



CITY OF WINDSOR
COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

April 21, 2022

A hearing by the Committee of Adjustment for the City of Windsor was held on April 21, 2022, located , Electronic Participation.

The Hearing was called to order at 3:30 PM.

ATTENDANCE:

Present:

Mike Sleiman, Chair
Tom McMahon, Vice-Chair
Dante Gatti, Member
Joe Balsamo, Member

Jessica Watson, Secretary-Treasurer
Natasha McCullin, Committee Clerk

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

Neil Robertson, Manager of Urban Design/Deputy City Planner, Planning Department
Simona Simion, (Planner II – Research & Policy Support) Planning Department
Pablo Golob (Planner II - Development Review) Planning Department
Jason Campigotto (Planner III – Site Plan Approval Officer) Planning Department
George Robinson (Planner III – Site Plan Approval Officer) Planning Department
Connor Cowan (Zoning Co-ordinator) Planning Department
Shannon Mills, (Technologist I) Engineering & Geomatics Department
Raina Toufeili (Transportation Engineer) Transportation Planning
Amy Kurek (Technologist II) Development, Projects & Right-of-Way
Stefan Fediuk,(Landscape Architect), Parks Department
Sophia Lyons, Co-op Student, Planning & Building Department
Colin Funk, Co-op Student, Planning & Building Department

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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): TESSONICS HOLDING CORP

Subject Lands: LOT 15 TO LOT 17 BLOCK 2, PART LOT 18, ON REGISTERED PLAN 256 and known as Municipal Number 787 OUELLETTE AVE

Zoning: Commercial CD3.1

RELIEF: Accomodate a combined used building with a dwelling unit at the same level as non-residential uses

INTERESTED PARTIES PRESENT:

Joe Etspenac, Agent

PRELIMINARY PROCEEDINGS

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

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr Estenpac outlines he is in agreement with the recommendations provided by administartion.

Mr. Gatti, asks for confirmation of the 3rd floor is going to be residentia or is it on the ground floor. The Applicant confirms it will be on the 3rd floor..

Moved by: Tom McMahon

Seconded by: Joe 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): HEBALLAH HABIB, BISHR HABIB

Subject Lands: Part Lot 5, on Registered Plan 40 and known as Municipal Number 269-271 MILL ST

Zoning: Commercial CD2.2

REQUEST: The severance of the above noted lands, for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Bruck Easton, Agent for Neighbour

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

DISCUSSION

The Chair confirms the applicants are not in attendance, and asks the Planner to proceed with a presentation of the matters presented. The Chair asks for the Planner of the report to give a brief description. Ms. Simion outlines the application is for Severance. She outlines that the area is in the Sandwich Heritage designation and there will be conditions. Ms. Simion outlines all the conditions as outlined in the report.

The Chair asks about existing duplex parking, and it is confirmed the parking will be shared parking agreement, therefore there will be sufficient parking, and subject to Site Plan Control. Ms. Simion outlines the size of the Lot, and rear-yard setback of the existing. Ms. Simion outlines the existing use is a LNCU and does not comply and the size of the entire subject property is existing and permitted.

The Chair asks if there is public presentation.

Mr. Easton is representing the neighbor at 263 Mill St, north of the property. The concern for review is outlining errors on the application and he feels the dimensions are not correct for the severed lot, and they are not properly described. Mr. Easton outlines that the retained lot will have water, and private sewers etc. His objection to the application, the zoning for this lot on Mill Street as CD2.2 and he feels as its commercial area and has a designation under Heritage. He feels that this block from Sandwich to Russell, on the west-side of the street, with business ground level, and residential on top, and Ms. Meloche's home, and Baby house are all within 5-6 feet of their sidewalk. The opposite of the street is Port Authority, and he feels there are no commercial zoning in this area. Mr. Easton's client would like the zoning changed, and objects to the severance of a 31 frontage multi-used dwelling. Review of the Heritage designation of the application, was reviewed of what is permitted etc. by Mr. Easton for Commercial. The Chair outlines the awareness of the permitted use. Mr. Easton's address parking and a driveway to the multi-use building, there will be a commercial outlet, away from the 65ft frontage, and is not consistent with the Heritage district provisions for Sandwich area. The underlying concerns are parking, and driveway with the setbacks of the duplex and privacy, and they feel is in appropriate.

