



CITY OF WINDSOR
COMMITTEE OF ADJUSTMENT

MINUTES

FOR THE HEARING OF

May 20, 2021

A hearing by the Committee of Adjustment for the City of Windsor was held on May 20, 2021, 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
Delilah Liburdi, 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
Melissa Gasic (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
Allaa Mokdad (Zoning Co-ordinator) Planning Department
Connor Cowan, (Zoning Co-ordinator) Planning Department
Mark Schassuffeur, (Technologist I) Engineering & Geomatics Department
Rania Toufeili (Transportation Engineer) Transportation Planning
Amy Olsen (Technologist II) Development, Projects & Right-of-Way
Stefan Fediuk, Landscape Architect, Parks 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): STREAU PROPERTIES LTD.

Subject Lands: Part Lots 120-121 Concession 1 and known as Municipal Number 6550-6560 WYANDOTTE ST E

Zoning: Residential RD3.1

RELIEF: Proposed development of a multi unit mixed use building with reduced parking separation from an other street.

INTERESTED PARTIES PRESENT:

Paul Bezaire, 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.

DISCUSSION

Mr Bezaire is in support of the recommendations provide in the report from Administration.

The Chair asks if there is public presentation. None noted

Moved by: Dante Gatti

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 12.1.5.7, Section 24.40.1.5, Section 25.5.20.2** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD3.1 District**, the proposed development of a multi-unit mixed use building, thereby providing and maintaining:

- (a) A minimum side yard width of 3.0 metres.
- (b) 0 loading spaces.
- (c) 0.57 metres separation from any other street.

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): CARL DI GIACOMO

Subject Lands: Part Lot 820 Lot 819 according to Registered Plan 1329 and known as Municipal Number 3235 LONGFELLOW AVE

Zoning: Residential RD1.4

RELIEF: To construct an attached garage with reduced minimum side yard.

INTERESTED PARTIES PRESENT:

Carl Di Giacomo, Owner

PRELIMINARY PROCEEDINGS

*Secretary-Treasurer advises there was a typo in the notification, and it has been amended.

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

Mr. Di Giacomo confirms he is in support of the recommendations.

The Chair asks if there is public presentation. None noted

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.4.5.7** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.4 District**, the proposed construction of an attached garage, thereby requesting the following relief, thereby providing and maintaining:

- (a) A minimum side yard of 1.2 metres.

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): SEZMAR INC.

Subject Lands: Lots 278 and 279 Part Block D Parts 127 and 128 Reference Plan 12R-17698 according to Registered Plan 973 and known as Municipal Number 2415 RANDOLPH AVE

Zoning: Residential RD1.1 and RD1.2

RELIEF: To develop a single unit dwelling with reduced minimum side yard depth.

INTERESTED PARTIES PRESENT:

Armando D'Alessandro, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom McMahon

That since applications A-043/21, and B-017/21 by **SEZMAR INC**, Lots 278 and 279 Part Block D Parts 127 and 128 Reference Plan 12R-17698 according to Registered Plan 973 and known as Municipal Number **2415 RANDOLPH AVE** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with 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.

DISCUSSION

Mr. D'Alessandro updated the committee members, that the objection letter(s) received by neighbours have been received and reviewed and discusses there have been some errors, and that this application is for a Lot addition only to include the addition of half the alley to be transferred to the abutting property. Mr. Ahmed outlines his agent will be living in the residence, and has an existing driveway.

With regards to the conditions, it has been discussed with Administration and there will be a slight variation to the wording for an easement.

Mr. McMahon asks the Agent to confirm that the neighbours are in support of the application. Mr. D' Alessandro advises that a letter was provided from the abutting neighbour and he is in support. Mr. McMahon asks if the "concerns are legitimate" from other neighbours. Mr. D'Alessandro identifies, that he isn't sure.

Ms. Simion confirms that removal of the conditions on the consent file, due to the easement already existing, the purchaser **IS REQUIRED** to give the committee of adjustment an undertaking to register the easement to Bell right after they register their transfer and prior to issuance of Certificate.

The Chair asks if there is public presentation. None noted.

Moved by: Tom McMahon

Seconded by: Dante Gatti

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.1.5.6** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.1 and RD1.2 District**, the proposed development of a single unit dwelling, thereby providing and maintaining:

- (a) A minimum rear yard depth of 5.50 metres.

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): SEZMAR INC.

Subject Lands: Lots 278 and 279 Part Block D Parts 127 and 128 Reference Plan 12R-17698 according to Registered Plan 973 and known as Municipal Number 2415 RANDOLPH AVE

Zoning: Residential RD1.1and RD 1.2

REQUEST: The conveyance of part of the above described lands, said lands being more particularly shown on the attached drawing for the purpose of a lot addition to 2412 St. Patricks Ave only.

INTERESTED PARTIES PRESENT:

Armando D'Alessandro, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom McMahon

That since applications A-043/21, and B-017/21 by **SEZMAR INC**, Lots 278 and 279 Part Block D Parts 127 and 128 Reference Plan 12R-17698 according to Registered Plan 973 and known as Municipal Number **2415 RANDOLPH AVE** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only.

The Chair confirms with 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.

DISCUSSION

Mr. D'Alessandro updated the committee members, that the objection letter(s) received by neighbours have been received and reviewed and discusses there have been some errors, and that this application is for a Lot addition only to include the addition of half the alley to be transferred to the abutting property. Mr. Ahmed outlines his agent will be living in the residence, and has an existing driveway.

With regards to the conditions, it has been discussed with Administration and there will be a slight variation to the wording for an easement.

Mr. McMahon asks the Agent to confirm that the neighbours are in support of the application. Mr. D'Alessandro advises that a letter was provided from the abutting neighbour and he is in support. Mr. McMahon asks if the "concerns are legitimate" from other neighbours. Mr. D'Alessandro identifies, that he isn't sure.

Ms. Simion confirms that removal of the conditions on the consent file, due to the easement already existing, the purchaser **IS REQUIRED** to give the committee of adjustment an undertaking to register the easement to Bell right after they register their transfer and prior to issuance of Certificate.

The Chair asks if there is public presentation. None noted.

