



COMMITTEE OF ADJUSTMENT

APPLICANT : SEMIH OZDOGAN

ADDRESS : 570 & 590 COUSINEAU ROAD

 SUBJECT LANDS

 SEVERED LANDS

N.T.S.



CITY OF WINDSOR

File: B-055/24

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 January 15, 2025

APPLICATION FOR CONSENT

Owner: SEMIH OZDOGAN **Location:** 570 COUSINEAU RD
Legal Description: PLAN 1478 PT LOT 178 **Zoning:** Residential RD1.4
Official Plan: Residential
Explanation: Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.

Please refer to file B-056/24

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

When: January 30, 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: January 16, 2025

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

Tel: 519-255-6543
Fax: 519-255-6544
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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input 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 type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7	The current designation of the subject property in the Official Plan RESIDENTIAL				
	History of the Subject Land				
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 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 type="checkbox"/> No <input checked="" 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. _____ _____ If yes, the file number of the application and the status of the application. _____				
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown				
13	Whether the subject land is within an area of land designated under any provincial plan or plans. <input 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable				

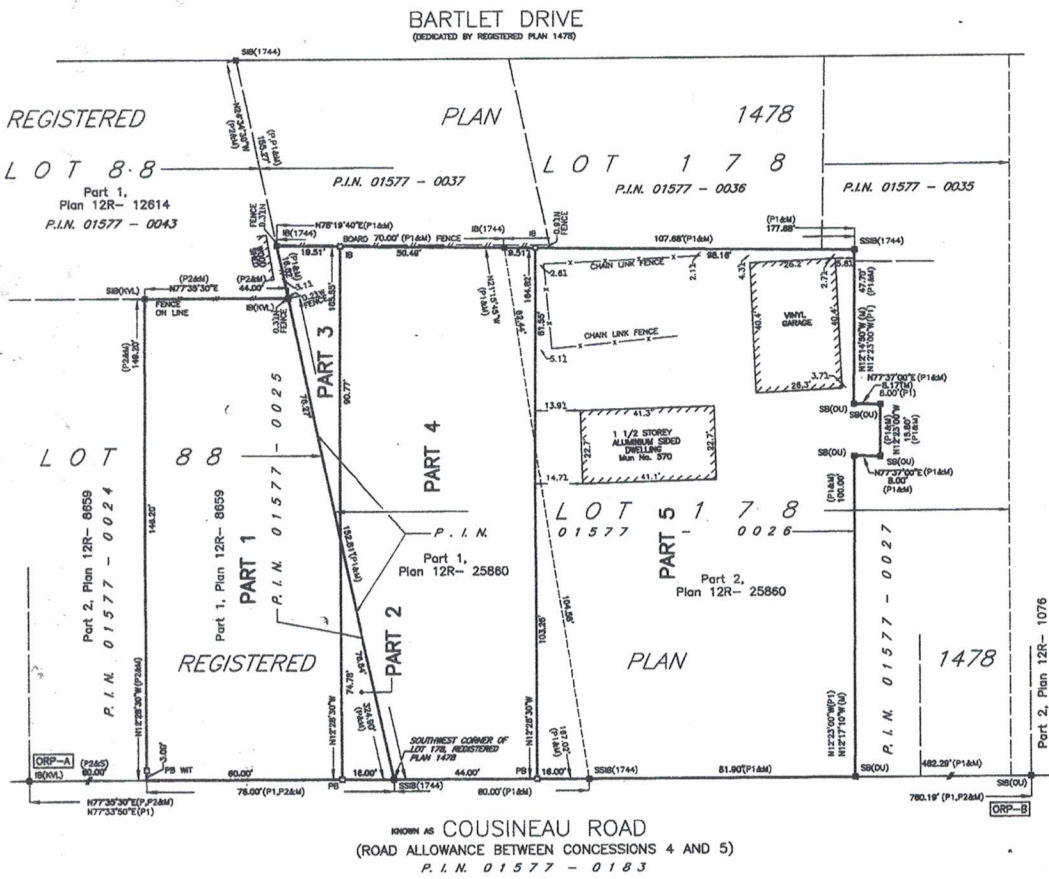
The required sketch map is to indicate the following, in metric units and must be included with application:

- a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- b) the approximate distance between the subject land and the nearest Lot line or landmark such as a bridge or railway crossing;
- c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that: (i) are located on the subject land and on land that is adjacent to it, and (ii) in the applicant's opinion, may affect the application;
- f) the current uses of land that are adjacent to the subject land (for example, residential, agricultural or commercial)
- g) the location, width and name 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);
- h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- i) the location and nature of any easement affecting the subject land.

The required sketch map has been included with this application form.

