

COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : 944796 ONTARIO LIMITED

ADDRESS : 10000 TECUMSEH ROAD EAST

SUBJECT LANDS

SEVERED LANDS TO BE JOINTLY OWNED BY APPLICANT & EXISTING OWNER

PLANNING AND DEVELOPMENT SERVICES

DATE : DECEMBER 10, 2026

FILE NO. : B-069/26

Notice of Public Hearing – Committee of Adjustment Application

File # A-104/26 & B-069/26 - 10000 TECUMSEH RD E 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: CON 1; PT LOTS 136 & 137; RP 12R26500; PARTS 4 TO 7; 9; 11 TO 14; 16 TO 18; 22 & 46

Official Plan Designation	Zoning of Subject Land(s)
Mixed Use Corridor	Commercial District 4.1 (CD4.1) Commercial District 2.1 (CD2.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 944796 ONTARIO LIMITED **Applicant Name:** Forest Glade Shopping Centre Inc.		10000 TECUMSEH RD E

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot. Requesting relief for reduced minimum parking area separation from an interior lot line for both the severed and retained lots.

The proposal is seeking the following reliefs from Zoning By-law 8600:

	Provision	Provision Description	Required	Proposed
1	25.5.20.1.3	Minimum Parking Area Separation from an Interior Lot Line - Retained	0.90 m	0.00 m
2	25.5.20.1.3	Minimum Parking Area Separation from an Interior Lot Line - Severed	0.90 m	0.00 m

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.

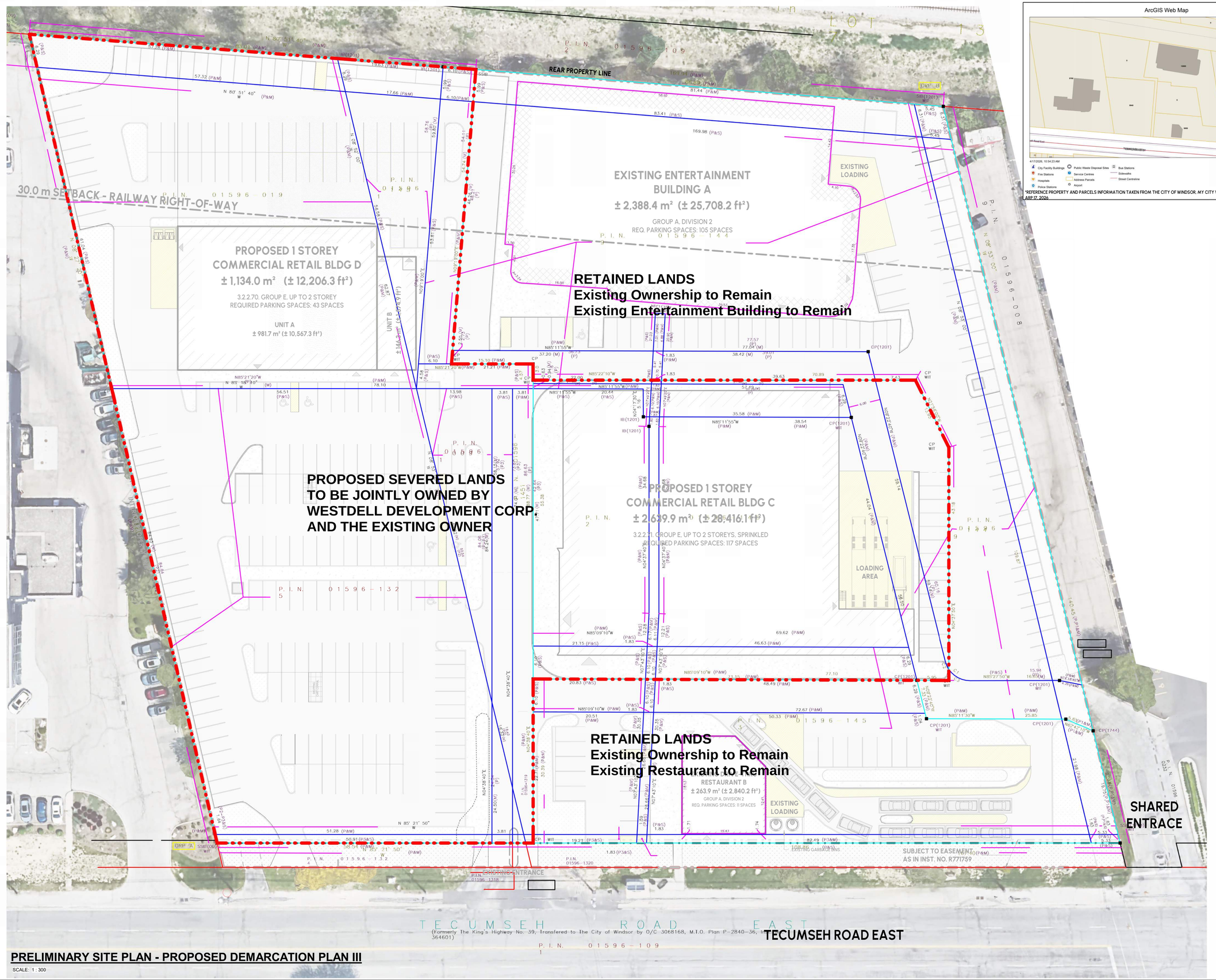
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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



PRELIMINARY SITE PLAN - PROPOSED DEMARCATION PLAN III

SCALE: 1 : 300

ArcGIS Web Map

*REFERENCE PROPERTY AND PARCELS INFORMATION TAKEN FROM THE CITY OF WINDSOR, MY CITY WINDSOR MAP BY APP 17, 2026

N

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NOTE:

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1	2026.01.26	ISSUED FOR PRE-CONSULTATION

WESTDELL DEVELOPMENT CORP

10000 TECUMSEH SHOPPING CENTRE

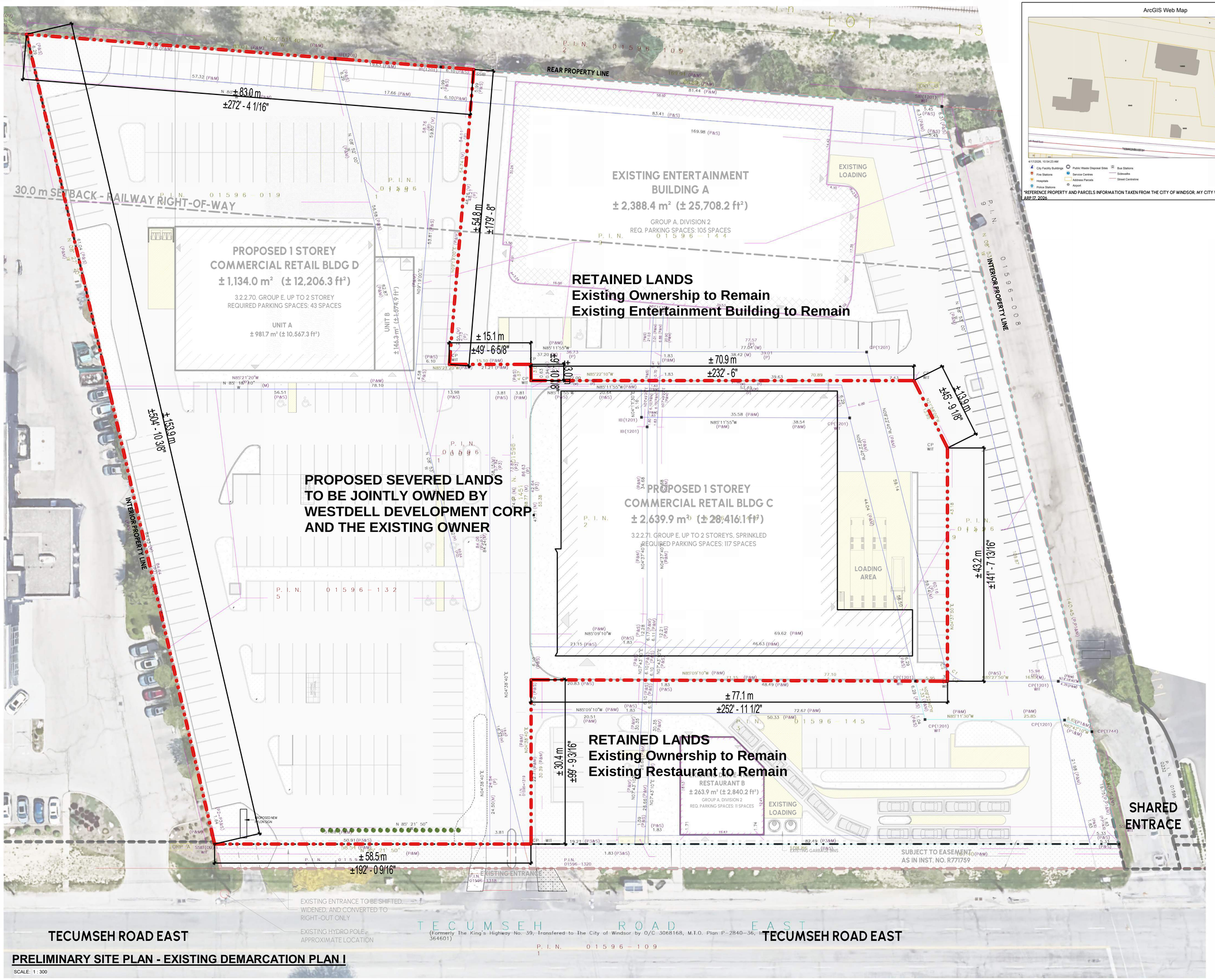
10000 TECUMSEH ROAD EAST, WINDSOR, ON.