Moved by: Tom McMahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED with the Conditions to be removed.**

Please note: The easement would be over Part 127 12R-176698, so no additional reference plan is required. The purchaser **IS REQUIRED** to give the committee of adjustment an undertaking to register the easement to Bell right after they register their transfer.

As for who pays for the registration of the easement that is for the vendor and purchaser to work out between themselves.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD1.1 and RD 1.2 District, the conveyance of part ___ on Reference Plan 12R ___, for the purpose of a lot addition to 2412 St. Patricks Ave only.**

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): AMANDA FERNANDES

Subject Lands: Part Lot 1244 and Part Closed Alley Lots 1245 and 1246 Parts 2, 9, 10 Reference Plan 12R-19725 according to Registered Plan 1220 and known as Municipal Number 2440 LINCOLN RD

Zoning: Residential RD1.1

REQUEST: The conveyance of part of the above described lands, said lands being more particularly described and shown on the attached drawing for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Phil Fernandes, Owner

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom Mc Mahon

That since applications A-045/21, and B-018/21 by **AMANDA FERNANDES**, Part Lot 1244 and Part Closed Alley Lots 1245 and 1246 Parts 2, 9, 10 Reference Plan 12R-19725 according to Registered Plan 1220 and known as Municipal Number **2440 LINCOLN RD** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Mr. Fernandes confirms the alley is already purchased.

Ms. Olsen confirms that the alley is owned, and has confirmed with Legal.

Mr. Balsamo asks if the agent is aware of the tree survey conditions. Mr. Fernandes says yes, he has been in contact with City officials.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahan

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant shall provide a detailed tree survey as instructed (see Landscape Architect's comments), to the satisfaction of the City Forester.
- II. The applicant to consult with the City Forester prior to any clearing of the land, to the satisfaction of the City Forester.
- III. The applicant shall grant an easement in favour of Bell Canada for the purpose of maintaining service to the subject area, said easement being 3.0m wide, easement to measure 1.5m on either side of the aerial facilities, as reasonably

accommodated within the subject boundaries.

- IV. The applicant shall be responsible for all costs associated with the transaction relating to the above subject easement.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD1.1 District, the conveyance of part _____ on Reference Plan 12R __, for the purpose of creating a new lot**

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): AMANDA FERNANDES

Subject Lands: Part Lot 1244 and Part Closed Alley Lots 1245 and 1246 Parts 2, 9, 10 Reference Plan 12R-19725 according to Registered Plan 1220 and known as Municipal Number 2440 LINCOLN RD

Zoning: Residential RD1.1

RELIEF: An existing single unit dwelling, thereby seeking the following relief.

INTERESTED PARTIES PRESENT:

Phil Fernandes, Owner

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom Mc Mahon

That since applications A-045/21, and B-018/21 by **AMANDA FERNANDES**, Part Lot 1244 and Part Closed Alley Lots 1245 and 1246 Parts 2, 9, 10 Reference Plan 12R-19725 according to Registered Plan 1220 and known as Municipal Number **2440 LINCOLN RD** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

DISCUSSION

The Chair confirms with 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.

DISCUSSION

Mr. Fernandes confirms the alley is already purchased.
Ms. Olsen confirms that the alley is owned, and has confirmed with Legal.

Mr. Balsamo asks if the agent is aware of the tree survey conditions. Mr. Fernandes says yes, he has been in contact with City officials.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahan

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.1.5.1, Section 10.1.5.2** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.1 District**, the existing single unit dwelling, thereby providing and maintaining:

- (a) A minimum lot width of 13.72 metres for the retained lot/existing single unit dwelling.
- (b) A minimum lot width of 12.19 metres for the severed lot/proposed lot.
- (c) A minimum lot area of 417.9 metres square.

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): CANADIAN NATIONAL RAILWAY COMPANY

Subject Lands: Part Lot 118 CN Corridor and known as Municipal Number 0 COUNTY RD 42

Zoning: Manufacturing MD1.3

REQUEST: The conveyance of part of the above described lands, said lands being more particularly designated as the Part as shown on the attached drawing for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Andrea Patterson, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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 Noted

DISCUSSION

Ms. Patterson is in agreement with the Administration recommendations.

The Chair asks for public presentation. None Noted.

Moved by: Tom McMahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant /owner shall gratuitously convey to the Corporation of the City of Windsor a two (2) meter wide strip land across entire Roseville Garden Drive frontage of the subject lands, for both retained and severed lots, to the satisfaction of the City Engineer and City Planner.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Manufacturing MD1.3 District, the conveyance of part ___ on Reference Plan 12 R, for the purpose of creating a new lot.**

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): KEVIN GALE, KIMBERLEY LUPTON

Subject Lands: Part Lot 324 Part Closed Alley Lot 323 according to Registered Plan 1065 and known as Municipal Number 2010 WESTMINSTER AVE

Zoning: Residential RD1.2

RELIEF: Construct a new garage with exceeding the maximum total lot coverage.

INTERESTED PARTIES PRESENT:

Kevin Gale, Owner

PRELIMINARY PROCEEDINGS

The Chair confirms with 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 Noted

DISCUSSION

Mr. Gale is in support of the recommendations in the report.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Dante Gatti

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 5.10.9.10** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.2 District**, the proposed construction of a new garage, thereby requesting the following relief, thereby providing and maintaining:

- (a) 12.3% of the maximum lot coverage for an accessory building

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): 2632310 ONTARIO INC.

Subject Lands: Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number 2679 HOWARD AVE

Zoning: Manufacturing MD1.2 and CD2.1

REQUEST: The conveyance of part of the above described lands, said lands as shown on the attached drawing for the purpose of creating a new lot with easements for parking, access and municipal services.

INTERESTED PARTIES PRESENT:

Joseph Mikhail, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Dante Gatti

That since applications B-020/21 thru B-022/21 by **2632310 ONTARIO INC**, Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number **2679 HOWARD AVE** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Mr. Mikhail advises he was not aware of any conditions and he has not received the reports. Secretary-Treasurer confirms all 3 reports were forwarded.

