



COMMITTEE OF ADJUSTMENT

APPLICANT : MOHAMMAD NASERIAN

ADDRESS : 940 COUSINEAU ROAD

 SUBJECT LANDS  SEVERED LANDS

N.T.S.





Notice of Public Hearing – Committee of Adjustment Application

File # B-049/25 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 August 20, 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 1478 W PT LOT 80;PT CLOSED GUPPY AVE;RP 12R20645 PARTS 7 TO 9;23958.00SF 132.00FR 181.50D

| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S) |
|---------------------------|---------------------------|
| RESIDENTIAL               | RESIDENTIAL RD1.4         |

| Applicant/Owner(s)                                                                                         | Authorized Agent(s) | Subject Property |
|------------------------------------------------------------------------------------------------------------|---------------------|------------------|
| <p><b>Owner Name:</b> MOHAMMAD NASERIAN</p> <p><b>Applicant Name:</b><br/>Management at the Levee Inc.</p> |                     | 940 COUSINEAU RD |

PURPOSE OF APPLICATION

**Consent (Severance)** - Consent to create two new lots.

## 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.

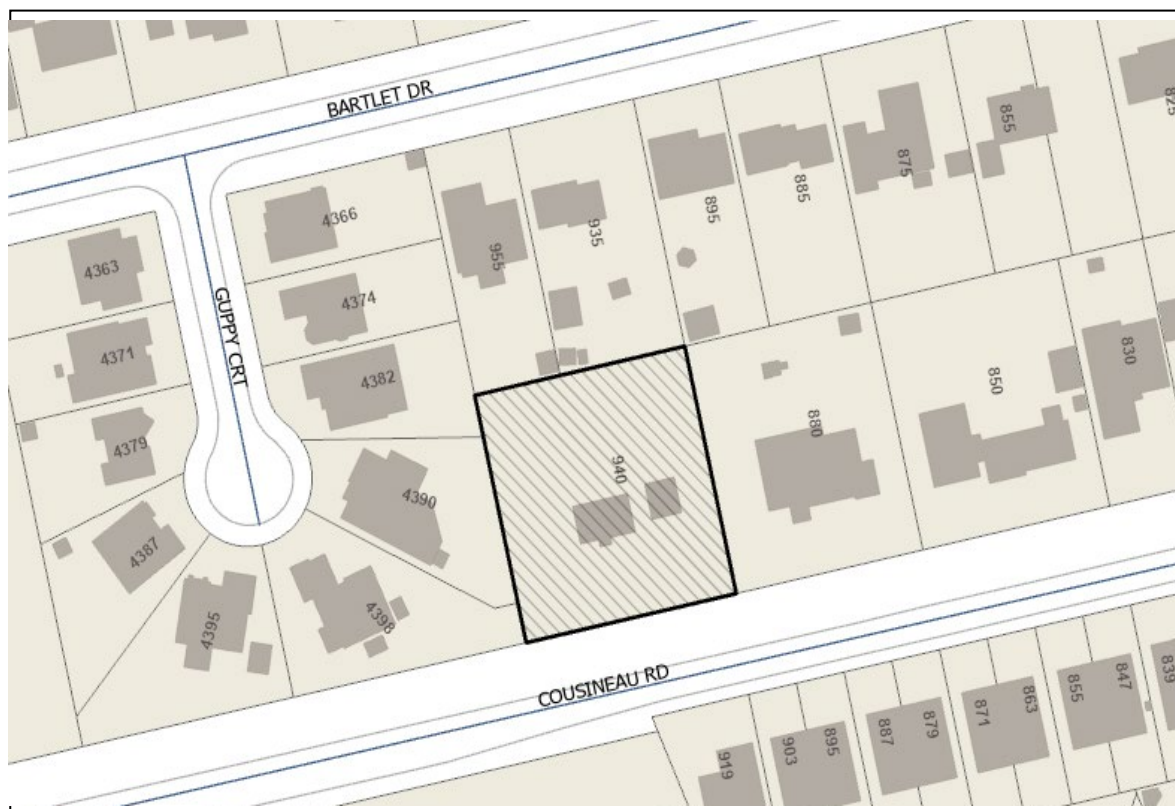
### Participate in the hearing by videoconference (Microsoft Teams)

**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](mailto: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  
[COAAdjustment@citywindsor.ca](mailto:COAAdjustment@citywindsor.ca)

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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999913.

