

Notice of Public Hearing – Committee of Adjustment Application

File # A-028/26 - 3278 MARENTETTE 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 1415; LOTS 201 TO 203; 249 TO 251; PT LOTS 106 TO 108; PT BLOCK A; G AND O; RP 12R28964; PART 2

| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S) |
|---------------------------|----------------------------|
| Industrial | Manufacturing District 1.1 |

| Applicant/Owner(s) | Authorized Agent(s) | Subject Property |
|---|---------------------|---------------------|
| Owner Name: DIMAHOLDCO INC. Applicant Name: Aleo Associates Inc. | | 3278 MARENTETTE AVE |

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for decreased number of required parking spaces and increased maximum building height.

| By-Law | Provision | Provision Description | Requirement | Proposed |
|--------------------|-----------|-------------------------|-------------|----------|
| Zoning By-law 8600 | 18.1.5.4 | Maximum Building Height | 14.0m | 18.3m |
| Zoning By-law 8600 | 24.20.5.1 | Required Parking Spaces | 31 | 22 |

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:

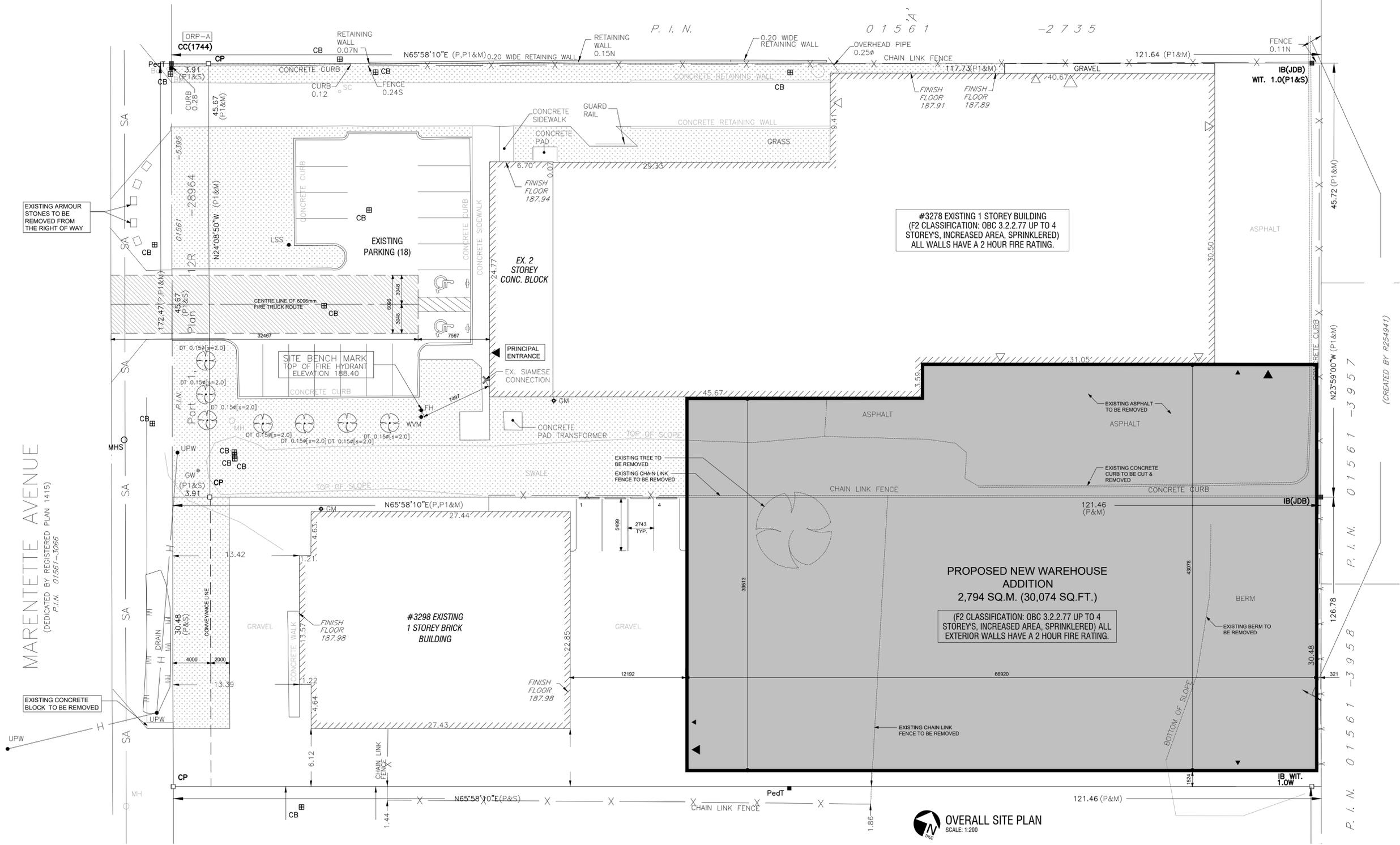
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