The Chair asks the Planner to confirm. Ms. Simion outlines the conditions that have been outlined in Administration reports for each files. Only B-020/21 has the additional request for the tree survey only.

Mr. Mikhail is not in agreement with these conditions. Ms. Simion advises this satisfaction will come from the City Landscape Architect.

Mr. Mikhail, address the sidewalk condition. Ms. Toufeili, outlines that a plan is required to ensure that each parcel has a connection/walkway to Howard, or neighbouring street or access. Ms. Toufeili, outlines previous consultation with the Applicant, and advises that all avenues are explored for all right-of-ways for pedestrians, and would like to work with the applicant for future development.

Mr. Mikhail expresses his frustration. The Chair asks if comments from Remark were required. Mr. Mikhail, outlines Health Canada requires these severances all together, and he was looking to create a new facility, and is hindered about his production and asks for the next steps.

The Chair outlines that if granted today at the Committee, that the Agent would meet with Administration to review all the conditions and further discuss ways to satisfy.

The Chair confirms that Administration would move forward with further discussion. Ms. Simion has confirmed.

The Chair asks for public presentation. None noted.

Moved by: Tom Mc Mahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant/owner to apply to purchase portion of the closed alley located at the rear of the subject property, to the satisfaction of the City Engineer.
- II. Reciprocal agreement for access and services is required, to the satisfaction of the City Engineer.
- III. A Site Servicing drawing is required to confirm internal services, to the satisfaction of the City Engineer.
- IV. A conveyance is required to reach a consistent property frontage along Howard Avenue, placing sidewalks and streetlight poles within public right-of-way. The conveyance of approximately 2 meters will match the north frontage of the property to the south frontage along Howard Ave, to the satisfaction of the City Engineer.
- V. The owner shall remove any items that do not conform to the Landscape Best Practice (BP3.2.2) and enter into an encroachment agreement with the City of Windsor for any items to remain within the Howard Ave right-of-way, to the satisfaction of the City Engineer.
- VI. Transportation Planning Services recommend reciprocal parking agreement.
- VII. A plan for walkways connecting each respective parcel to a municipal sidewalk must be provided to Transportation Planning Services for review.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Manufacturing MD1.2 and CD2.1 District, the conveyance of part of the above described lands, said land being Part __ on 12R__, for the purpose of creating a new lot with easements for parking, access and municipal services.**

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): 2632310 ONTARIO INC.

Subject Lands: Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number 2679 HOWARD AVE

Zoning: Manufacturing MD1.2 and CD2.1

REQUEST: The conveyance of part of the above described lands, said lands as shown on the attached drawing for the purpose of creating a new lot with easements for parking, access and municipal services.

INTERESTED PARTIES PRESENT:

Joseph Mikhail, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Dante Gatti

That since applications B-020/21 thru B-022/21 by **2632310 ONTARIO INC**, Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number **2679 HOWARD AVE** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Mr. Mikhail advises he was not aware of any conditions and he has not received the reports. Secretary-Treasurer confirms all 3 reports were forwarded.

The Chair asks the Planner to confirm. Ms. Simion outlines the conditions that have been outlined in Administration reports for each files. Only B-020/21 has the additional request for the tree survey only.

Mr. Mikhail is not in agreement with these conditions. Ms. Simion advises this satisfaction will come from the City Landscape Architect.

Mr. Mikhail, address the sidewalk condition. Ms. Toufeili, outlines that a plan is required to ensure that each parcel has a connection/walkway to Howard, or neighbouring street or access. Ms. Toufeili, outlines previous consultation with the Applicant, and advises that all avenues are explored for all right-of-ways for pedestrians, and would like to work with the applicant for future development.

Mr. Mihail expresses his frustration. The Chair asks if comments from Remark were required. Mr. Mikhail, outlines Health Canada requires these severances all together, and he was looking to create a new facility, and is hindered about his production and asks for the next steps.

The Chair outlines that if granted today at the Committee, that the Agent would meet with Administration to review all the conditions and further discuss ways to satisfy.

The Chair confirms that Administration would move forward with further discussion. Ms. Simion has confirmed.

The Chair asks for public presentation. None noted.

Moved by: Tom Mc Mahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant/owner to apply to purchase portion of the closed alley located at the rear of the subject property, to the satisfaction of the City Engineer.
- II. Reciprocal agreement for access and services is required, to the satisfaction of the City Engineer.
- III. A Site Servicing drawing is required to confirm internal services, to the satisfaction of the City Engineer.
- IV. A conveyance is required to reach a consistent property frontage along Howard Avenue, placing sidewalks and streetlight poles within public right-of-way. The conveyance of approximately 2 meters will match the north frontage of the property to the south frontage along Howard Ave, to the satisfaction of the City Engineer.
- V. The owner shall remove any items that do not conform to the Landscape Best Practice (BP3.2.2) and enter into an encroachment agreement with the City of Windsor for any items to remain within the Howard Ave right-of-way, to the satisfaction of the City Engineer.
- VI. Transportation Planning Services recommend reciprocal parking agreement.
- VII. A plan for walkways connecting each respective parcel to a municipal sidewalk must be provided to Transportation Planning Services for review.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Manufacturing MD1.2 and CD2.1 District, the conveyance of part ___ on Reference Plan 12R_____ for purpose of creating a new lot with easements for parking, access and municipal services.**

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): 2632310 ONTARIO INC.

Subject Lands: Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number 2679 HOWARD AVE

Zoning: Manufacturing MD1.2 and CD2.1

REQUEST: The conveyance of part of the above described lands, said lands as shown on the attached drawing for the purpose of creating a new lot with easements for parking, access and municipal services.

INTERESTED PARTIES PRESENT:

Joseph Mikhail, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Dante Gatti

That since applications B-020/21 thru B-022/21 by **2632310 ONTARIO INC**, Part Lots 1, 2, 47, 82 and 91 Lots 41-46 and 83-90 according to Registered Plan 1084. Part Lot 20 and Part Closed Alley Reference Plan 12R-7644 Lots 1 to 19 according to Registered Plan 1089 and known as Municipal Number **2679 HOWARD AVE** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Mr. Mikhail advises he was not aware of any conditions and he has not received the reports. Secretary-Treasurer confirms all 3 reports were forwarded.