DRAWING TITLE:

PRELIMINARY SITE PLAN - DEMARCATION PLAN

DATE:	OCT 29, 2026
SCALE:	AS INDICATED
DRAWN:	D.H.
REVIEWED:	D.H.
PROJECT DATE:	DEC 2025

204 REVISION. **2**



PRELIMINARY SITE PLAN - EXISTING DEMARCATION PLAN I

SCALE: 1 : 300

ArcGIS Web Map

*REFERENCE PROPERTY AND PARCELS INFORMATION TAKEN FROM THE CITY OF WINDSOR, MY CITY WINDSOR MAP BY APP 17, 2026

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WESTDELL DEVELOPMENT CORP

10000 TECUMSEH SHOPPING CENTRE

10000 TECUMSEH ROAD EAST, WINDSOR, ON.

DRAWING TITLE:

PRELIMINARY SITE PLAN - DEMARCATION PLAN

DATE:	OCT 29, 2026
SCALE:	AS INDICATED
DRAWN:	D.H.
REVIEWED:	D.H.
PROJECT DATE:	DEC 2025

201 REVISION. **2**

REAR PROPERTY LINE

30.0 m SETBACK - RAILWAY RIGHT-OF-WAY

EXISTING ENTERTAINMENT BUILDING A
± 2,388.4 m² (± 25,708.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 105 SPACES

EXISTING LOADING

PROPOSED 1 STOREY COMMERCIAL RETAIL BLDG D
± 1,134.0 m² (± 12,206.3 ft²)
3.2.2.70. GROUP E, UP TO 2 STOREY
REQUIRED PARKING SPACES: 43 SPACES

UNIT A
± 981.7 m² (± 10,567.3 ft²)

UNIT B
± 146.3 m² (± 1,574.9 ft²)

RETAINED LANDS
Existing Ownership to Remain
Existing Entertainment Building to Remain

PROPOSED SEVERED LANDS TO BE JOINTLY OWNED BY WESTDELL DEVELOPMENT CORP. AND THE EXISTING OWNER

PROPOSED 1 STOREY COMMERCIAL RETAIL BLDG C
± 2,639.9 m² (± 28,416.1 ft²)
3.2.2.71. GROUP E, UP TO 2 STOREYS, SPRINKLED
REQUIRED PARKING SPACES: 117 SPACES

LOADING AREA

RETAINED LANDS
Existing Ownership to Remain
Existing Restaurant to Remain

RESTAURANT B
± 263.9 m² (± 2,840.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 11 SPACES

EXISTING LOADING

EXISTING GARBAGE BINS

SUBJECT TO EASEMENT AS IN INST. NO. R771759

SHARED ENTRANCE

EXISTING ENTRANCE

TECUMSEH ROAD EAST

PRELIMINARY SITE PLAN - PROPOSED DEMARCATION PLAN III

SCALE: 1 : 300

ArcGIS Web Map



*REFERENCE PROPERTY AND PARCELS INFORMATION TAKEN FROM THE CITY OF WINDSOR, MY CITY WINDSOR MAP BY ARP 17, 2026

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REAR PROPERTY LINE

30.0 m SETBACK - RAILWAY RIGHT-OF-WAY

6.5 m
21' - 5 3/4"

PROPOSED 1 STOREY
COMMERCIAL RETAIL BLDG D
± 1,134.0 m² (± 12,206.3 ft²)
3.2.2.70. GROUP E, UP TO 2 STOREY
REQUIRED PARKING SPACES: 43 SPACES

UNIT A
± 981.7 m² (± 10,567.3 ft²)

UNIT B
± 146.3 m² (± 1,574.7 ft²)

FIRE DEPARTMENT ACCESS WINDOW

2.2 m
7' - 3"

2.1 m
7' - 0"

EXISTING ENTERTAINMENT
BUILDING A
± 2,388.4 m² (± 25,708.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 105 SPACES

EXISTING LOADING

RETAINED LANDS
Existing Ownership to Remain
Existing Entertainment Building to Remain

PROPOSED SEVERED LANDS
TO BE JOINTLY OWNED BY
WESTDELL DEVELOPMENT CORP.
AND THE EXISTING OWNER

INTERIOR PROPERTY LINE

PROPOSED 1 STOREY
COMMERCIAL RETAIL BLDG C
± 2,639.9 m² (± 28,416.1 ft²)
3.2.2.71. GROUP E, UP TO 2 STOREYS, SPRINKLED
REQUIRED PARKING SPACES: 117 SPACES

LOADING AREA

RETAINED LANDS
Existing Ownership to Remain
Existing Restaurant to Remain
TO REMAIN AS A SEPARATE PARCEL

RESTAURANT B
± 263.9 m² (± 2,840.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 11 SPACES

EXISTING LOADING

EXISTING GARBAGE BINS

SUBJECT TO EASEMENT
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SHARED
ENTRACE

EXISTING ENTRANCE

TECUMSEH ROAD EAST

PRELIMINARY SITE PLAN - PROPOSED DEMARCATION PLAN III

SCALE: 1 : 300

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10. LIMITATION OF RELIANCE. THESE PRELIMINARY DRAWINGS ARE PROVIDED FOR LIMITED COORDINATION PURPOSES ONLY. TO THE FULLEST EXTENT PERMITTED BY LAW, WESTDELL DEVELOPMENT CORP. SHALL NOT BE LIABLE FOR LOSSES, DELAYS, COST IMPACTS, OR DAMAGES ARISING FROM UNAUTHORIZED RELIANCE ON, MISUSE OF, OR FAILURE TO VERIFY THESE DRAWINGS FOR TENDER, PRICING, PERMIT, FABRICATION, OR CONSTRUCTION PURPOSES. NOTHING HEREIN RELIEVES ANY CONSULTANT, CONTRACTOR, OR OTHER PARTY FROM RESPONSIBILITIES ASSUMED UNDER APPLICABLE LAW OR CONTRACT.

