

Notice of Public Hearing – Committee of Adjustment Application

File # A-009/26 - 6960 CANTELON DR

Date Mailed: February 25, 2026

Electronic hearing:

By videoconference on March 12, 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 February 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 1644; PT BLOCKS E; F & W; RP 12R28474; PART 1

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Business Park	Manufacturing District 1.2 (MD1.2)- S.20(1)97

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: HASAN OZDOGAN Applicant Name: HASAN OZDOGAN		6960 CANTELON DR

PURPOSE OF APPLICATION

Minor Variance - Request for Relief from the Minimum Side Yard Depth Requirement

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	S.20(1)97.ii	Minimum Side Yard Depth	6.0 m	3.0 m

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.

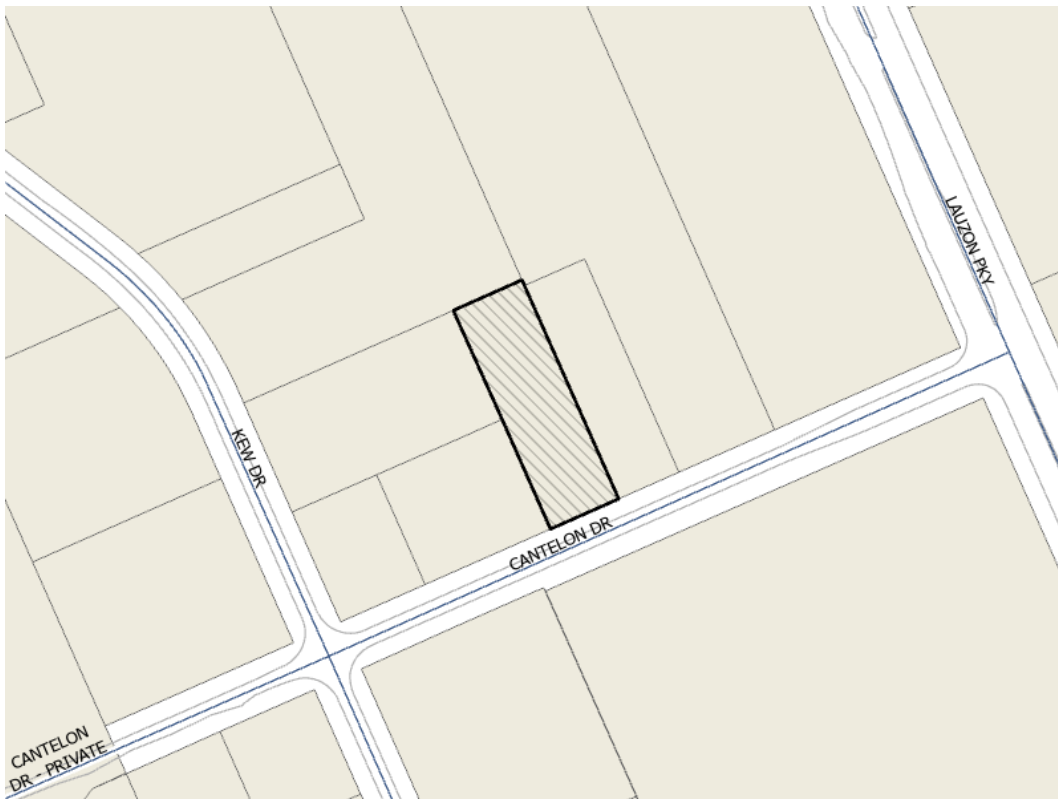
Participate in the hearing by videoconference (Microsoft Teams)

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.

