



**CITY OF WINDSOR**

**COMMITTEE OF ADJUSTMENT**

**MINUTES**

**FOR THE HEARING OF**

**April 10, 2025**

A virtual hearing by the Committee of Adjustment for the City of Windsor was held on April 10, 2025, by Video Conference. The Hearing was called to order at 3:30 PM.

**ATTENDANCE:**

**Present:**

***Committee Members***

Mike Sleiman, Chair  
Dante Gatti, Vice Chair  
Joe Balsamo, Member  
Frank Cerasa, Member

Jessica Watson, Secretary-Treasurer  
Riley Dufour, Committee Clerk

**Regrets:**

Mohammed Baki

Also in attendance, Administrative staff representing the interests of the City of Windsor were:

***Planning & Building Services Department***

Greg Atkinson, Deputy City Planner  
Zaid Zwayyed, Planner  
Brian Velocci, Planner  
Stefan Pavlica, Zoning Co-ordinator  
Conner O'Rourke, Zoning Co-ordinator  
Diana Radulescu, Planner  
Averil Parent, Planner

***Engineering & Geomatics Department***

Dan Perissinotti, Technologist

***Transportation Planning Department***

Elara Mehlou, Transportation Engineer

\* \* \* \* \*

**DISCLOSURE OF PECUNIARY INTEREST  
and the general nature thereof**

There being no disclosure of pecuniary interest at this time, the following applications were considered in the order as contained herein.

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** 1000925148 ONTARIO INC.

**Subject Lands:** PLAN 649 LOTS 31 32 33 PT;CLOSED ALLEY CON 1 PT LOT 87;RP 12R7038 PARTS 1 & 2 and known as Municipal Number 408 HANNA ST E

**Zoning:** Manufacturing MD1.2

**REQUEST:** Severance of lands, as shown on the attached drawings, for the purpose of creating a new lot.

**INTERESTED PARTIES PRESENT:**

Ryan Solcz, Agent

**PRELIMINARY PROCEEDINGS**

The Chair declares he knows the applicant and the buyer on the land next door to it and he has no financial gain from it.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

**DISCUSSION**

Mr. Solcz outlines they have had an opportunity just to add to that like last time he was before the committee with the concern sand opposing the condition that had been implemented and imposed by administration, and is pleased to say that thanks to the deferrals, they have been able to resolve all concerns and there have been e-mail exchanges between himself and city administration and he is pleased to say that they were able to reach an agreement with the consent and the recommendation of administration.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa

Second by: J. Balsamo

**IT IS HEREBY DECIDED** that the application **BE GRANTED WITH CONDITIONS**

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** AMBASSADOR CHRISTIAN

**Subject Lands:** PLAN 1636 PT BLK E;CHURCH and known as Municipal Number 3033 RIVARD AVE

**Zoning:** Institutional ID1.1 and RD1.1

**REQUEST:** Severance of lands, as shown on the attached drawing, for the purpose of a lot addition.

**INTERESTED PARTIES PRESENT:**

Caroline Baker, Agent

**PRELIMINARY PROCEEDINGS**

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Ms. Baker confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa asks for confirmation with respect to the Official Plan and if this area is Residential. Ms. Baker confirms the proposed property to the lot addition being added to the residential property is zoned for residential purposes, which would facilitate residential development.

The Chair asks for public presentation. None noted

Moved by: J. Balsamo

Seconded by: F. Cerasa

**IT IS HEREBY DECIDED** that the application **BE GRANTED WITH CONDITIONS.**

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** 1000552468 ONTARIO INC.

**Subject Lands:** PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY and known as Municipal Number 1666 RANDOLPH AVE

**Zoning:** Residential RD1.1

**RELIEF:** Creation of a new lot with reduced minimum lot width and lot area for both the severed and retained lots.

**INTERESTED PARTIES PRESENT:**

Caroline Baker, Agent

**PRELIMINARY PROCEEDINGS**

Move by - F. Cerasa  
Seconded By - J. Balsamo

That files A-024/25 and B-019/25; subject lands - PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY and known as Municipal Number 1666 RANDOLPH AVE be heard concurrently.

