



COMMITTEE OF ADJUSTMENT

APPLICANT : JOHN ATWAN

ADDRESS : 4470 NORTH SERVICE ROAD EAST

 SUBJECT LANDS

N.T.S.



CITY OF WINDSOR

File: A-074/24

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 December 4, 2024.

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

Owner: JOHN ATWAN **Location:** 4470 NORTH SERVICE RD E

Legal Description: CON 2; PT LOT 108 **Zoning:** Manufacturing MD1.1

Official Plan: Industrial

Explanation: Construction of a new industrial building with reduced curb height requirement, thereby requesting the following relief:

Section 25.5.10.5 – Required parking area curbing, with a continuous curb with a minimum width and height of 15.0 cm

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

When: December 19, 2024 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: December 5, 2024

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 John Atwan	Contact No.	Business Telephone No. 519-999-4248														
	Address 3549 Victoria Blvd		Postal Code N9E 3L4														
	E-Mail Address: Supremehomesgroup@gmail.com																
	Name of Contact Person/Agent (if different than owner) Jason Thibert	Contact No.	Business Telephone No. 519-254-3430														
Address 1670 Mercer Street	Postal Code N8X 3P7	Fax No.															
E-Mail Address: jthibert@ada-architect.ca																	
PAYMENT CONTACT INFORMATION ONLY:																	
Name:																	
Contact No:																	
2	Date application submitted to the City of Windsor.																
3	Present Official Plan Provisions applying to the land:																
4	Present Zoning By-law provisions applying to the land:																
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Required Parking Area Curbing (25.5.10.5): 15cm required, 0 cm provided.																
6	State why it is NOT possible to comply with the provisions of the by-law. (Must be complete) Creation of an industrial building with multiple at grade overhead and entry doors. Proposing bollards at the end of each parking space for pedestrian entrances.																
7	Legal Description of the Subject Land(s)																
	Municipality Windsor	Street Name North Service Road	Street Address 4470														
	Concession Number(s) CON 2; PT LOT 108	Registered/reference Plan No.	Lot/Part No.(s)														
