

Notice of Public Hearing – Committee of Adjustment Application

File # A-026/26 - 3920 DOUGALL AVE

Date Mailed: April 1, 2026

Electronic hearing:

By videoconference on April 16, 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 April 1, 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 1489; LOTS 1 TO 3; 213 & 214 & PT LOTS 4; 34; 39 & 215; RP 12R21631; PARTS 1 & 4

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
	Commercial CD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: CANADIAN TIRE REAL ESTATE LTD Applicant Name: Country Signs		3920 DOUGALL AVE

PURPOSE OF APPLICATION

Minor Variance - Request to increase the maximum permitted sign height over a roofline.

By-Law	Provision	Provision Description	Requirement	Proposed
Sign By-law 250-2004	6.4.7	Sign Face Extension - maximum additional	0.6 m	1.0 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:

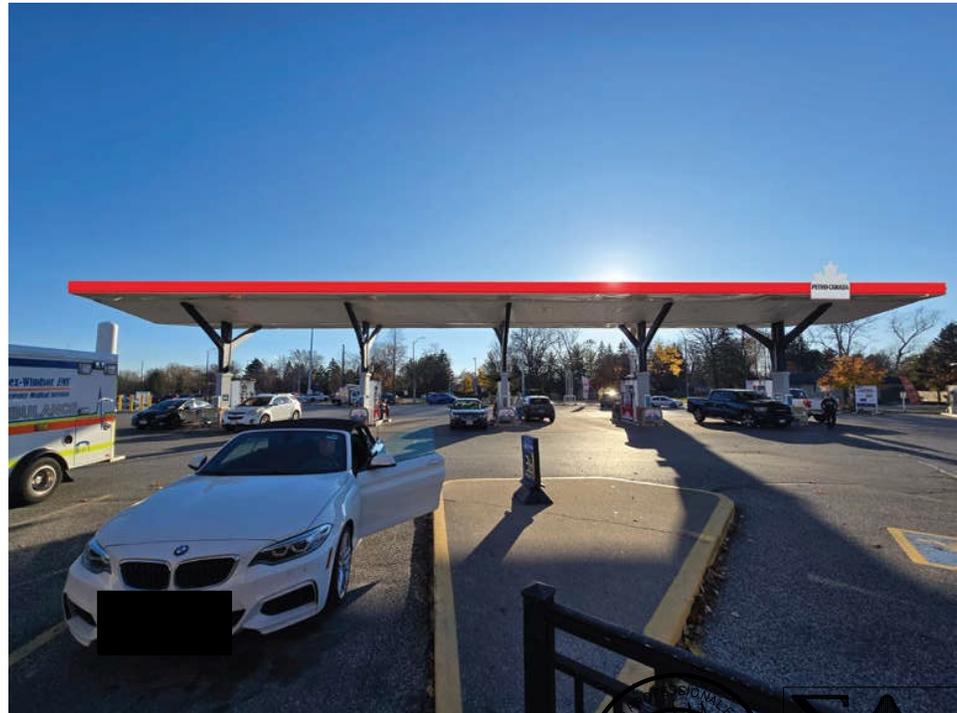
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

1A CANOPY ID CONVERSION MOCKUP (SOUTH)

Existing



Proposed



SIGMACAN ENGINEERING INC.
 CONSULTING ENGINEERS - STRUCTURAL DIVISION
 20-2861 Sherwood Heights Drive
 Oakville, ON, L6J 7K1
 TEL: 289-837-1333 FAX: 289-813-9085
 www.sigmacaneng.com

FOR STRUCTURAL ELEMENTS ONLY

Project #: 26-061

PETRO CANADA
 Site #: 30617

Date: February 9, 2026
 Location: Windsor ON, 3920 Dougall Ave
 Job Number: 25.121337

Designer: Vinotha Muthaiah
 Rev. No.: 1
 This is an original unpublished drawing created by Country Signs Inc. It is submitted for your personal use in connection with a project being prepared for you by Country Signs Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced or exhibited in any fashion.

App'd: _____
 App'd: _____
CONCEPT ART: SIGNAGE DIMENSIONS SUBJECT TO: SITE SURVEY, ENGINEERING & CITY APPROVAL

- PHOTO COMPLETED WORK, ALL SIDES
 - INSTALLED AS PER ARTWORK
 - IS FULLY CLEANED & ILLUMINATED
 - PHOTO INTERIOR OF ALL RETROFIT PYLONS
- INSTALLER CLIENT

COUNTRY SIGNS
 T: 1.800.748.0277
 E: info@countrysigns.ca
 W: countrysigns.ca

1A CANOPY ELEVATIONS

INSTALL NEW HALF ROUNDED RED ACM FASCIA. INSTALL NEW INTERNALLY ILLUMINATED PETRO-CANADA ICON.

