

# **COMMITTEE OF ADJUSTMENT**

**APPLICANT: RAFIC RIZK, ILHAM RIZK** 

**ADDRESS: 0 & 2439 NORMAN ROAD** 



SUBJECT LANDS



SEVERED LANDS



**DATE: JUNE 12, 2025** FILE NO.: A-050/25 & B-038/25

## **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 **Zoning:** Residential RD1.1

**ALLEY** 

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	
$450.0 \text{ m}^2$	397.5 m <sup>2</sup>	

Section 10.1.5.2-Minimum lot area-Severed Lot

By Law Requirements	Proposed	
$450.0 \text{ m}^2$	403.1 m <sup>2</sup>	

### 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 Dated: May 29, 2025

Secretary-Treasurer, Committee of Adjustment

Tel: 519-255-6543 Fax: 519-255-6544

Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

Name of ALL Owners  Rafic Boutros Rizk and II ham Rizk 519-999-1871  Address 2719 Westminster Blvd Windsor Ontario  E-Mail Address: raficrizk 57 Egmail - Com  Name of Contact Person/Agent (if different than owner)  Hariana Damaan  Address 635 Eric St. East Windsor, ON  E-Mail Address: Mariana Samaan Jawfirm Egmail - Com  PAYMENT CONTACT INFORMATION ONLY:  Name: Rafic Boutros Bizk  Contact No: 513-193-1871  2 Date application submitted to the City of Windsor. Contact No. 519-915-	6 one No.	
E-Mail Address: raicrizk 57 Egmail - Com  Name of Contact Person/Agent (if different than owner)  Hariana Samaan  Address 635 Eric St. East Windsor, ON  E-Mail Address: mariana samaan lawfirm Egmail - Com  PAYMENT CONTACT INFORMATION ONLY:  Name: Ro Fic Battas Rizh  Contact No: 514 993 1871	one No.	
Name of Contact Person/Agent (if different than owner)  Hariana Samaan  Address 635 Eric St. East Windsor, ON  E-Mail Address: mariana.samaan.law.firm.@gmail.com  PAYMENT CONTACT INFORMATION ONLY:  Name: Rofic Baltras Rizh  Gontact No. 514 993-1871	one No.	
Hariana Samaan  Address 635 Eric St. East Windsor, ON  E-Mail Address: Mariana Samaan Jawa Firm Egmail. Com  PAYMENT CONTACT INFORMATION ONLY:  Name: Ro Fic Bail ros Bizh  Contact No: 519 993-1871		
Address 635 Eric St. East Windsor, ON  E-Mail Address: Mariana Samaan law Firm Gymail - Com  PAYMENT CONTACT INFORMATION ONLY:  Name: Ratic Boutros Rizk  Gontact No: 514-99-18-71	3708	
E-Mail Address: mariona.somaon.law.Firm.@gmail.com  PAYMENT CONTACT INFORMATION ONLY:  Name: Rofic Booling Rizh  Contact No: 514 993 1871	3708	
Name: Ro.Fic Boulton BIZK Gontact No.: 5/4-793-1871		
Jepianoc. 0) 2024		
to the talk.	**	
4 Present Zoning By-law provisions applying to the land:	3 4	
5 Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested)	>	
Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested)  Retained lot - Himmum lot width - (10-1-5-1) - 15-0m (Required) 12-2m (Provided)  Retained lot - Minimum lot width (10-1-5-1) - 15-0m (Required) 395.0m2 (Provided)  Severed lot - Minimum lot width (10-1-5-1) - 15-0m (Required) 12-2m (Provided)	midea)	
severed for - Minimum tot width- (10-1-5.1) - 15.0m (Required) 19.2m (Provided)  Severed tot - Minimum tot area (10.1.5.2) - 450-0mg (Required) 400-0mg (Provided)	ided)	
5 State why it is NOT possible to comply with the provisions of the by-law. ( Must be complete)		
(10.1.5.1) - reduction in width	_	
(10-1.5-2) - reduction in area		
7 Legal Description of the Subject Land(s) Municipality Street Name Street Address		
City of Windsor 2139 Norman Rd. ON Orman Kd	Norman Kd	
Concession Number(s) Registered/reference Plan No. Lot/Part No.(s)	<u> </u>	
en registed plan 1157. Lot 24 and Part lot 25	ĺ	
Parcel No.	<u>.</u>	
e1365-0355 01365-0377 On registered Plan 1157 Part 107 25 and 26  8 Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE	! ``	
Lot Frontage/Width Depth Lot Area		
9 Access (check appropriate Provincial Highway		
space)   Municipal road, maintained all year	<b></b> 1. [1]	
Municipal road, seasonally maintained		
Water only. If yes, the docking facilities to be used, and the		
approximate distance of these facilities from the subject land and the nearest public road		
trie riearest broke road		
10 Water Supply		
10 Water Supply Publicly owned and operated pined water sustem		
Publicly owned and operated piped water system  Privately owned and operated individual or communal well.		
10 Water Supply  Publicly owned and operated piped water system  Privately owned and operated		
Publicly owned and operated piped water system  Privately owned and operated		
Publicly owned and operated piped water system  Privately owned and operated		
Publicly owned and operated piped water system  Privately owned and operated		
Publicty owned and operated piped water system Privately owned and operated		

