



# COMMITTEE OF ADJUSTMENT

APPLICANT : FADI MUSA-TOMA

ADDRESS : 1948 OTTAWA STREET

 SUBJECT LANDS

N.T.S.





# CITY OF WINDSOR

File: A-075/24

## 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:** FADI MUSA (ALLIANCE INTERNATIONAL COMPANY INC) **Location:** 1948 OTTAWA ST

**Legal Description:** PLAN 684; LOT 154 **Zoning:** Commercial CD1.3

**Official Plan:** Mixed Use

**Explanation:** Conversion of an existing commercial building to a combined-use building with reduced landscaped open space yard, exceeding maximum lot coverage, reduced minimum front yard depth, side yard depth, parking spaces, refuse bin to be permitted in a required yard, and the west wall to be untextured concrete within the 100.0 m and visible from the street, thereby requesting the following relief:

**Section 5.2.20.20** - A refuse bin is not permitted in a required yard

**Section 5.37.5** - The west wall cannot be untextured concrete as it is within 100.0m and visible from a street

**Section 14.3.5.8** – Minimum Landscaped Open Space Yard

By Law Requirements	Proposed
15.0 %	12.7 %

**Section 14.3.5.50.a:** – Maximum Lot Coverage

By Law Requirements	Proposed
45.0%	49.7% (existing)

**Section 14.3.5.50.c** – Minimum Front Yard Depth

By Law Requirements	Proposed
1.20 m	0.00 m (existing)

**Section 14.3.5.50.e:** – Minimum Side Yard Depth

By Law Requirements	Proposed
1.20 m	0.00 m (existing)

**Section 24.20.5.1**– Minimum Parking spaces

By Law Requirements	Proposed
5 spaces	4 spaces

**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](mailto:jwatson@citywindsor.ca)

Web: [www.citywindsor.ca](http://www.citywindsor.ca)

1	<b>Application Information</b>		
	Name of ALL Owners <b>FADI MUSA-TOMA</b>	Contact No.	Business Telephone No. <b>226-344-5753</b>
	Address 777 Silverdale Dr. Windsor . On		Postal Code N9G 2V7
	E-Mail Address: alliancecoinc@gmail.com		
	Name of Contact Person/Agent (if different than owner) <b>Anthony Pipolo</b>	Contact No.	Business Telephone No. <b>519-890-9614</b>
Address 850 Ouellette Ave. Windsor	Postal Code N8Y 1R7	Fax No.	
E-Mail Address: ap.nufusion@gmail.com			
<b>PAYMENT CONTACT INFORMATION ONLY:</b>			
<b>Name:</b>			
<b>Email &amp; Contact No:</b>			
2	Date application submitted to the City of Windsor. 10/05/2024		
3	Present Official Plan Provisions applying to the land: Mixed Use Corridor		
4	Present Zoning By-law provisions applying to the land: CD1.3		
5	Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested) Req. landscape (14.3.5.8) %15 provided%12.7      Refuse bin in rear side (5.2.20.20) Max. lot coverage 14.3.5.50a %45 provided %49.7 (ex)      Req. parking space 24.20.5.1 5 spaces provided 4 spaces Front yard depth 14.3.5.50c) 6m provide 0m(ex)      West wall cannot be untextured concrete with in 100m & visible from street 5.37.5 Side yard depth 14.3.5.50e 1.2m provided 0m (ex)		
6	State why it is NOT possible to comply with the provisions of the by-law. ( Must be complete) EXISTING CONDITION . -		
7	<b>Legal Description of the Subject Land(s)</b>		
	Municipality <b>Windsor</b>	Street Name <b>1948 Ottawa St,</b>	Street Address <b>1948 Ottawa St,</b>
	Concession Number(s) <b>3739020220041000000</b>	Registered/reference Plan No.	Lot/Part No (s) <b>PLAN 684; LOT 154</b>
	Parcel No.		
8	<b>Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE</b>		
	Lot Frontage/Width	Depth <b>31'</b>	Lot Area <b>3720 sq.f</b>
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 _____	Yes      No <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"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
10	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	<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"/>
11	Sewage Disposal	Publicly owned and operated piped sewage system ..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



