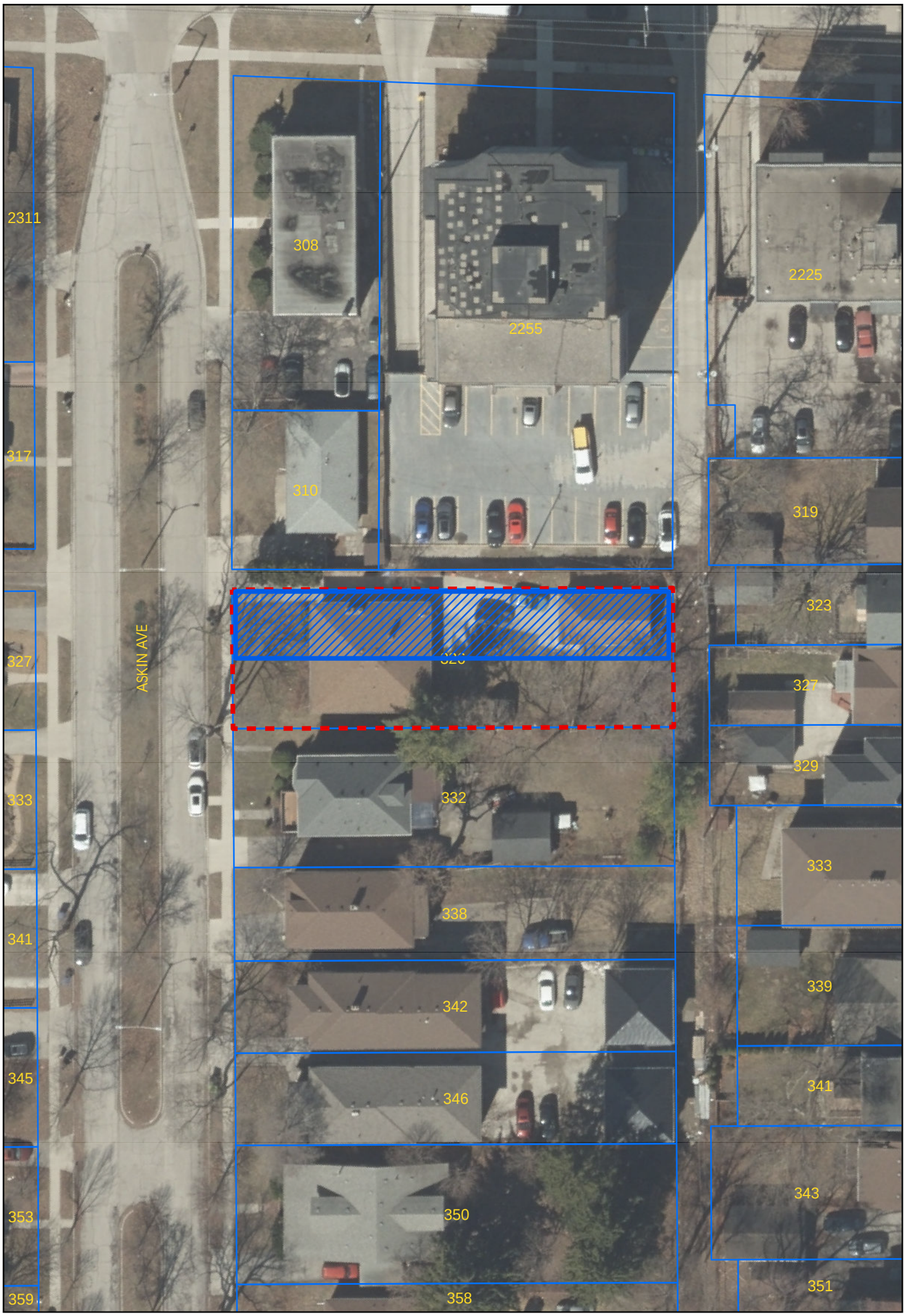


COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : GREEN SMART APARTMENTS INC

ADDRESS : 326 ASKIN AVENUE

SUBJECT LANDS SEVERED LANDS

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-066/26

Notice of Public Hearing – Committee of Adjustment Application

File # B-066/26 - 326 ASKIN AVE

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 51 LOT 51;& PT CLOSED ALLEY

Official Plan Designation	Zoning of Subject Land(s)
Residential	Residential RD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: GREEN SMART APARTMENTS INC. **Applicant Name:** Andi Shallvari		326 ASKIN AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot

Type of Consent Application Transaction: New Lot

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.

