

COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : ADETUTU AYEGBUSI & KEHINDE AYEGBUSI

ADDRESS : 2737 CHANDLER ROAD

SUBJECT LANDS

CONSENT FOR LOT ADDITION

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-062/26

Notice of Public Hearing – Committee of Adjustment Application

File # B-062/26 - 2737 Chandler Road Date Mailed: November 25, 2026

Electronic hearing:

By videoconference on December 10, 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 November 25, 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 1140; PT LOT 384; PT ALLEY; RP 12R28429; PARTS 1 AND 2

Official Plan Designation	Zoning of Subject Land(s)
Residential	Residential District 1.2 (RD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: KEHINDE AYEGBUSI **Applicant Name:** Brisebois Law Professional Corporation		2737 CHANDLER RD

PURPOSE OF APPLICATION

Consent (Severance) - Consent for Lot Addition. Part 20 on 12R-21254 to be added to 2736 Alexis Road.

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.

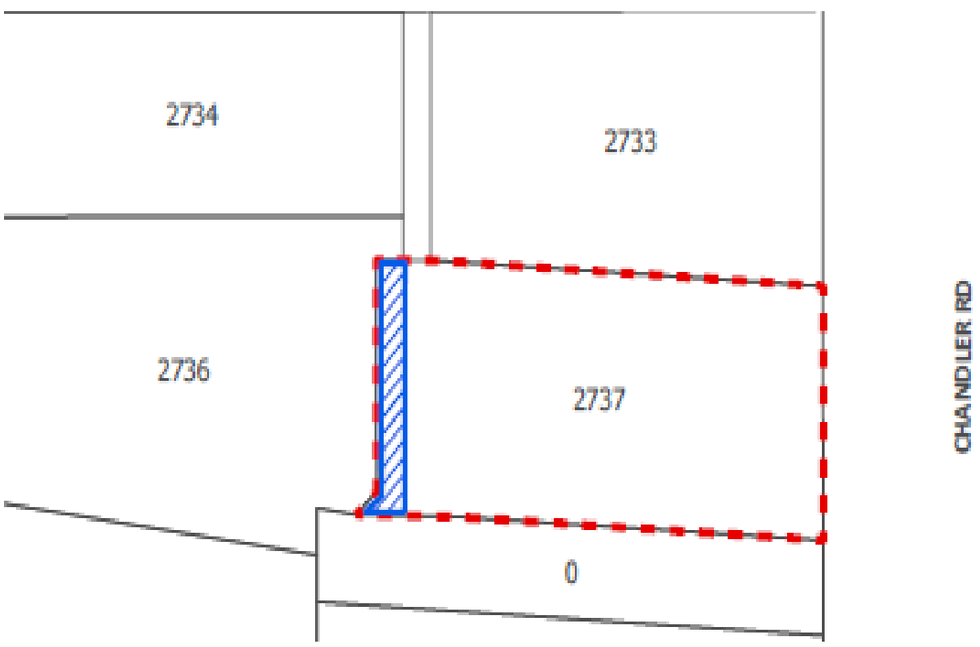
Participate in the hearing by videoconference (Microsoft Teams)

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

PARTS SCHEDULE P.I.N. BLOCK 01355

PART	AREA	DESCRIPTION	PIN
1	280 SQ FT	PART ALLEY REGISTERED PLAN 1140	PART 0517
2	281 SQ FT		PART 0517
3	282 SQ FT		PART 0517
4	283 SQ FT		PART 0517
5	284 SQ FT		PART 0517
6	285 SQ FT		PART 0517
7	286 SQ FT		PART 0517
8	61 SQ FT		PART 0517
9	373 SQ FT		PART 0517
10	918 SQ FT		PART 1122
11	938 SQ FT		PART 1122

PARTS SCHEDULE P.I.N. BLOCK 01355

PART	AREA	DESCRIPTION	PIN
12	280 SQ FT	PART ALLEY REGISTERED PLAN 1140	PART 0517
13	281 SQ FT		PART 0517
14	282 SQ FT		PART 0517
15	283 SQ FT		PART 0517
16	284 SQ FT		PART 0517
17	284 SQ FT		PART 0517
18	286 SQ FT		PART 0517
19	61 SQ FT		PART 0517
20	370 SQ FT		PART 0517
21	178 SQ FT		PART 1122
22	192 SQ FT		PART 1122