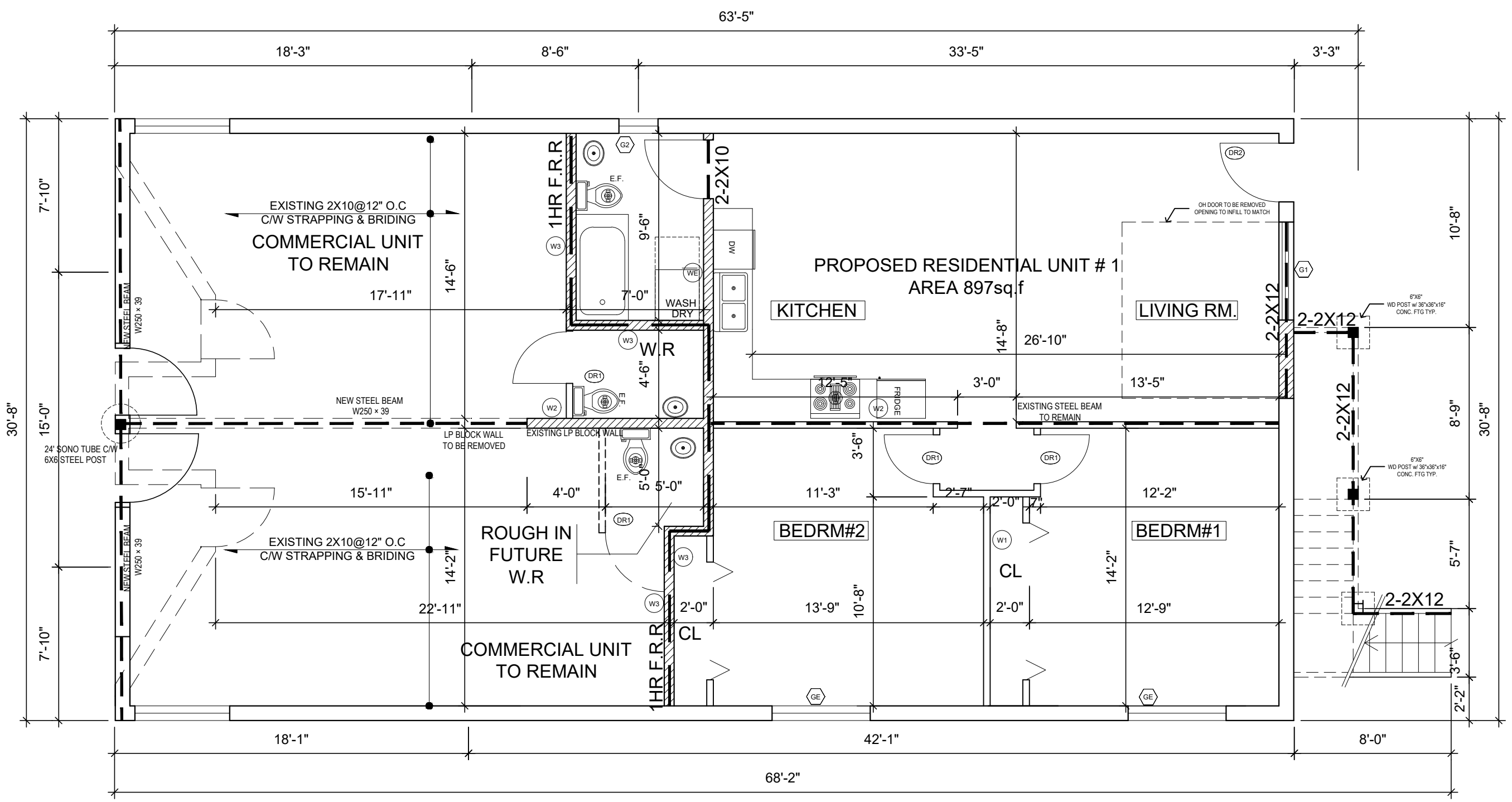
12	Storm Drainage	Municipal Sewers Ditches or Swales Other (specify)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13	The existing uses of the subject land:  <b>NOTE: legal non-conforming use applications <u>must</u> provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).</b>			
14	The proposed uses of the subject land: <b>Combined-Use Building</b>			
15	Whether any buildings or structures are proposed to be built on the subject land.  <input checked="" 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 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 checked="" type="checkbox"/> No <input 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><b>Applications submitted without the noted requirements will be considered incomplete and will be returned.</b></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. <input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</p>	Included	Not Applicable	
		<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"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	

