

# COMMITTEE OF ADJUSTMENT

APPLICANT : FRANK AMANTE

ADDRESS : 8254 RIVERSIDE DRIVE EAST

SUBJECT LANDS

N.T.S.

# **CITY OF WINDSOR**

# 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 June25, 2025.

# <u>APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600</u>

Owner:	FRANK AMANTE	Location:	8254 RIVERSIDE DR E
Legal Description:	PLAN 470 W PT LOT 12 WATER;LOT & PT OLD RIVER FR RD;CLSD;	Zoning:	Residential RD1.6
Official Plan:	Waterfront Residential		
Explanation:	Proposed development of a single unit dwelling with reduced minimum front yard depth, thereby requesting the following relief:		

### Section 10.6.5.5 – Minimum Front Yard Depth

By Law Requirements	Proposed	
11.5 m	7.4 m	

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

When: July 10, 2025 at 3:30 pm

### Where: VIA VIDEO CONFERENCE

(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)

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: June 26, 2025

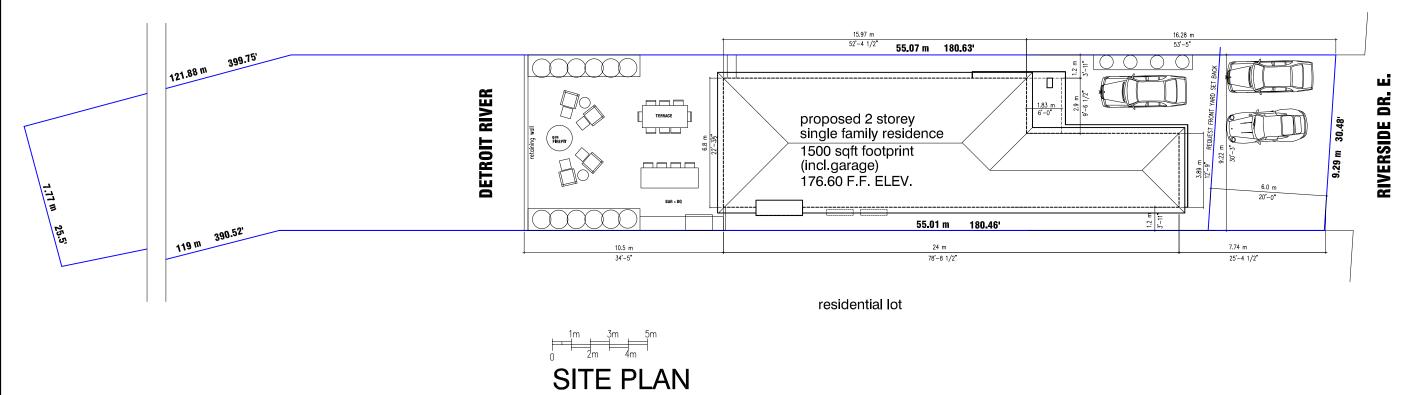
Tel: 519-255-6543 Fax: 519-255-6544 Email: jwatson@citywindsor.ca Web: www.citywindsor.ca