NO.	DATE	REVISION
2	2026.06.23	ISSUED FOR SPA
1	2026.01.26	ISSUED FOR PRE-CONSULTATION

WESTDELL DEVELOPMENT CORP

10000 TECUMSEH SHOPPING CENTRE

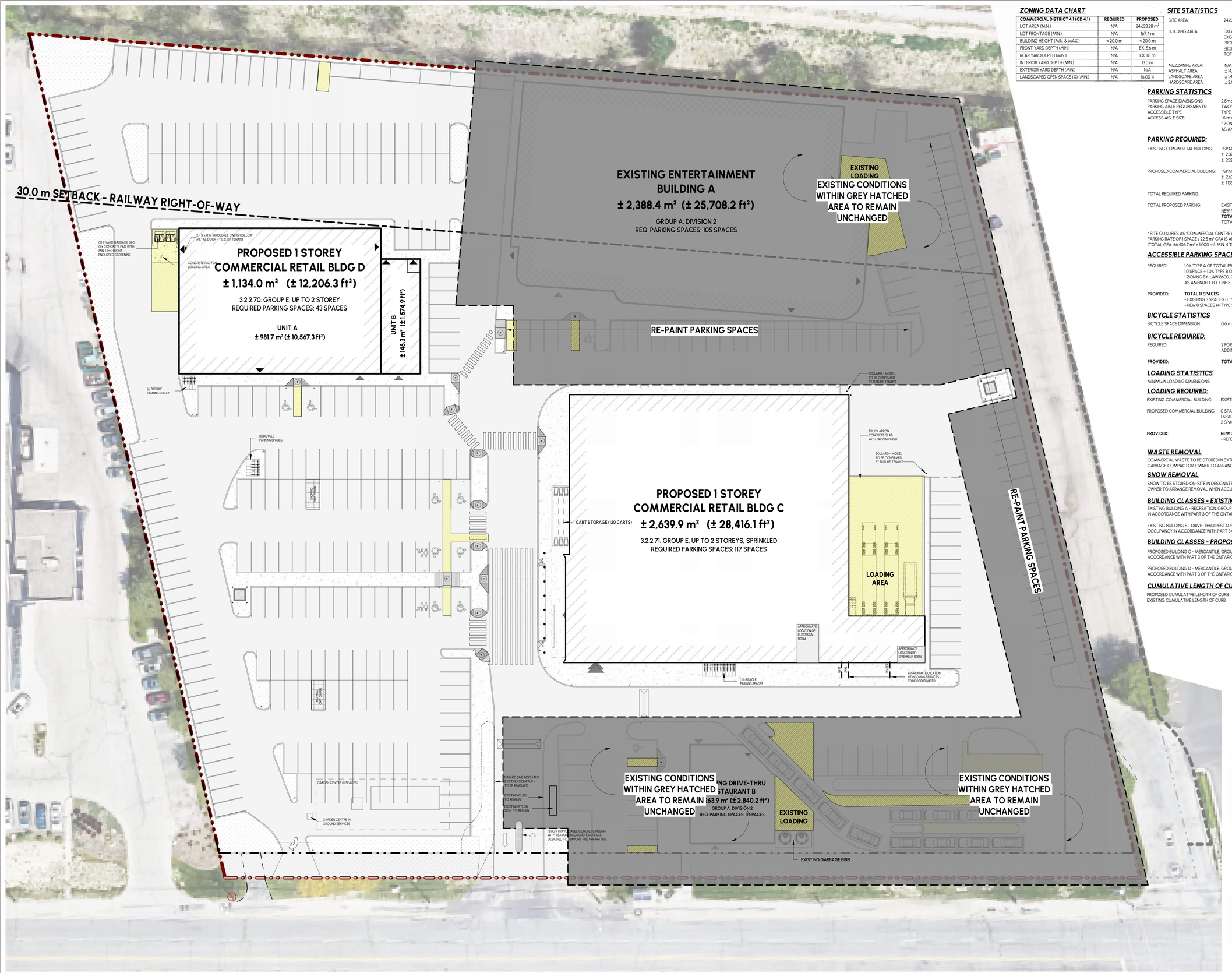
10000 TECUMSEH ROAD EAST, WINDSOR, ON.

DRAWING TITLE:

PRELIMINARY SITE PLAN - DEMARCATION PLAN

DATE:	OCT 29, 2026
SCALE:	AS INDICATED
DRAWN:	D.H.
REVIEWED:	D.H.
PROJECT DATE:	DEC 2025

204 REVISION. **2**



ZONING DATA CHART

COMMERCIAL DISTRICT 4.1 (CD 4.1)	REQUIRED	PROPOSED
LOT AREA (MIN.)	N/A	24,623.28 m²
LOT FRONTAGE (MIN.)	N/A	167.4 m
BUILDING HEIGHT (MIN. & MAX.)	< 20.0 m	< 20.0 m
FRONT YARD DEPTH (MIN.)	N/A	EX. 5.6 m
REAR YARD DEPTH (MIN.)	N/A	EX. 1.8 m
INTERIOR YARD DEPTH (MIN.)	N/A	13.0 m
EXTERIOR YARD DEPTH (MIN.)	N/A	N/A
LANDSCAPED OPEN SPACE (%) (MIN.)	N/A	16.00 %

SITE STATISTICS

SITE AREA:	24,623.28 m2		(265,042.8 SF)
BUILDING AREA:	EXISTING CRU A	± 2,388.4 m2	(± 25,708.2 SF)
	EXISTING CRU B	± 263.9 m2	(± 2,840.2 SF)
	PROPOSED CRU C	± 2,639.9 m²	(± 28,416.1 SF)
	PROPOSED CRU D	± 1,134.0 m2	(± 12,206.3 SF)
	TOTAL AREA	± 6,426.2 m²	(± 69,170.8 SF)
MEZZANINE AREA:	N/A		
ASPHALT AREA:	± 14,759.7 m2		(± 158,872.1 SF)
LANDSCAPE AREA:	± 1,427.5 m²		(± 15,365.3 SF)
HARDSCAPE AREA:	± 2,061.0 m²		(± 22,184.6 SF)

PARKING STATISTICS

PARKING SPACE DIMENSIONS: 2.5m x 5.5 m
PARKING AISLE REQUIREMENTS: TWO WAY TRAFFIC - MIN. 6.0m
ACCESSIBLE TYPE: TYPE A 3.5 m x 5.5 m ; TYPE B 2.5 m x 5.5 m
ACCESS AISLE SIZE: 1.5 m x 5.5 m (MAY BE SHARED BY 2 PARKING SPACES)
* ZONING BY-LAW 8600, CITY OF WINDSOR.
AS AMENDED TO JUNE 3, 2025. SECTION 24.20.10

PARKING REQUIRED:

EXISTING COMMERCIAL BUILDING:	1 SPACE PER 22.5 m² OF RETAIL STORE		
	± 2,378.3 m²	-	105 SPACES
	± 252.8 m²	-	11 SPACES
PROPOSED COMMERCIAL BUILDING:	1 SPACE PER 22.5 m² OF RETAIL STORE		
	± 2,639.3 m²	-	117 SPACES
	± 1,136.3 m²	-	50 SPACES
TOTAL REQUIRED PARKING:	-	283 PARKING SPACES	
TOTAL PROPOSED PARKING:	EXISTING 90 PARKING SPACES		(INCL. 3 BF)
	NEW PROPOSED 257 PARKING SPACES		(INCL. 8 BF)
	TOTAL 347 PARKING SPACES		**(INCL. 11 BF)**
	TOTAL 362 PARKING SPACES (INCL. 14 STACKING)		

* SITE QUALIFIES AS "COMMERCIAL CENTRE MAJOR" PER SEC. 3, BY-LAW 8600. UNIFIED PARKING RATE OF 1 SPACE / 22.5 m² GFA IS APPLIED PER TABLE 24.20.5.1
(TOTAL GFA: ±6,406.7 m² > 1,000 m², MIN. 4 TENANTS WITH COMMON PARKING)

ACCESSIBLE PARKING SPACE:

REQUIRED: 1.0% TYPE A OF TOTAL PROVIDED PARKING - 4 SPACES
1.0 SPACE = 1.0% TYPE B OF TOTAL PROVIDED PARKING - 5 SPACES
* ZONING BY-LAW 8600, CITY OF WINDSOR.
AS AMENDED TO JUNE 3, 2025. SECTION 24.24.1

PROVIDED: **TOTAL 11 SPACES**
- EXISTING 3 SPACES (1 TYPE 'A' AND 2 TYPE 'B')
- NEW 8 SPACES (4 TYPE 'A' AND 4 TYPE 'B')

BICYCLE STATISTICS

BICYCLE SPACE DIMENSION: 0.6 m x 2.5 m

BICYCLE REQUIRED:

REQUIRED: 2 FOR THE 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES - 19 SPACES

PROVIDED: **TOTAL 19 SPACE** - REFER TO SITE PLAN

LOADING STATISTICS

MINIMUM LOADING DIMENSIONS: 3.0 m x 7.5 m x 3.5m

LOADING REQUIRED:

EXISTING COMMERCIAL BUILDING: EXISTING LOADING AREA - REFER TO SITE PLAN

PROPOSED COMMERCIAL BUILDING: 0 SPACE / ≤ 275 m²
1 SPACE / > 275 m² AND ≤ 2,500 m² (GFA)
2 SPACE / > 2,500 m² AND ≤ 7,500 m² (GFA)

PROVIDED: **NEW 3 SPACE + EXISTING 2 SPACES**
- REFER TO SITE PLAN

WASTE REMOVAL

COMMERCIAL WASTE TO BE STORED IN EXTERIOR GARBAGE CONTAINERS AND TENANT'S GARBAGE COMPACTOR. OWNER TO ARRANGE REGULAR SITE PICK-UP AND DISPOSAL SERVICE

SNOW REMOVAL

SNOW TO BE STORED ON-SITE IN DESIGNATED AREAS AS INDICATED ON PLAN.
OWNER TO ARRANGE REMOVAL WHEN ACCUMULATION EXCEEDS DESIGNATED CAPACITY.

BUILDING CLASSES - EXISTING

EXISTING BUILDING A - RECREATION, GROUP A, DIVISION 2 (ASSEMBLY) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

EXISTING BUILDING B - DRIVE-THRU RESTAURANT, GROUP A, DIVISION 2 (ASSEMBLY) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

BUILDING CLASSES - PROPOSED

PROPOSED BUILDING C - MERCANTILE, GROUP E (MERCANTILE) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

PROPOSED BUILDING D - MERCANTILE, GROUP E (MERCANTILE) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

CUMULATIVE LENGTH OF CURB

PROPOSED CUMULATIVE LENGTH OF CURB : APPROXIMATELY 1,083.3 m
EXISTING CUMULATIVE LENGTH OF CURB : APPROXIMATELY 658.9 m

PERMITTED USES

A.	AMBULANCE SERVICE
B.	AUTOMOBILE COLLISION SHOP
C.	AUTOMOBILE DETAILING SERVICE
D.	AUTOMOBILE REPAIR GARAGE
E.	AUTOMOBILE SALES LOT
F.	BUILDING MATERIALS RECYCLING STORE
G.	BUSINESS OFFICE
H.	CAR WASH AUTOMATIC
I.	CAR WASH COIN-OPERATED
J.	COMMERCIAL SCHOOL
K.	CONTRACTOR'S OFFICE
L.	EQUIPMENT RENTAL SHOP
M.	FOOD OUTLET – DRIVE-THROUGH FOOD
N.	FOOD OUTLET – TAKE-OUT
O.	FUNERAL ESTABLISHMENT
P.	GAS BAR
Q.	HOTEL
R.	MEDICAL APPLIANCE FACILITY
S.	MEDICAL OFFICE
T.	MICRO-BREWERY
U.	MOTOR VEHICLE DEALERSHIP
V.	PERSONAL SERVICE SHOP
W.	PLACE OF ENTERTAINMENT AND RECREATION
X.	PRINT SHOP
Y.	PROFESSIONAL STUDIO
Z.	PUBLIC HALL
AA.	PUBLIC PARKING AREA
BB.	REPAIR SHOP – LIGHT
CC.	RESTAURANT
DD.	RESTAURANT WITH DRIVE-THROUGH
EE.	RETAIL STORE
FF.	SERVICE STATION
GG.	TEMPORARY OUTDOOR VENDOR'S SITE
HH.	TOWING SERVICE
II.	VETERINARY OFFICE
JJ.	WAREHOUSE
KK.	WHOLESALE STORE
LL.	WORKSHOP
MM.	THE FOLLOWING EXISTING USES: ANY USE PERMITTED IN SECTION 8(1)(A)(xi) TO (xl). ANY USE ACCESSORY TO THE PRECEDING USES.

LEGEND:

CONCRETE SIDEWALK
GREEN AREA
ASPHALT
PROPERTY LINE
FR-3 SIGN & TYPE OF SIGN
R BARRIER FREE RAMP
BUILDING ENTRANCE
BUILDING EXIT
PROPOSED BUILDING
EXISTING BUILDING
FIRE ROUTE (6.0m WIDE, 12m R-RADIUS)

N

SEAL:

ISSUED FOR REVIEW ONLY
NOT VALID FOR TENDER OR CONSTRUCTION

NOTE:

1. DO NOT SCALE DRAWINGS. CONSULTANTS, CONTRACTORS, AND ALL PARTIES RELYING ON THESE DRAWINGS FOR DESIGN COORDINATION SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND RELEVANT SITE INFORMATION BEFORE PROCEEDING WITH FURTHER DESIGN, ENGINEERING, OR CONSTRUCTION-RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR ERRORS SHALL BE REPORTED TO WESTDELL DEVELOPMENT CORP. PRIOR TO PROCEEDING.

2. COMPLIANCE WITH APPLICABLE CODES. ALL SUBSEQUENT DESIGN, ENGINEERING, WORKMANSHIP, AND MATERIALS, WHERE APPLICABLE, SHALL COMPLY WITH ALL APPLICABLE FEDERAL, PROVINCIAL, AND MUNICIPAL CODES, STANDARDS, REGULATIONS, AND BY-LAWS.

3. PROJECT-SPECIFIC USE. THESE DRAWINGS AND ALL CONCEPTS CONTAINED HEREIN ARE INTENDED SOLELY FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE REUSED, COPIED, ADAPTED, OR RELIED UPON FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF WESTDELL DEVELOPMENT CORP.

4. COPYRIGHT & INTELLECTUAL PROPERTY. THESE DRAWINGS AND ACCOMPANYING MATERIALS ARE PROPRIETARY. COPYRIGHT IN MATERIALS PREPARED BY WESTDELL DEVELOPMENT CORP. OR ITS EMPLOYEES IS OWNED BY WESTDELL DEVELOPMENT CORP. MATERIALS PREPARED BY THIRD-PARTY CONSULTANTS REMAIN SUBJECT TO THE APPLICABLE CONSULTANT AGREEMENTS, LICENCES, AND INTELLECTUAL PROPERTY RIGHTS. NO PORTION OF THESE DRAWINGS OR MATERIALS MAY BE COPIED, DISTRIBUTED, SHARED, OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.

5. PRELIMINARY DESIGN ONLY (NOT FOR CONSTRUCTION). THESE DRAWINGS ARE ISSUED FOR PRELIMINARY DESIGN AND COORDINATION PURPOSES ONLY. THEY SHALL NOT BE USED FOR TENDERING, PRICING, PERMIT, FABRICATION, OR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY ISSUED FOR SUCH PURPOSE BY THE CONSULTANT(S) OF RECORD, SIGNED AND SEALED WHERE REQUIRED BY LAW, AND AUTHORIZED FOR RELEASE BY WESTDELL DEVELOPMENT CORP.