The Secretary-Treasurer outlines letters of objection that have been received for this item, and shared with Administration, the Agent/Applicant and Committee prior to today's hearings

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Ms. Baker confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa outlines the lot widths with development and feels it's too much and is unsure if he can support it, he asks Administration for further comment. Ms. Radulescu outlines that thru the planning analysis conducted The Planning Department does support the requested variance based on the planning analysis that there are comparable lots in the neighborhood in addition and further explains the initial proposal by the applicant was for a lot with that was significantly smaller than what is proposed and the applicant has worked with administration to adjust the lot line to have a smaller variance for the severed lot.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa  
Second by: J. Balsamo

**IT IS HEREBY DECIDED** that the application **BE GRANTED** as applied for.

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s): 1000552468 ONTARIO INC.**

**Subject Lands: PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY and known as Municipal Number 1666 RANDOLPH AVE**

**Zoning: Residential RD1.1**

**REQUEST: Severance of lands as shown on the attached drawing, for the purpose of creating a new Lot.**

**INTERESTED PARTIES PRESENT:**

Caroline Baker, Agent

**PRELIMINARY PROCEEDINGS**

Moved by - F. Cerasa  
Seconded By - J. Balsamo

That files A-024/25 and B-019/25; subject lands - PLAN 973 LOTS 568 569 S PT; LOT 567 & PT CLOSED ALLEY and known as Municipal Number 1666 RANDOLPH AVE be heard concurrently.

The Secretary-Treasurer outlines letters of objection that have been received for this item, and shared with Administration, the Agent/Applicant and Committee prior to today's hearings

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Ms. Baker confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa outlines the lot widths with development and feels it's too much and is unsure if he can support it, he asks Administration for further comment. Ms. Radulescu outlines that thru the planning analysis conducted The Planning Department does support the requested variance based on the planning analysis that there are comparable lots in the neighborhood in addition and further explains the initial proposal by the applicant was for a lot with that was significantly smaller than what is proposed and the applicant has worked with administration to adjust the lot line to have a smaller variance for the severed lot.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa  
Second by: J. Balsamo

**IT IS HEREBY DECIDED** that the application **BE GRANTED WITH CONDITIONS.**

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s): REIGNS 740 INC.**

**Subject Lands: PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3 and known as Municipal Number 0 DOUGALL AVE**

**Zoning: Residential RD1.4**

**RELIEF: Proposed single family dwelling with minimum lot width and area.**

**INTERESTED PARTIES PRESENT:**

Saksam Sharma, Owner

**PRELIMINARY PROCEEDINGS**

Moved by - F. Cerasa

Seconded By - J. Balsamo

That files A-025/25 and B-020/25; subject lands - PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3 and known as Municipal Number 0 DOUGALL AVE be heard concurrently.

The Secretary-Treasurer outlines letters of objection that have been received for this item, and shared with Administration, the Agent/Applicant and Committee prior to today's hearings

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Mr. Sharma confirms they agree with the recommendations and comments provided in the report from Administration. There is discussion surrounding the design of the proposed two stories, and the owner outlines the plan is comparable to the characteristics of the neighbourhood and he feels it is comparable. The Chair asks for the square footage, and it is outlined they will be each 2100sq.ft and meets the bylaw and will comply.

The Chair asks for public presentation.

Ms. Bellemore, the neighbour, comes forward. She outlines she is concerned about the homes to be built and suggests it won't fit into the characteristics of the neighborhood. Her concerns about her home and how it is going to be having this next door does not sit well. She explains these being two smaller homes and is not sure how they are going to fit on this 92-foot lot. She addresses the width of homes, and not the front to back. Mr. Gatti agrees, and he feels there is harmony in the neighborhood, which is more than 20% and changes the direction of the homes. He asks if it is recommended the committee ignore this? And so, what is being proposed, of course, is the severance, which is a little more than 20% and then of course, it is going to change the characteristics of the neighbourhood.