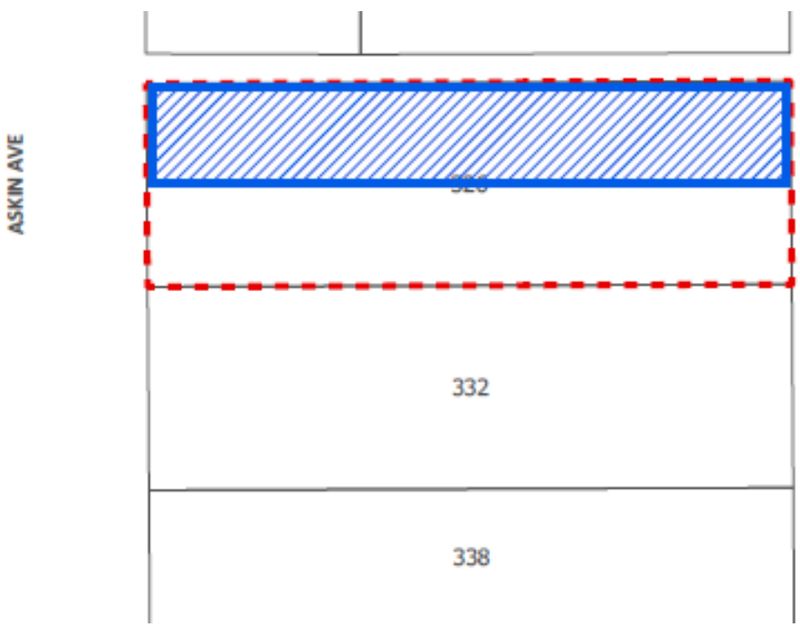
Participate in the hearing by videoconference (Microsoft Teams)

