:** Residential RD2.2

**RELIEF:** Requesting relief from the maximum building height and front yard  
paving requirements.

**INTERESTED PARTIES PRESENT:**

Joeseeph Passa, 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. Passa is not in agreement with the 65% limit recommendation provided in the report from Administration of the hard surface area and expresses the need for 85%. He also outlines that cars should have spaces to park, and not on the street. The Chair outlines he should be speaking with the traffic division with his concerns of traffic calming. Mr. Cerasa asks if it's possible to lower the pitch on the roof by a couple of feet? Mr. Passa outlines there are solar panels, and they are at the heights of limit currently. Mr. Cerasa compliments the building design. The Chair addresses administration for confirmed measurements and asks would a standard-sized vehicle fit on the private driveway without encroaching into the public right of way.

Mr. Zwayyed outlines the setback is 6m and will not encroach or be on the sidewalk. The Chair asks for confirmation of hard surfaces. Administration confirms asphalt, paving brick/block or concrete as per the by-law. The Chair explains as with the large amount of concrete this could cause flooding and water pooling. Mr. Cerasa outlines patio slabs 2x2 spaced out and infilled with stone should be considered and if that would be considered as hard surface? Mr. Zwayyed outlines this would have to be confirmed. So, they would require a driveway, and a right of way permit. After completing this as part of the permitting and then they will be inspected. All the dimensions will be verified. However, as per the plan, we don't see any encroaching encroachments as discussed earlier. Mr. Passa inquires about the curb cut request width for a single car garage with a wider curb cut. So, we need the same curb cuts that I have and the two semis as well. Mr. Zwayyed outlines - this application is related to the planning matters. The variances that we have in place. These are just engineering best practices, the minimums he would again he would need a right of way permit, and he will be informed of that. We cannot address those in this meeting. Mr. Atkinson outlines this application is related to the planning matters. The variances that we have in place. These are just engineering best practices, the minimums he need a right of way permit, and he will be informed of this. We cannot address those in in this meeting.

The Chair asks for public presentation. None noted

Moved by: Mr. Cerasa  
Seconded by: D. Gatti

**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):** MARIA DIPROSPERO

**Subject Lands:** PLAN 1590 LOT 12;19728.10SF 70.00FR 281.83D and known as  
Municipal Number 3090 ROBINET RD

**Zoning:** Residential RD1.1

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

**INTERESTED PARTIES PRESENT:**

Merril Baker, 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. Baker 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** 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):** DANZIG GROUP LIMITED

**Subject Lands:** CON 3 PT LOT 105 PT LOT 106;RP 12R4708 PART 4;RP 1020 PART 4; and known as Municipal Number 4000 RHODES DR

**Zoning:** Manufacturing MD1.5

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

**INTERESTED PARTIES PRESENT:**

Jack Ramieri, 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. Ramier welcomes the recommendations, however, with respect to the conditions he feel should be at the time of Site Plan Approval. Mr. Champoux explains Engineering is asking for A survey and all connections on the property should be terminated at the mains. At this point these are existing. This property has been demolished, at least since 2010. It was before that. In the existing services where capped at the property line, whatever is going to be developed on this property, they are going to require new services. So it's their opinion that going in and terminating services now and then having to go back and do this whole thing and survey the property again and video the services again and then go into the street, attached to the main and bring in new services going into the street twice makes no sense, to sever the property. Whenever somebody goes to develop either property, they must go through site plan control and at that time they will have to. Provide the site servicing drawings. They will have to camera services and then terminate any redundant services. At that time and then bring in the new services that are required all at the same time. It is not a waste of money and not doing things twice. That is what we are trying to do is to cut that redundancy out. That is all we are asking for. We are not asking to eliminate something. We are just saying that it should have been completed at the appropriate time, which is during site plan control when a new property is being is being developed. A. Boroski outlines that his department just needs to see with the location of the existing services and where they compared to the severance. And as per engineering best practice, it would need to be abandoned at a time of severance. Depending on the material of the connections, it can be abandoned at the property line, or they might have to be abandoned at the main. He outlines this would be the responsibility of the owner at the time of severance, not to future owner to bear the cost of that. The Chair asks the applicant if he would be unable to fulfill the conditions? Mr. Champoux outlines his applicant has been on this this, this this property in dealing with this for four years and every time we do it the goal line of everything, we do is push down the line and there is more and more has been pushed onto this owner. Mr. Sleiman outlines the official plan schedule as X. It clearly said all lots created by consent shall be serviced by municipal sanitary sewer and water service. Mr. Cerasa asks of current ownership and outlines that he must apply with the current requirements for services.