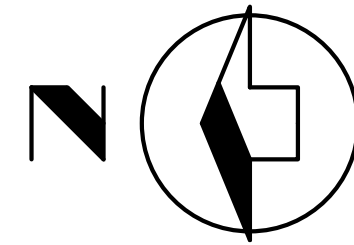
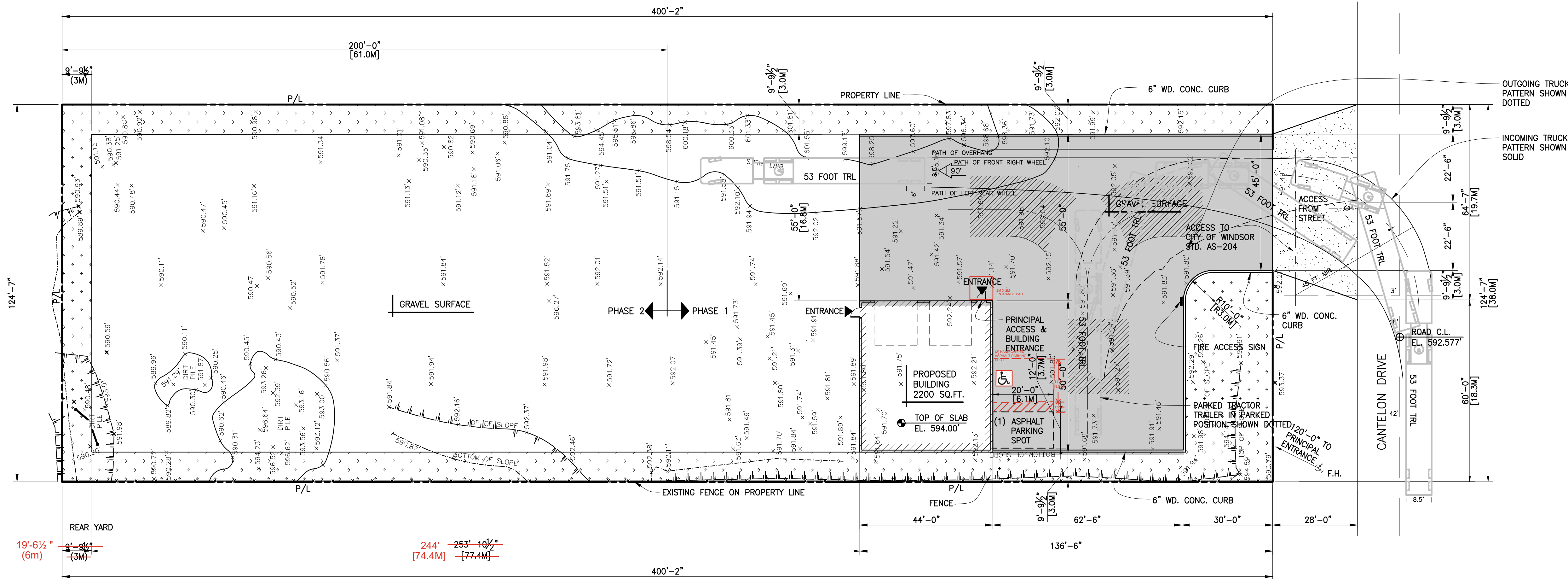
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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.