12	Storm Drainage	<del></del>	·			
"-	- Tuninge	Municipal Sewers				•
		Ditches or Swales			□	
i		Other (specify)	-			
13	The existing uses of the	Subject lands	<u> </u>			
	Į.			100		
	NOTE: legal non-confor	ming use applications	must provide evi	idence to support i	to etatue to th	a Diametra
	Department (Zoning Coo	rdinator and Planner)	n 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	esiso to support	T	e rianning \
1	74	· · · · · · · · · · · · · · · · · · ·	Kesidential by	law 8600 1015thi	an (Kar	·1)
14	The proposed uses of the	a sunject iaud;				:
l		Kes	idential			
15	Whether any buildings or			the cublest land		
	4		out to be built on	uie subject ialia.		
ĺ	☐ Yes ☐ No ☑dini	known		ŧ	1.	
	If the angular to item 45 is					
	If the answer to item 15 is	s yes, for each buildir	g or structure ple	ase provide on the	drawing subr	nitted the type
	of building or structure, to the building or structu	rie setback iroili (ne i re and the dimension	ront lot line, rear   s or floor area of (	ot line, and side lo	t lines, the hei	ght in metres
16	Date the subject land was	acquired by the cur	ont owner	na nunuing or stru	cture.	
		×				<b>☑</b> Unknown
17	The date the existing buil	dings or structures o	n the subject land	were constructed	<del></del> -	Unknown
18			· ·			
10	The length of time that th	e existing uses of the	subject land have	e continued.		a Unknown
19	If known whathauthautha and			<u> </u>		
	If known, whether the sut	lect land has ever be	en the subject of	an application und	er section 45 o	of the Act?
	☐ Yes ☐ No ☑Únki	nown		the specific terms	a in the	
					100	
	If yes, describe briefly:	ear:	Type of Relief:			
20	If known, whether the substitution or a consent	ject land is the subie	ct of an application	n under the Act fo	r approval of a	nlan of
	subdivision or a consent	•			. approvation	Pieri Oi
			$\mathcal{F}_{i} = \mathcal{F}_{i}$			
	☐ Yes ☐ No ☑Û	nknown				
	If yes, the status of the a	nnllastiau.		1.	•	
21	Applications submitted w	thout the noted requ	romente will be e		ete Include	J NA
1	and will be returned.		nomenta wii de C	onaluared micomp	lete include	d Not Applicable
İ	Minimum Standards for I	)rawings:				1.54
	Autor = 1 Car Talana					
	Ontario Regulations 200/9 showing the following: its	6 of the Planning Act	provides the requ	uirement of a sketo	:h	
	showing the following: its	•	e de la companya del companya de la companya del companya de la co			
	•			til er militar til som i l		
.	a) The boundaries and	dimensions of the subj	ect land.			
.					<u> </u>	انصاا
	b) The location, size an	d type of all existing ar	id proposed buildin	gs and structures or	n	
	the subject land, indi	cating the distance of t	he buildings or stru	ctures on the subje-	ct .	
	rear yard lot line and	istance of the buildings	or structures from	the front yard lot lin	Θ,	
.	Tour yaid lot like and	side yard for fines.				
- 1	c) The approximate loc	ation of all natural and	artificial features or	n the subject land a	nd .	
:	on land that is adjace	ent to the subject land t	that, in the opinion	of the applicant, ma	у	
.	affect the application	. Examples include bui	ldings, railways, ro	ads, watercourses,		_
.	tank.	er or stream bands, we	tiands, wooded are	as, wells and septic	,	
20	terric.			and the second second		
	d) The current uses on	land that is adjacent to	the subject land.			
.						
	e) The location, width a	nd name of any roads	withing or abutting	the subject land,		احدا
- 1	indicating whether it	is an unopened road a	llowance, a public t	ravelled road, a priv	ate   L	1
.	road or a right of way	<b>/-</b>				
İ	f) If access to the subje	ect land is by water only	v. the location of the	e parking and docking	ng 🗆	,   ,
	facilities to be used.		, ioodion of the	- parking and dockii	""   LX	
				•		· [
	g) The location and nat	ure of any easement at	fecting the subject	land.		
	The required sketch map	hac been included	lh thio on-lisse!	. 6		
	☐ Yes ☐ No	nes neen miciuata Mi	m ans abblication	iom.	1.	1