6. NOTIFICATION OF DESIGN CONFLICTS. CONSULTANTS, CONTRACTORS, AND REVIEWING PARTIES SHALL PROMPTLY NOTIFY WESTDELL DEVELOPMENT CORP. OF ANY DESIGN CONFLICTS, COORDINATION ISSUES, SITE CONDITION CONSTRAINTS, OR PROPOSED DEVIATIONS IDENTIFIED IN CONNECTION WITH THESE DRAWINGS PRIOR TO FURTHER INTEGRATION OR IMPLEMENTATION.

7. DESIGN INTENT. WESTDELL DEVELOPMENT CORP. RETAINS FINAL DISCRETION OVER THE PROJECT'S COMMERCIAL, PROGRAMMATIC, AND DEVELOPMENT OBJECTIVES. INTERPRETATION OF TECHNICAL DESIGN, CODE COMPLIANCE, AND CONSULTANT-SCOPE MATTERS WITHIN SIGNED OR SEALED DOCUMENTS SHALL REMAIN THE RESPONSIBILITY OF THE RESPECTIVE CONSULTANT(S) OF RECORD.

8. VERSION CONTROL. ONLY THE MOST CURRENT DRAWING, AS IDENTIFIED BY THE LATEST REVISION NUMBER AND DATE, SHALL BE USED FOR COORDINATION, REVIEW, PRICING, OR IMPLEMENTATION. ALL PREVIOUS VERSIONS SHALL BE DEEMED SUPERSEDED.

9. CONSULTANT RESPONSIBILITY & PROFESSIONAL PRACTICE. ALL SUBSEQUENT DETAILED DESIGN AND ENGINEERING SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE PROFESSIONAL STANDARDS, INDUSTRY BEST PRACTICES, AND LEGAL REQUIREMENTS, WITH THE RESPECTIVE CONSULTANTS ASSUMING RESPONSIBILITY FOR THEIR OWN DESIGN, CODE COMPLIANCE, SAFETY, AND INTER-DISCIPLINARY COORDINATION.

10. LIMITATION OF RELIANCE. THESE PRELIMINARY DRAWINGS ARE PROVIDED FOR LIMITED COORDINATION PURPOSES ONLY. TO THE FULLEST EXTENT PERMITTED BY LAW, WESTDELL DEVELOPMENT CORP. SHALL NOT BE LIABLE FOR LOSSES, DELAYS, COST IMPACTS, OR DAMAGES ARISING FROM UNAUTHORIZED RELIANCE ON, MISUSE OF, OR FAILURE TO VERIFY THESE DRAWINGS FOR TENDER, PRICING, PERMIT, FABRICATION, OR CONSTRUCTION PURPOSES. NOTHING HEREIN RELIEVES ANY CONSULTANT, CONTRACTOR, OR OTHER PARTY FROM RESPONSIBILITIES ASSUMED UNDER APPLICABLE LAW OR CONTRACT.

NO.	DATE	REVISION
6	2026.11.03	REVISED FOR SPC APPLICATION
5	2026.10.13	REVISED FOR SPC APPLICATION
4	2026.08.18	ISSUED FOR SPC APPLICATION
3	2026.06.23	ISSUED FOR SPA
2	2026.06.19	ISSUED FOR COORDINATION
1	2026.01.26	ISSUED FOR PRE-CONSULTATION

WESTDELL DEVELOPMENT CORP

10000 TECUMSEH SHOPPING CENTRE

10000 TECUMSEH ROAD EAST, WINDSOR, ON.

DRAWING TITLE:

WORK SCOPE PLAN

DATE: NOV 03, 2026
SCALE: AS INDICATED
DRAWN: D.H.
REVIEWED: D.H.
PROJECT DATE: DEC 2025

100 REVISION. **6**

WORK SCOPE PLAN

SCALE: 1 : 300

ZONING DATA CHART

COMMERCIAL DISTRICT 4.1 (CD 4.1)	REQUIRED	PROPOSED
LOT AREA (MIN.)	N/A	24,623.28 m²
LOT FRONTAGE (MIN.)	N/A	167.4 m
BUILDING HEIGHT (MIN. & MAX.)	< 20.0 m	< 20.0 m
FRONT YARD DEPTH (MIN.)	N/A	EX. 5.6 m
REAR YARD DEPTH (MIN.)	N/A	EX. 1.8 m
INTERIOR YARD DEPTH (MIN.)	N/A	13.0 m
EXTERIOR YARD DEPTH (MIN.)	N/A	N/A
LANDSCAPED OPEN SPACE (%) (MIN.)	N/A	16.00 %

SITE STATISTICS

SITE AREA:	24,623.28 m2		(265,042.8 SF)
BUILDING AREA:	EXISTING CRU A	± 2,388.4 m2	(± 25,708.2 SF)
	EXISTING CRU B	± 263.9 m2	(± 2,840.2 SF)
	PROPOSED CRU C	± 2,639.9 m²	(± 28,416.1 SF)
	PROPOSED CRU D	± 1,134.0 m2	(± 12,206.3 SF)
	TOTAL AREA	± 6,426.2 m²	(± 69,170.8 SF)
-MEZZANINE AREA:	N/A		
ASPHALT AREA:	± 14,759.7 m2	(± 158,872.1 SF)	
LANDSCAPE AREA:	± 1,427.5 m²	(± 15,365.3 SF)	
HARDSCAPE AREA:	± 2,061.0 m²	(± 22,184.6 SF)	

PARKING STATISTICS

PARKING SPACE DIMENSIONS: 2.5m x 5.5 m
PARKING AISLE REQUIREMENTS: TWO WAY TRAFFIC - MIN. 6.0m
ACCESSIBLE TYPE: TYPE A 3.5 m x 5.5 m, TYPE B 2.5 m x 5.5 m
ACCESS AISLE SIZE: 1.5 m x 5.5 m (MAY BE SHARED BY 2 PARKING SPACES)
* ZONING BY-LAW 8600, CITY OF WINDSOR.
AS AMENDED TO JUNE 3, 2025. SECTION 24.20.10

PARKING REQUIRED:

EXISTING COMMERCIAL BUILDING:	1 SPACE PER 22.5 m² OF RETAIL STORE		
	± 2,378.3 m²	-	105 SPACES
	± 252.8 m²	-	11 SPACES
PROPOSED COMMERCIAL BUILDING:	1 SPACE PER 22.5 m² OF RETAIL STORE		
	± 2,639.3 m²	-	117 SPACES
	± 1,136.3 m²	-	50 SPACES
TOTAL REQUIRED PARKING:	-	283 PARKING SPACES	
TOTAL PROPOSED PARKING:	EXISTING 90 PARKING SPACES		(INCL. 3 BF)
	NEW PROPOSED 257 PARKING SPACES		(INCL. 8 BF)
	TOTAL 347 PARKING SPACES		**(INCL. 11 BF)**
	TOTAL 362 PARKING SPACES (INCL. 14 STACKING)		

* SITE QUALIFIES AS "COMMERCIAL CENTRE MAJOR" PER SEC. 3. BY-LAW 8600. UNIFIED PARKING RATE OF 1 SPACE / 22.5 m² GFA IS APPLIED PER TABLE 24.20.5.1
(TOTAL GFA: 26,406.7 m² x 1,000 m², MIN. 4 TENANTS WITH COMMON PARKING)

ACCESSIBLE PARKING SPACE:

REQUIRED: 10% TYPE A OF TOTAL PROVIDED PARKING - 4 SPACES
10 SPACE + 10% TYPE B OF TOTAL PROVIDED PARKING - 5 SPACES
* ZONING BY-LAW 8600, CITY OF WINDSOR.
AS AMENDED TO JUNE 3, 2025. SECTION 24.24.1

PROVIDED: TOTAL 11 SPACES
- EXISTING 3 SPACES (1 TYPE 'A' AND 2 TYPE 'B')
- NEW 8 SPACES (4 TYPE 'A' AND 4 TYPE 'B')