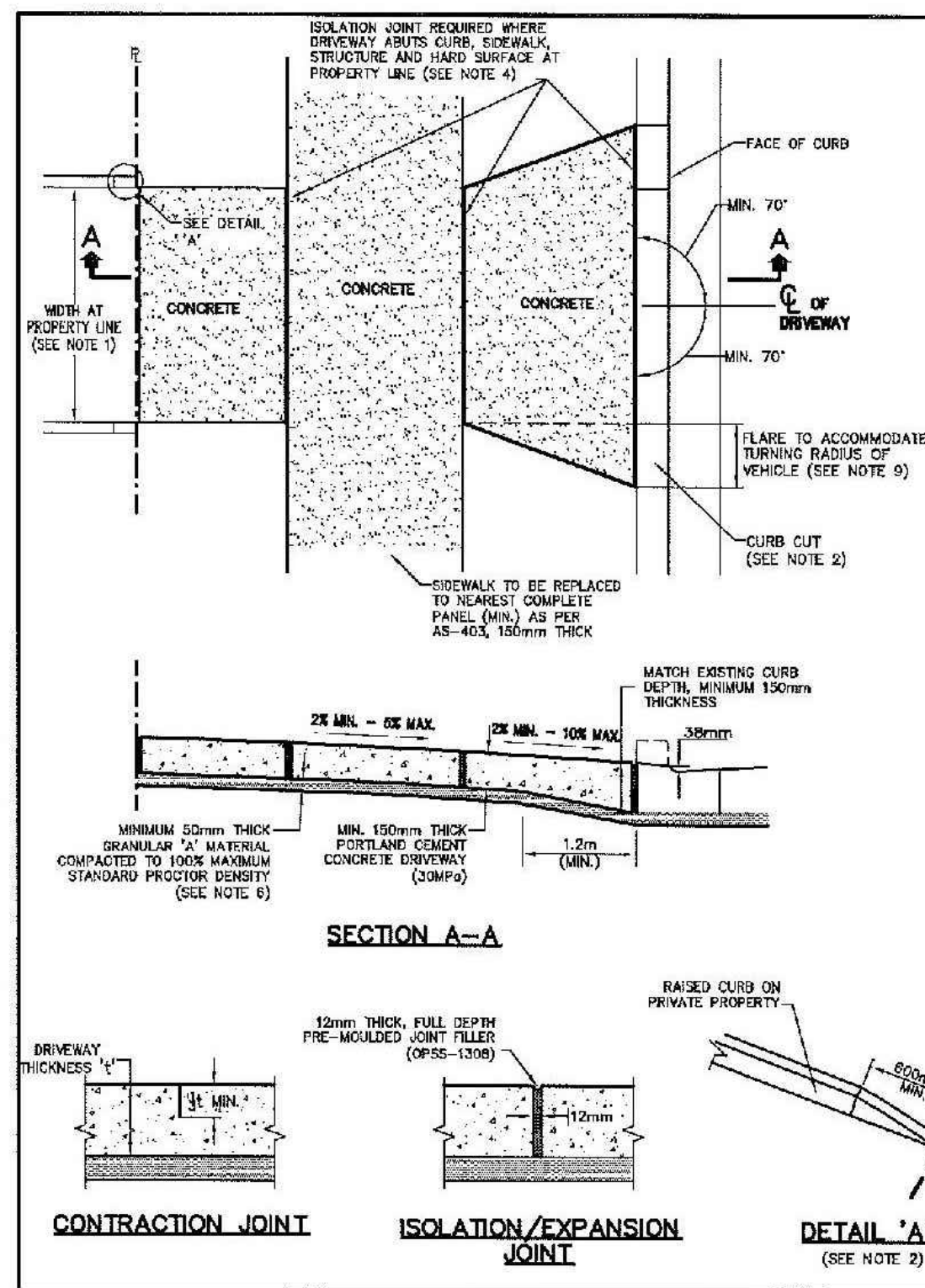
**Contact Information:**

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



SITE PLAN
SCALE : 1" = 20'-0"

LEGEND	
	CONCRETE
	LANDSCAPE / GRASS
	GRAVEL SURFACE
	ASPHALT PAVEMENT
	EXIST. C.L. FENCE
	FIRE ACCESS ROUTE 20'-0" WIDE - 45'-0" RADIUS
	(1) ASPHALT PARKING SPOT ONE PARKING SPOT 10'-0" WD x 20'-0" LG.