The Chair asks the Planner to confirm. Ms. Simion outlines the conditions that have been outlined in Administration reports for each files. Only B-020/21 has the additional request for the tree survey only.

Mr. Mikhail is not in agreement with these conditions. Ms. Simion advises this satisfaction will come from the City Landscape Architect.

Mr. Mikhail, address the sidewalk condition. Ms. Toufeili, outlines that a plan is required to ensure that each parcel has a connection/walkway to Howard, or neighbouring street or access. Ms. Toufeili, outlines previous consultation with the Applicant, and advises that all avenues are explored for all right-of-ways for pedestrians, and would like to work with the applicant for future development.

Mr. Mihail expresses his frustration. The Chair asks if comments from Remark were required. Mr. Mikhail, outlines Health Canada requires these severances all together, and he was looking to create a new facility, and is hindered about his production and asks for the next steps.

The Chair outlines that if granted today at the Committee, that the Agent would meet with Administration to review all the conditions and further discuss ways to satisfy.

The Chair confirms that Administration would move forward with further discussion. Ms. Simion has confirmed.

The Chair asks for public presentation. None noted.

Moved by: Tom Mc Mahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant/owner shall provide a detailed tree survey, showing the location of all existing trees on the property with a trunk diameter of at least 100 mm and indicating their size, species, and an evaluation of tree health, prepared by any one of the following professionals: Arborist (ISA certified) or Registered Professional Forester (RPF), to the satisfaction of the City Forester.
- II. The applicant/owner to apply to purchase portion of the closed alley located at the rear of the subject property, to the satisfaction of the City Engineer.
- III. Reciprocal agreement for access and services is required, to the satisfaction of the City Engineer.
- IV. A Site Servicing drawing is required to confirm internal services, to the satisfaction of the City Engineer.
- V. A conveyance is required to reach a consistent property frontage along Howard Avenue, placing sidewalks and streetlight poles within public right-of-way. The conveyance of approximately 2 meters will match the north frontage of the property to the south frontage along Howard Ave, to the satisfaction of the City Engineer.
- VI. The owner shall remove any items that do not conform to the Landscape Best Practice (BP3.2.2) and enter into an encroachment agreement with the City of Windsor for any items to remain within the Howard Ave right-of-way, to the satisfaction of the City Engineer.
- VII. Transportation Planning Services recommend a reciprocal parking agreement.
- VIII. A plan for walkways connecting each respective parcel to a municipal sidewalk must be provided to Transportation Planning Services for review.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Manufacturing MD1.2 and CD2.1 District, the conveyance of part __ on Reference Plan 12R_____ for purpose of creating a new lot with easements for parking, access and municipal services.**

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): 1903257 ONTARIO INC

Subject Lands: Part Lot 24 according to Registered Plan 948 and Part Lot 22 according to Registered Plan 1275 also known as Part 1 and Part Closed Alley of Reference Plan 12R-16759 and known as Municipal Number 1870 DAYTONA AVE – UNIT 1

Zoning: Residential RD2.2

RELIEF: To allow an existing townhouse with reduced minimum distance from door that opens to the rear yard and centreline of the common wall between the dwelling units and reduced side yard width

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Dante Gatti

That since applications A-046/21 and B-023/21 by 1903257 **ONTARIO INC**, Part Lot 24 according to Registered Plan 948 and Part Lot 22 according to Registered Plan 1275 also known as Part 1 and Part Closed Alley of Reference Plan 12R-16759 and known as Municipal Number **1870 DAYTONA AVE (UNIT 1)** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes.
Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later? Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 5.23.1, Section 11.2.5.5** of Zoning By-law 8600, as amended so as to permit, in a **Residential RD2.2 District**, the creation of a new lot with an existing townhouse, thereby providing and maintaining:

- (a) A door that opens to the rear yard with a minimum of 0.318 metres from the centre line of the common wall between the dwelling units

(b) A minimum side yard with of 0.4 metres.

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): 1903257 ONTARIO INC

Subject Lands: Part Lot 24 according to Registered Plan 948 and Part Lot 22 according to Registered Plan 1275 also known as Part 1 and Part Closed Alley on Reference Plan 12R-16759 and known as Municipal Number 1870 DAYTONA AVE- UNIT 1

Zoning: Residential RD2.2

REQUEST: The creation of a new lot for an existing townhouse dwelling.

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom McMahon

That since applications A-046/21 and B-023/21 by 1903257 **ONTARIO INC**, Part Lot 24 according to Registered Plan 948 and Part Lot 22 according to Registered Plan 1275 also known as Part 1 and Part Closed Alley of Reference Plan 12R-16759 and known as Municipal Number **1870 DAYTONA AVE (UNIT 1)** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes.

Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later. Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD2.2 District, Part ___ on Reference Plan 12R__** for the purpose of creating a new lot for an existing townhouse

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): 1903257 ONTARIO INC

Subject Lands: Part Lot 24 of Registered Plan 948 and Part Lot 22 and Part Closed Alley of Registered Plan 1275 also known as Part 2 of Reference Plan 12R-16759 and known as Municipal Number 1870 DAYTONA AVE – UNIT 2

Zoning: Residential RD2.2

RELIEF: To allow an existing townhouse with reduced minimum distance from door that opens to the rear yard and centreline of the common wall between the dwelling units.

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes.

Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later. Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 5.23.1**, of Zoning By-law 8600, as amended so as to permit, in a **Residential RD2.2 District**, the creation of a new lot with an existing townhouse, thereby providing and maintaining:

- (a) A door that opens to the rear yard with a minimum of 0.318 metres from the centre line of the common wall between the dwelling units

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): 1903257 ONTARIO INC

Subject Lands: Part lots 24 and 25 Part 3 and Part Closed Alley of Reference Plan 12R-16759 according to Registered Plan 948 and known as Municipal Number 1870 DAYTONA AVE- UNIT 3

Zoning: Residential RD2.2

RELIEF: To allow for an existing townhouse with reduced minimum distance from door that opens to the rear yard and centreline of the common wall between the dwelling units

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom McMahon

That since applications A-048/21 and B-024/21 by **1903257 ONTARIO INC**, Part lots 24 and 25 Part 3 and Part Closed Alley of Reference Plan 12R-16759 according to Registered Plan 948 and known as Municipal Number **1870 DAYTONA AVE- UNIT 3** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes.

Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later. Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 5.23.1, Section 11.2.5.5** of Zoning By-law 8600, as amended so as to permit, in a **Residential RD2.2 District**, the creation of a new lot with an existing townhouse, thereby providing and maintaining:

- (a) A door that opens to the rear yard with a minimum of 0.318 metres from the centre line of the common wall between the dwelling units

(b) A minimum side yard with of 0.4 metres.

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): 1903257 ONTARIO INC

Subject Lands: Part lots 24 and 25 Part 3 and Part Closed Alley of Reference Plan 12R-16759 according to Registered Plan 948 and known as Municipal Number 1870 DAYTONA AVE

Zoning: Residential RD2.2

REQUEST: The creation of a new lot from an existing townhouse dwelling as shown on the attached drawing

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

Moved by: Joe Balsamo

Seconded by: Tom McMahon

That since applications A-048/21 and B-024/21 by **1903257 ONTARIO INC**, Part lots 24 and 25 Part 3 and Part Closed Alley of Reference Plan 12R-16759 according to Registered Plan 948 and known as Municipal Number **1870 DAYTONA AVE- UNIT 3** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes. Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later. Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD2.2 District, Part ___ on Reference Plan 12R__** for the **purpose of creating a new lot for an existing townhouse.**

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): 1903257 ONTARIO INC

Subject Lands: Part Lot 25 Part 4 and Part Closed Alley of Reference Plan 12R-16759 according to Registered Plan 948 and known as Municipal Number 1870 DAYTONA AVE – UNIT 4

Zoning: Residential RD2.2

RELIEF: To construct a new lot with existing townhouse with reduced minimum distance from door that opens to the rear yard and centreline of the common wall between the dwelling units and reduced side yard width

INTERESTED PARTIES PRESENT:

Andrea Simonits, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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.

DISCUSSION

Ms. Simonits confirms she is in agreement with all recommendations from administration in the reports. Mr. Balsamo asks the year of development for these townhomes. Ms. Simonits confirms 1998-1999 is the year of construction.

Mr. Balsamo asks why these variances are requested 20 years later. Mrs. Simion outlines that due to the existing severances coming forward, the severance triggered the minor variances and the deficiencies, under the current provisions of the Zoning By-law.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Tom McMahon

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 5.23.1**, of Zoning By-law 8600, as amended so as to permit, in a **Residential RD2.2 District**, the creation of a new lot with an existing townhouse, thereby providing and maintaining:

- (a) A door that opens to the rear yard with a minimum of 0.318 metres from the centre line of the common wall between the dwelling units

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): THE ESTATE OF EVELYN GREY MCLEAN

Subject Lands: Part of Lot 118 Concession 1 Water Lot also known as Part 1 of Reference Plan 12R-9381 and known as Municipal Number 6260 RIVERSIDE DR E

Zoning: Residential RD1.6

RELIEF: To construct an addition to the existing single unit dwelling with reduced minimum front yard depth and reduced minimum side yard depth.

INTERESTED PARTIES PRESENT:

Don Wilson, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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.

DISCUSSION

Mr. Wilson, is in agreement and would like to identify an error in the Legal Description and advises it should read:

Part of Lot 118 Concession 1, abutting the Waters edge also as Part 1 of Reference Plan 12R-9381 and known as Municipal Number 6260 RIVERSIDE DR E

The Chair asks for public presentation. None noted.

Moved by: Tom McMahon

Seconded by: Dante Gatti

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.6.5.5 and Section 10.6.5.7** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.6 District**, the construction of an addition to include a garage and bedroom to the existing single unit dwelling, thereby providing and maintaining:

- (a) A minimum front yard depth of 32.6 metres;
- (b) A minimum side yard depth of 1.3 metres.

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): HECTOR MC FARLAND, ROBBIN MC FARLAND

Subject Lands: Part Lots 302 and 305 Lots 303 and 304 according to Registered Plan 709 also known as Part 1 of Reference Plan 12R-8216 and Parts 4 5 6 7 84-87 and Part Closed Alley of Reference Plan 12R-16881 and known as Municipal Number 1611-1615 FORD BLVD

Zoning: Residential RD1.2

REQUEST: The conveyance of part of the above described lands, said lands having a frontage of 9.75 m and an overall depth of 43.08 m, as shown on the attached drawing for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Hector Mc Farland, Owner

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications A-052/21 and B-024/21 by HECTOR **MCFARLAND, ROBBIN MCFARLAND** Owners, Part Lots 302 and 305 Lots 303 and 304 according to Registered Plan 709 also known as Part 1 of Reference Plan 12R-8216 and Parts 4 5 6 7 84-87 and Part Closed Alley of Reference Plan 12R-16881 and known as Municipal Number **1611-1615 FORD BLVD** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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

DISCUSSION

Mr. Farland asks for clarification about the requirement that he is required to apply for permits for driveways for the property, and that he is in support of the recommendations provided in the support by Administration. He outlines that this is a technical severance only. Ms. Simion outlines that right-of-way conditions are required.

Mr. McMahon, outlines the minimum side yard measurements and asks if there is a concern with any fire hazards or proximity concerns. Ms. Simion outlines there is not a concern, however there is a setback on the opposite side as well that is required.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. The applicant shall obtain Right-of-way permits to install driveways as per City's standards to the satisfaction of the City Engineer.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD1.2 District, the conveyance of part of the above described lands, said lands being Part ___ on Reference Plan 12R_____ for the pupose of creating a new lot.**

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): HECTOR MCFARLAND, ROBBIN MCFARLAND

Subject Lands: Part Lots 302 and 305 Lots 303 and 304 according to Registered Plan 709 also known as Part 1 of Reference Plan 12R-8216 and Parts 4 5 6 7 84-87 and Part Closed Alley of Reference Plan 12R-16881 and known as Municipal Number 1611-1615 FORD BLVD

Zoning: Residential RD1.2

RELIEF: To create a new residential lot with reduced minimum lot width and reduced minimum side yard.