Note: Drawings must be in metric units.

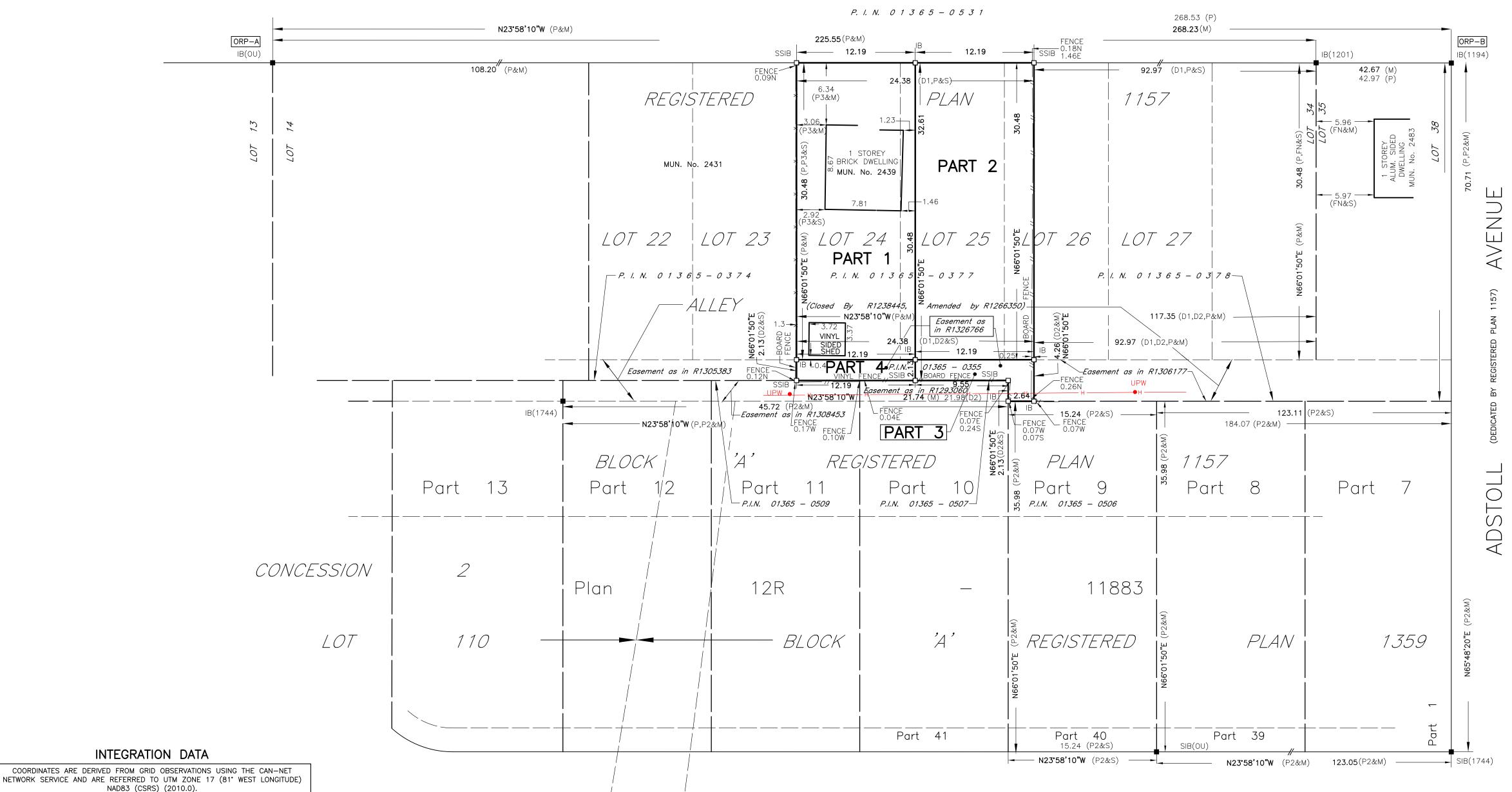
Examples of acceptable drawings can be obtained upon request.