BICYCLE STATISTICS

BICYCLE SPACE DIMENSION: 0.6 m x 2.5 m

BICYCLE REQUIRED:

REQUIRED: 2 FOR THE 19 SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES - 19 SPACES

PROVIDED: TOTAL 19 SPACE - REFER TO SITE PLAN

LOADING STATISTICS

MINIMUM LOADING DIMENSIONS: 3.0 m x 7.5 m x 3.5m

LOADING REQUIRED:

EXISTING COMMERCIAL BUILDING: EXISTING LOADING AREA - REFER TO SITE PLAN

PROPOSED COMMERCIAL BUILDING: 0 SPACE / ≤ 275 m²
1 SPACE / > 275 m² AND ≤ 2,500 m² (GFA)
2 SPACE / > 2,500 m² AND ≤ 7,500 m² (GFA)

PROVIDED: NEW 3 SPACE + EXISTING 2 SPACES
- REFER TO SITE PLAN

WASTE REMOVAL

COMMERCIAL WASTE TO BE STORED IN EXTERIOR GARBAGE CONTAINERS AND TENANT'S GARBAGE COMPACTOR. OWNER TO ARRANGE REGULAR SITE PICK-UP AND DISPOSAL SERVICE

SNOW REMOVAL

SNOW TO BE STORED ON-SITE IN DESIGNATED AREAS AS INDICATED ON PLAN.
OWNER TO ARRANGE REMOVAL WHEN ACCUMULATION EXCEEDS DESIGNATED CAPACITY.

BUILDING CLASSES - EXISTING

EXISTING BUILDING A - RECREATION, GROUP A, DIVISION 2 (ASSEMBLY) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

EXISTING BUILDING B - DRIVE-THRU RESTAURANT, GROUP A, DIVISION 2 (ASSEMBLY) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

BUILDING CLASSES - PROPOSED

PROPOSED BUILDING C - MERCANTILE, GROUP E (MERCANTILE) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

PROPOSED BUILDING D - MERCANTILE, GROUP E (MERCANTILE) OCCUPANCY IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE

CUMULATIVE LENGTH OF CURB

PROPOSED CUMULATIVE LENGTH OF CURB : APPROXIMATELY 1,083.3 m
EXISTING CUMULATIVE LENGTH OF CURB : APPROXIMATELY 658.9 m

PERMITTED USES

A. AMBULANCE SERVICE
B. AUTOMOBILE COLLISION SHOP
C. AUTOMOBILE DETAILING SERVICE
D. AUTOMOBILE REPAIR GARAGE
E. AUTOMOBILE SALES LOT
F. BUILDING MATERIALS RECYCLING STORE
G. BUSINESS OFFICE
H. CAR WASH AUTOMATIC
I. CAR WASH COIN-OPERATED
J. COMMERCIAL SCHOOL
K. CONTRACTOR'S OFFICE
L. EQUIPMENT RENTAL SHOP
M. FOOD OUTLET – DRIVE-THROUGH FOOD
N. FOOD OUTLET – TAKE-OUT
O. FUNERAL ESTABLISHMENT
P. GAS BAR
Q. HOTEL
R. MEDICAL APPLIANCE FACILITY
S. MEDICAL OFFICE
T. MICRO-BREWERY
U. MOTOR VEHICLE DEALERSHIP
V. PERSONAL SERVICE SHOP
W. PLACE OF ENTERTAINMENT AND RECREATION
X. PRINT SHOP
Y. PROFESSIONAL STUDIO
Z. PUBLIC HALL
AA. PUBLIC PARKING AREA
BB. REPAIR SHOP – LIGHT
CC. RESTAURANT
DD. RESTAURANT WITH DRIVE-THROUGH
EE. RETAIL STORE
FF. SERVICE STATION
GG. TEMPORARY OUTDOOR VENDOR'S SITE
HH. TOWING SERVICE
II. VETERINARY OFFICE
JJ. WAREHOUSE
KK. WHOLESALE STORE
LL. WORKSHOP
MM. THE FOLLOWING EXISTING USES: ANY USE PERMITTED IN SECTION 8(1)(A)(xi) TO (xl), ANY USE ACCESSORY TO THE PRECEDING USES.

LEGEND:

CONCRETE SIDEWALK
GREEN AREA
ASPHALT
PROPERTY LINE
FR-3 SIGN & TYPE OF SIGN
BARRIER FREE RAMP
BUILDING ENTRANCE
BUILDING EXIT
PROPOSED BUILDING
EXISTING BUILDING
FIRE ROUTE (6.0m WIDE, 12m ¢ RADIUS)

N

SEAL:

ISSUED FOR REVIEW ONLY
NOT VALID FOR TENDER OR CONSTRUCTION

NOTE:

1. DO NOT SCALE DRAWINGS. CONSULTANTS, CONTRACTORS, AND ALL PARTIES RELYING ON THESE DRAWINGS FOR DESIGN COORDINATION SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND RELEVANT SITE INFORMATION BEFORE PROCEEDING WITH FURTHER DESIGN, ENGINEERING, OR CONSTRUCTION-RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR ERRORS SHALL BE REPORTED TO WESTDELL DEVELOPMENT CORP. PRIOR TO PROCEEDING.

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4. COPYRIGHT & INTELLECTUAL PROPERTY. THESE DRAWINGS AND ACCOMPANYING MATERIALS ARE PROPRIETARY. COPYRIGHT IN MATERIALS PREPARED BY WESTDELL DEVELOPMENT CORP. OR ITS EMPLOYEES IS OWNED BY WESTDELL DEVELOPMENT CORP. MATERIALS PREPARED BY THIRD-PARTY CONSULTANTS REMAIN SUBJECT TO THE APPLICABLE CONSULTANT AGREEMENTS, LICENCES, AND INTELLECTUAL PROPERTY RIGHTS. NO PORTION OF THESE DRAWINGS OR MATERIALS MAY BE COPIED, DISTRIBUTED, SHARED, OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.

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6. NOTIFICATION OF DESIGN CONFLICTS. CONSULTANTS, CONTRACTORS, AND REVIEWING PARTIES SHALL PROMPTLY NOTIFY WESTDELL DEVELOPMENT CORP. OF ANY DESIGN CONFLICTS, COORDINATION ISSUES, SITE CONDITION CONSTRAINTS, OR PROPOSED DEVIATIONS IDENTIFIED IN CONNECTION WITH THESE DRAWINGS PRIOR TO FURTHER INTEGRATION OR IMPLEMENTATION.

7. DESIGN INTENT. WESTDELL DEVELOPMENT CORP. RETAINS FINAL DISCRETION OVER THE PROJECT'S COMMERCIAL, PROGRAMMATIC, AND DEVELOPMENT OBJECTIVES. INTERPRETATION OF TECHNICAL DESIGN, CODE COMPLIANCE, AND CONSULTANT-SCOPE MATTERS WITHIN SIGNED OR SEALED DOCUMENTS SHALL REMAIN THE RESPONSIBILITY OF THE RESPECTIVE CONSULTANT(S) OF RECORD.