Mr. Zwayyed outlines that administration did investigate the area and not all the homes, are wide. He outlines there are comparable home sizes directly next to it, or the house away. With various forms and again the application here is just for the consent, not there is not much in the committee's power to regulate the build form, if it is within the zoning, it should be suitable for development. Mr. Zwayyed indicates the open space percentage is fair, looking at the lot size regardless of the build design, which is the committee's focus here. And then there are comparable build forms along that street, he also identified one similar lot size on the corner of Downey and Dougall. The motion was not in favour based on the measures.

Moved by: F. Cerasa, a motion to grant as applied for.

Discussion on the motion is entered.

Mr. Gatti outlines he feels that this is not comparable to the other forms of building, or the characteristics of the neighbourhood and he can't agree to the motion.

Opposed by D. Gatti and J. Balsamo

**IT IS HEREBY DECIDED** THAT the application **DENIED**.

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.



**APPLICANT and SUBJECT LANDS:**

**Owner(s): REIGNS 740 INC.**

**Subject Lands: PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3 and known as Municipal Number 0 DOUGALL AVE**

**REQUEST: The severance of the above noted lands as shown on the attached drawing, for the purpose of creating a new lot.**

**INTERESTED PARTIES PRESENT:**

Saksam Sharma, Agent

**PRELIMINARY PROCEEDINGS**

Moved by - F. Cerasa  
Seconded By - J. Balsamo

That files A-025/25 and B-020/25; subject lands - PLAN 1478; PT LOT 126; RP 12R28654; PARTS 2 & 3 and known as Municipal Number 0 DOUGALL AVE be heard concurrently.

The Secretary-Treasurer outlines letters of objection that have been received for this item, and shared with Administration, the Agent/Applicant and Committee prior to today's hearings

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Mr. Sharma confirms they agree with the recommendations and comments provided in the report from Administration. There is discussion surrounding the design of the proposed two stories, and the owner outlines the plan is comparable to the characteristics of the neighbourhood and he feels it is comparable. The Chair asks for the square footage, and it is outlined they will be each 2100sq.ft and meets the bylaw and will comply.

The Chair asks for public presentation.

Ms. Bellemore, the neighbour, comes forward. She outlines she is concerned about the homes to be built and suggests it won't fit into the characteristics of the neighborhood. Her concerns about her home and how it is going to be having this next door does not sit well. She explains these being two smaller homes and is not sure how they are going to fit on this 92-foot lot. She addresses the width of homes, and not the front to back. Mr. Gatti agrees, and he feels there is harmony in the neighborhood, which is more than 20% I and changes the direction of the homes. He asks if it is recommended the committee ignore this? And so, what is being proposed, of course, is the severance, which is a little more than 20% and then of course, it is going to change the characteristics of the neighbourhood.

Mr. Zwayyed outlines that administration did investigate the area and not all the homes, are wide. He outlines there are comparable home sizes directly next to it, or the house away. With various forms and again the application here is just for the consent, not there is not much in the committee's power to regulate the build form, if it is within the zoning, it should be suitable for development. Mr. Zwayyed indicates the open space percentage is fair, looking at the lot size regardless of the build design, which is the committee's focus here. And then there are comparable build forms along that street, he also identified one similar lot size on the corner of Downey and Dougall. The motion was not in favour based on the measures.

Moved by: F. Cerasa, a motion to grant as applied for.

Discussion on the motion is entered.

Mr. Gatti outlines he feels that this is not comparable to the other forms of building, or the characteristics of the neighbourhood and he can't agree to the motion.