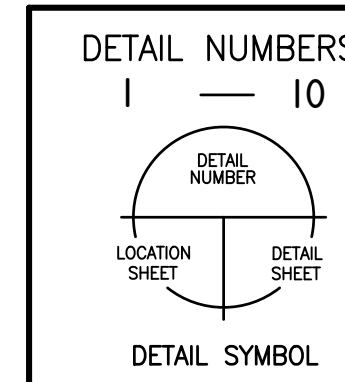
- NOTES:**
- UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, THE WIDTH OF COMMERCIAL DRIVEWAYS SHALL BE A MINIMUM OF 3.5 METRES PER LANE AND A MAXIMUM OF 4.0 METRES PER LANE, MEASURED AT THE PROPERTY LINE, AS PER APPLICABLE ZONING BY-LAW PROVISIONS.
 - CURB CUTS SHALL BE COMPLETED IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND IN ACCORDANCE WITH CITY OF WINDSOR STANDARD DRAWING AS-215.
 - UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, RAISED CURBS BORDERING DRIVEWAYS APPROACHED ON THE PUBLIC RIGHT-OF-WAY ARE PROHIBITED. ACCORDINGLY, ALL SUCH RAISED CURBS SHALL TERMINATE IN A MANNER SATISFACTORY TO THE CITY ENGINEER AS PER DETAIL A, BELOW, SO THAT THE RAISED PORTION OF THE CURB OR THE ENTIRE CURB SHALL TERMINATE AT THE PROPERTY LINE. IN ADDITION, THE MINIMUM CLEARANCE BETWEEN THE END OF THE RAISED PORTION OF THE CURB (ON THE ENTIRE CURB) AND THE NEAR EDGE OF THE SIDEWALK SHALL BE 300mm.
 - CONTRACTION JOINTS IN DRIVEWAYS SHALL BE EVENLY SPACED TO ENSURE THAT PANELS DO NOT EXCEED 12 SQUARE METRES IN SURFACE AREA. IN ADDITION, LONGITUDINAL CONTRACTION JOINTS WILL BE REQUIRED WHERE THE DRIVEWAY WIDTH EXCEEDS 5.9 METRES. ALL LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS LONGER THAN 1.8 METRES SHALL BE SAW CUT. DEEP TRENCH JOINTS MUST BE COMPLETED IN A WORKMAN LIKE MANNER, TO THE SATISFACTION OF THE CITY ENGINEER. CONCRETE WORK WILL BE REQUIRED ON THE BASE OF TPO WORKMANSHIP.
 - FULL DEPTH ISOLATION JOINTS ARE REQUIRED WHERE THE DRIVEWAY ABUTS A CURB, STRUCTURE OR HARD SURFACE AT OR NEAR THE PROPERTY LINE.
 - UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, DRIVEWAY CROSSFALL SHALL BE 2% MINIMUM AND SHALL NOT EXCEED 10%.
 - GRANULAR 'A' BASE COURSE SHALL BE PLACED TO A MINIMUM THICKNESS OF 80mm ON AN APPROVED SUBGRADE, COMPACTED TO TYPICAL STANDARD PROCTOR DENSITY. WHERE UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR 'A' MATERIAL TO THE SATISFACTION OF THE CITY ENGINEER.
 - UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER, DRIVEWAYS SHALL HAVE A BROOKED FINISH, WHERE SPALLING OR FATTERING CONCRETE IS APPROVED AS A FINISH, FINISHING OF MATERIAL TO THE DEPTH OF THE FINISH, IMPROPER APPLICATION OR FINISHING PROCEDURES WILL NOT BE ACCEPTABLE.
 - IN WARM WEATHER, WHITE PIGMENTED, NEURAMINE FORMING COMPOUND SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS TO FULLY COVER THE SURFACE IMMEDIATELY FOLLOWING FINISHING OPERATIONS. A CLEAN CURB COMPOUND SHALL BE USED FOR COLOURED CONCRETE IN COOLER WEATHER. THE SURFACE OF THE CONCRETE SHALL BE COVERED WITH OPACITLINE SHIELDING (SILK) THICKNESS AND IMMEDIATELY FOLLOWING FINISHING OPERATIONS AND INSULATED TO ENSURE THE TEMPERATURE OF THE CONCRETE IS CONTINUOUSLY MAINTAINED ABOVE 10°C FOR A MINIMUM OF SEVEN DAYS.
 - DRIVEWAY MAY FLARE AT THE CURB TO ACCOMMODATE THE TURNING RADIUS OF COMMERCIAL VEHICLES, AS APPROVED BY THE CITY ENGINEER. (1.0 METRE TYPICAL)
 - WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE NEAR EDGE OF THE SIDEWALK OR THE BACK OF THE SIDEWALK AND THE PROPERTY LINE IS 1.5 METRES OR LESS, THAT PORTION OF THE DRIVEWAY APPROACH MUST BE PLACED INTEGRAL WITH THE SIDEWALK. WHERE THE RESPECTIVE DISTANCE IS GREATER THAN 1.5 METRES, THAT PORTION OF THE DRIVEWAY APPROACH MAY BE PLACED SEPARATELY WITH AN ISOLATION JOINT SEPARATING THE TWO.
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED TO CITY OF WINDSOR STANDARDS, TO THE SATISFACTION OF THE CITY ENGINEER.