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NO.	DATE	REVISION
8	2026.11.03	REVISED FOR SPC APPLICATION
7	2026.10.21	REVISED FOR SPC APPLICATION
6	2026.10.13	REVISED FOR SPC APPLICATION
5	2026.09.16	ISSUED FOR COORDINATION
4	2026.08.18	ISSUED FOR SPC APPLICATION
3	2026.06.23	ISSUED FOR SPA
2	2026.06.19	ISSUED FOR COORDINATION
1	2026.01.26	ISSUED FOR PRE-CONSULTATION

WESTDELL DEVELOPMENT CORP

10000 TECUMSEH SHOPPING CENTRE

10000 TECUMSEH ROAD EAST, WINDSOR, ON.

DRAWING TITLE:

PROPOSED SITE PLAN

DATE: NOV 03, 2026
SCALE: AS INDICATED
DRAWN: D.H.
REVIEWED: D.H.
PROJECT DATE: DEC 2025

101 REVISION. **8**

SUBJECT TO EASEMENT AS IN INST. NO. CE654759

30.0 m SETBACK - RAILWAY RIGHT-OF-WAY

REAR PROPERTY LINE

EXISTING ENTERTAINMENT BUILDING A
± 2,388.4 m² (± 25,708.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 105 SPACES

EXISTING LOADING

EXISTING CONDITIONS WITHIN GREY HATCHED AREA TO REMAIN UNCHANGED

PROPOSED 1 STOREY COMMERCIAL RETAIL BLDG D
± 1,134.0 m² (± 12,206.3 ft²)
3.2.2.70. GROUP E, UP TO 2 STOREY
REQUIRED PARKING SPACES: 43 SPACES

UNIT A
± 981.7 m² (± 10,567.3 ft²)

UNIT B
± 146.3 m² (± 1,574.9 ft²)

RE-PAINT PARKING SPACES

INTERIOR PROPERTY LINE

SUBJECT TO EASEMENTS AS IN INST. NO R390285 AND R457577

13.1 m
42' - 10 3/16"
INTERIOR YARD DEPTH

6.0m WIDE FIRE ROUTE (12.0m ¢ RADIUS)

PROPOSED 1 STOREY COMMERCIAL RETAIL BLDG C
± 2,639.9 m² (± 28,416.1 ft²)
3.2.2.71. GROUP E, UP TO 2 STOREYS, SPRINKLED
REQUIRED PARKING SPACES: 117 SPACES

LOADING AREA

CART STORAGE (120 CARTS)

LOCATION OF FIRE DEPARTMENT CONNECTION

EXISTING CONDITIONS WITHIN GREY HATCHED AREA TO REMAIN UNCHANGED
EXISTING DRIVE-THRU RESTAURANT B
163.9 m² (± 2,840.2 ft²)
GROUP A, DIVISION 2
REQ. PARKING SPACES: 11 SPACES

EXISTING LOADING

SHARED ENTRANCE

4.50 m ONE WAY EGRESS WIDTH @ FRONT PROPERTY LINE

SUBJECT TO EASEMENT AS IN INST. NO. R771759

FRONT PROPERTY LINE

EXISTING ENTRANCE

ENLARGED STRAIGHT FLARE REQUIRED FOR TRUCK EGRESS – SUBJECT TO CITY ENGINEER APPROVAL

EXISTING ENTRANCE TO BE SHIFTED, WIDENED, AND CONVERTED TO RIGHT-OUT ONLY

EXISTING HYDRO POLE - APPROXIMATE LOCATION

EXISTING TRAFFIC ISLAND AND ASSOCIATED CURB WITHIN CITY ROW TO BE REMOVED. AFFECTED DRIVEWAY APPROACH / ROW TO BE RESTORED IN ACCORDANCE WITH CITY OF WINDSOR STD. DWG. AS-204.

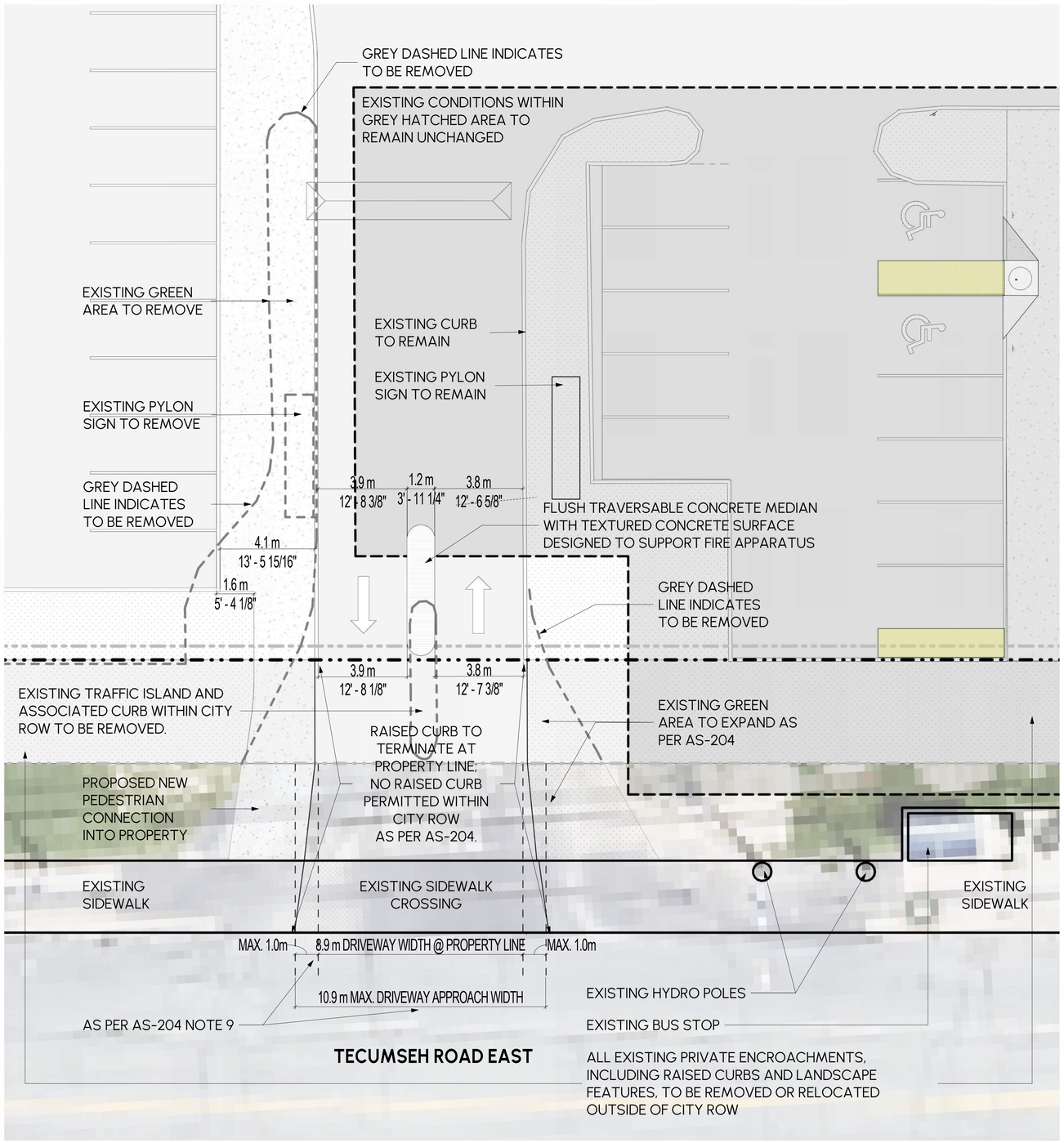
EXISTING SHARED EAST DRIVEWAY APPROACH TO BE REPAIRED / RESTORED IN ACCORDANCE WITH CITY OF WINDSOR STD. DWG. AS-204.