PIN SUMMARY

PARTS 1 TO 9, PARTS 12 TO 20 ALL PIN 01355-0517
PARTS 10, 11 21 & 22 ALL PIN 01355-1122

LINE SCHEDULE

LINE	BEARING	DISTANCE
1	N 64°18'00" E	7.00 '
2	N65°21'00" E	12.10'
3	N 25°18'15" E	9.11'
4	N 68°04'00" W	7.25 '
5	N 23°18'00" E	8.39'

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

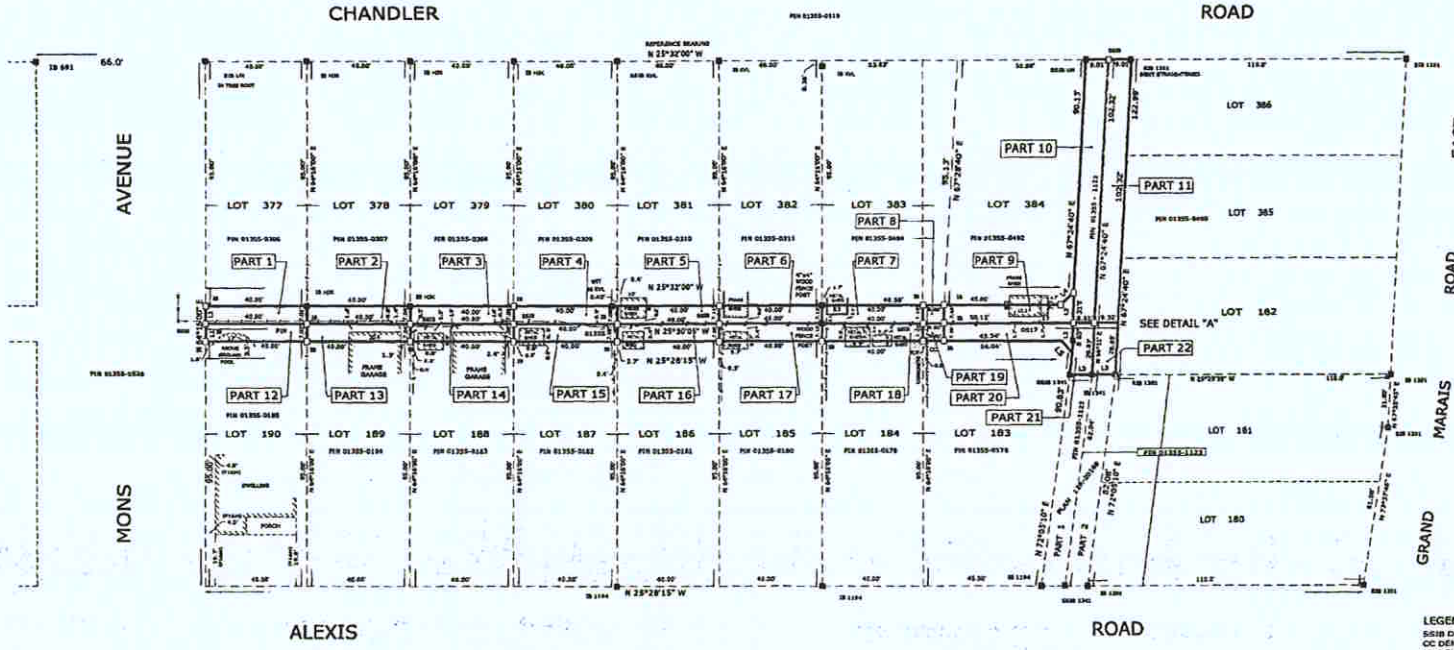
FEBRUARY 28, 2004
DATE

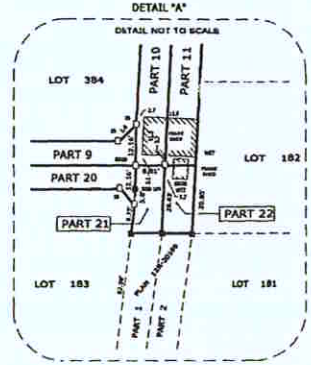
RICHARD W. MURRAY

RECEIVED AND DEPOSITED
PLAN 12R- 21254

2004 MAY 19
DATE

ROBERT BARICHELLO
ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)





PLAN OF SURVEY SHOWING
PART OF ALLEY
REGISTERED PLAN 1140
CITY OF WINDSOR
COUNTY OF ESSEX

SCALE 1"= 30' 0 5 10 20 30 FEET

RICHARD W. MURRAY O.L.S.
2004

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JANUARY, 2004

FEBRUARY 28, 2004
DATE

RICHARD W. MURRAY O.L.S.

