

Notice of Public Hearing – Committee of Adjustment Application

File # A-083/25

Date Mailed: October 29, 2025

Electronic hearing:

By videoconference on November 13, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on October 29, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 932 LOTS 292 & 293; CORNER; 66.00FR 112.50D

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.3 (RD1.3)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: IYAD AL ASI Applicant Name: IYAD ALASI		306 FOCH AVE

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for decreased minimum lot area for the retained lot.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	10.3.5.2	Lot area - Minimum for retained lot	360.0 m ²	340.6 m ²

Type of Consent Application Transaction: New Lot (See File B-057/25)

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

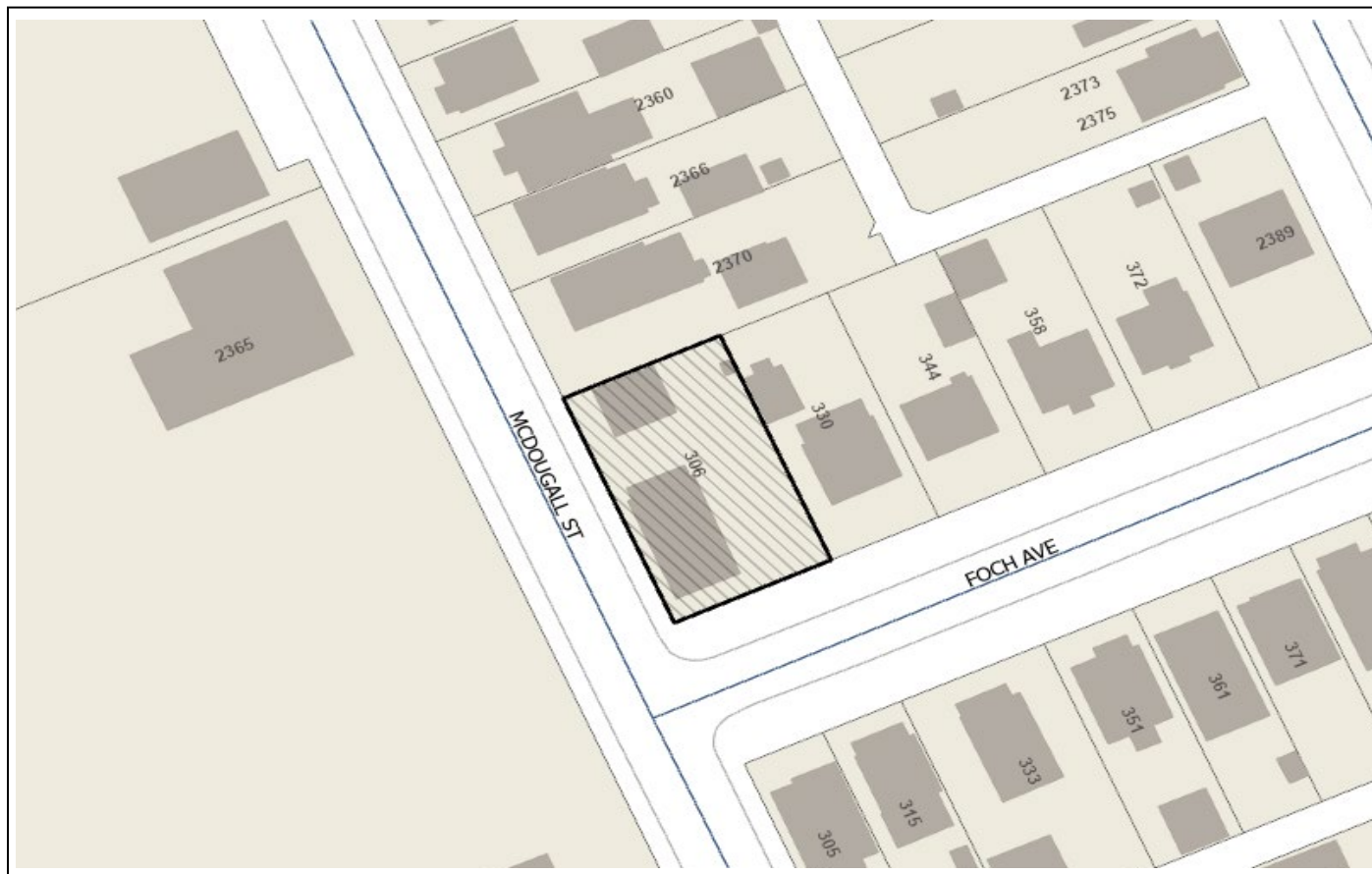
Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