TECUMSEH ROAD EAST

TECUMSEH ROAD EAST

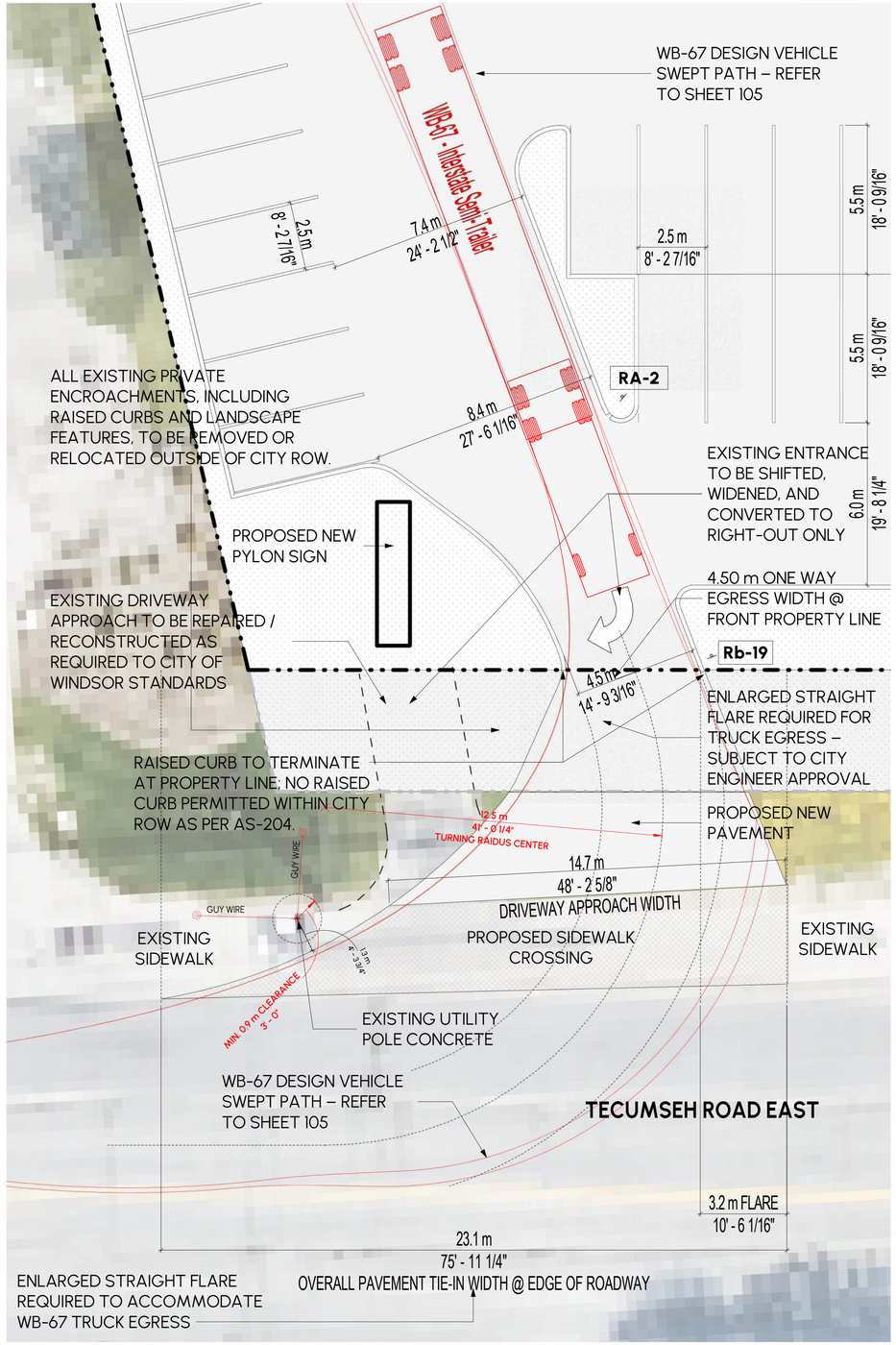
PROPOSED SITE PLAN

SCALE: 1 : 300



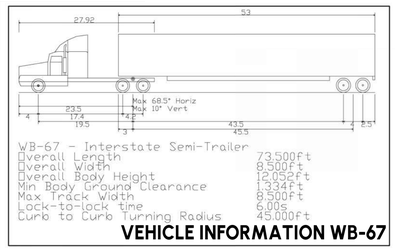
PROPOSED ROW REMOVAL & RESORATION PLAN - MAIN ENTRANCE

SCALE: 1 : 100



PROPOSED ROW REMOVAL & RESORATION PLAN - WEST ENTRANCE

SCALE: 1 : 100



VEHICLE INFORMATION WB-67

N

SEAL:

ISSUED FOR REVIEW ONLY
NOT VALID FOR TENDER OR CONSTRUCTION

NOTE:

1. DO NOT SCALE DRAWINGS. CONSULTANTS, CONTRACTORS, AND ALL PARTIES RELYING ON THESE DRAWINGS FOR DESIGN COORDINATION SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND RELEVANT SITE INFORMATION BEFORE PROCEEDING WITH FURTHER DESIGN, ENGINEERING, OR CONSTRUCTION-RELATED WORK. ANY DISCREPANCIES, OMISSIONS, OR ERRORS SHALL BE REPORTED TO WESTDELL DEVELOPMENT CORP. PRIOR TO PROCEEDING.

2. COMPLIANCE WITH APPLICABLE CODES. ALL SUBSEQUENT DESIGN, ENGINEERING, WORKMANSHIP, AND MATERIALS, WHERE APPLICABLE, SHALL COMPLY WITH ALL APPLICABLE FEDERAL, PROVINCIAL, AND MUNICIPAL CODES, STANDARDS, REGULATIONS, AND BY-LAWS.

3. PROJECT-SPECIFIC USE. THESE DRAWINGS AND ALL CONCEPTS CONTAINED HEREIN ARE INTENDED SOLELY FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE REUSED, COPIED, ADAPTED, OR RELIED UPON FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF WESTDELL DEVELOPMENT CORP.

4. COPYRIGHT & INTELLECTUAL PROPERTY. THESE DRAWINGS AND ACCOMPANYING MATERIALS ARE PROPRIETARY. COPYRIGHT IN MATERIALS PREPARED BY WESTDELL DEVELOPMENT CORP. OR ITS EMPLOYEES IS OWNED BY WESTDELL DEVELOPMENT CORP. MATERIALS PREPARED BY THIRD-PARTY CONSULTANTS REMAIN SUBJECT TO THE APPLICABLE CONSULTANT AGREEMENTS, LICENCES, AND INTELLECTUAL PROPERTY RIGHTS. NO PORTION OF THESE DRAWINGS OR MATERIALS MAY BE COPIED, DISTRIBUTED, SHARED, OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.

5. PRELIMINARY DESIGN ONLY (NOT FOR CONSTRUCTION). THESE DRAWINGS ARE ISSUED FOR PRELIMINARY DESIGN AND COORDINATION PURPOSES ONLY. THEY SHALL NOT BE USED FOR TENDERING, PRICING, PERMIT, FABRICATION, OR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY ISSUED FOR SUCH PURPOSE BY THE CONSULTANT(S) OF RECORD, SIGNED AND SEALED WHERE REQUIRED BY LAW, AND AUTHORIZED FOR RELEASE BY WESTDELL DEVELOPMENT CORP.

6. NOTIFICATION OF DESIGN CONFLICTS. CONSULTANTS, CONTRACTORS, AND REVIEWING PARTIES SHALL PROMPTLY NOTIFY WESTDELL DEVELOPMENT CORP. OF ANY DESIGN CONFLICTS, COORDINATION ISSUES, SITE CONDITION CONSTRAINTS, OR PROPOSED DEVIATIONS IDENTIFIED IN CONNECTION WITH THESE DRAWINGS PRIOR TO FURTHER INTEGRATION OR IMPLEMENTATION.

7. DESIGN INTENT. WESTDELL DEVELOPMENT CORP. RETAINS FINAL DISCRETION OVER THE PROJECT'S COMMERCIAL, PROGRAMMATIC, AND DEVELOPMENT OBJECTIVES. INTERPRETATION OF TECHNICAL DESIGN, CODE COMPLIANCE, AND CONSULTANT-SCOPE MATTERS WITHIN SIGNED OR SEALED DOCUMENTS SHALL REMAIN THE RESPONSIBILITY OF THE RESPECTIVE CONSULTANT(S) OF RECORD.

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WESTDELL DEVELOPMENT CORP

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PROPOSED ROW REMOVAL & RESTORATION PLAN

DATE: NOV 03, 2026
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DRAWN: D.H.
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102 REVISION. **7**