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

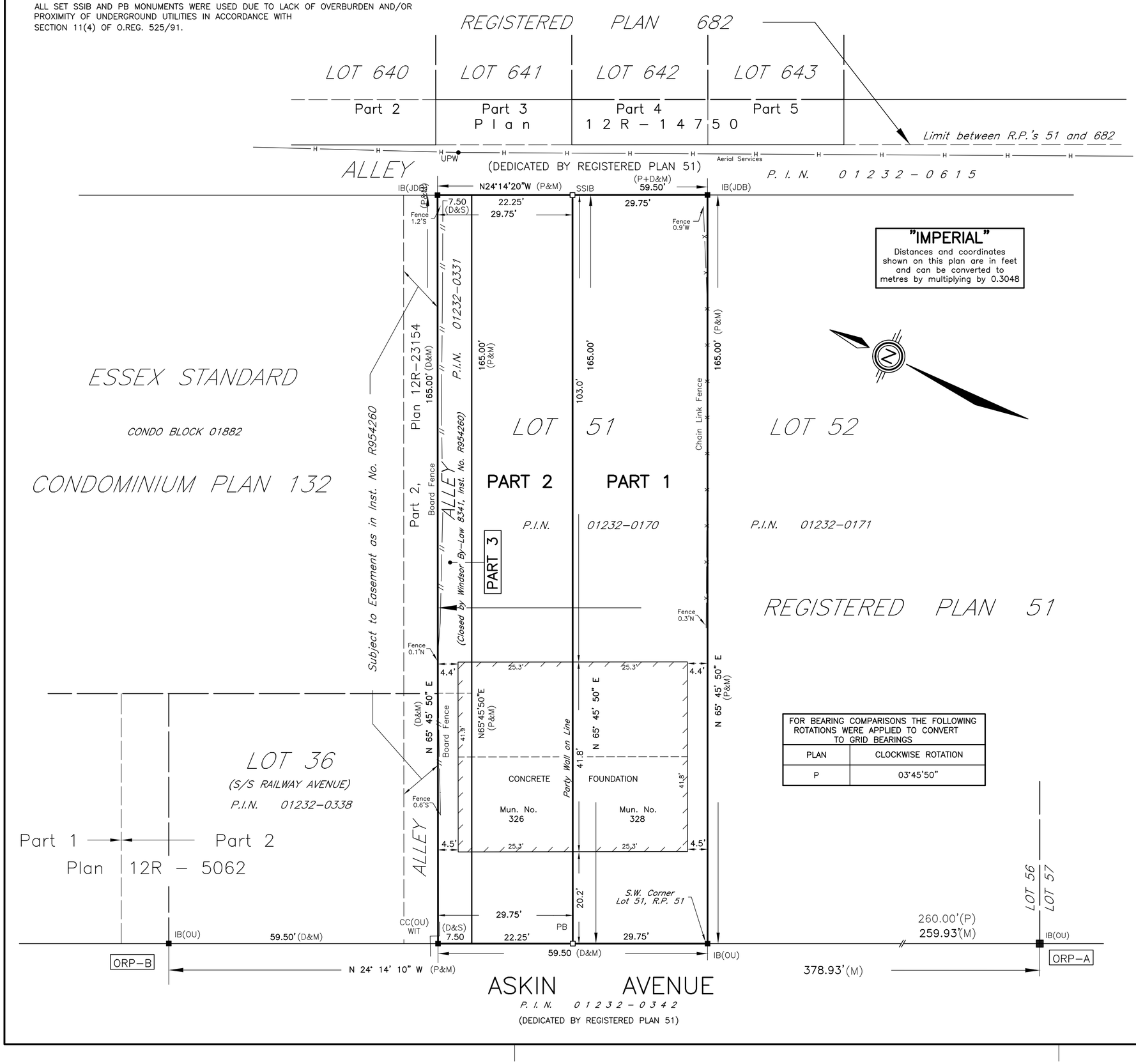
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999933.

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.

SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.Ft.)
1	ALL OF LOT 51	REGISTERED PLAN 51	ALL OF 01232–0170	4,908
2				3,671
3	PT OF ALLEY (Closed)		ALL OF 01232–0331	1,237



FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	03°45'50"

PLAN OF SURVEY

OF

LOT 51 and PART OF ALLEY

(Closed by Windsor By–Law 8341, Inst. No. R954260)

REGISTERED PLAN 51

CITY OF WINDSOR

IN THE

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 FEET 75.0

THE INTENDED PLOT SIZE OF THIS PLAN IS 24.2" IN WIDTH BY 18.3" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND	D	DENOTES	DEED
□	DENOTES	SURVEY MONUMENT SET	OU	DENOTES	ORIGIN UNKNOWN
SIB	DENOTES	STANDARD IRON BAR	ORP	DENOTES	OBSERVED REFERENCE POINT
SSIB	DENOTES	SHORT STANDARD IRON BAR	(P)	DENOTES	REGISTERED PLAN 51
IB	DENOTES	IRON BAR	S	DENOTES	SET
PB	DENOTES	PLASTIC BAR	M	DENOTES	MEASURED
WIT	DENOTES	WITNESS	UPw	DENOTES	WOOD UTILITY POLE
(JDB)	DENOTES	J.D. BARNES LIMITED, O.L.S.			
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.			

N – North / S – South / E – East / W – West

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	N15374297.23	E1082289.24
ORP–B	N15374642.69	E1082133.71

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

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 **7th** DAY OF **MARCH, 2026.**

DATE **APRIL 7, 2026**

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–133315.

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.	24–47–146–02

CAD File: 24–47–146–02.dwg
CAD Date: July 10, 2026 4:52 PM

File: E–51–5