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









- GENERAL NOTES:**
- 1) DO NOT SCALE DRAWINGS.
  - 2) VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
  - 3) COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
  - 4) SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
  - 5) ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

No.	DATE	ISSUED FOR
1	02 FEB. '24	PERMIT APPLICATION
1	28 NOV. '23	PERMIT APPLICATION
1	07 AUG. '23	PERMIT APPLICATION
1	08 SEPT. '22	CLIENT REVIEW
1	16 MARCH '22	CLIENT REVIEW

PROJECT: 2021-13

**COMBINED USE BUILDING .  
1948 & 1950 OTTAWA ST  
WINDSOR, ONTARIO**

DESIGNED BY: M.H.

SCALE: AS SHOWN

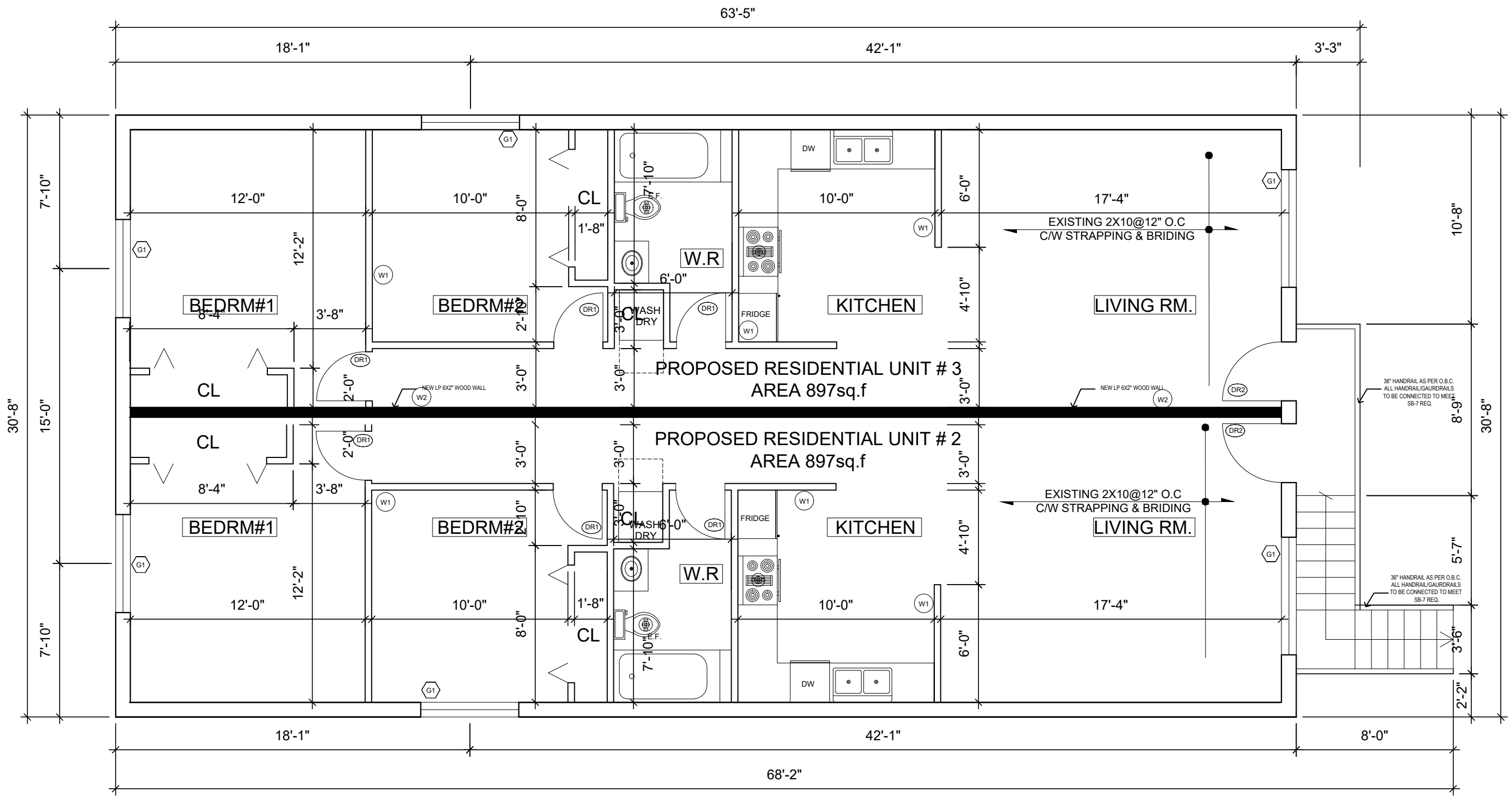
DATE: JULY 2021

DRAWN BY: M.H.

CHECKED BY: M.H.

DRAWING TITLE:  
**PROPOSED FIRST FLOOR**

DRAWING No.:  
**A-2**



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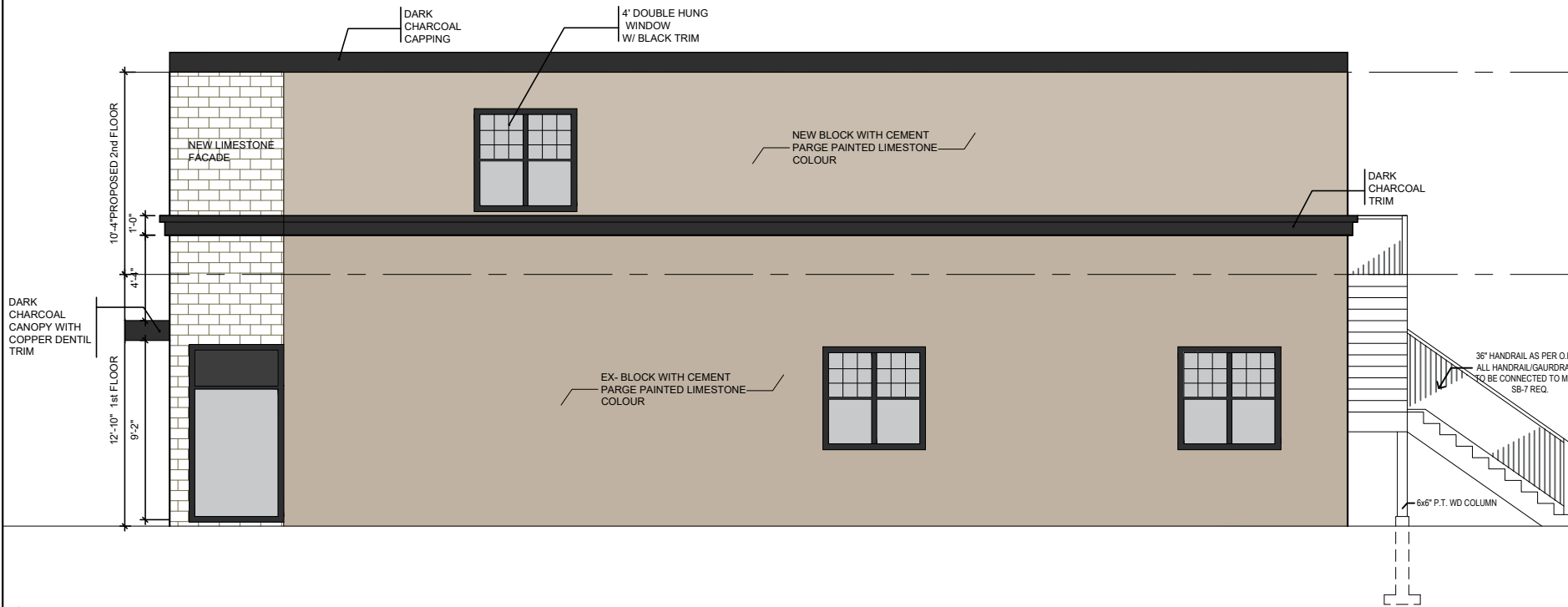
DRAWN BY: M.H.