For the record, the subject land is mixed use as per the Official Plan.

Mr. Balsamo addresses administration of errors and if they would cancel the approval moving forward if granted. The Chair outlines the errors could be minimal, or a typo. Ms. Simion outlines there are not any zoning errors on the application. Ms. Watson outlines that the submission has been provided with consultation. Mr. Robertson, outlines if it is material to the decision VS a challenge in identifying the property subject. This case does not identify any misunderstanding of the location, and its contents before the committee.

Mr. Gatti, outlines both parcels with severance are in compliance. Ms. Simion outlines they are in compliance as is at this time. Mr. Gatti addresses Mr. Easton with his objection or beyond the scope of the zoning use. Mr. Easton feels the block is only residential and not commercial and he is not aware of the zoning establishment. He feels the lack of parking for the retained lot, and outlines some measurement errors in his opinion, he asks if the 31feet if allowed for parking on a shared building is to far back and references the Heritage Act requirements along the street. He feels this will not be achieved if approved today. Mr. Gatti asks of his clients zoning of current property. Mr. Easton outlines it is zoned commercial as well, but should not be and is of this vintage, and the setback line should not be allowed.

Moved by: Tom McMahon

Seconded by: Joe 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): 13233138 CANADA INC

Subject Lands: Part Lot 1, Block 4 on Registered Plan 80 and known as Municipal Number 304 ELLIOTT ST W

Zoning: Residential RD2.2

RELIEF: Accomodate a single unit dwelling with reduced minimum Lot width and exceeding the maximum Lot coverage.

INTERESTED PARTIES PRESENT:

Parties not preset.

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Ms. Simoion outlines this is an exisiting lot, and the application is for a construction of a sincgle unit dwelling with reduced minuiimum lot width and exceeding a slight maximum of Lot coverage.

Moved by: Joe Balsamo

Seconded by: Dante 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): WILLIAM RONALD BENETEAU, CASTLE GATE TOWERS INC

Subject Lands: Part Lot 75, Lots 76 to 79 on Registered Plan 1015 and Parts 5-7 on Reference Plan 12R-241146 and known as Municipal Number 0 DAYTONA AVE

Zoning: Residential RD2.2

RELIEF: The development of a 6-unit townhome with minimum front yard depth and minimum reard yard depth

INTERESTED PARTIES PRESENT:

Tiziano, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms he knows the applicant, and has no financial gains from this property.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Teh applicant is in full support of the reccomendations. Mr. McMahon outlines there is current homes along the frontage, and would like confirmation they would be lined up. Tiziano, outlines they are 4-plex's and they would be lined up. He outlines that the front yard setbacks have the same setbacks of the others.

Mr. Gatti has a concern for greenspace and minimum inthe setbacks for front and rear yards. Mr. Campogtto outlines the particular development with 2 parcels and the zoning is deteremeined byt he exterior lot line, meaning that Daytonya is function is the front yard, but we have just re-oriented the frontage of the setback on the front or the side, isn't there an elimination of 5-6 metres of space of green space, that we are not protecting. Mr. Campigotto outlines along Northwood has a depth of approx 37m, and to develop on site with conformance needs to provide 6m of setback, and today we are asking to reduce the frontage along the daytona to 1.5 m and to allow the property along the Daytona, and today they are asking for 7 m along 50 m of frontage. Mr. Campigotto outlines the requested setbacks are in conformance.

Moved by: Tom McMahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED** as applied for with no conditions outside those established thru Site Plan.