**CITY OF WINDSOR
ENGINEERING DEPARTMENT**

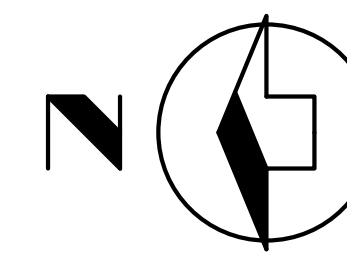
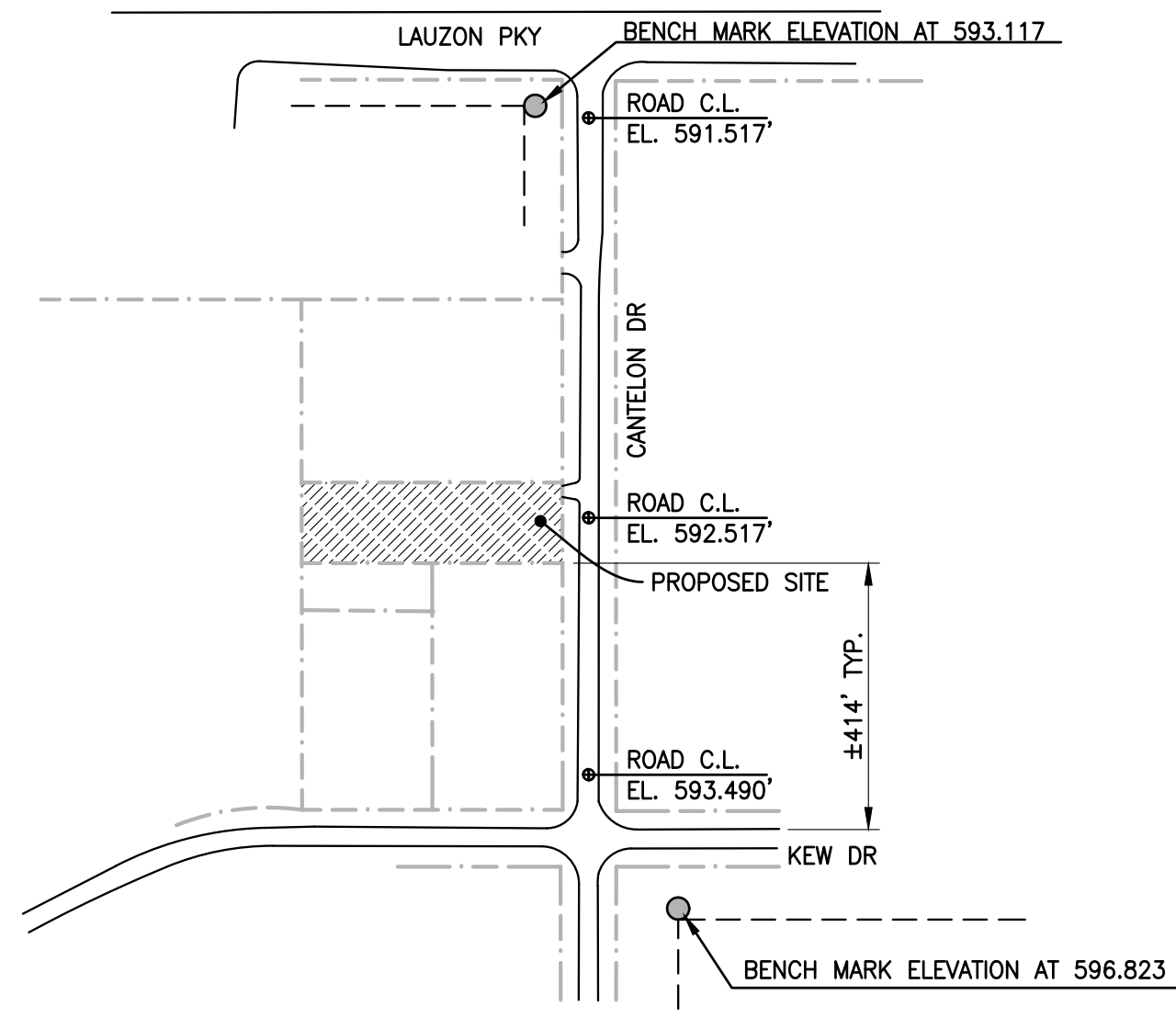
COMMERCIAL DRIVE - CONCRETE