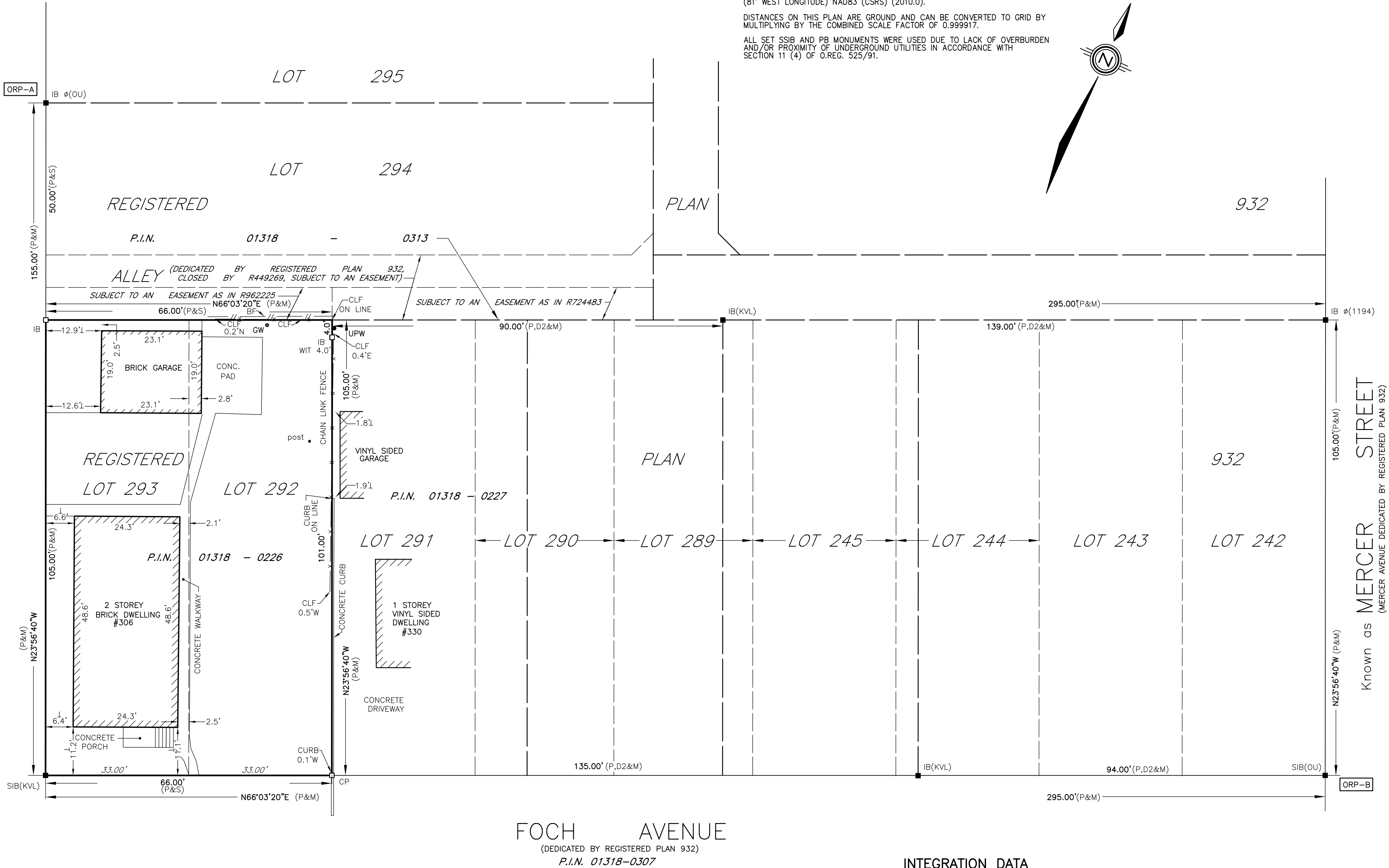
Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