INTERESTED PARTIES PRESENT:

Hector Mc Farland, Owner

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Joe Balsamo

That since applications A-052/21 and B-024/21 by HECTOR **MCFARLAND, ROBBIN MCFARLAND** Owners, Part Lots 302 and 305 Lots 303 and 304 according to Registered Plan 709 also known as Part 1 of Reference Plan 12R-8216 and Parts 4 5 6 7 84-87 and Part Closed Alley of Reference Plan 12R-16881 and known as Municipal Number **1611-1615 FORD BLVD** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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

DISCUSSION

Mr. McFarland asks for clarification about the requirement that he is required to apply for permits for driveways for the property, and that he is in support of the recommendations provided in the support by Administration. He outlines that this is a technical severance only. Ms. Simion outlines that right-of-way conditions are required.

Mr. McMahon, outlines the minimum side yard measurements and ask if there is a concern with any fire hazards or proximity concerns. Ms. Simion outlines there is not a concern, however there is a setback on the opposite side as well that is required.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Dante Gatti

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.2.5.1 and Section 10.2.5.7** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.2 District**, the creation of a new residential lot, thereby providing and maintaining:

- (a) A minimum lot width of 9.2 metres;

(b) A minimum side yard of 0.3 metres

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): 5042667 ONTARIO LTD

Subject Lands: Part Lot 13 Concession 6 of Part 3 and Part of Part 2 on Reference Plan 12R-17667 and of Parts 6 to 9 on Reference Plan 12R-24241 and known as Municipal Number 4785 WALKER RD

Zoning: Commercial CD2.2

RELIEF: To allow dwelling units on the main floor of a combined use building, where the main floor is required to be commercial.

INTERESTED PARTIES PRESENT:

Applicant/Agent not present.

PRELIMINARY PROCEEDINGS

The Chair confirms with 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

DISCUSSION

Mr. McMahon would like to know more about the security comments made by Windsor Police Services and if these are going to be adhered to by the applicant. This involves installing more security camera's on the main floor of the building.

Mr. Robinson, outlines that this file is with Site Plan Approval, and that Mr. Horrobin's comments would be noted or if liked made a condition prior to Site Plan Approval.

The Chair asks for public presentation. None noted.

Moved by: Dante Gatti

Seconded by: Mr. Balsamo

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 15.2.5.15** of Zoning By-law 8600, as amended, so as to permit, in a **Commercial CD2.2 District**, the allowance of **commercial and residential dwelling units** on the main floor of a combined use building.

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): DELUZIO AUTO SERVICE LIMITED

Subject Lands: Part Lots 160 and 164 and Lots 160, 161 and 165 according to Registered Plan 1303 and known as Municipal Number 92 ERIE ST E

Zoning: Commercial CD3.2

RELIEF: The existing commercial use, with minimum reduced building setback and minimum reduced landscaping area

INTERESTED PARTIES PRESENT:

Mark Skipper, Agent
Scott Dow, Applicant

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Tom McMahon

That since applications A-054/21 and B-026/21 by **DELUZIO AUTO SERVICE LIMITED** Owners, Part Lots 160 and 164 and Lots 160, 161 and 165 according to Registered Plan 1303 and known as Municipal Number **92 ERIE ST E** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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

Ms. Gasic outlines that on the variance report, to remove the side yard setback, and condition #5 can be removed from the severance files.

DISCUSSION

Mr. Skipper is asking for some relief from the conditions specifically items 1, 2, 3 and 5 on File B-026/21.

Mr. Skipper outlines that these properties have been in existence of over 50 years, and has been separate until 2 years ago (family), inherited the adjoining parcel, and at the time the deed was put in the name of the company, merging the land together. Mr. Skipper's applicant was never made aware of this until he was going to sell.

Mr. Skipper is asking for the compassion and recognizes that this is just a technical severance, and is asking for the severance only and restore the lands without the zoning requirements today.

Mr. Gatti addresses Mr. Skipper and asks if these issues were addressed prior to today. Mr. Skipper outlined only by phone. He outlines that there is reasonable grounds if this was a new development, however this is not the case and he believes the committee has the discretion to change the conditions.

Mr. Gatti, confirms the company has been in existence for over 50 years, and that when registered why it merged on title with the transfer with the Deluzzio company name. Mr. Skipper confirms he had no details from the previous lawyer except it was a mistake.

Mr. Gatti, asks Administration if they are aware of these arguments. Ms. Gasic outlines these are current standards for public safety, and the retained parcels may not exist on their own, and will be legal-non-conforming and non-permitted. Ms. Gasic outlines any future development

would have to come back to the committee and would be treated as so. The corner cut-offs are necessary for traffic purposes.

Mr. Gatti, asks Mr. Skipper which conditions would be a problem or make a difference. Mr. Skipper speaks to the purchaser possibly backing out of the deal or a reduced purchase price, and that a contribution condition should be removed. He doesn't agree with the conditions.

The Chair outlines that these are similar applications, and under the Planning Act, it outlines for any minor variance and severance are regulated, and today's standards are setting a precedence and should be adhered to.

Mr. Gatti, asks if the corner cut-offs would interfere with the business operations, and if he was to remove only one which one. Mr. Skipper left the impression that the corner cut-off requested should be on Goyeau.

Mr. Gatti addresses Administration. Ms. Toufeili, outlines they will not be able to let down on the conditions for safety and servicing for infrastructures.

Mr. McMahon asks if condition # 5 can be removed. Ms. Gasic outlines this is a provision in the Planning Act, and do not have the set fees and has been reviewed prior to development and is applicable to severances.

The Chair asks for public presentation. None noted.

Moved by: Tom McMahon to approve the application with the first 4 conditions only and the removal of condition #5 on the consent file.

