



COMMITTEE OF ADJUSTMENT

APPLICANT : NADIA PAFTALI
ADDRESS : 3291 DANDURAND AVENUE

 SUBJECT LANDS  SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # B-035/26 - 3291 DANDURAND AVE

Date Mailed: July 29, 2026

Electronic hearing:

By videoconference on August 13, 2026 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 July 29, 2026. 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 1329 LOT 567 S PT LOT;568 N PT BLK E;10276.50SF 93.00FR 110.50D

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.4 (RD1.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: NADIA PAFTALI Applicant Name: Christine Muscedere		3291 DANDURAND AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent for a lot addition to convey the southern portion of the property at 3291 Dandurand Avenue to the adjoining property at 3307 Dandurand Avenue.

Type of Consent Application Transaction: Lot Addition.

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

NOTES

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999922630.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREON, HAVING A GRID BEARING OF N24°07'10"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

ALL BUILDING TIES SHOWN HEREON ARE TO THE FACE OF BRICK OR SIDING UNLESS OTHERWISE NOTED.

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P1 & P2 - 1°29'50" CLOCKWISE

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF LOT 567 & PART OF LOT 568	REGISTERED PLAN 1329	PART OF PIN 01285-0611 (LT)
2			
3			
4			

PART 4 IS SUBJECT TO EASEMENT AS IN R381484.
PARTS 1 TO 4 (INCLUSIVE) COMPRISE ALL OF PIN 01285-0611 (LT).

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
(A)	4681152.479	333518.509
(B)	4681076.504	333552.527
(C)	4681061.932	333519.949
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DRAFT

PLAN OF SURVEY OF
ALL OF LOT 567 AND
PART OF LOT 568 AND
PART OF BLOCK EI
REGISTERED PLAN 1329
CITY OF WINDSOR

SCALE 1 : 250 METRES

0 1 2 3 4 5 10 20 30

SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 508mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SIB	STANDARD IRON BAR
IB	IRON BAR
RIB	ROUND IRON BAR
MN	MAG NAIL
M	MEASURED
S	SET
WIT	WITNESS
P1	REGISTERED PLAN 1329
P2	JUDGE'S PLAN M-7
P3	PLAN OF SURVEY BY CLARKE SURVEYORS LTD., JOB No. 16809 FILE No. L-1329-63 DATED: JUNE 28, 1979.
P4	PLAN OF SURVEY BY H.B HEAD OF PARTS LOTS 567 & 568 DATED: SEPTEMBER 22, 1953
P5	PLAN OF SURVEY BY H.B HEAD OF PARTS LOTS 568 & 569 DATED: SEPTEMBER 22, 1953
D1	INSTRUMENT R381484
D2	INSTRUMENT SW60962
D3	INSTRUMENT SW61028
D4	INSTRUMENT R1178305
D5	INSTRUMENT R1220434
1201	CLARKE SURVEYORS LTD., O.L.S.
1744	VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
OU	ORIGIN UNKNOWN
BF	BOARD FENCE
CLF	CHAIN LINK FENCE
-OH-	OVERHEAD UTILITY WIRES
UP	UTILITY POLE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. 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.

2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF APRIL, 2026

MAY 25, 2026

DRAFT

MICHAEL HAINES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-130012.



3560 WALKER ROAD
WINDSOR, ONTARIO
N8W 3S4
519-818-0767
www.surveyorsonsite.com