CHECKED BY: M.H.

DRAWING TITLE:  
**PROPOSED SECOND FLOOR**

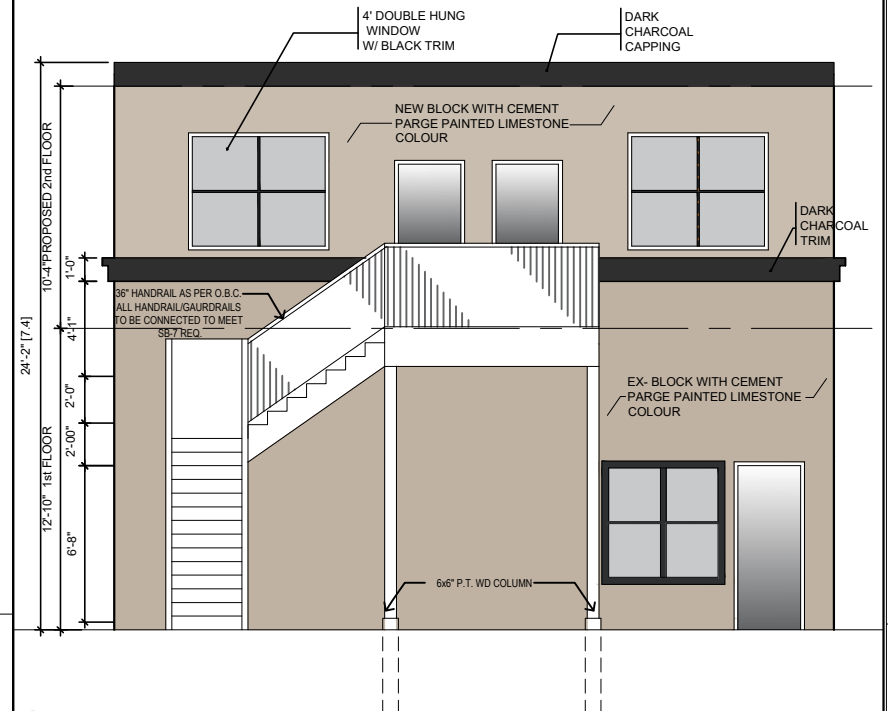
DRAWING No.:  
**A-3**





3 SIDE ELEVATION

A-4 1/4"=1'-0"

