



COMMITTEE OF ADJUSTMENT

APPLICANT : RAFIC RIZK, ILHAM RIZK

ADDRESS : 0 & 2439 NORMAN ROAD

 SUBJECT LANDS  SEVERED LANDS



CITY OF WINDSOR

File: A-050/25
Please refer to file B-038/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on May 28, 2025.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner: RAFIC RIZK, ILHAM RIZK Location: 0 & 2439 NORMAN RD

Legal Description: PLAN 1157 LOT 24;PT CLSD ALLEY Zoning: Residential RD1.1

Official Plan: Residential

Explanation: Creation of a new lot with reduced minimum lot width and area for retained and severed lots, thereby requesting the following relief:

Section 10.1.5.1 – Minimum lot width – Retained Lot

By Law Requirements	Proposed
15.0 m	12.2 m

Section 10.1.5.1 – Minimum lot width – Severed Lot

By Law Requirements	Proposed
15.0 m	12.2 m

Section 10.1.5.2 – Minimum lot area – Retained Lot

By Law Requirements	Proposed
450.0 m ²	397.5 m ²

Section 10.1.5.2-Minimum lot area-Severed Lot

By Law Requirements	Proposed
450.0 m ²	403.1 m ²

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: June 12, 2025 at 3:30 pm
Where: VIA VIDEO CONFERENCE

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received NO LATER than 4:30PM on the Wednesday, prior to the meeting date. Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

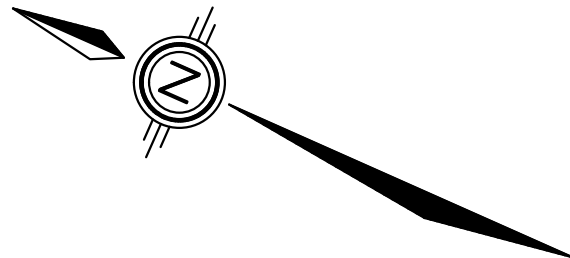
Jessica Watson
Secretary-Treasurer, Committee of Adjustment

Dated: May 29, 2025
Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	The existing uses of the subject land: NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner). <i>Residential bylaw 8600 District 1.1 (Rd 1.1)</i>			
14	The proposed uses of the subject land: <i>Residential</i>			
15	Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.			
16	Date the subject land was acquired by the current owner. <input checked="" type="checkbox"/> Unknown			
17	The date the existing buildings or structures on the subject land were constructed. <input checked="" type="checkbox"/> Unknown			
18	The length of time that the existing uses of the subject land have continued. <input checked="" type="checkbox"/> Unknown			
19	If known, whether the subject land has ever been the subject of an application under section 45 of the Act? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, describe briefly: Year: _____ Type of Relief: _____			
20	If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown If yes, the status of the application: _____			
21	Applications submitted without the noted requirements will be considered incomplete and will be returned. <u>Minimum Standards for Drawings:</u> Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its: a) The boundaries and dimensions of the subject land. b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines. c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank. d) The current uses on land that is adjacent to the subject land. e) The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way. f) If access to the subject land is by water only, the location of the parking and docking facilities to be used. g) The location and nature of any easement affecting the subject land. The required sketch map has been included with this application form. <input type="checkbox"/> Yes <input type="checkbox"/> No	Included <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Not Applicable <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	

Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.



NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

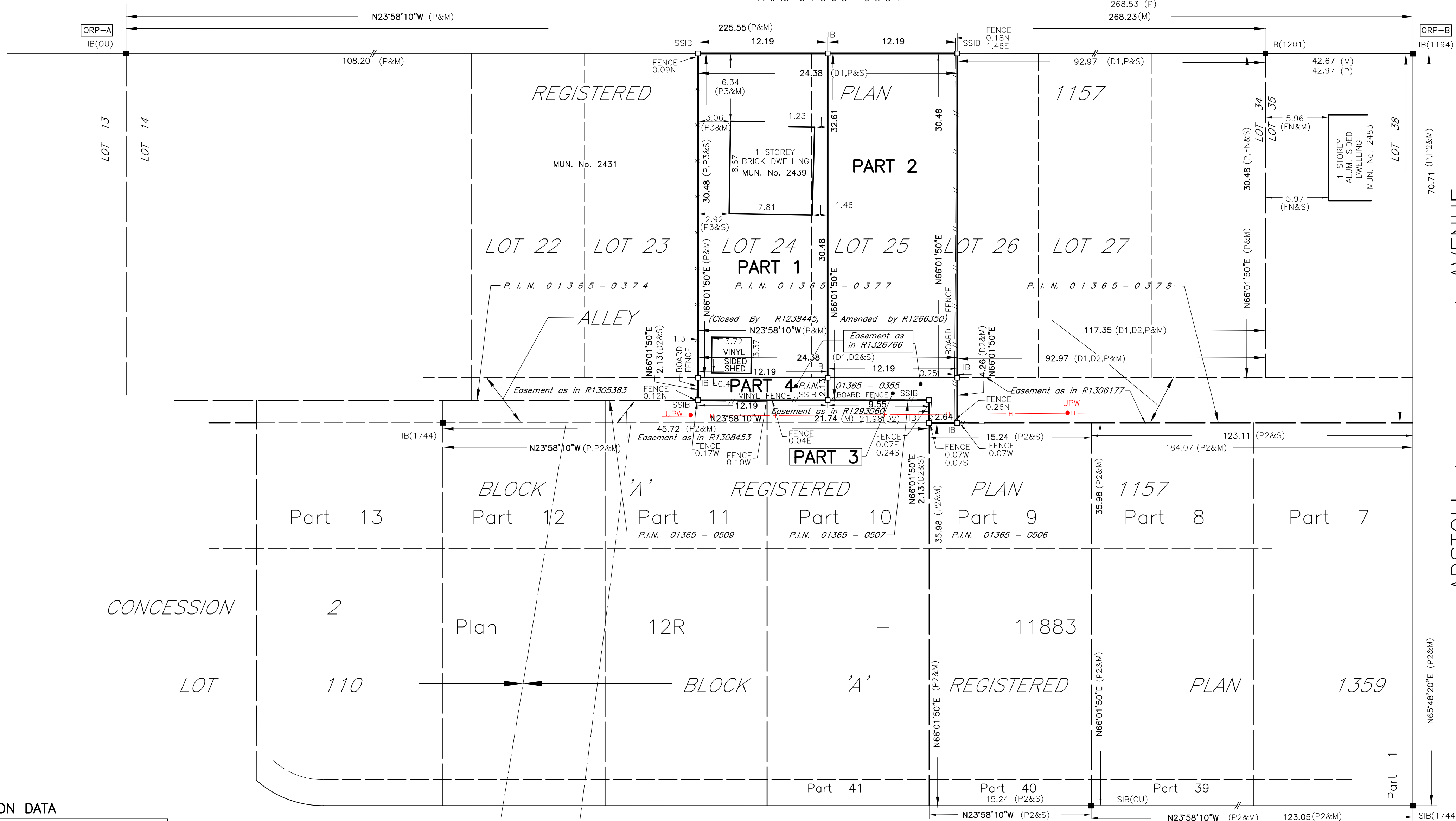
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999899.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

NORMAN ROAD

P. I. N. 01365 - 0531

268.53 (P)
268.23 (M)



INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4685678.30	E338018.85
ORP-B	N4685433.25	E338127.81
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01° 20' 50" CLOCKWISE WAS APPLIED TO (P) AND (P2) TO CONVERT TO GRID BEARINGS.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA m ²
1	LOT 24 and PART OF LOT 25	REGISTERED PLAN 1157	ALL OF 01365 - 0377	371.5
2	PART OF LOTS 25 AND 26			371.5
3	PART OF ALLEY		ALL OF 01365 - 0355	31.6
4				26.0

PARTS 3 AND 4 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT No. R1326766

PLAN OF SURVEY OF
LOTS 24 AND 25,
PART OF LOT 26 AND
PART OF ALLEY
REGISTERED PLAN 1157
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
M	DENOTES	MEASURED
S	DENOTES	SET
L	DENOTES	PERPENDICULAR
(D1)	DENOTES	R438345
(D2)	DENOTES	R1326766
OU	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	REGISTERED PLAN 1157
(P1)	DENOTES	PLAN OF SURVEY PER KVL, Dated October 1, 1979, Plan File W79-L1025
(P2)	DENOTES	PLAN 12R-11883
(P3)	DENOTES	PLAN OF SURVEY PER W.J. FLETCHEER, Dated July 22, 1944
(FN)	DENOTES	FIELD NOTES PER (1201), Dated June 7, 1985, Plan File 6F-738
(JDB)	DENOTES	J.D. BARNES LIMITED
(KVL)	DENOTES	KOESTER & VERHAEGEN LIMITED, O.L.S.
(1194)	DENOTES	J.B. SMEETON, O.L.S.
(1201)	DENOTES	R.A. CLARKE, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

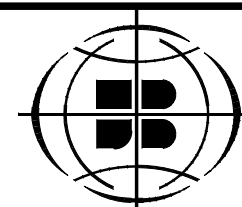
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER, 2024

DATE NOVEMBER 12, 2024

Roy A. Simone
ROY A. SIMONE

ONTOARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218492



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.

SURVEYING
MAPPING
GIS

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: NMG	CHECKED BY: RAS	REFERENCE NO.: 24-47-481-00
FILE: E-1157-ALLEY		CAD Date: November 12, 2024 12:10 PM CAD File: 24-47-481-00a.dwg