Notice of Public Hearing – Committee of Adjustment Application

File # A-105/26 - 9455 ANCHOR DR 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 3; PT LOTS 138 & 139; RP 12R25708; PARTS 1 TO 3; 6 & 12

Official Plan Designation	Zoning of Subject Land(s)
Industrial	Manufacturing MD2.4

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2823351 ONTARIO LTD. **Applicant Name:** Rosati Construction Inc.		9455 ANCHOR DR

PURPOSE OF APPLICATION

Minor Variance - Applicant seeking relief from the required landscaped yard in a manufacturing district to permit a minimum landscaped front yard depth of 3.0 m, , whereas a minimum landscaped front yard depth of 6.0 m is required.

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

	Provision	Provision Description	Required	Proposed
1	19.4.5.5.	minimum. required front yard depth	6.0 m	3.0 m
2	5.67	A required yard in a manufacturing district is to be exclusively maintained as landscaped open space yard. The parking of a motor vehicle is prohibited.		

Type of Consent Application Transaction:

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)

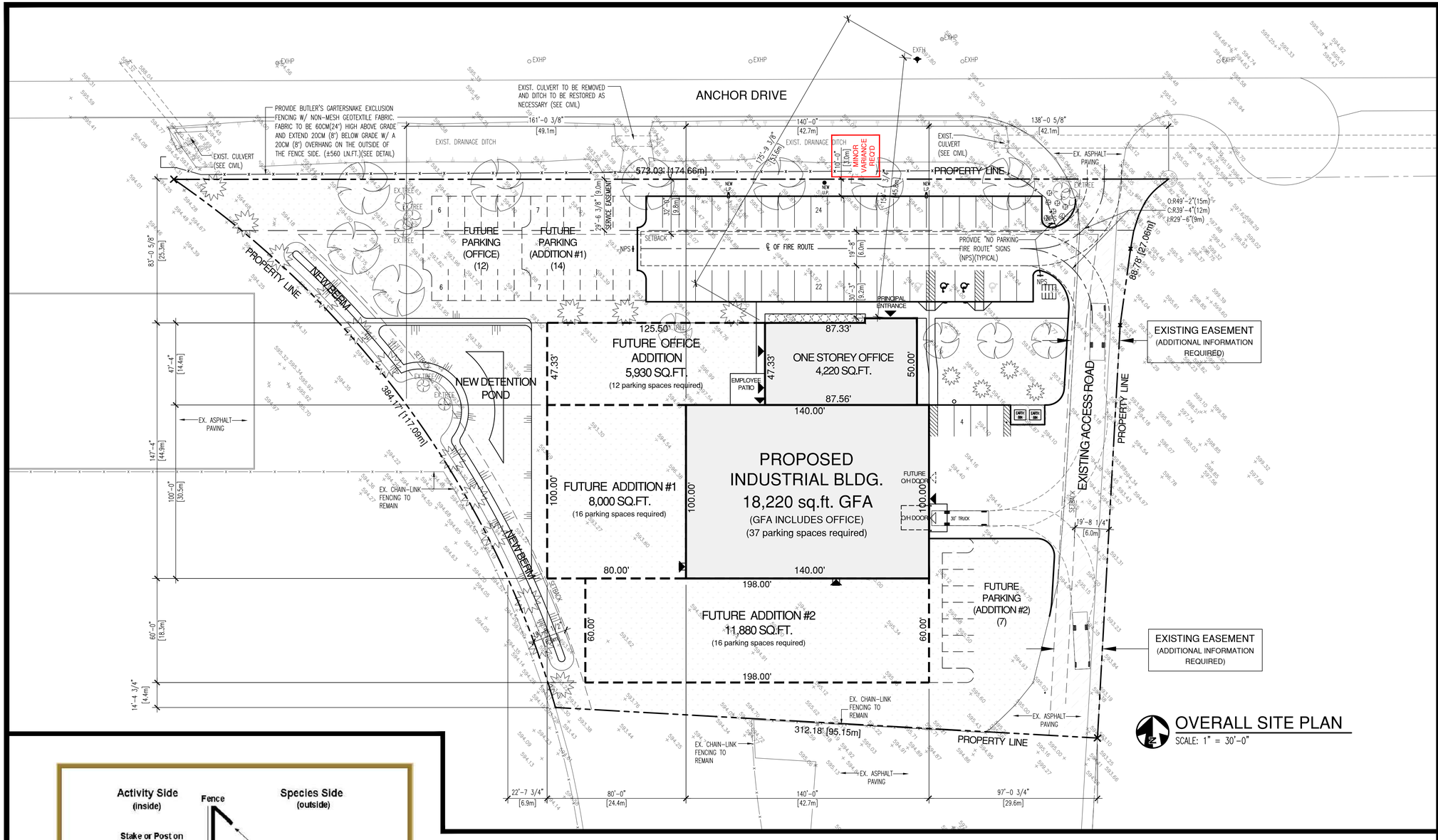
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration 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



OVERALL SITE PLAN

SCALE: 1" = 30'-0"