SUPPLY & INSTALL NEW RED CAP TO MATCH EXISTING

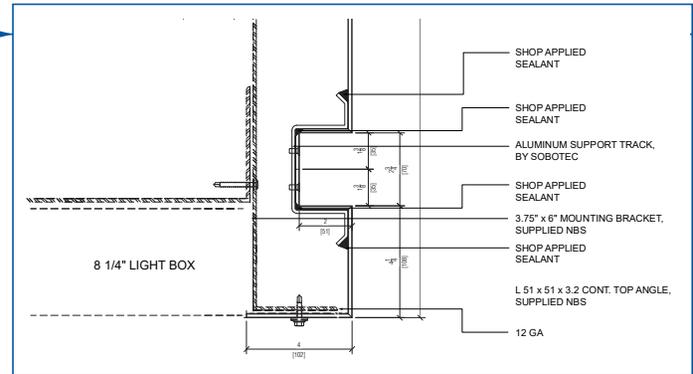
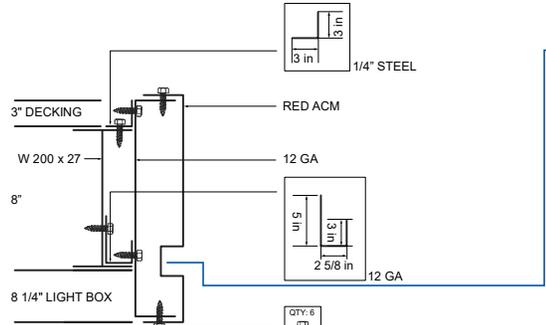
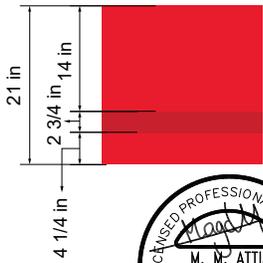
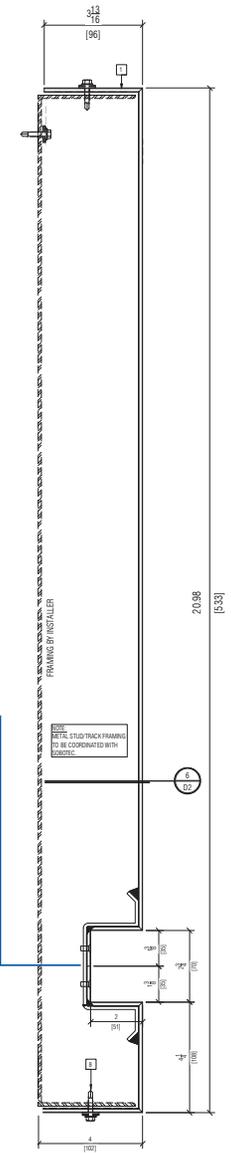
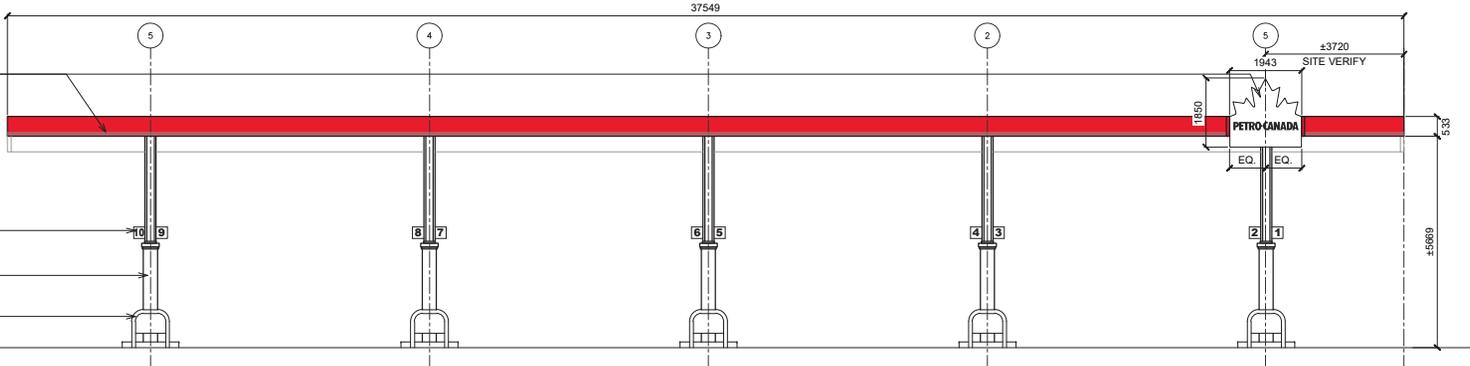
EXISTING PUMP NUMBERS TO REMAIN

EXISTING COLUMN FINISH TO REMAIN. CLEAN TO LIKE NEW CONDITION

EXISTING U SHAPED BOLLARDS. REMOVE RUST, PREP & PAINT TREMCLAD GREY. TYP.