Opposed by D. Gatti and J. Balsamo

**IT IS HEREBY DECIDED** THAT the application **DENIED**.

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s): WALKERVILLE-WALKER DEVELOPMENTS INC**

**Subject Lands: PLAN 490; PT LOT 61, 63, 67, 69, PT LT 71 and known as Municipal Number 1019 WALKER RD**

**Zoning: Commercial CD1.1**

**REQUEST: The consent for a ROW on Part 14 and sewer Easements on PTS 14, 17, 18, 25-26, 29-30, 33-34, 37-38 on Reference Plan 12R-29421, as shown on the attached drawing.**

**INTERESTED PARTIES PRESENT:**

Ran Huang, Agent

**PRELIMINARY PROCEEDINGS**

Moved by – D. Gatti  
Seconded By - J. Balsamo

That files B-021/25 and B-022/25; subject lands - PLAN 490; PT LOT 61, 63, 67, 69, PT LT 71 and known as Municipal Number 1019 WALKER RD be heard concurrently.

The Chair declares he knows the agent, and there are no financial gains with the proposed.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Ms. Huang confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa asks if these townhomes are in existence, and why they are just now asking for easement. Ms. Huang outlines that in the easement for the right of ways is for ingress and egress for the parking, and the underground easement is for sewers which must be registered as was not previously completed in the past. She outlined previously the consent/parts were created, and registered, however there was an error, and it was found during the title search, and at such time the consent was expired, so they are back here today to fix the error.

The Chair asks for public presentation. None noted

Moved by: D. Gatti  
Seconded by: F. Cerasa

**IT IS HEREBY DECIDED** that the application **BE GRANTED WITH CONDITIONS.**

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s): WALKERVILLE-WALKER DEVELOPMENTS INC**

**Subject Lands: PLAN 490; PT LOT 37, 39, 41, 43, 45 AND 47 and known as Municipal Number 933 WALKER RD**

**REQUEST: The consent for a ROW on Part 14 and sewer Easements on PTS 14, 17, 18, 21-22, 25, 26, 29-30, 33-34, 37-38 on Reference Plan 12R-28506, as shown on the attached drawing.**

**INTERESTED PARTIES PRESENT:**

Ran Huang, Agent

**PRELIMINARY PROCEEDINGS**

Moved by – D. Gatti

Seconded By - J. Balsamo

That files B-021/25 and B-022/25; subject lands - PLAN 490; PT LOT 61, 63, 67, 69, PT LT 71 and known as Municipal Number 1019 WALKER RD be heard concurrently.

The Chair declares he knows the agent, and there are no financial gains with the proposed.

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration.

**DISCUSSION**

Ms. Huang confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa asks if these townhomes are in existence, and why they are just now asking for easement. Ms. Huang outlines that in the easement for the right of ways is for ingress and egress for the parking, and the underground easement is for sewers which must be registered as was not previously completed in the past. She outlined previously the consent/parts were created, and registered, however there was an error, and it was found during the title search, and at such time the consent was expired, so they are back here today to fix the error.

The Chair asks for public presentation. None noted

Moved by: D. Gatti

Seconded by: F. Cerasa

**IT IS HEREBY DECIDED** that the application **BE GRANTED WITH CONDITIONS.**

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** HAO CHENG YU, FENG YU

**Subject Lands:** PLAN 933 LOT 24 and known as Municipal Number 425  
PARTINGTON AVE

**Zoning:** Residential RD1.3

**RELIEF:** Proposed ADU with reduced minimum Lot coverage and increased  
maximum GFA

**INTERESTED PARTIES PRESENT:**

Hao Cheng, Owner

**PRELIMINARY PROCEEDINGS**

The Secretary-Treasurer outlines letters of objection that have been received for this item, and shared with Administration, the Agent/Applicant and Committee prior to today's hearings

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

**DISCUSSION**

Mr. Cheng confirms they agree with the recommendations and comments provided in the report from Administration.