	Parcel No. 070-305-00800-0000																
8	Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE																
	Lot Frontage/Width	Depth	Lot Area														
9	Access (check appropriate space)	Provincial Highway Municipal road, maintained all year 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> <td>Yes</td> <td>No</td> </tr> <tr> <td><input checked="" 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 checked="" 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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
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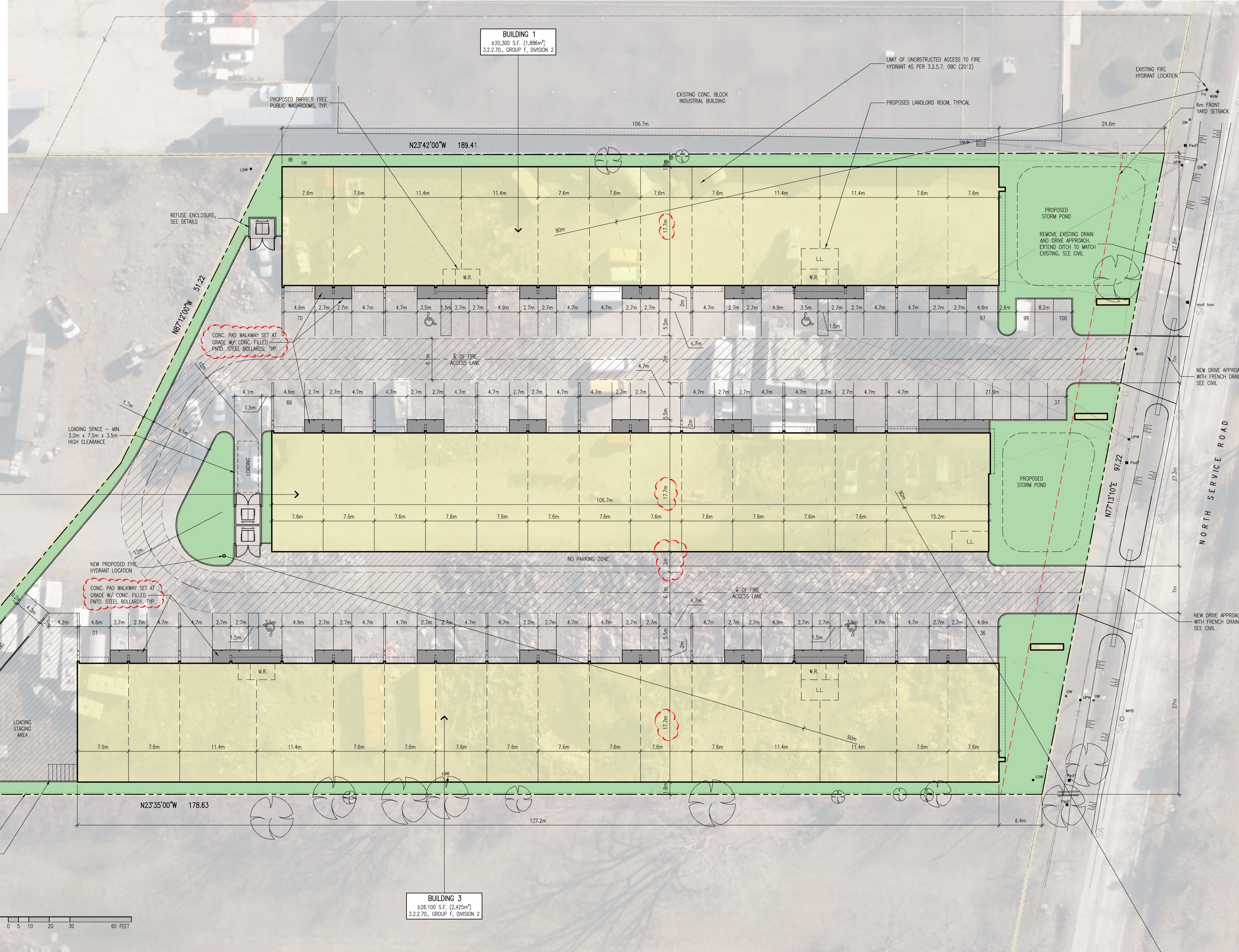
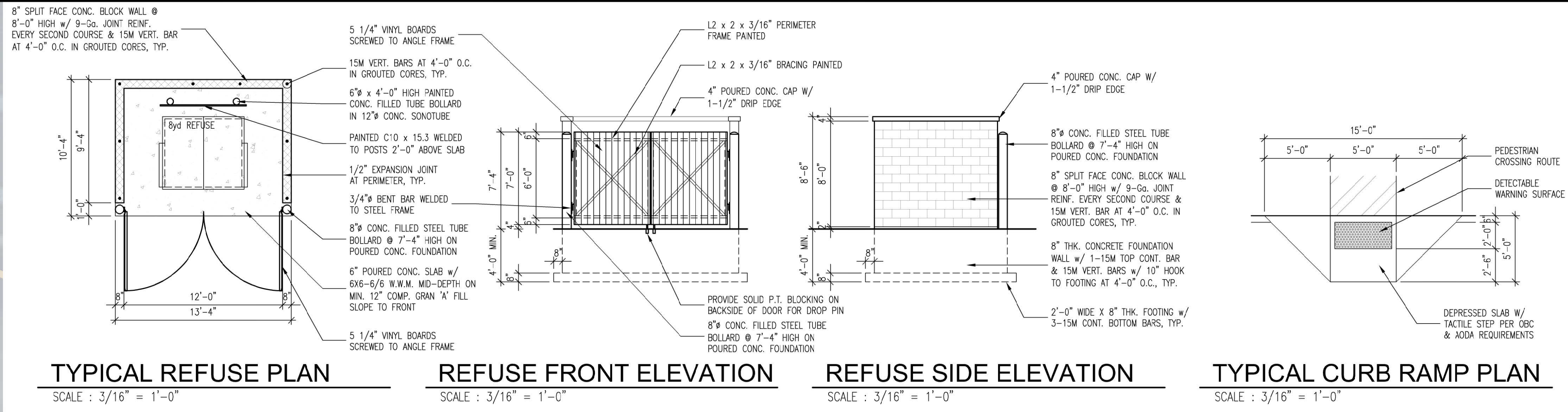
12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	The existing uses of the subject land: NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).			
14	The proposed uses of the subject land: Industrial Part			
15	Whether any buildings or structures are proposed to be built on the subject land. <input type="checkbox"/> Yes <input type="checkbox"/> No <input 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 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 checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If yes, the status of the application:			
21	<p>Applications submitted without the noted requirements will be considered incomplete and will be returned.</p> <p><u>Minimum Standards for Drawings:</u></p> <p>Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: Its:</p> <p>a) The boundaries and dimensions of the subject land.</p> <p>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.</p> <p>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.</p> <p>d) The current uses on land that is adjacent to the subject land.</p> <p>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.</p> <p>f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.</p> <p>g) The location and nature of any easement affecting the subject land.</p> <p>The required sketch map has been included with this application form.</p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Included	Not Applicable	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
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Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