DRAWN BY: S.S., N.B. DATE: APRIL 2005
REVISION: DECEMBER 2019 CHECKED BY: W.B., P.U.
CHECKED BY: P.W., M.C. PASSED BY: T.M., M.W.

CITY ENGINEER **AS-204**

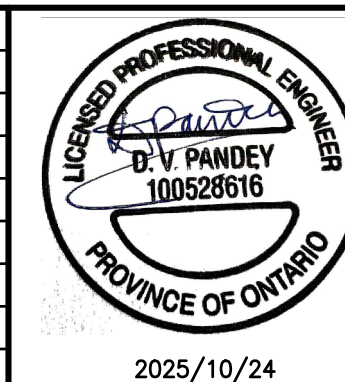


LAND USE SUMMARY- 24074	
LOCATION	6960 Cantelon Drive Windsor, Ontario
ITEM	DATA
ZONING	MD 1.2
LOT AREA (A) - (SF)	1.14 A (50000 sf)
PROPOSED BLDG. (s.f.)	2200 s.f.
GROSS FLOOR AREA (s.f.)	2200 s.f.
MAXIMUM LOT COVERAGE	50%
PROPOSED LOT COVERAGE	4.4%
MINIMUM LANDSCAPED AREA (%)	15% = 7,478 s.f.
PROPOSED LANDSCAPED AREA (s.f.) (%)	15,378 s.f. (30%) > (15%)
LI BUILDING HEIGHT (ft.)	24 ft. (7.4M)
MINIMUM SIDE YARD (ft.)	19'-8 1/2" ft. (6M)
PROPOSED SIDE YARD (WEST) (ft.)	14'-9" (4.5M)
PROPOSED SIDE YARD (EAST) (ft.)	14'-9" (4.5M)
MINIMUM REAR YARD (NORTH) (ft.)	20'-0" (6.1M)
PROPOSED REAR YARD	20'-0" (6.1M)
MINIMUM FRONT YARD (ft.)	20'-0" (6.1M)
PROPOSED FRONT YARD (SOUTH) (ft.)	30'-0" (9.1M)
PARKING SUMMARY	
STORAGE FACILITY	2200 S.F.
TOTAL PROVIDED	0 SPACES REQ'D.
ACCESSIBLE PARKING SPACES REQ'D.	0 PARKING SPACES
ACCESSIBLE PARKING SPACES PROVIDED	0
LOADING	0
LOADING SPACES REQ'D.	0
LOADING SPACES PROVIDED	0 LOADING SPACE
BICYCLE SPACES REQUIRED	0
BICYCLE SPACES PROVIDED	0



BENCHMARK LOCATION
N.T.S.

BENCH MARK NO.	ELEVATION (IMPERIAL)	LOCATION
1180	593.117	M.B.2885 LAUZON PARKWAY; THE PLATE IS LOCATED ON THE SOUTH WALL 0.2M FROM THE EAST WALL AND 0.2M ABOVE GRADE
1185	596.823	M.B.6777 CANTELON DRIVE; THE PLATE IS LOCATED ON THE EAST WALL 0.1M FROM THE NORTH WALL AND 0.4M ABOVE GRADE



IN CHARGE	D.P.
DESIGNED	D.P.
DRAWN	J.V.
CHECKED	D.P.
DATE	JAN 9 2025
APPROVED	D.P.

CLIENT	H. OZDOGAN	PROJECT No.	24074
PROJECT TITLE	STORAGE BUILDING 6960 CANTELON DRIVE, WINDSOR	DWG. No.	SP-IR
DWG. TITLE	SITE PLAN		

VALDEZ ENGINEERING LTD.
consulting engineers
windsor, ontario