**Contact Information:**

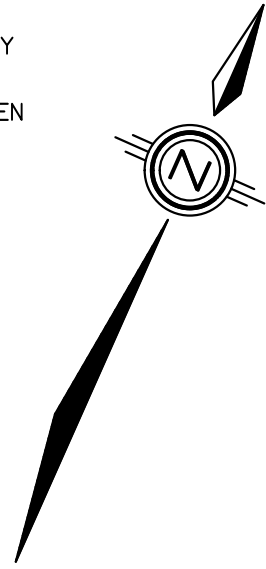
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

LOT 85, CONCESSION 2
Known as McDOUGALL STREET (FORCED ROAD)
P.I.N. 01318-0308



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 0.999917.
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.



PLAN OF SURVEY
OF
LOTS 292 and 293
REGISTERED PLAN 932

IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=15'
0 7.5 15.0 30.0 45.0 75.0
FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 32 INCHES IN WIDTH BY 18 INCHES IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND	WIT	DENOTES	WITNESS
□	DENOTES	SURVEY MONUMENT SET	⊥	DENOTES	PERPENDICULAR
SSIB	DENOTES	STANDARD IRON BAR	(M)	DENOTES	MEASURED
IB	DENOTES	SHORT STANDARD IRON BAR	(S)	DENOTES	SET
IBØ	DENOTES	IRON BAR	PROP	DENOTES	PROPORTION
PB	DENOTES	ROUND IRON BAR	(NI)	DENOTES	NOT IDENTIFIABLE
CC	DENOTES	PLASTIC BAR	(OU)	DENOTES	ORIGIN UNKNOWN
CP	DENOTES	CUT-CROSS	BF	DENOTES	BOARD FENCE
ORP	DENOTES	CONCRETE PIN	CLF	DENOTES	CHAIN LINK FENCE
(D2)	DENOTES	OBSERVED REFERENCE POINT			
(P)	DENOTES	R793295			
(JDB)	DENOTES	REGISTERED PLAN 932			
(1744)	DENOTES	J.D. BARNES LIMITED, O.L.S.			
(1194)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.			
(KVL)	DENOTES	JOHN B. SWEETON INC., O.L.S.			
	DENOTES	KOESTER and VERHAEGEN LIMITED O.L.S.			

N = NORTH; S = SOUTH; E = EAST; W = WEST

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 29th DAY OF AUGUST, 2025.

DATE SEPTEMBER 8, 2025

Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

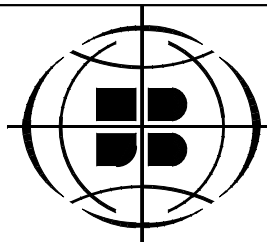
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-112586

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01° 34' 20"

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	N15368475.33	E1094582.41
ORP-B	N15368453.51	E1094914.83
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS 333.16' (GROUND), N86°14'40"W.