The Chair asks for public presentation. None noted

Mr. Gatti declares a conflict.

Moved by: J. Balsamo

Seconded by: F. Cerasa

**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):** YAFEI CORPORATION

**Subject Lands:** PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY and known as Municipal Number 3376 BYNG RD

**Zoning:** Residential RD1.1

**RELIEF:** Creation of a new lot with reduced minimum side yard width for the retained lot, and reduced minimum lot width and lot area for the severed lot.

**INTERESTED PARTIES PRESENT:**

Katherine Zheng

**PRELIMINARY PROCEEDINGS**

Move by - D. Gatti  
Seconded By - J. Balsamo

That files A-036/25 and B-031/25; subject lands - **PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY and known as Municipal Number 3376 BYNG 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.

**DISCUSSION**

Ms. Zheng outlines they do have some comments with respect to the conditions that have been provided in the report from Administration. The applicant would like to serve the 3 lots, and he would like some clarification of the following conditions, as 1304 is a vacant lot and outlines it is not attached to Lot 1306. Mr. Atkinson outlines this was a previous severance that has been brought to the committee and outlines 3382 was severed from the larger property last year with a condition to register a shared driveway agreement and pave the existing gravel driveway. o they are now looking to sever the northern part of the property. And the driveway condition, which I believe is still outstanding from the previous severance. So, assuming the severed lot will have its own driveway, we still must ensure that the retain lot complies with those previous severance conditions because it still needs to share the driveway with 3382 and must be brought up to city standard. 3382 shares a driveway with the retained land and not 3376, and Mr. Atkinson outlines we must be sure we're just asking that the previous condition of the previous severance be completed prior to the new property being created, and the connection there is that retains lot. It is suggested that if deferred for further discussion there would be a fee, and the alternative would be to grant today and come back to "change conditions" a fee would be required. The Secretary provides the fee schedule for both options and lets the applicant decided what is the best route.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa

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):** YAFEI CORPORATION

**Subject Lands:** PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY and known as  
Municipal Number 3376 BYNG RD

**Zoning:** Residential RD1.1

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

**INTERESTED PARTIES PRESENT:**

Katherine Zheng

**PRELIMINARY PROCEEDINGS**

Move by - D. Gatti  
Seconded By - J. Balsamo

That files A-036/25 and B-031/25; subject lands - **PLAN 1126 LOT 1304 LOT 1305;PT CLSD ALLEY and known as Municipal Number 3376 BYNG 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.

**DISCUSSION**

Ms. Zheng outlines they do have some comments with respect to the conditions that have been provided in the report from Administration. The applicant would like to serve the 3 lots, and he would like some clarification of the following conditions, as 1304 is a vacant lot and outlines it is not attached to Lot 1306. Mr. Atkinson outlines this was a previous severance that has been brought to the committee and outlines 3382 was severed from the larger property last year with a condition to register a shared driveway agreement and pave the existing gravel driveway. o they are now looking to sever the northern part of the property. And the driveway condition, which I believe is still outstanding from the previous severance. So, assuming the severed lot will have its own driveway, we still must ensure that the retain lot complies with those previous severance conditions because it still needs to share the driveway with 3382 and must be brought up to city standard. 3382 shares a driveway with the retained land and not 3376, and Mr. Atkinson outlines we must be sure we're just asking that the previous condition of the previous severance be completed prior to the new property being created, and the connection there is that remains lot. It is suggested that if deferred for further discussion there would be a fee, and the alternative would be to grant today and come back to "change conditions" a fee would be required. The Secretary provides the fee schedule for both options and lets the applicant decide what is the best route.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa

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.

### **ADOPTION OF MINUTES**

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

Moved by     **D. Gatti,**  
Seconded by **F Cerasa,**

That the minutes of the Committee of Adjustment Hearing held **April 24, 2025, BE ADOPTED.**

**CARRIED.**

### **ADJOURNMENT:**

There being no further business before the Committee, the meeting accordingly adjourned at 4:20 p.m.

Mike Sleiman, Chairperson

Jessica Watson, Secretary-Treasurer