SITE STATISTICS

LOT ZONING =	MD2.4
LOT AREA =	126,462 SQ.FT. (2.91 ACRES)
ONE STOREY OFFICE AREA :	4,220 SQ.FT.
PLANT AREA :	14,000 SQ.FT.
TOTAL BUILDING AREA =	18,220 SQ.FT.
LOT COVERAGE (50% MAX.) =	18,220 SQ.FT. / 14.41%
PARKING REQUIRED (PHASE 1) =	37 SPACES (INCL. 2 H.C)
PARKING PROVIDED (PHASE 1) =	50 SPACES (INCL. 2 H.C)
PARKING REQUIRED (ALL PHASES) =	71 SPACES (INCL. 4 H.C)
PARKING PROVIDED (ALL PHASES) =	71 SPACES (INCL. 4 H.C)
BICYCLE SPACES REQUIRED (PHASE 1) =	4 SPACES
BICYCLE SPACES PROVIDED (PHASE 1) =	4 SPACES
LOADING SPACES REQUIRED (PHASE 1) =	1 SPACE
LOADING SPACES PROVIDED (PHASE 1) =	1 SPACE
LANDSCAPING REQUIRED (15% MIN.) =	18,995 SQ.FT.
LANDSCAPING PROVIDED =	76,735 SQ.FT. (60.67%)
PROPOSED NEW CONC. CURBING =	880 LN.FT.

BUILDING CLASSIFICATION

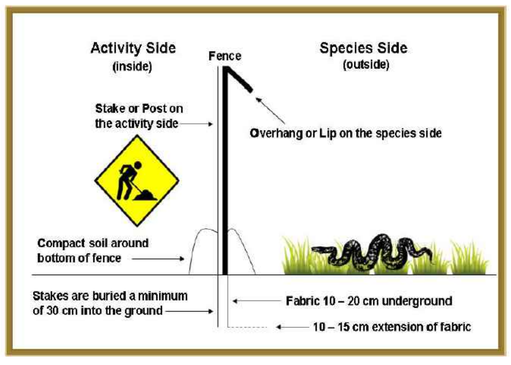
OBC 3.2.2.85. INDUSTRIAL BUILDING, GROUP F, DIVISION 3, NON-SPRINKLERED
ONE STOREY , FACING 1 STREET

REQUIRED SETBACKS

FRONT (NORTH) SETBACK = 19.69' (6.0m) MINOR VARIANCE REQ'D
SIDE (EAST) SETBACK = 19.69' (6.0m)
REAR (SOUTH) SETBACK = n/a
SIDE (WEST) SETBACK = 19.69' (6.0m)

WINDSOR PARKING REQUIREMENTS

OFFICE = 1 SPACE PER 484.4 SQ.FT. (45m²)
INDUSTRIAL = 1 SPACE PER 484.4 SQ.FT. (45m²) FOR FIRST 29,063 SQ.FT. (2,700m²)
= 1 SPACE PER 1937.5 SQ.FT. (180m²) BEYOND 29,063 SQ.FT. (2,700m²)



EXCLUSION FENCE DETAIL

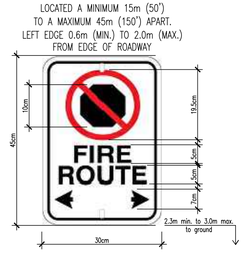
EXCLUSION FENCE 560 LN.FT.

WINDSOR SITE GENERAL NOTES

- SHOULD ARCHAEOLOGICAL DEPOSITS BE FOUND DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE AREA MUST STOP IMMEDIATELY AND THE CITY'S MANAGER OF CULTURAL AFFAIRS AND THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT MUST BE NOTIFIED, AND CLEARANCE GIVEN BY THE MINISTRY.
- IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY AND THE SITE SECURED. THE LOCAL POLICE OR CORONER MUST BE CONTACTED TO DETERMINE WHETHER OR NOT THE SKELETAL REMAINS ARE HUMAN, AND WHETHER THE REMAINS CONSTITUTE A PART OF A CRIME SCENE. THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT AND THE REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER SERVICES MUST THE BE NOTIFIED, AND CLEARANCE BE GIVEN BY THE MINISTRY OF TOURISM, CULTURE AND SPORT
- A BUILDING SHOULD NOT BE LOCATED BENEATH ABOVE GROUND ELECTRICAL CONDUCTORS. WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCES BETWEEN BUILDINGS AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19. OF THE ONTARIO BUILDING CODE.
- ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.1.2 OF THE ONTARIO BUILDING CODE.
- ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WINDSOR STANDARD ENGINEERING DRAWING AS-204; ALL EXISTING SIDEWALK INTERSECTING NEW DRIVEWAY APPROACHES SHALL BE REPLACED TO NEAREST CONTROL JOINT AND INTERGATED IN ACCORDANCE WITH CITY OF WINDSOR STANDARD ENGINEERING DRAWING AS-403



BARRIER-FREE PARKING SIGN



FIRE ROUTE SIGN (NPS)

ROSATI
DEVELOP ▪ DESIGN ▪ CONSTRUCT
6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5 PH: 519.734.6511

DRAWING TITLE: OVERALL SITE PLAN

PROJECT/CLIENT: NEW INDUSTRIAL BUILDING
9455 ANCHOR DRIVE, WINDSOR, ON.

DATE	ISSUED FOR:	DATE	ISSUED FOR:
11.16.26	MINOR VARIANCE		

PROJECT No.: 2021040
SCALE: 1" = 30'-0"
DRAWN BY: DI
CHECKED BY: DI

GENERAL NOTES:
ALL DIMENSIONS TO BE CALCULATED AND VERIFIED ON THE JOB SITE. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OR ENGINEER. ALL DRAWINGS REMAIN THE PROPERTY OF ROSATI GROUP INC.
DO NOT SCALE DRAWINGS
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STAMP:

STAMP:

NOTES:

DRAWING No.: A1.0