A CLOCKWISE ROTATION OF 1°28'00" WAS ADDED TO THE BEARINGS ON PLAN (P3) TO ALLOW FOR COMPARISONS.

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).<br>COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10 |            |           |
| POINT ID                                                                                                                                                                                                                                                 | NORTHING   | EASTING   |
| ORP-A                                                                                                                                                                                                                                                    | 4678820.45 | 334599.84 |
| ORP-B                                                                                                                                                                                                                                                    | 4678879.30 | 334633.20 |
| 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 N 29°32'45" E, 67.65m.

PARTS SCHEDULE

| PART | LOT                | CON/PLAN             | P.I.N.            | AREA (m <sup>2</sup> ) |
|------|--------------------|----------------------|-------------------|------------------------|
| 1    | PART OF LOT 80     | REGISTERED PLAN 1478 | ALL OF 01577-0013 | 379.4                  |
| 2    |                    |                      |                   | 379.6                  |
| 3    |                    |                      |                   | 379.4                  |
| 4    |                    |                      |                   | 379.6                  |
| 5    |                    |                      |                   | 379.4                  |
| 6    |                    |                      |                   | 126.7                  |
| 7    | PART OF GUPPY AVE. |                      | ALL OF 01577-0401 | 253.0                  |

PLAN OF SURVEY

OF  
PART OF LOT 80 and  
PART OF GUPPY AVENUE,

(CLOSED BY CITY OF WINDSOR BY-LAW 11598 AS IN  
INSTRUMENT No. R1251975)

REGISTERED PLAN 1478

IN THE

CITY OF WINDSOR

COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LIMITED



SCALE = 1:250

THE INTENDED PLOT SIZE OF THIS PLAN IS 614mm IN WIDTH BY 457mm IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:250

"METRIC"

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

LEGEND

|        |                                                |      |                           |
|--------|------------------------------------------------|------|---------------------------|
| ■      | DENOTES SURVEY MONUMENT FOUND                  | CC   | DENOTES CUT-CROSS         |
| □      | DENOTES SURVEY MONUMENT SET                    | CP   | DENOTES STEEL PIN         |
| SIB    | DENOTES STANDARD IRON BAR                      | WT   | DENOTES WITNESS           |
| SSIB   | DENOTES SHORT STANDARD IRON BAR                | L    | DENOTES PERPENDICULAR     |
| IB     | DENOTES IRON BAR                               | M    | DENOTES MEASURED          |
| IBØ    | DENOTES ROUND IRON BAR                         | S    | DENOTES SET               |
| PB     | DENOTES PLASTIC BAR                            | PedT | DENOTES BELL PEDESTAL     |
| ORP    | DENOTES OBSERVED REFERENCE POINT               | UPW  | DENOTES WOOD UTILITY POLE |
| (OU)   | DENOTES ORIGIN UNKNOWN                         |      |                           |
| (P)    | DENOTES PLAN BY (JDB) DATED SEPTEMBER 22, 2021 |      |                           |
| (P1)   | DENOTES PLAN 12R-22737                         | (P2) | DENOTES PLAN 12R-12924    |
| (P3)   | DENOTES PLAN 12R-20645                         |      |                           |
| (JDB)  | DENOTES J.D. BARNES LIMITED, O.L.S.            |      |                           |
| (1744) | DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.       |      |                           |
| H      | DENOTES OVERHEAD HYDRO LINE                    |      |                           |
| N      | DENOTES NORTH                                  | E    | DENOTES EAST              |
| S      | DENOTES SOUTH                                  | W    | DENOTES WEST              |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

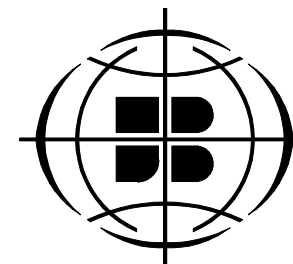
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2024.

DATE NOVEMBER 12, 2024

Andrew S. Mantha

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2163025.



VERHAEGEN  
LAND SURVEYORS

A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:  
A.S.M.

CHECKED BY:  
A.S.M.

REFERENCE NO.:  
21-47-409-02

CAD File: 21-47-409-02.dwg

E-1478-8

CAD Date: November 12, 2024 1:41 PM  
CAD File: 21-47-409-02.dwg