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): FAYEZ CHALHOUB

Subject Lands: Part Lot 7 on Registered Plan 231 and Part Lot 83 on Registered Plan 575 and known as Municipal Number 836 MARION AVE

Zoning: Residential RD1.3

REQUEST: The severance of the said lands, for the purpose for creating a new Lot.

INTERESTED PARTIES PRESENT:

Fayez Chalhoub, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Chalhoub is in agreement with the recommendations and comments provided in the report and the conditions.

Moved by: Joe Balsamo

Seconded by: Dante 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): SANDRO LIBURDI, ROSA LIBURDI

Subject Lands: Lot 27 and Lot 28 on Registered Plan 366 and known as Municipal Number 1159 LILLIAN AVE

Zoning: Residential RD2.1

RELIEF: To accomodate an exisiting single dwelling unit with reduced side-yard

INTERESTED PARTIES PRESENT:

Rosa Liburdi, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Ms. Liburdi is in agreement with the recommendations and comments provided in the report.
The Chair asks for confirmation of the side-yard and if it's to narrow. Ms. Simion outlines the exisiting side yard is permitted.

Moved by: Tom McMahon

Seconded by: Joe 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): JEROME MARIER & SONS LTD

Subject Lands: Lots 21-23 and Part Closed alley on Registered Plan 1077, Parts 5-9 on Reference Plan 12R-19669 and known as Municipal Number 527-531 CLOVER ST

Zoning: Residential RD1.2

REQUEST: Consent to sever alley

INTERESTED PARTIES PRESENT:

Michelle Whitehead, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Ms. Whited confirms she in agreement with the recommendations and comments provided in the report from Administration. This includes the construction of a driveway to municipal standards.

Moved by: Dante Gatti

Seconded by: Joe 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): 1486187 ONTARIO LIMITED

Subject Lands: Part Lot 100 Concession 3; Part 18 on Reference Plan 12R-18798 and known as Municipal Number 3030 DEZIEL DR

Zoning: Manufacturing MD1.5

RELIEF: Proposed industrial development with minimum side yard width

INTERESTED PARTIES PRESENT:

David Maddy, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Maddy confirms they are in agreement with the recommendations and comments provided in the report from Administration.

Mr. McMahon has asks about the plans for the lot of such size and request for a variance. Mr. Maddy outlines it's typically 60 feet, and this is 55 feet, and they are unable to pave on setbacks, so the request is for the variance for parking. He outlines we cannot footprint a smaller building.

Moved by: Dante Gatti

Seconded by: Joe 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): DINO JOSEPH MOLLICA, LISA MELONY MOLLICA

Subject Lands: Part Lot 2 and Part Lot 4 (Water Lot), Lot 3 on Registered Plan 572 and known as Municipal Number 9930 RIVERSIDE DR E

Zoning: Residential RD1.6

RELIEF: To accomodate a sunroom addition within the prescribed Detroit River setback and exceeding maximum rear yard area encroachment

INTERESTED PARTIES PRESENT:

Dino Mollica, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Mollica confirms if they are in agreement with the recommendations and comments provided in the report from Administration.

Mr. McMahon, asks of the neighbours and if they are in agreement. Mr. Mollica confirms that he was provided letters in support from abutting neighbours.

Moved by: Tom McMahon

Seconded by: Dante 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 A

APPLICANT and SUBJECT LANDS:

Owner(s): BOBAN STOJKOVSKI

Subject Lands: Lot 139-140, Part Closed Alley on Registered Plan 1109 and known as Municipal Number 2575 MELDRUM RD

Zoning: Residential RD1.2

REQUEST: The severance of the above noted lands, for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Robert Unis, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Unis confirms they are in agreement with the recommendations and comments provided in the report from Administration. He is aware of the conditions.

The Chair asks for confirmation if there will be demolition to build a single unit dwelling, without a severance in the future. Mr. Unis outlines he is looking to build on 2 lots.