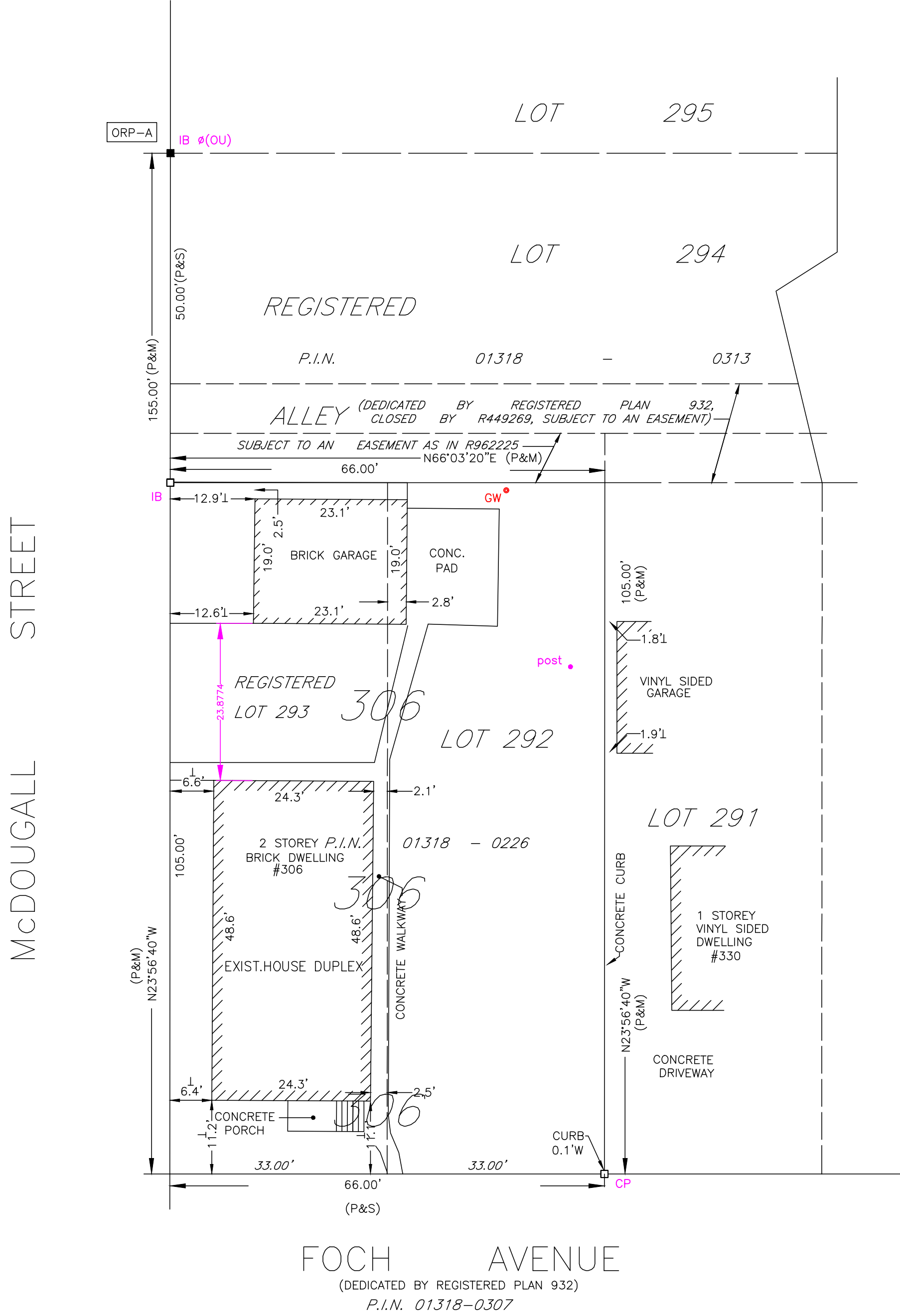
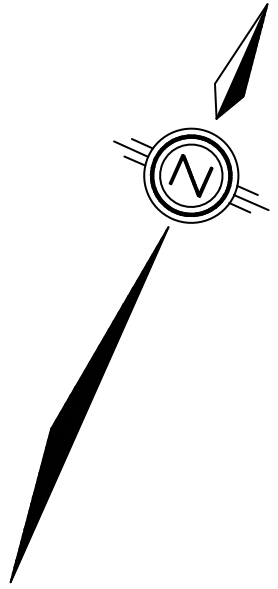


VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.