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 (DEDICATED BY REGISTERED PLANS 1107 & 1157) ROAD



(DEDICATED AS A PUBLIC ROAD BY BY-LAW 11039, REGISTERED AS INSTRUMENT No. R12020911)

OLIVE

	PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA m <sup>2</sup>	
1	LOT 24 and PART OF LOT 25		ALL OF	371.5	
2	PART OF LOTS 25 AND 26	REGISTERED PLAN 1157	01365 — 0377	371.5	
3	PART OF ALLEY		ALL OF	31.6	
4	TAKE OF ALLEE		01365 — 0355	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 CITY OF WINDSOR COUNTY OF ESSEX, ONTARIO VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250

METRES 0 2.50 5.00 10.00 25.00

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

SURVEY MONUMENT FOUND SURVEY MONUMENT SET

# LEGEND

STANDARD IRON BAR SHORT STANDARD IRON BAR IB DENOTES
PB DENOTES
WIT DENOTES
M DENOTES DENOTES PERPENDICULAR DENOTES (D1) DENOTES R438345 (D2) DENOTES R1326766 OU DENOTES OBSERVED REFERENCE POINT ORP DENOTES (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. FLECTHER, 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.

# SURVEYOR'S CERTIFICATE

(1201) DENOTES R.A. CLARKE, O.L.S.

(1744) DENOTES VERHAEGEN LAND SURVEYORS

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.

2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER, 2024

DATE NOVEMBER 12, 2024

Roy Simono ROY A. SIMONE ONTAR O LAND SURVEYOR

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



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

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

DRAWN BY: 24-47-481-00

FILE: E-1157-ALLEY

CAD Date: November 12, 2024 12:10 PM CAD File: 24-47-481-00a.dwg

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

ROAD

ORP-A

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH

SECTION 14(2) O.REG 216/10

NORTHING

N4685678.30

N4685433.25

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS

OR BOUNDARIES SHOWN ON THIS PLAN.

E338018.85

E338127.81