SITE DATA : SITE ZONING = MD1.1		
	REQUIRED	PROPOSED
a. LOT AREA	--	14,432.3 m ²
b. LOT FRONTAGE	--	97.2 m
c. BUILDING AREA	--	6,197.0 m ²
d. BLDG LOT COVERAGE	--	42.9 %
e. BUILDING GROSS FLOOR AREA	--	6,197.0 m ²
f. BUILDING HEIGHT	--	10.2 m
g. BUILDING STRIBACKS		
FRONT - SOUTH	6.0 m	6.6 m
REAR - NORTH	--	1.9 m
SIDE INTERIOR - EAST	--	1.8 m
SIDE INTERIOR - WEST	--	1.8 m
h. NO. OF PARKING SPACES		
INDUSTRIAL USES NOT SPECIFICALLY LISTED:		
1 SPACE PER 45m ² FIRST 2,700m ²		
= 2,700 / 45 = 60 SPACES		
1 SPACE PER 180m ² REMAINDER		
= (6203-2,700) / 180 = 20 SPACES		
TOTAL	80 SPACES	100 SPACES
i. NO. OF ACCESSIBLE PARKING SPACES		
26 TO 100 SPACES		
TYPE 'A' @ 2%	2 SPACES	2 SPACES
TYPE 'D' @ 2%	2 SPACES	2 SPACES
j. NO. OF LOADING SPACES		
G.F.A. 1,000m ² TO 7,500m ²		
SIZE = 3.0mX7.5mX3.5m	2 SPACE	2 SPACE
k. NO. OF BICYCLE PARKING SPACE		
20 OR MORE	7 SPACES	7 SPACES
l. PAVED AREA COVERAGE	--	5,681.2 m ²
		39.4 %
m. LANDSCAPED AREA		
HARD		296.6 m ²
SOFT		2,061.6 m ²
TOTAL		2,358.2 m ²
		16.3 %
n. LINEAR CONCRETE CURB	--	262.7 m

LEGEND

	NEW WALKWAY		LANDSCAPED AREA
	PAINTED ASPHALT		



2024/10/23 SPC STAGE 2, REV. 1

2024/07/02 SPC STAGE 2

2024/03/22 SPC PRE-CONSULT

date (yyyy/mm/dd) issued for:

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWINGS AND CONDITIONS SHOWN BY THESE.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES AS REGARD TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

architectural design associates inc. architect

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email - info@ada-architect.ca www.ada-architect.ca

project:
PROPOSED INDUSTRIAL FLEX SPACE
NORTH SERVICE ROAD
WINDSOR, ON

client:
SUPREME HOMES GROUP

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
JT, TK, DM

checked by:
JBK

date:
FEBRUARY, 2024

comm. no.:
2024-049

sheet no.:

A1.0