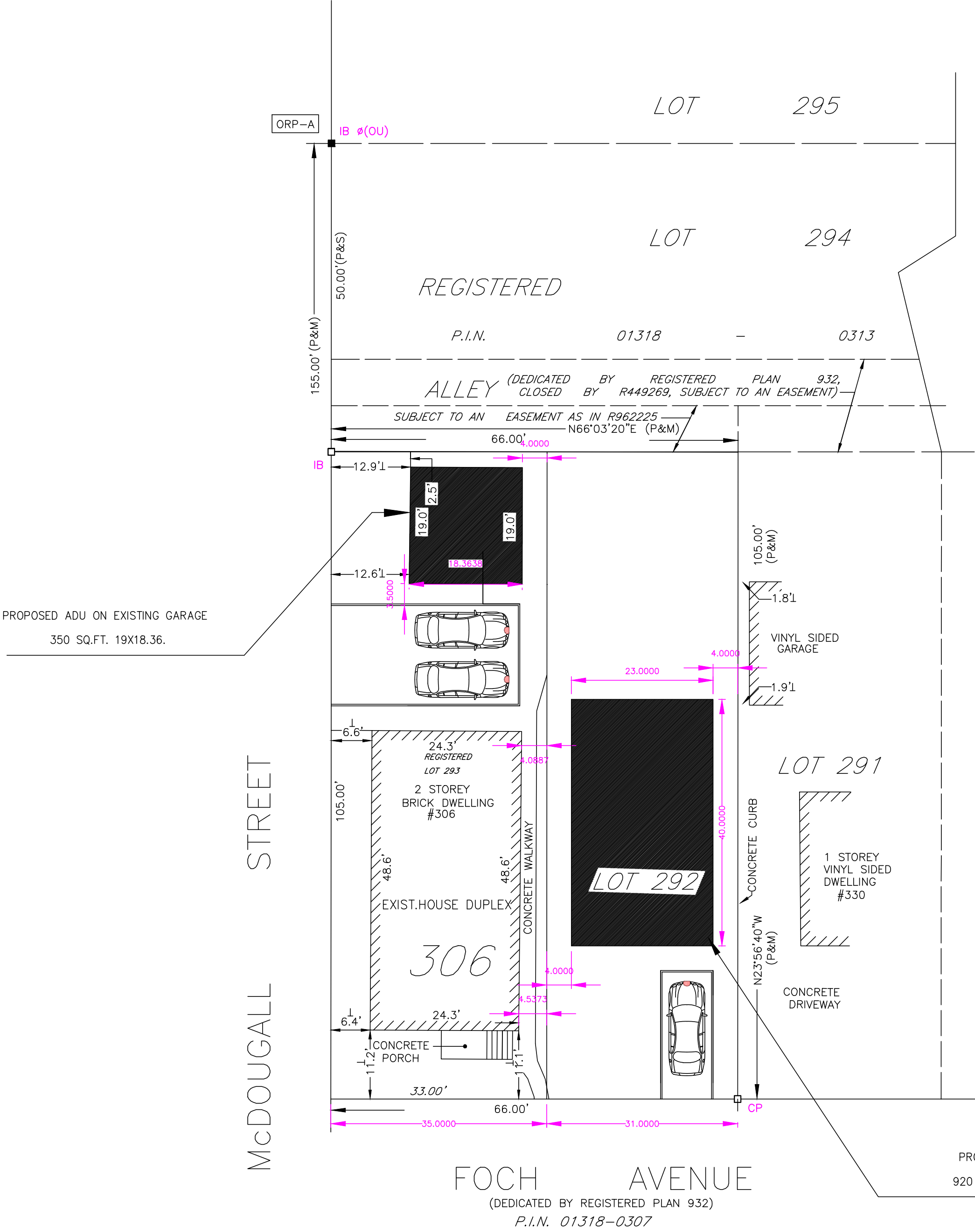
SURVEYING
MAPPING
GIS

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

DRAWN BY: D.J.	CHECKED BY: RAS	REFERENCE NO.: 25-47-386-00
CAD File: 25-47-386-00.dwg	E-932-29	CAD Date: September 8, 2025 3:06 PM



EXISTING BUILDING WITH GARAGE



PROPOSED NEW BUILD SINGLE DETACHED

OWNER : IYAD ALASI	MAIN CONTRACTOR : ASI DEVELOPMENTS	
DRAWN BY: AHMED	CHECKED BY: IYAD	REFERENCE NO.: 306 Foch -01
CAD File: 306.dwg	F-01	CAD Date: Sept. 17 2025