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

1	Application Information					
	Name of ALL Owners FRANK AMANTE		Contact	No.	Business T 519-791	elephone No.   <b>-3341</b>
	Address 8475 Wyand	otte st east Windsor			Postal Code N8S 0A5	9
	E-Mail Address: frank@theso Name of Contact Person/Ag	ccerplace.ca gent (if different than owner)	Contact	No.	Business T	elephone No.
	Daniel Soleski				519-818	8-8074
	Address 14237 R	iverside dr east, Tecumseh ON	Postal C N8N 1		Fax No.	
	E-Mail Address: dsoleski	@architecttura.com				
	PAYMENT CONTACT INI	FORMATION ONLY:	H			
	Name: Frank Amante Contact No: 519-791-3341		H			
	Date application submitte	d to the City of Windsor.				
	May 31 2025 <b>Present Official Plan Prov</b> Residential	risions applying to the land:				
		ovisions applying to the land:				
	RD 1.6					
	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) 1-LOT WIDTH -minimum 15.0m - RELIEF; current lot width = 9.29m therefore 5.71m relief sought.					
	2-FRONT YARD DEPTH -9.0m or avg. = 11.5m (greatest) - RELIEF; 6.0m depth requested = 5.5m relief sough State why it is NOT possible to comply with the provisions of the by-law. (Must be complete)					
	1-Current / existing lot s		-	-		irage.
	Legal Description of the S					
	Municipality	Street Name		Street Addres	S	
	Legal Description of the S Municipality WINDSOT			Street Addres	S	
	Municipality	Street Name			S	
	Municipality WINDSOR Concession Number(s) CONC. 1.	Street Name Riverside dr east		8254	58	
	Municipality WINDSOT Concession Number(s)	Street Name Riverside dr east		8254	38	
	Municipality WINDSOR Concession Number(s) CONC. 1. Parcel No. Dimensions of Land Affect	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129 cted: THIS SECTION MUST BE CC	0 - part	8254		
	Municipality WINDSOT Concession Number(s) CONC. 1. Parcel No. Dimensions of Land Affect	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129	0 - part	8254	Lot Area	2
	Municipality WINDSOR Concession Number(s) CONC. 1. Parcel No. Dimensions of Land Affect Lot Frontage/Width 9.29 m (30.48') Access	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129 cted: THIS SECTION MUST BE CO Depth 173.75m +/- irregular	0 - part DMPLETE	8254 Lot/Part No.(s)	Lot Area	2No
	Municipality WINDSOR Concession Number(s) CONC. 1. Parcel No. Dimensions of Land Affec Lot Frontage/Width 9.29 m (30.48')	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129 cted: THIS SECTION MUST BE CO Depth	0 - part DMPLETE	8254 Lot/Part No.(s)	Lot Area 1500 M2	
	Municipality WindSOr Concession Number(s) CONC. 1. Parcel No. Dimensions of Land Affec Lot Frontage/Width 9.29 m (30.48') Access (check appropriate	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129 cted: THIS SECTION MUST BE CC Depth 173.75m +/- irregular Provincial Highway Municipal road, maintained all year Municipal road, seasonally maintained Other public road Right of way Water only. If yes, the docking facilities approximate distance of these facilities the nearest public road Publicly owned and operated piped wa Privately owned and operated	0 - part DMPLETE Med dr esst s to be used from the su ter system.	8254 Lot/Part No.(s)	Lot Area 1500 M2 Yes	No 
	Municipality Windsor Concession Number(s) Conc. 1. Parcel No. Dimensions of Land Affec Lot Frontage/Width 9.29 m (30.48') Access (check appropriate space)	Street Name Riverside dr east Registered/reference Plan No. part of lot 12 - reg plan 47 lot 129 cted: THIS SECTION MUST BE CC Depth 173.75m +/- irregular Provincial Highway Municipal road, maintained all year Municipal road, seasonally maintained Other public road Right of way Water only. If yes, the docking facilities the nearest public road Publicly owned and operated piped wa Privately owned and operated	0 - part DMPLETE s to be used from the su ter system.	and the ubject land and	Lot Area 1500 M2 Yes	No D D D D D D D

12	Storn	n Drainage	Municipal Sewers Ditches or Swales Other (specify)			
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).					
14	-	proposed uses of the	-			
	RES	SIDENTIAL - S	SINGLE FAMILY HOME			
15	Whet	her any buildings or	structures are proposed to be built on the subject land.			
	∎ Y	es 🛛 No 🖾 Unk	nown			
	of bu	ilding or structure, t	s yes, for each building or structure please provide on the on the setback from the front lot line, rear lot line, and side lot re and the dimensions or floor area of the building or structive structions on the set set set set set set set set set se	lines, the heigh		
16	Date the subject land was acquired by the current owner.       □ Unknown         Est. FEB 2023       □					
17	The date the existing buildings or structures on the subject land were constructed.       Unknown         NO EXISTING BUILDINGS OR STRUCTURES CURRENTLY EXIST       Unknown					
18	The l	ength of time that th	e existing uses of the subject land have continued.	Ē	Unknown	
19	lf kno	own, whether the sub	pject land has ever been the subject of an application unde	r section 45 of	the Act?	
	ים	∕es 🛛 No ∎Unk	nown			
20	If yes, describe briefly:         Year:         Type of Relief:           If known, whether the subject land is the subject of an application under the Act for approval of a plan of					
	subd	ivision or a consent	?			
	ΠY	′es 🗖 No 🔳 U	nknown			
		s, the status of the a		_	1	
21		cations submitted w vill be returned.	ithout the noted requirements will be considered incomple	te Included	Not Applicable	
		mum Standards for 1	Drawings:			
		rio Regulations 200/9 ring the following: its	96 of the Planning Act provides the requirement of a sketcl 3:			
	a)	The boundaries and	dimensions of the subject land.			
	b)	the subject land, ind	nd type of all existing and proposed buildings and structures on icating the distance of the buildings or structures on the subjec distance of the buildings or structures from the front yard lot line I side yard lot lines.	t		
	c)	on land that is adjac affect the application	ation of all natural and artificial features on the subject land an ent to the subject land that, in the opinion of the applicant, may n. Examples include buildings, railways, roads, watercourses, er or stream bands, wetlands, wooded areas, wells and septic			
	d)	The current uses on	land that is adjacent to the subject land.			
	e)		and name of any roads withing or abutting the subject land, is an unopened road allowance, a public travelled road, a priva y.	ite		
	f)	If access to the subj facilities to be used.	ect land is by water only, the location of the parking and dockin	g		
	g)	The location and nat	ture of any easement affecting the subject land.			
	3/	The location and ha	are of any casement anceang the subject land.			

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



8254 RIVERSIDE DR EAST

residential lot

8254 RIVERSIDE DR EAST Windsor	PROJECT AMANTE RESIDENCE
DATE MAY-31- DRAWN BY CHECKED B DRAWING TI SITE PL/	Y TLE