The Chair asks for public presentation. None noted

Moved by: F. Cerasa  
Seconded by: D. Gatti

**IT IS HEREBY DECIDED** that the application **BE GRANTED** as applied for

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s): KEVIN WAI HANG HU**

**Subject Lands: CONC. 1; PT LOT 129; PLAN 470; LOT 4 & PT LOTS 3 & 5 & PT OF WATER LOT and known as Municipal Number 8150 RIVERSIDE DR E**

**Zoning: Residential RD1.6**

**RELIEF: Seeking relief for the location of an accessory building in a front yard.**

**INTERESTED PARTIES PRESENT:**

Hunter Weir, Agent

**PRELIMINARY PROCEEDINGS**

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

**DISCUSSION**

Mr. Weir confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Balsamo asks for confirmation on the proposal and if it is if an ADU or an addition. Mr. Weir outlines an addition. Mr. Gatti asks if it is just going to be moved (the accessory building). Mr. Weir outlines that the current structure was in place when they bought the property. Mr. Gatti asks about the by-law. Ms. Radulescu outlines it was prior to 1986 when the By-law came into effect. Mr. Radulescu outlines the difference in the location, and she feels the date of the construction is not in question, it is more for permission for the building itself to be placed on the lot. Mr. Gatti outlines if it was simply permissible prior and would the by-law now prohibit, so therefore we are asking for it to simply be moved, simply out of curiosity. Ms. Radulescu confirms this is correct.

The Chair asks for public presentation. None noted

Moved by: J. Balsamo  
Seconded by: D. Gatti

**IT IS HEREBY DECIDED** that the application **BE GRANTED** as applied for.

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

**APPLICANT and SUBJECT LANDS:**

**Owner(s):** ST CLAIR RHODES DEVELOPMENT CORP

**Subject Lands:** CON. 1; PT LOT 92 & PLAN 433; LOT 6 and known as Municipal Number 1247 RIVERSIDE DR E

**Zoning:** Residential RD2.2

**RELIEF:** The proposed development consists of a 5-storey 60-unit residential development with 70 parking spaces.

**INTERESTED PARTIES PRESENT:**

Jason Thibert, Agent

Jerry Cavanaugh, Agent

**PRELIMINARY PROCEEDINGS**

The Chair confirms with the applicant if they agree with the recommendations and comments provided in the report from Administration.

The Chair asks if there are any questions/comments from Committee Members and Administration. None noted.

**DISCUSSION**

Mr. Thibert confirms they agree with the recommendations and comments provided in the report from Administration. Mr. Cerasa asks if bike racks could be recommended rather than parking. Mr. Velocci outlines that this option isn't available any longer. Mr. Gatti is curious about the setback from the road to the building. Mr. Cerasa asks if there was a site plan submitted. It is addressed the Site Plan is with the agenda for review. Mr. Velocci outlines that the Site Plan has already been approved and with the additional units this is why the car parking is seeking relief.

The Chair asks for public presentation.

Mr. Partich wanted to come forward to discuss parking, and he understands they are asking for less than 5 parking spaces. He outlines that he resides on Hall Street and is concerned about the reduction it is going to be congested. Mr. Thibert outlines that with the additional units they increased underground parking and the reduction in the overall number of bedrooms in the proposal makes these units and decreases the number of bedrooms.

Moved by: F. Cerasa

Seconded by: D. Gatti

**IT IS HEREBY DECIDED** that the application **BE GRANTED** as applied for

**CARRIED.**

The Chair advised the applicant that approval of the application is subject to a 20-day appeal period, and that written notice of the decision accompanied by instructions would be duly sent to the owner or authorized agent as prescribed by the Planning Act.

### **ADOPTION OF MINUTES**

After reviewing the draft minutes presented by the Secretary-Treasurer, it was

Moved by **D.** Gatti  
Second by F. Cerasa

That the minutes of the Committee of Adjustment Hearing held March 27, 2025, **BE  
ADOPTED**

**CARRIED.**

### **ADJOURNMENT:**

There being no further business before the Committee, the meeting accordingly adjourned at p.m.

---

Mike Sleiman, Chairperson

---

Jessica Watson, Secretary-Treasurer