PROPOSED ADDITION - SITE DATA

| | |
|---|------------------------------|
| SITE ZONING: | MD.1.1 (WAREHOUSE ADDITION) |
| EXISTING LOT AREA FOR #3278 & #3298 | 9,077 SQ. M. (0.90 HECTARES) |
| EXISTING BLDG. #3278 OFFICE AREA | 92.90 SQ. M. |
| EXISTING BLDG. #3278 WAREHOUSE / WORKSHOP AREA | 2,166 SQ. M. |
| EXISTING BLDG. #3298 WORKSHOP AREA | 644 SQ. M. |
| PROPOSED WAREHOUSE ADDITION: | 2,794 SQ. M. |
| TOTAL GROSS BUILDING AREA: | 5,696 SQ. M. |
| MINIMUM SIDE YARD WIDTH: | 3.0 M. |
| SIDE YARD PROVIDED: | 1.5 M. |
| MINIMUM LANDSCAPED AREA REQUIRED AT 15.00% : | 1,361 SQ. M. |
| LANDSCAPED AREA PROVIDED FOR #3278 & #3298 (13.77%) : | 1,250 SQ. M. |
| MAXIMUM BUILDING HEIGHT ALLOWED: | 14.0 M. |
| PROPOSED NEW BUILDING HEIGHT: | 18.30 M. |

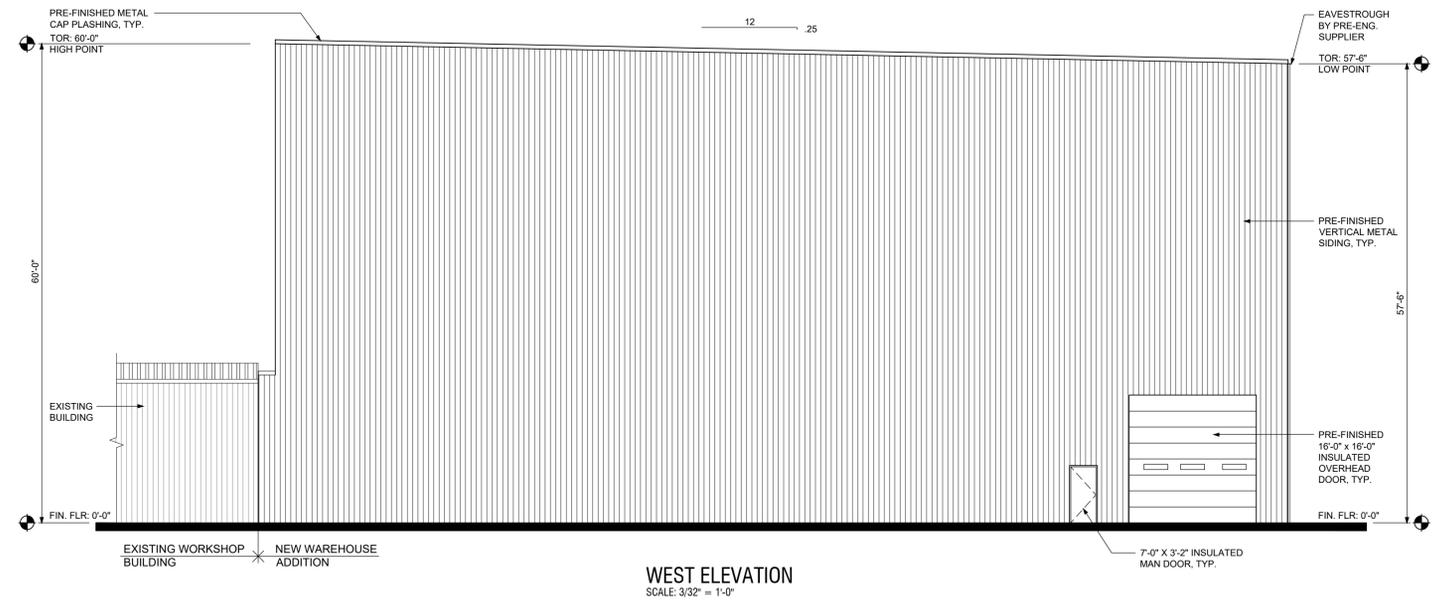
PARKING BREAKDOWN / REQUIREMENTS:

| | |
|--|--------------|
| NEW WAREHOUSE PARKING AT 2,794 SQ.M. (1 FOR EA. 200 SQ.M.) | 14 SPACES |
| PROVIDED: NEW 4 SPACES ON-SITE 10 SPACES PROVIDED OFF-SITE WITHIN 120 M. | |
| BICYCLE SPACE REQUIRED: | 3 SPACES |
| BICYCLE SPACE PROVIDED: | EX. 3 SPACES |
| LOADING SPACE REQUIRED: | 2 SPACES |
| LOADING SPACE PROVIDED: | EX. 2 SPACES |