NEW 381mm x 381mm SURFACE MOUNTED WHITE SNAP FRAMES BY SIGN SUPPLIER (2 PER COLUMN).

SOUTH ELEVATION
SCALE: 1:100



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Job Number: 25.121337

Designer: Viotha Muthaiah
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INSTALLER CLIENT

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PETRO CANADA
Site #: 30617

1B CANOPY ID CONVERSION MOCKUP (NORTH)

Existing



Proposed



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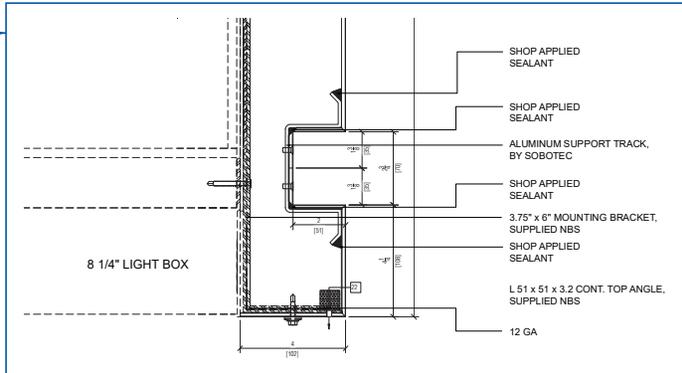
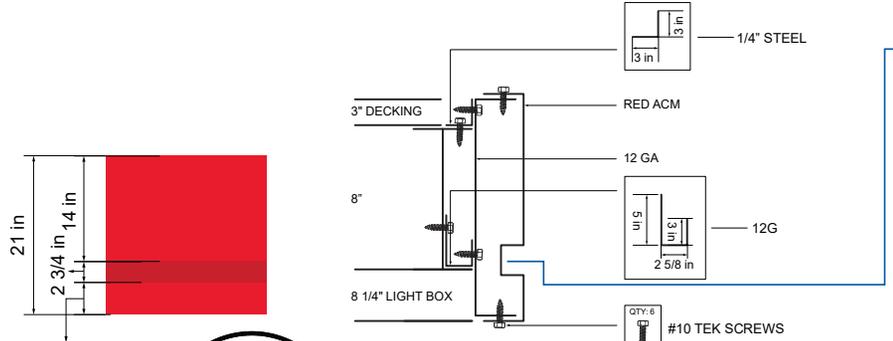
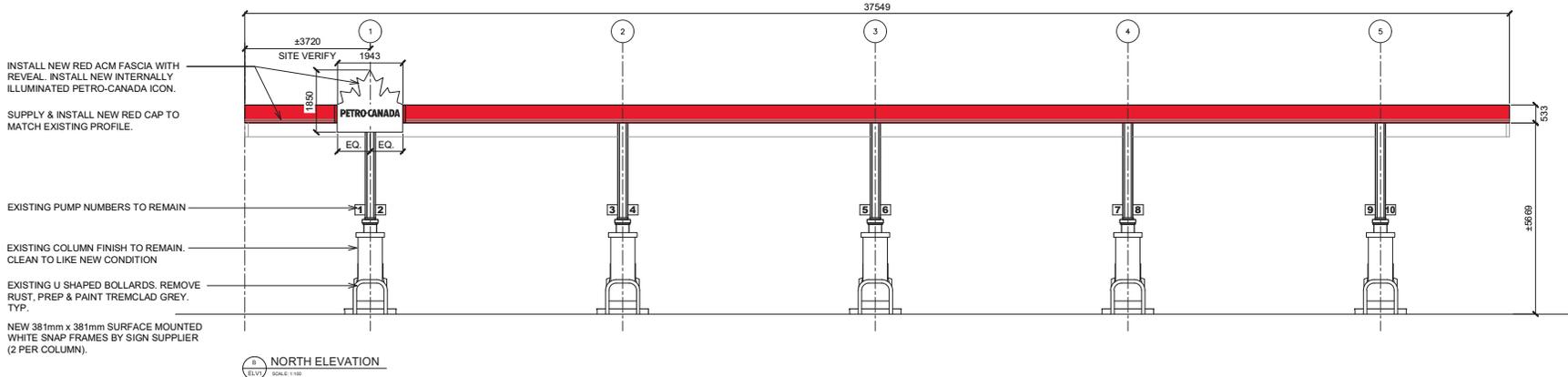
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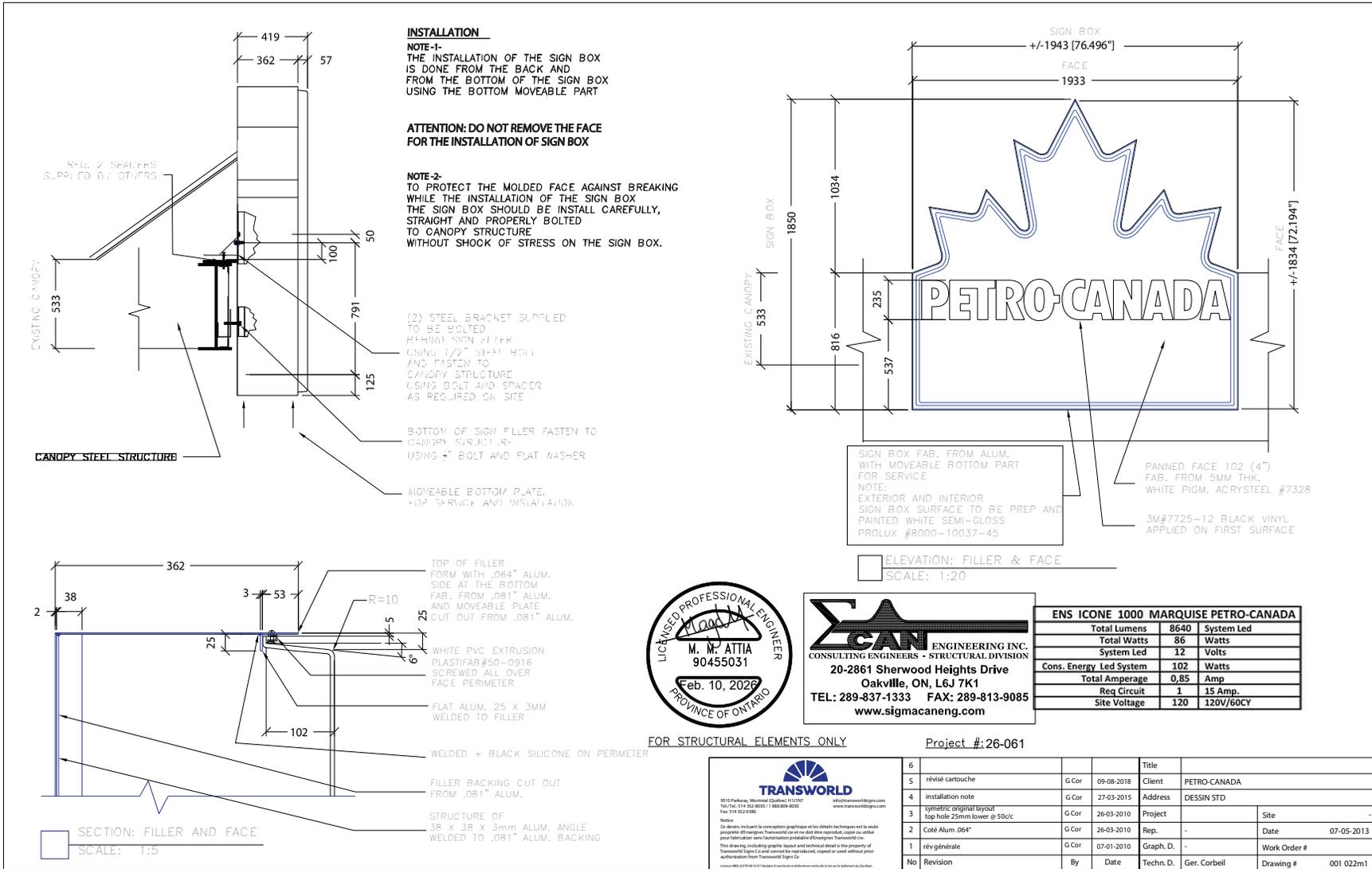
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1B CANOPY ELEVATIONS



1 A/B PC ICON INSTALLATION



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ENS ICONE 1000 MARQUISE PETRO-CANADA		
Total Lumens	8640	System Led
Total Watts	86	Watts
System Led	12	Volts
Cons. Energy Led System	102	Watts
Total Amperage	0,85	Amp
Req Circuit	1	15 Amp.
Site Voltage	120	120V/60CY

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Project #: 26-061

No	Revision	By	Date	Techn. D.	Ger. Corbell	Drawing #
6						
5	révisé cartouche	G Cor	09-08-2018	Client		PETRO-CANADA
4	Installation note	G Cor	27-03-2015	Address		DESSIN STD
3	symétric original layout top hole 25mm lower @ 50c/c	G Cor	26-03-2010	Project		Site -
2	Coté Alum .064"	G Cor	26-03-2010	Rep.		Date 07-05-2013
1	révisé générale	G Cor	07-01-2010	Graph. D.		Work Order #
No	Revision	By	Date	Techn. D.	Ger. Corbell	Drawing # 001 022m1

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