Moved by: Joe Balsamo

Seconded by: Dante 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): YOUSIF YAKO

Subject Lands: Lots 162-163 Part Lot 161 and 164 on Registered Plan 430; Part 2 on Reference Plan 12R-9373; Parts 1-3 on Reference Plan 12R-11730 and known as Municipal Number 1590 LANGLOIS AVE

Zoning: Residential RD1.3

REQUEST: To sever the above noted lands for the purpose of a Lot addition.

INTERESTED PARTIES PRESENT:

Linda Saleeb, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Ms. Saleeb confirms she is in agreement with the recommendations and comments provided in the report from Administration

Moved by: Dante Gatti

Seconded by: Tom McMahon

CARRIED.

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

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): 2612650 ONTARIO LTD

Subject Lands: Part Lot 89 Concession 3, Part 1 on Reference Plan 12R-13674; Part 5 on Reference Plan 12R-27337 and known as Municipal Number 853 PROVINCIAL RD

Zoning: Commercial CD4.1

RELIEF: To erect a 3-Dimensional Electronic Billboard Sign with reduced distance to rear yard of a residential district, thereby requesting the following relief

INTERESTED PARTIES PRESENT:

Matthew Burpee, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Burpee confirms he is in agreement with the recommendations and comments provided in the report from Administration. Mr. McMahon outlines the concern of the bylaw request, and he feels this is not a minor variance and addresses Administration and Applicant.

Mr. Burpee, outlines the distance of the bylaw stated is only for the distance to the signage and is a3-d side to angle away from residential area and this would gain compliance, as it would not be viewable by residents. The Chair outlines 851, 853, 859 are all the same owners. The applicant cannot confirm. The Chair outlines that 851 and 925 could have separate signs. The applicant agrees.

Moved by: Dante Gatti

Seconded by: Joe Balsamo

Opposed by : Tom McMahon

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): HAIZHANG JI, TAO GONG
Subject Lands: Part Lots Q & R on Registered Plan 43; Part Parking Lot C on Registered Plan 40 and known as Municipal Number 540 LAFORET ST
Zoning: Residential RD2.2
RELIEF: he creation of a new lot with reduced minimum lot width

INTERESTED PARTIES PRESENT:

Ji Haizhang, Owner

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded By: Dante Gatti

That since applications A-031/22- and B-015/22 by **HAIZHANG JI, TAO GONG**, known as Municipal Number **540 LAFORET ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Haizhang confirms they are in agreement with the recommendations and comments provided in the report from Administration.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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): HAIZHANG JI, TAO GONG

Subject Lands: Part Lots Q & R on Registered Plan 43; Part Parking Lot C on Registered Plan 40 and known as Municipal Number 540 LAFORET ST

Zoning: Residential RD2.2

REQUEST: Severance of said lands, for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Haizhang Ji, Owner

DISCUSSION

Moved by: Joe Balsamo

Seconded By: Dante Gatti

That since applications A-031/22- and B-015/22 by **HAIZHANG JI, TAO GONG**, known as Municipal Number **540 LAFORET ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

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DISCUSSION

Mr. Haizhang confirms they are in agreement with the recommendations and comments provided in the report from Administration.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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): HAIZHANG JI, TAO GONG

Subject Lands: Part Parking Lot C on Registered Plan 40 and Part Lot 1 on Registered Plan 52 and known as Municipal Number 574 LAFORET ST

Zoning: Residential RD2.2

RELIEF: Creation of a new Lot with reduced minimum lot width

INTERESTED PARTIES PRESENT:

Haizhang Ji, Owner

DISCUSSION

Moved by: Joe Balsamo

Seconded By: Dante Gatti

That since applications A-032/22- and B-016/22 by **HAIZHANG JI, TAO GONG**, known as Municipal Number **574 LAFORET ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Haizhang confirms they are in agreement with the recommendations and comments provided in the report from Administration.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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): HAIZHANG JI, TAO GONG