Seconded by: Dante Gatti

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

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 16.2.5.8 and Section 16.2.5.20(a)** of Zoning By-law 8600, as amended, so as to permit, in a **Commercial CD3.2 District**, the existing commercial use, thereby providing and maintaining:

- (a) A minimum landscaped open space yard of 0% lot area

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): DELUZIO AUTO SERVICE LIMITED

Subject Lands: Part Lots 160 and 164 and Lots 160, 161 and 165 according to Registered Plan 1303 and known as Municipal Number 92 ERIE ST E

Zoning: Commercial CD3.2

REQUEST: The conveyance of part of the above described lands, said lands being described as having a frontage of 62.18 m and and overall depth of approximately 32.31 m, as shown on the attached drawing, for the purpose of creating a new lot

INTERESTED PARTIES PRESENT:

Mark Skipper, Agent
Scott Dow, Applicant

PRELIMINARY PROCEEDINGS

Moved by: Dante Gatti

Seconded by: Tom McMahon

That since applications A-054/21 and B-026/21 by **DELUZIO AUTO SERVICE LIMITED** Owners, Part Lots 160 and 164 and Lots 160, 161 and 165 according to Registered Plan 1303 and known as Municipal Number **92 ERIE ST E** are related, they **BE CONSIDERED CONCURRENTLY** by the Committee for discussion only

The Chair confirms with 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

Ms. Gasic outlines that on the variance report, to remove the side yard setback, and condition #6 can be removed from the severance files.

DISCUSSION

Mr. Skipper is asking for some relief from the conditions specifically items 1, 2, 3 and 5 on File B-026/21.

Mr. Skipper outlines that these properties have been in existence of over 50 years, and has been separate until 2 years ago (family), inherited the adjoining parcel, and at the time the deed was put in the name of the company, merging the land together. Mr. Skipper's applicant was never made aware of this until he was going to sell.

Mr. Skipper is asking for the compassion and recognizes that this is just a technical severance, and is asking for the severance only and restore the lands without the zoning requirements today.

Mr. Gatti addresses Mr. Skipper and asks if these issues were addressed prior to today. Mr. Skipper outlined only by phone. He outlines that there is reasonable grounds if this was a new development, however this is not the case and he believes the committee has the discretion to change the conditions.

Mr. Gatti, confirms the company has been in existence for over 50 years, and that when registered why it merged on title with the transfer with the Deluzzio company name. Mr. Skipper confirms he had no details from the previous lawyer except it was a mistake.

Mr. Gatti, asks Administration if they are aware of these arguments. Ms. Gasic outlines these are current standards for public safety, and the retained parcels may not exist on their own, and will be legal –non-conforming and non –permitted. Ms. Gasic outlines any future development would have to come back to the committee and would be treated as so. The corner cut-offs are necessary for traffic purposes.

Mr. Gatti, asks Mr. Skipper which conditions would be a problem or make a difference. Mr. Skipper speaks to the purchaser possibly backing out of the deal or a reduced purchase price, and that a contribution condition should be removed. He doesn't agree with the conditions.

The Chair outlines that these are similar applications, and under the Planning Act, it outlines for any minor variance and severance are regulated, and today's standards are setting a precedence and should be adhered to.

Mr. Gatti, asks if the corner cut-offs would interfere with the business operations, and if he was to remove only one which one. Mr. Skipper left the impression that the corner cut-off requested should be on Goyeau.

Mr. Gatti addresses Administration. Ms. Toufeili, outlines they will not be able to let down on the conditions for safety and servicing for infrastructures.

Mr. McMahon asks if condition # 5 can be removed. Ms. Gasic outlines this is a provision in the Planning Act, and do not have the set fees and has been reviewed prior to development and is applicable to severances.

The Chair asks for public presentation. None noted.

Moved by: Tom McMahon to approve the application with the first 4 conditions only and the removal of condition #5.

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. Corner cut off of 6.1m x 6.1m at the northwest corner of Goyeau St & Erie St E.
- II. Corner cut off of 4.6m x 4.6m at the northeast corner of Dufferin Pl & Erie St E
- III. Remove any parking stalls within the 4.6m x 4.6m corner cut-off at Dufferin Pl & Erie St E
- IV. Owner to remove or enter into an encroachment agreement with the City of Windsor for any items encroaching into the right-of-way
- ~~V. As compensation for landscape area reduction, the applicant is to provide Parkland Conveyance as per the Planning Act Section 42 (1) at a rate of 2% for Commercial and Industrial uses and 5% for all other uses. As per the Planning Act Section 42 (6), Payment in the form of cash-in-lieu may be acceptable where land is not required by the City for parks or other recreational purposes (i.e. public greenspace, bikeways, trails, streetscape development etc.).~~
- VI. Minor Variance to be obtained for reduced landscape area and reduced exterior lot line setback.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Commercial CD3.2 District, The conveyance of part of the above described lands, said lands being Part ___ on Reference Plan 12R___ , for the purpose of creating a new lot.**

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): FOGOLAR FURLAN WINDSOR LTD

Subject Lands: Part Lots 94 and 95 Concession 2 also known as Parts 22 and 25 of Reference Plan 12R-4767 and known as Municipal Number 1800 NORTH SERVICE RD

Zoning: Green GD1.2

REQUEST: The conveyance of the above described lands, said lands being designated as Part of Part 22 and Part of Lot 95, as shown on the attached drawing/draft reference plan for the purpose of creating a new lot.

INTERESTED PARTIES PRESENT:

Melanie Muir, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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

DISCUSSION

Ms. Muir confirms she has reviewed the recommendations made by administration and is in support. Mr. Balsamo asks if there will be sufficient parking for future events with the reduction in parking. Ms. Muir outlines that there is a surplus of parking so there will not be deficiencies, and if needed there is additional space on the property.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. An easement is required over the existing storm sewer on the east side of the severed property if one does not already exist.
- II. That the parking lot encroaching on the severed lot be removed within two years and the existing/remaining parking on the retained lot be curbed and re-constructed, as required, in compliance with the Zoning By-law

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Green GD1.2 District, the conveyance of the above described lands, said lands being designated as Part of Part 22 and Part of Lot 95, on Reference Plan 12R, for the purpose of creating a new lot.**

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): YEHYA MOHAMMED ATWAN

Subject Lands: Lots 19 to 20 and 77 to 80 and Part Closed Alley according to Registered Plan 1160 and known as Municipal Number 2639 PILLETTE RD

Zoning: Residential RD1.2

REQUEST: The conveyance of part of the above said lands, said lands being more particularly designated as Part 2 on the draft reference plan, as shown on the attached drawing for the creation of a new lot.