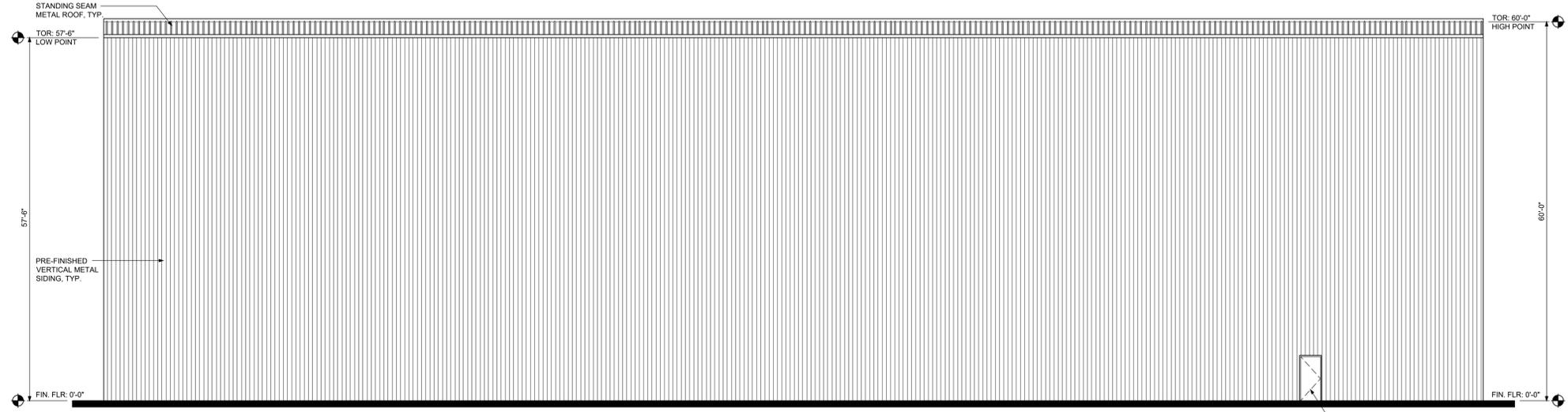


| | |
|-------------------------------------|--|
| A B | |
| A | Detail Number |
| B | Detail Sheet |
| Issues | |
| <input checked="" type="checkbox"/> | Preliminary MAR. 2026 |
| <input checked="" type="checkbox"/> | Minor Variance MAR. 16, 2026 |
| Revisions | |
| Sheet Title | |
| OVERALL SITE PLAN | |
| Project/ Client | PROPOSED DIMACHEM BUILDING ADDITION 3278 & 3298 MARENTETTE AVENUE, WINDSOR, ON |
| Drawn By | OA |
| Checked By | PA |
| Date | MAR. 2026 |
| Project No. | 9176 |
| Drawing No. | A0 |

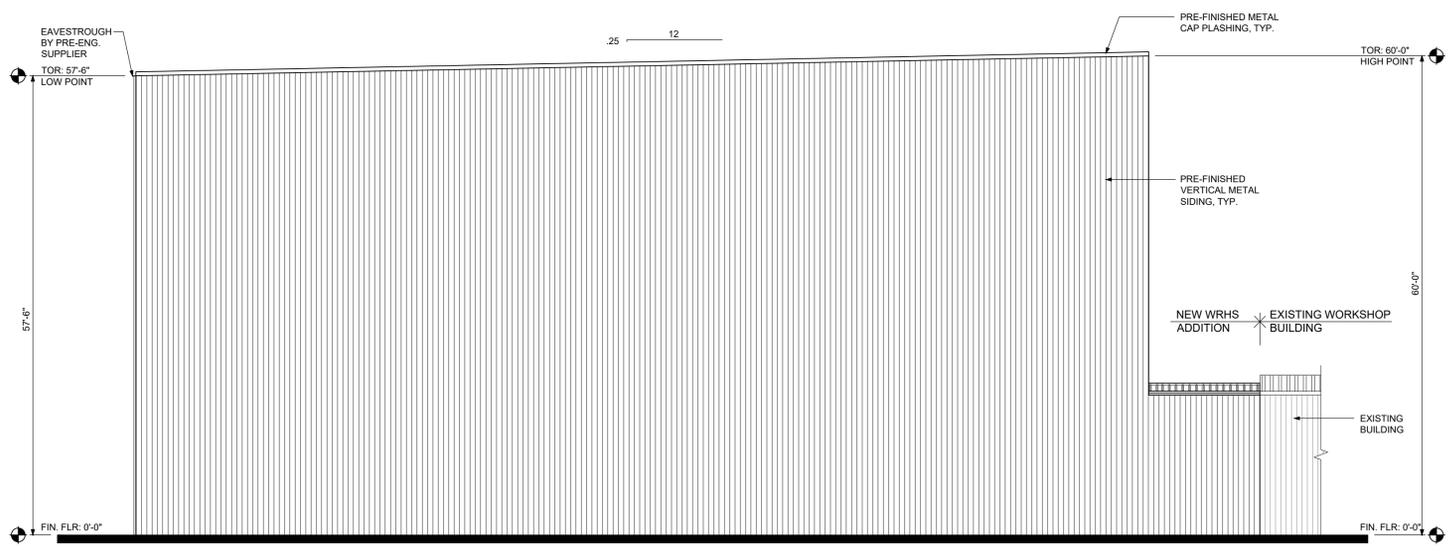
ALEO ASSOCIATES INC. - CONSULTING ENGINEERS



WEST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"