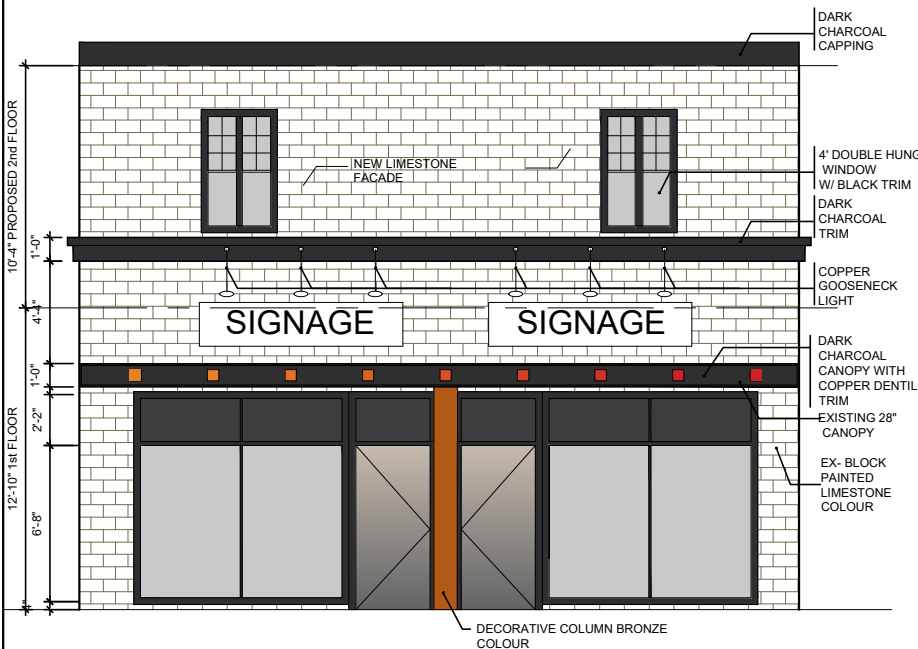


4 REAR ELEVATION

A-4 1/4"=1'-0"

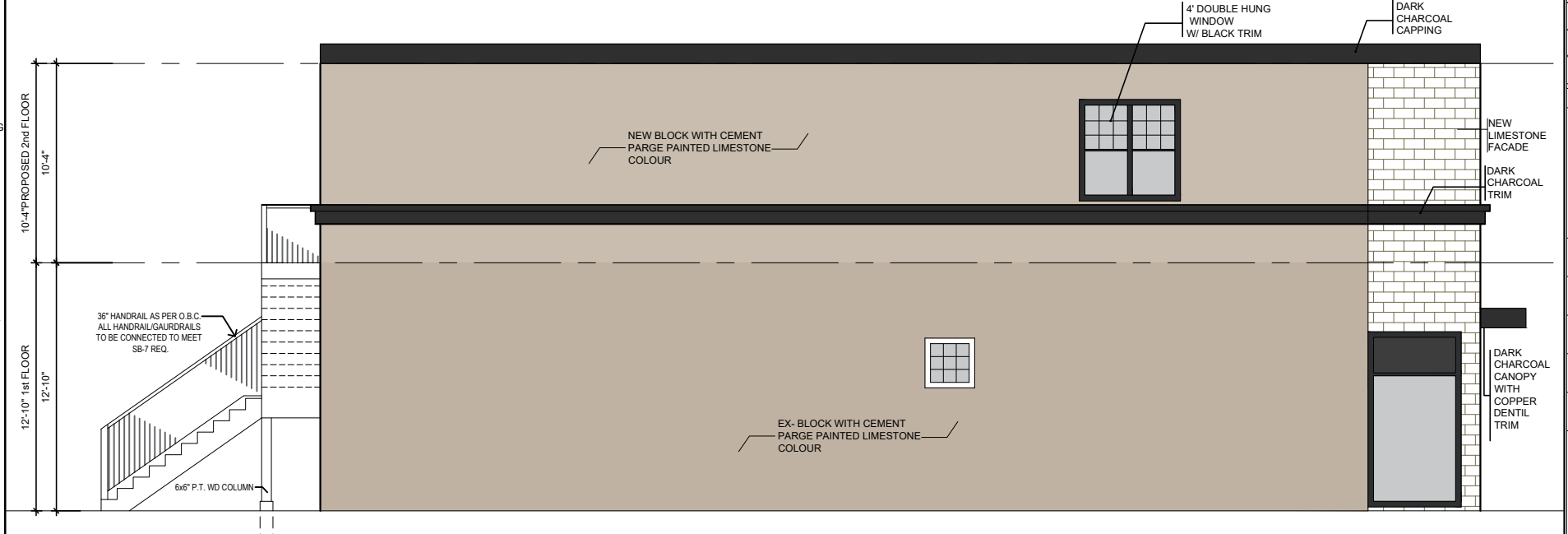
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1 FRONT ELEVATION

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2 SIDE ELEVATION

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DRAWING TITLE:  
ELEVATIONS

DRAWING No.:  
A-4