



COMMITTEE OF ADJUSTMENT

APPLICANT : RAFIC RIZK, ILHAM RIZK

ADDRESS : 0 & 2439 NORMAN ROAD

 SUBJECT LANDS  SEVERED LANDS

CITY OF WINDSOR

File: B-038/25
Please refer to file A-050/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 54 (2) of the Planning Act, the City of Windsor Council has delegated consent authority to the Committee of Adjustment, and further, **PURSUANT** to Section 53 of the Planning Act, a Committee of Adjustment public hearing will be held to consider an application for consent.

You are receiving this letter 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 CONSENT

Owner:	RAFIC RIZK, ILHAM RIZK	Location:	0 & 2439 NORMAN RD
Legal Description:	PLAN 1157 LOT 24;PT CLSD ALLEY	Zoning:	Residential RD1.1
Official Plan:	Residential		
Explanation:	Severance of lands, as shown on the attached drawing, for the purpose of a lot addition.		

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

When: June 12, 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.

If a person or public body that files an appeal of the decision of the Committee of Adjustment, in respect of the proposed consent, does not make oral submissions at a public meeting or does not make written submissions to the Committee of Adjustment before a provisional consent is given or refused, the Ontario Land Tribunal may dismiss the appeal.

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: May 29, 2025

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

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



Email: jwatson@citywindsor.ca
Web: <http://www.citywindsor.ca>

	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 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input checked="" type="checkbox"/>
7	The current designation of the subject property in the Official Plan Residential bylaw 8600 District 1.1 (RD1.1)					
	History of the Subject Land unknown					
8	Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. _____ _____ If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. _____ _____					
9	Has any land been severed from the parcel originally acquired by the owner of the subject land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown					
10	If the answer to item 9 is <u>yes</u>, the date of the transfer, the name of the transferee and the land use on the severed land:					
11	Current Applications If known, whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister’s Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent. <u>application of minor variance</u> _____ _____ If yes, the file number of the application and the status of the application. <u>in process</u> _____					
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
13	Whether the subject land is within an area of land designated under any provincial plan or plans. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable					
14	If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable					

15	The required sketch map is to indicate the following, in metric units and must be included with application:	Included	Not Applicable
a)	the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or landmark</u> such as a bridge or railway crossing;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be <u>severed</u> and the part that is intended to be <u>retained</u> ;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	the location of all land <u>previously severed</u> from the parcel originally acquired by the <u>current owner</u> of the subject land;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	the approximate location of all <u>natural and artificial features</u> (<i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i>) that: (i) are located on the subject land and on land that is <u>adjacent</u> to it, and (ii) in the applicant's opinion, may affect the application;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (<i>for example, residential, agricultural or commercial</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	the <u>location</u> , <u>width</u> and <u>name</u> of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley);	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	if access to the subject land will be <u>by water only</u> , the location of the parking and boat docking facilities to be used; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	the location and nature of any easement affecting the subject land.		
The required sketch map has been included with this application form.			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

DECLARATION:

I/WE, Rafic Boutros Rizk & Ilham Rizk of the City (City/Town) of Windsor (name City/Town) in the County (County) of Essex (name county) on this 04 / 15 / 2025 day of April, 20 25, SOLEMNLY DECLARE that all statements contained in this application are true and I/WE make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

(Sign) X  RAFIC RIZK
(Sign) X  ILHAM RIZK

DECLARED BEFORE ME at the city of Windsor 04 / 07 / 2025 in the County of Essex this 4 TH day of April, 20 25.
MARJANA SAMAN
04 / 15 / 2025
A Commissioner etc.

*** THIS SECTION MUST BE COMPLETE

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

This application has been received and is accepted for processing, as the application is complete.


Secretary-Treasurer (or Designate)

Date: May 23/25

Minor variance for new construction: An approved variance is valid and must be acted upon within one (1) year. If a granted variance is not used within required timeline, the application is deemed to be null and void. A new Committee of Adjustment application will be required for any expired application. (Please Initial)

FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on their behalf

AUTHORIZATION:

TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.
04 / 07 / 2025

DATE: _____, 20__.

I (We) (Owners of the subject lands) RAFIC RIZK & ILHAM RIZK

of the (municipality where you reside) CITY OF WINDSOR, COUNTY OF ESSEX, hereby authorize

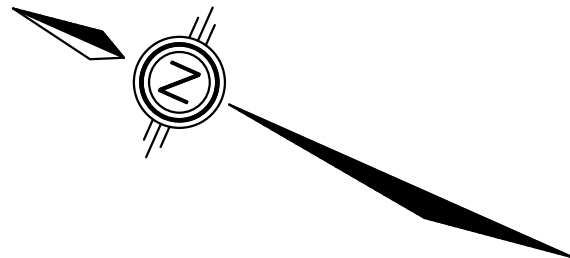
and instruct (agent(s)) Mariana Saman to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) 2439 Norman Rd & 0 Norman Rd

Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.

 RAFIC RIZK X(Sign) Note: if the owner is a Corporation, affix seal (if any)

ILHAM RIZK  X (Sign)



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).