Yes No

Included	Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>



PLAN OF SURVEY
OF
PART OF LOTS 88 AND 178
REGISTERED PLAN 1478
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE: 1"=20'
0 10.0 20.0 40.0 60.0 100.0 FEET
100.0 METERS
THE INTENDED PLOT SIZE OF THIS PLAN IS 24' IN WIDTH BY 24' IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (91° WEST LONGITUDE) MGRS (CSRS) (2010.0). COORDINATE VALUES ARE TO AN USUAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	15355745.15	1089025.73
ORP-B	15355692.51	1089798.02

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPASSING THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	01°31'30"
P2	01°24'30"

LEGEND AND NOTES
BEARINGS ARE UTM GRID BEARINGS FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (91° WEST LONGITUDE) MGRS (CSRS) (2010.0).

BEARINGS ON THIS PLAN ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE GRID SCALE FACTOR OF 0.999911

ALL SET BEB AND FB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PRESENCE OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(6) OF OREG. 252/91.

ALL MONUMENTS SHOWN THICKLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.

SB DENOTES STANDARD IRON BAR
SSB DENOTES SHORT STANDARD IRON BAR
B DENOTES BENCH MARK
B# DENOTES BOUND IRON BAR
B# DENOTES BENCH MARK
C DENOTES CONCRETE PIN
C# DENOTES CONCRETE BENCH MARK
SB DENOTES SURVEYOR IRON BAR
S# DENOTES SURVEY MANAGEMENT FOUND
D DENOTES DOWEL
W# DENOTES SURVEY MONUMENT SET AND MARKED JOB
W# DENOTES BENCH MARK DENOTES PROFESSIONAL
W# DENOTES NOT BENCHMARK (B) DENOTES MEASURED (C) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
(N) DENOTES NOT BENCHMARK (O) DENOTES ORIGIN UNKNOWN
(S/P) DENOTES SET PROPORTIONALLY
(1/4) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(OR) DENOTES J.D. BARNES LIMITED, O.L.S.
(O.L) DENOTES VERHAEGEN AND BARNES LIMITED, O.L.S.
(P1) DENOTES REGISTERED PLAN 1478
(P2) DENOTES PLAN 12R-8859
(P3) DENOTES PLAN 12R-8859

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 31st DAY OF OCTOBER, 2024

DATE: NOVEMBER 21, 2024

ALD S. WINTHA
ONCADO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER 2216468



DECLARATION:

I/WE, SEMIH OZDOGAN of the WINDSOR (City/Town)

of _____ (name City/Town) in the _____ (County) of ESSEX (name county) ON

this _____ day of _____, 20____, 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 [Signature]
(Sign) X _____

Jessica Lynn Watson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the City of Windsor,
Expires February 7, 2026.

DECLARED BEFORE ME at the city of Windsor in the
county of ESSEX this 16 day of Dec, 2024
[Signature] 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: Jan 7/25

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.

DATE: _____, 20__.

I (We) (Owners of the subject lands) _____

of the (municipality where you reside) _____, hereby authorize

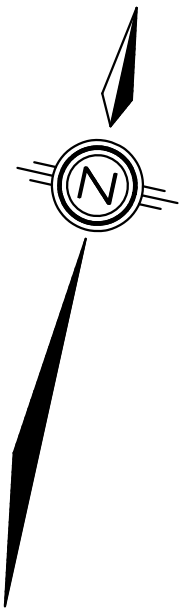
and instruct (agent(s)) _____ to submit an application to the

Committee of Adjustment in respect to (municipal address or legal description) _____

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.

