



COMMITTEE OF ADJUSTMENT

APPLICANT : FRANK AMANTE

ADDRESS : 8254 RIVERSIDE DRIVE EAST

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-053/25

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 June25, 2025.

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

Owner: FRANK AMANTE Location: 8254 RIVERSIDE DR E

Legal Description: PLAN 470 W PT LOT 12 Zoning: Residential RD1.6
WATER;LOT & PT OLD RIVER
FR RD;CLSD;

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.

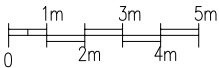
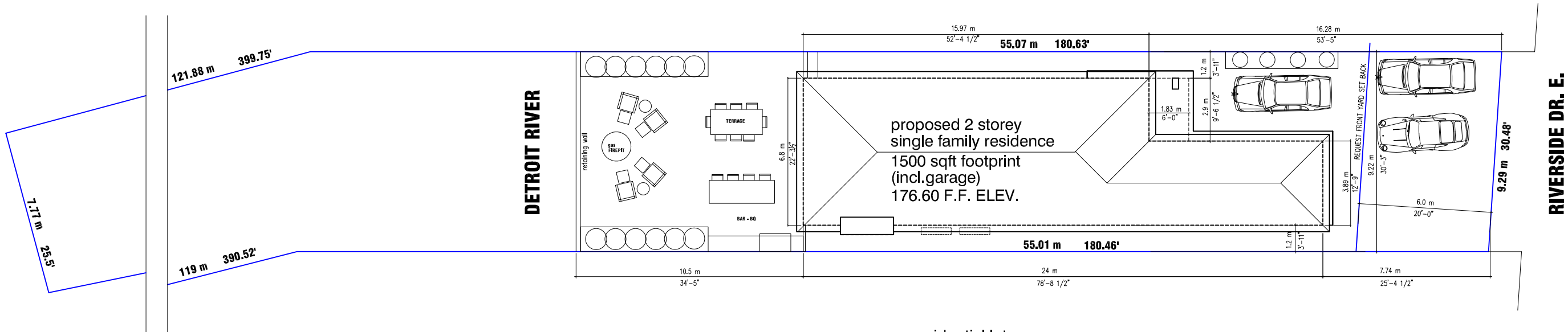
Jessica Watson
Secretary-Treasurer, Committee of Adjustment

Dated: June 26, 2025

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

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

1	Application Information														
	Name of ALL Owners FRANK AMANTE		Contact No.												
	Address 8475 Wyandotte st east Windsor		Business Telephone No. 519-791-3341												
	E-Mail Address: frank@thesoccerplace.ca		Postal Code N8S 0A5												
	Name of Contact Person/Agent (if different than owner) Daniel Soleski		Contact No.												
	Business Telephone No. 519-818-8074														
Address 14237 Riverside dr east, Tecumseh ON		Postal Code N8N 1B9	Fax No.												
E-Mail Address: dsoleski@architectura.com															
PAYMENT CONTACT INFORMATION ONLY:															
Name: Frank Amante															
Contact No: 519-791-3341															
2	Date application submitted to the City of Windsor. May 31 2025														
3	Present Official Plan Provisions applying to the land: Residential														
4	Present Zoning By-law provisions applying to the land: RD 1.6														
5	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 sought.														
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) 1-Current / existing lot size. 2-Narrow lot and limiting depth to allow for a modest new home footprint + attached garage.														
7	Legal Description of the Subject Land(s)														
	Municipality windsor	Street Name Riverside dr east	Street Address 8254												
	Concession Number(s) Conc. 1.	Registered/reference Plan No.	Lot/Part No.(s)												
	Parcel No.	part of lot 12 - reg plan 470 - part lot 129													
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE														
	Lot Frontage/Width 9.29 m (30.48')	Depth 173.75m +/- irregular	Lot Area 1500 M2												
9	Access (check appropriate space)	Provincial Highway Municipal road, maintained all year <small>Riverside dr east</small> Municipal road, seasonally maintained Other public road Right of way 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 _____	<table border="0"> <tr> <th>Yes</th> <th>No</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	<table border="0"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
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11	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	<table border="0"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
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SITE PLAN

8254 RIVERSIDE DR EAST

8254 RIVERSIDE DR EAST
WINDSOR
PROJECT
AMANTE RESIDENCE

DATE
MAY-31-2025
DRAWN BY

CHECKED BY

DRAWING TITLE
SITE PLAN