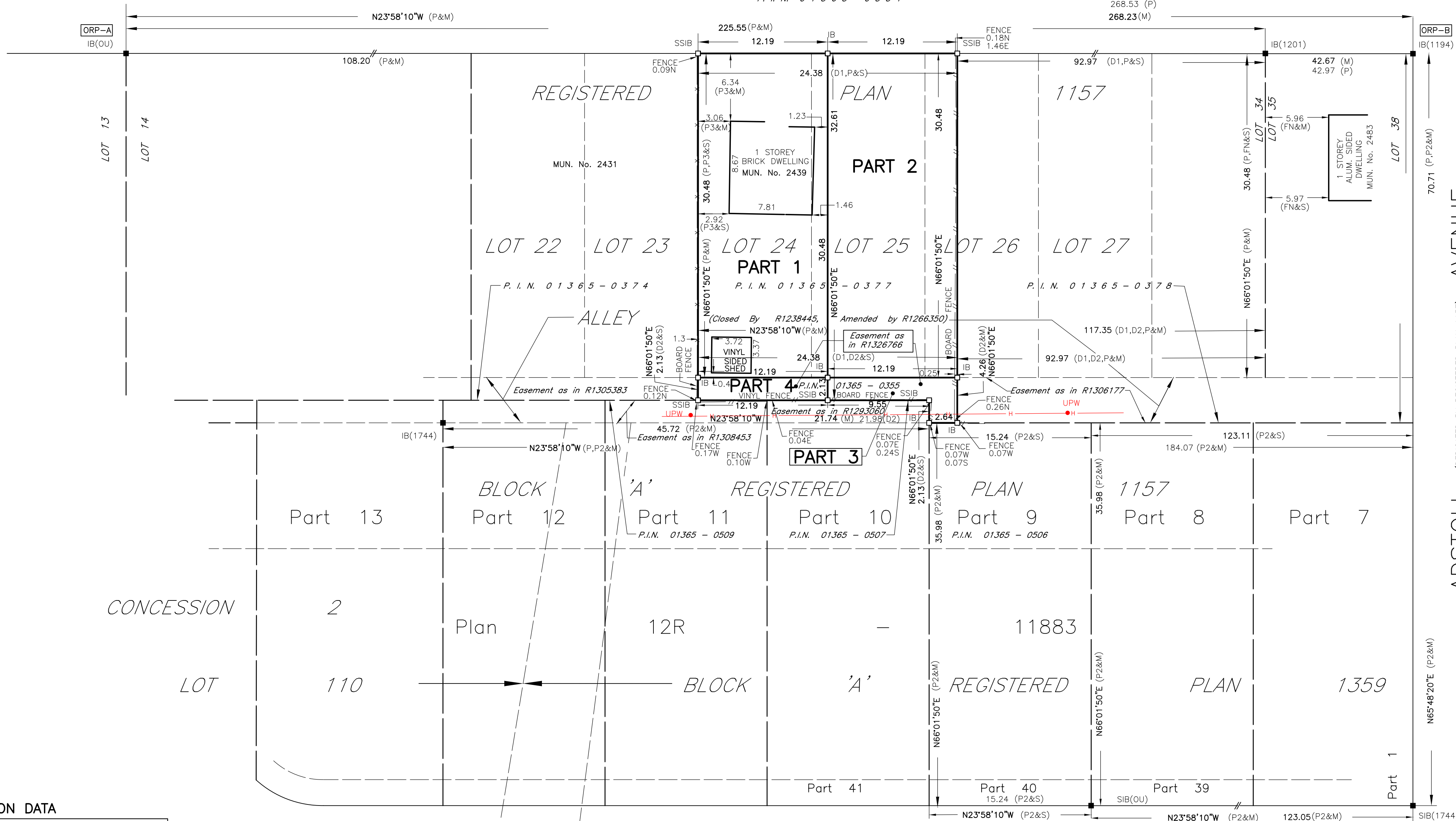
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999899.

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 ROAD

P. I. N. 01365 - 0531

268.53 (P)
268.23 (M)



INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4685678.30	E338018.85
ORP-B	N4685433.25	E338127.81
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01° 20' 50" CLOCKWISE WAS APPLIED TO (P) AND (P2) TO CONVERT TO GRID BEARINGS.

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

PARTS SCHEDULE

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

SCALE = 1:250



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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
M	DENOTES	MEASURED
S	DENOTES	SET
L	DENOTES	PERPENDICULAR
(D1)	DENOTES	R438345
(D2)	DENOTES	R1326766
OU	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(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. FLEETHER, 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.
(1201)	DENOTES	R.A. CLARKE, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

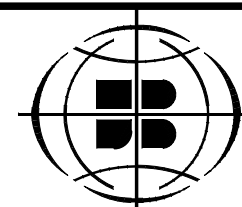
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER, 2024

DATE NOVEMBER 12, 2024

Roy A. Simone
ROY A. SIMONE

ONTOARIO LAND SURVEYOR

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



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

SURVEYING
MAPPING
GIS

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

DRAWN BY: NMG	CHECKED BY: RAS	REFERENCE NO.: 24-47-481-00
FILE: E-1157-ALLEY		CAD Date: November 12, 2024 12:10 PM CAD File: 24-47-481-00a.dwg