NOTE: BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WLY LIMIT OF CHANDLER ROAD BEARING N25°32'00"W PER RP. 1140

IMPERIAL:
DISTANCES SHOWN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

LEGEND
SSIB DENOTES SHORT STANDARD IRON BAR
CC DENOTES CUT CROSS
IB DENOTES 5/8" SQUARE BY 2' LONG IRON BAR
SIB DENOTES 1" SQUARE BY 4' LONG STANDARD IRON BAR
■ FOUND □ PLANTED WIT WITNESS
CC DENOTES CUT CROSS UN DENOTES UNIDENTIFIED SURVEY MONUMENT
IA DENOTES INACCESSIBLE SURVEY MONUMENT
WFP DENOTES 4"x4" WOOD FENCE POST UP DENOTES UTILITY POLE
D DENOTES INST. NO.
1194 J.B. Smeaton OLS 1201 R.A. Clarke OLS 1526 T.Hartley OLS
CA CGR Armstrong OLS
P DENOTES PLAN 1140
P1 DENOTES PLAN BY SMEETON OLS MAY 23/93

RICHARD W. MURRAY
ONTARIO LAND SURVEYOR
13000 WALKER ROAD
P.O. BOX 360, STATION A
WINDSOR, ONTARIO N9A 6L7
PH: [illegible] 5464 1-800-265-5369

FILE NO. WI-1140-183
DRWN BY: RWM
CHKD BY: RJ

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE NOVEMBER 23, 2020

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-28429
RECEIVED AND DEPOSITED

DATE 2020/11/24

JAYDEN KRUC
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (m^2)
1	PART OF LOT 384	REGISTERED PLAN 1140	ALL OF P.I.N. 01355-0492	442.3
2	PART OF ALLEY (Closed)		ALL OF P.I.N. 01355-1164	67.5
3			ALL OF P.I.N. 01355-1122	207.0
4	ALL OF LOTS 182, 385 & 386		ALL OF P.I.N. 01355-0490	1255.3

PARTS 1 to 4, (Incl.) COMPRISE ALL OF P.I.N. 01355-0490, 01355-0492, 01355-1122 and 01355-1164.

PARTS 2 and 3 ARE SUBJECT TO EASEMENTS AS IN CE100784.

PLAN OF SURVEY
OF
LOTS 182, 385 and 386, PART OF LOT 384, PART OF ALLEYS,
(Closed by Windsor By-Law 238-2004, Inst. No. CE100708, Subject to Ease. as in CE100784)
REGISTERED PLAN 1140
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS

SCALE = 1:200

0 2.00 4.00 8.00 12.00 METRES 20.00

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING 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	N4684249.60	E336865.94
ORP-B	N4684142.15	E336845.67

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

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99990370

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-21254
(P1) DENOTES REGISTERED PLAN 1140
(P2) DENOTES PLAN 12R-20169
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1341) DENOTES RICHARD W. MURRAY, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

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. THIS SURVEY WAS COMPLETED ON THE **17th** DAY OF **NOVEMBER, 2020.**

DATE NOVEMBER 18, 2020

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN · STUBBERFIELD · HARTLEY BREWER · BEZAIRE INC.

VERHAEGEN LAND SURVEYORS SURVEYING MAPPING GIS
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:	CHECKED BY:	REFERENCE NO.:
A.S.M.	A.S.M.	20-47-982-00
FILE: 20-47-982-00.dwg	E-1140-18	CAD Date: November 23, 2020 4:12 PM CAD File: 20-47-982-01.dwg

81cm x 38cm (0.5 m^2)
240.8 x 330.0 (5.1 m^2)

1D-1353