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

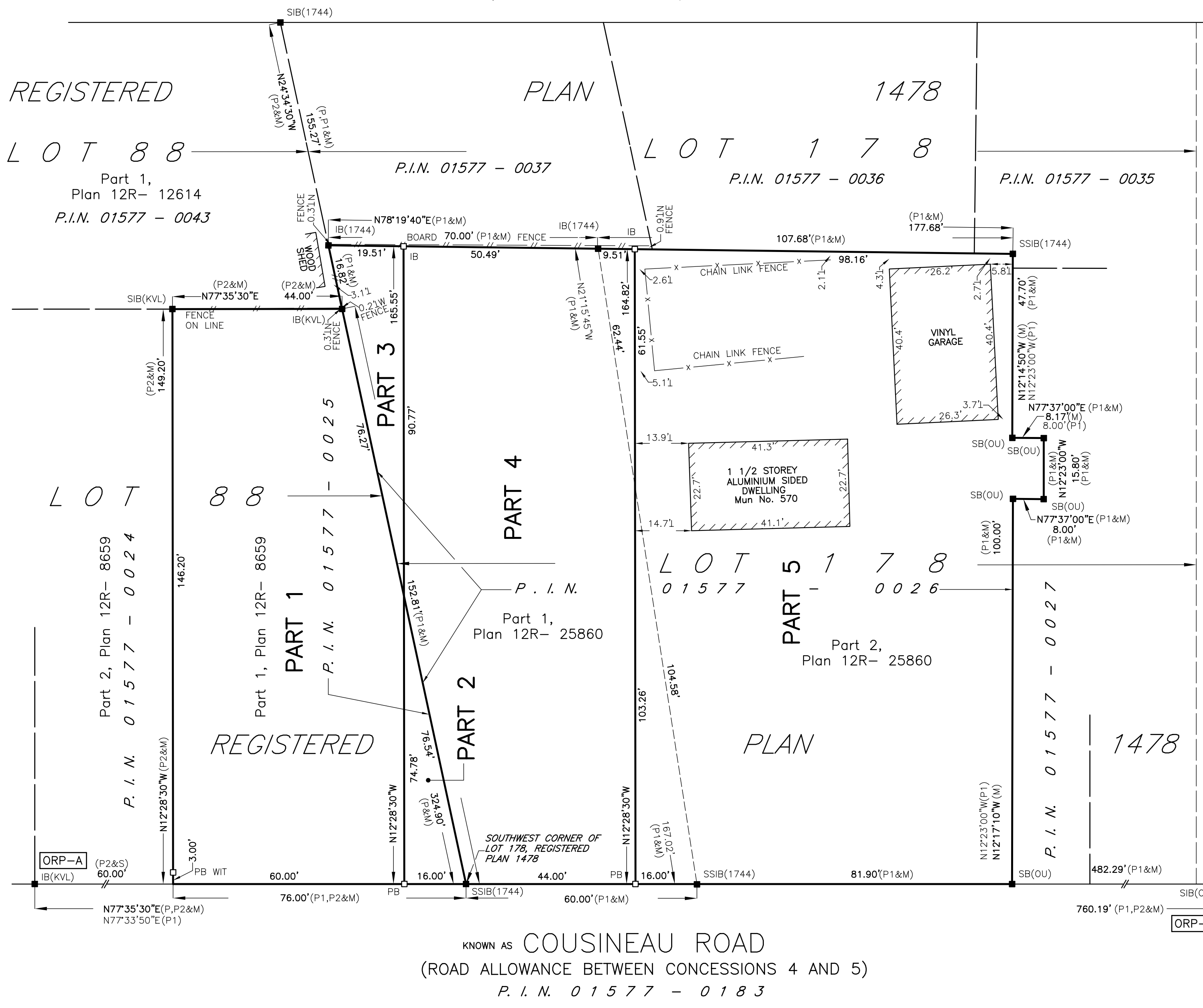
_____ X (Sign)



PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 88		ALL OF 01577-0025	0.192 Ac.
2			600.0 Sq.F	
3	PART OF LOT 178	REGISTERED PLAN 1478	ALL OF 01577-0026	885.0 Sq.F
4			0.214 Ac.	
5			0.372 Ac.	

BARTLET DRIVE
(DEDICATED BY REGISTERED PLAN 1478)



PLAN OF SURVEY
OF
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REGISTERED PLAN 1478
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'
0 10.0 20.0 40.0 60.0 100.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

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

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	15350745.18'	1099055.73'
ORP-B	15350908.51'	1099798.02'

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P	01°31'30"
P2	01°34'30"

LEGEND AND 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 0.999911

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.

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB # DENOTES IRON BAR
 - IB # DENOTES ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - SB DENOTES SUBDIVISION BAR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED JDB
 - WIT. DENOTES WITNESS
 - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
 - (S/P) DENOTES SET PROPORTIONALLY
 - (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (KVL) DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.
 - (P) DENOTES REGISTERED PLAN 1478
 - (P1) DENOTES PLAN 12R-25860
 - (P2) DENOTES PLAN 12R-8659

SURVEYOR'S CERTIFICATE

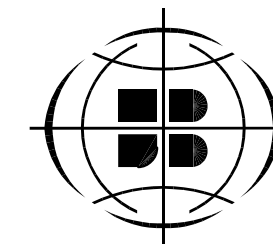
I CERTIFY THAT:

- 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 31st DAY OF OCTOBER, 2024

DATE NOVEMBER 21, 2024

Alec S. Mantha
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218466



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: SP CHECKED BY: AM REFERENCE NO.: 24-47-543-00

CAD File: 24-47-543-00.dwg
CAD Date: November 22nd, 2024

File: E-1478-17