INTERESTED PARTIES PRESENT:

Amanda Santos, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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

DISCUSSION

Ms. Santos confirms that she is in agreement of the recommendations provided by Administration.

The Chair asks for public presentation. None noted.

Moved by: Tom McMahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. 3 meter wide easement to be granted for Bell Canada infrastructure (in favour of Bell Canada with 1.5 m on either side of the infrastructure) across both retained and severed lands, unless this easement already exists.

AND IT IS HEREBY ORDERED that the lands and premises above described be and the same are hereby exempt from the provisions of Section 53 of the Planning Act, 1990, as amended, so as to permit in a **Residential RD1.2 District, the conveyance of part of the above said lands, said lands being more particularly designated as Part 2 on Reference Plan 12R __, for the creation of a new lot.**

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 CITY

Subject Lands: Lots 31 to 32 according to Registered Plan 1246 also known as Part 7 of Reference Plan 12R-321 and known as Municipal Number 0 LANGLOIS AVE

Zoning: Residential RD1.1

RELIEF: To construct a single unit dwelling with reduced minimum lot width

INTERESTED PARTIES PRESENT:

Chris Carpenter, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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

DISCUSSION

Mr. Carpenter is in agreement of the recommendations provided by Administration.

The Chair asks for public presentation.

Mr. Stamp comes forward and provides an explanation for the committee but isn't sure it is under the purview of the committee. He represents the owner of the vacant property next north of this vacant lot municipally noted as 2965 Langlois, He advised that his client, the property owner tried to purchase this property prior in similar fashion from the City of Windsor like the property across the street, except the narrow portion of the property faced the street. The City has now taken the position to reduce the lot size and ask for a variance and notes it is less beneficial. Mr. Stamp outlines the intended development if sold to his client would be to combine the lots and build a four-plex by re-zoning the property and paying appraised fair market value.

The Chair advises the Committee of Adjustments does not have the jurisdiction and do not have the authority to make that discretion or authorize who can purchase the property. Mr. Carpenter outlines the City of Windsor property land disposal policy and outlines when it is listed for sale, Mr. Stamp's client would have fair opportunity to make an offer at such time.

Moved by: Tom McMahon

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. That Part 2 according to 12R-28423 (corner cut off) become a public right-of-way to the satisfaction of the City Planner.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 10.1.5.1** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.1 District**, the proposed development of a single unit dwelling, thereby providing and maintaining:

- (a) A minimum lot width of 11.5 metres.

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): 1830029 ONTARIO INC

Subject Lands: Part Lots 12 to 14 Block 6 according to Registered Plan 271 and known as Municipal Number 1083 OUELLETTE AVE

Zoning: Commercial CD3.5

RELIEF: To construct a ground sign that exceeds the maximum height, exceeds the maximum sign face area, and exceeds the maximum static image sign portion

INTERESTED PARTIES PRESENT:

Jeff Dows, Agent

PRELIMINARY PROCEEDINGS

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

Mr. Gatti has declared a conflict of interest to this matter.

DISCUSSION

Ms. Gasic is seeking deferral, based on internal discussions. The Planning Department has had discussions pertaining to this request both among the staff and the management. Due to some Sign By-law 250-2004 interpretation questions pertaining to the requested variances still not being answered, and whether the Committee of Adjustment or Council itself should decide this matter, it has been decided that the best course of action is to defer this matter until we are in a better position to make a recommendation. It has been brought to our attention that there may be additional provisions that need to be addressed such as existing wall signs and provisions that talk about the combined area of all signs. Thus, the variances will likely need to be adjusted (potentially significantly more) as we have no information on the wall signs at this moment.

The Chair address the Board if they would like to hear from the owner/agent.

Mr. Dow is unsure of the deferral and has outlined this is not a wall sign it is a ground sign. Ms. Gasic outlined the magnitudes of the variances and what is prohibited, and this is a theme street with its own By-laws. Based on the merits of his application it should be presented at City Council to amend the Sign By-law.

Mr. Robertson, agrees this is the best way to move item forward at this time.

The Chair asks for public presentation. None noted.

Moved by: Tom McMahon

Seconded by: Joe Balsamo

IT IS HEREBY DECIDED that the application **BE DEFERRED**.

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): 2748406 ONTARIO LTD

Subject Lands: Part Lot 15 Concession 5 and known as Municipal Number 525 CABANA RD E

Zoning: Residential RD1.4 Section 20(1)223

RELIEF: To develop a medical building and restaurant with reduced minimum parking spaces

INTERESTED PARTIES PRESENT:

Dan McCullough, Agent

PRELIMINARY PROCEEDINGS

The Chair confirms with 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

DISCUSSION

Mr. McCullough is in agreement with the recommendations provided by Administration.

The Chair asks for public presentation. None noted.

Moved by: Joe Balsamo

Seconded by: Dante Gatti

IT IS HEREBY DECIDED that the application **BE GRANTED ON CONDITION** that the applicant(s) provide at their entire expense:

- I. That the applicant shall provide a revised Storm Water Management (SWM) plan and Site Servicing drawings if plans vary from those approved as part of a previous SWM review, to the satisfaction of the City Engineer.
- II. That the applicant shall apply to amend the approved Site Plan Agreement for this site (City File R-005/20; SPC-005/16) to reflect changes to the parking area.

AND IT IS HEREBY ORDERED that the lands and premises above described be, and the same are hereby exempt from **Section 24.20.5.1** of Zoning By-law 8600, as amended, so as to permit, in a **Residential RD1.4 Section 20(1)223 District**, the proposed development of a medical office and restaurant, thereby providing and maintaining:

- (a) 39 required parking spaces.

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: Dante Gatti,

Seconded by: Joe Balsamo,

That the minutes of the Committee of Adjustment Hearing held April 18, 2021 **BE ADOPTED.**

CARRIED.

ADJOURNMENT:

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

Tom McMahon, Acting Chairperson

Jessica Watson, Secretary-Treasurer