



CITY OF WINDSOR COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

February 13, 2025

A virtual hearing by the Committee of Adjustment for the City of Windsor was held on February 13, 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
Frank Cerasa, Member
Mohammed Baki, Member

Jessica Watson, Secretary-Treasurer
Riley Dufour, Committee Clerk

Regrets:

Dante Gatti, Member

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

Planning & Building Services Department

Jason Campigotto Deputy City 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

Dan Perissionotti, Technologist

Transportation Planning Department

Ellie Mehnilou, Transportation Engineer

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DISCLOSURE OF PECUNIARY INTEREST
and the general nature thereof

There being no disclosure of pecuniary interest at this time, the following applications were considered in the order as contained herein.

APPLICANT and SUBJECT LANDS:

Owner(s): NICK NADALINI, ELEANOR L NADALINI

Subject Lands: PLAN 1193 LT S 30. 207 206 and known as Municipal Number 2678 RANDOLPH AVE

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:

Richard Nadalinii, Owner

PRELIMINARY PROCEEDINGS

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

That Items #1 and #2 on the Agenda, A-002/25 and B-003-25 being PLAN 1193 LT S 30. 207 206 and known as Municipal Number 2678 RANDOLPH 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

Mr. Nadalini 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): NICK NADALINI, ELEANOR L NADALINI

Subject Lands: PLAN 1193 LT S 30. 207 206 and known as Municipal Number 2678 RANDOLPH AVE

Zoning: Residential RD1.4

RELIEF: Creation of 2 new lots, with minimum lot width and area

INTERESTED PARTIES PRESENT:

Nick Nadalinii, Owner

PRELIMINARY PROCEEDINGS

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

That Items #1 and #2 on the Agenda, A-002/25 and B-003-25 being PLAN 1193 LT S 30. 207 206 and known as Municipal Number 2678 RANDOLPH 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

Mr. Nadalini 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.

APPLICANT and SUBJECT LANDS:

Owner(s): 12813131 CANADA INC.

Subject Lands: PLAN 1305 LOT 279 PT LOTS 278 AND 280 PT ALLEY RP 12R29628 PARTS 8 TO 10 RP 12R29819 PART 1 and known as Municipal Number 730 CABANA RD W

Zoning: Residential RD1.4

RELIEF: Accessory building with an ADU, with maximum gross floor area.

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 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: F. Cerasa

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.

NEW BUSINESS

Application to Change conditions B-003/23 968 Windsor Ave

Applicant/Agent - William Wang

A consent request to sever the property at 968 Windsor Avenue approved by the Committee of Adjustment at its February 23, 2023, hearing, subject to the following conditions.

I The Owner shall obtain a reciprocal access agreement for both the retained and severed parcels, to the satisfaction of the City Engineer.

Upon consultation with the Engineering Department, being confirmed that the applicant has satisfied previous Conditions II and III, and an application for a right-of-way permit has been submitted. The applicant is now requesting a modification to Condition me to allow for the registration of reciprocal easements for shared driveway access the severed and retained lots.

Moved by: J. Balsamo

Seconded by: F. Cerasa

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

ADOPTION OF MINUTES

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

Moved by **J. Balsamo**
Seconded by **F. Baki**

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

CARRIED.

ADJOURNMENT:

There being no further business before the Committee, the meeting accordingly adjourned at
4:10 p.m.

Mike Sleiman, Chairperson

Jessica Watson, Secretary-Treasurer