Subject Lands: Part Parking Lot C on Registered Plan 40 and Part Lot 1 on Registered Plan 52 and known as Municipal Number 574 LAFORET ST

Zoning: Residential RD2.2

REQUEST: The severance of said lands, for the purpose of creating a new Lot

Haizhaing Ji, Owner

DISCUSSION

Moved by: Joe Balsamo

Seconded By: Dante Gatti

That since applications A-032/22- and B-016/22 by **HAIZHANG JI, TAO GONG**, known as Municipal Number **574 LAFORET ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

Mr. Haizhang confirms they are in agreement with the recommendations and comments provided in the report from Administration.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

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): FARHI HOLDINGS CORPORATION
Subject Lands: BLOCK 44 AND PT BLOCK 45 ON REFERENCE PLAN 12M-678 and known as Municipal Number 8607-8675 MCHUGH ST
Zoning: Residential RD3.1
REQUEST: To create an easement for access, parking and municipal servicing.

INTERESTED PARTIES PRESENT:

Connor Wilks, Agent

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications **A-017/22 thru B-020/22** by **FARHI HOLDINGS CORPORATION**, known as Municipal Number **8607-8675 MCHUGH ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

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

Moved by: Joe Balsamo

Seconded by: Dante Gatti

CARRIED.

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

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): FARHI HOLDINGS CORPORATION

Subject Lands: BLOCK 44 & PT BLOCK 45 ON REFERENCE PLAN 12M-678; and known as Municipal Number 8607-8675 MCHUGH ST

Zoning: Residential RD3.1

REQUEST: Severance of said lands, for the purpose of creating a new Lot

RELIEF:

INTERESTED PARTIES PRESENT:

Connor Wilks, Agent

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications **A-017/22 thru B-020/22** by **FARHI HOLDINGS CORPORATION**, known as Municipal Number **8607-8675 MCHUGH ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

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

Moved by: Joe Balsamo

Seconded by: Dante Gatti

CARRIED.

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

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): FARHI HOLDINGS CORPORATION
Subject Lands: BLOCK 44, PT BLOCK 45 ON REFERENCE PLAN 12M-678 and known as Municipal Number 8607-8675 MCHUGH ST
Zoning: Residential RD3.1
REQUEST: The severance of said lands for the purpose of creating a new Lot.

INTERESTED PARTIES PRESENT:

Connor Wilks, Agent

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications **A-017/22 thru B-020/22** by **FARHI HOLDINGS CORPORATION**, known as Municipal Number **8607-8675 MCHUGH ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

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

Moved by: Joe Balsamo

Seconded by: Dante Gatti

CARRIED.

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

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): FARHI HOLDINGS CORPORATION

**Subject Lands: PT BLOCK 45 ON REFERENCE PLAN 12M-678 and known as
Municipal Number 8607-8675 MCHUGH ST**

Zoning: Residential RD3.1

**REQUEST: The severance of the said lands, for the purpose of creating a new
Lot.**

INTERESTED PARTIES PRESENT:

Connor Wilks, Agent

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications **A-017/22 thru B-020/22** by **FARHI HOLDINGS CORPORATION**, known as Municipal Number **8607-8675 MCHUGH ST** they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with the applicant if they are in agreement 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 to note

The Chair asks if there is public presentation. None noted

DISCUSSION

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

Moved by: Joe Balsamo

Seconded by: Dante Gatti

CARRIED.

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

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 Tom McMahon
Seconded by Dante Gatti

That the minutes of the Committee of Adjustment Hearing held March 23, 2022 **BE ADOPTED.**

CARRIED.

ADJOURNMENT:

There being no further business before the Committee, the meeting accordingly adjourned at 5:15 p.m.

Mike Sleiman, Chairperson

Jessica Watson, Secretary-Treasurer