

Notice of Public Hearing – Committee of Adjustment Application

File # A-030/26 - 1518 MERCER ST

Date Mailed: April 29, 2026

Electronic hearing:

By videoconference on May 14, 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 29, 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 649; LOTS 34 TO 59; PLAN 573; LOT 37; PLAN 761; LOTS 7 TO 9; PLAN 130; PT LOTS 14 & 15; PT OF HIGHLAND AVE CLOSED; PT CLOSED ALLEY; PLAN 12R18444; PARTS 1 TO 9

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Industrial	Manufacturing MD2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: WINDSOR FREEZER SERVICES LTD Applicant Name: Josh Hurley-Burns Fortis Group		1518 MERCER ST

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum side yard width.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	19.1.5.7.a	Minimum Side Yard Width	6.0m - from a side lot line that abuts a lot on which a dwelling or dwelling unit is located	4.3m

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.

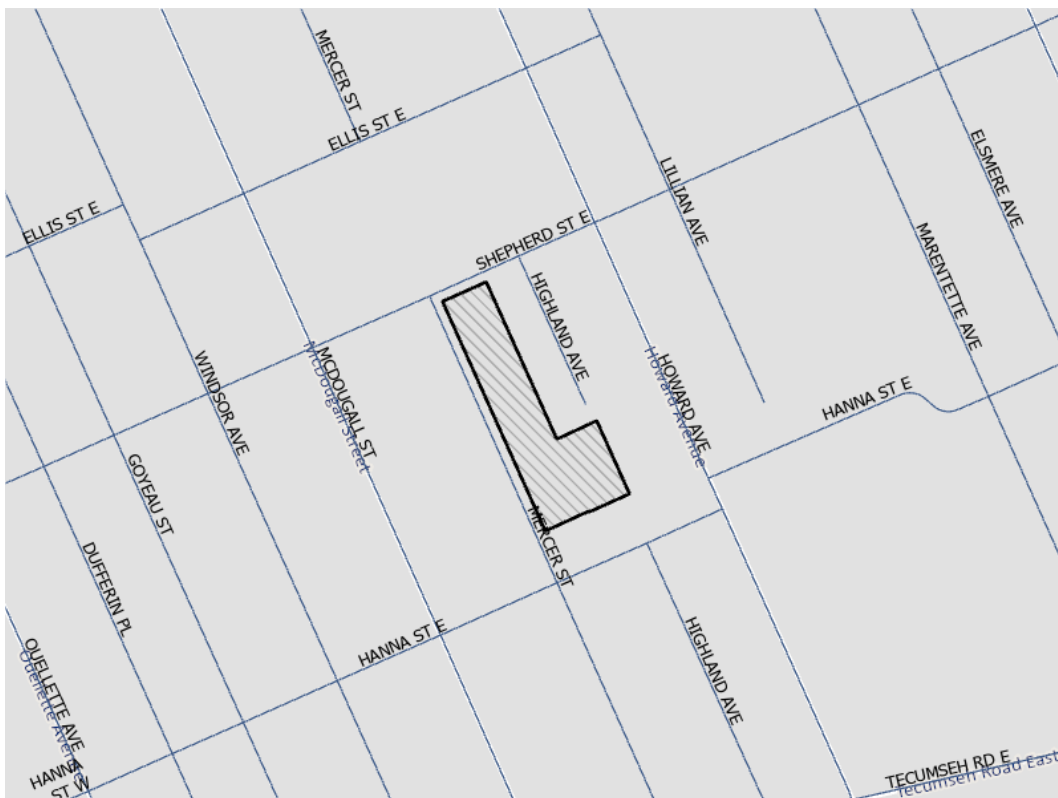
Participate in the hearing by videoconference (Microsoft Teams)

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

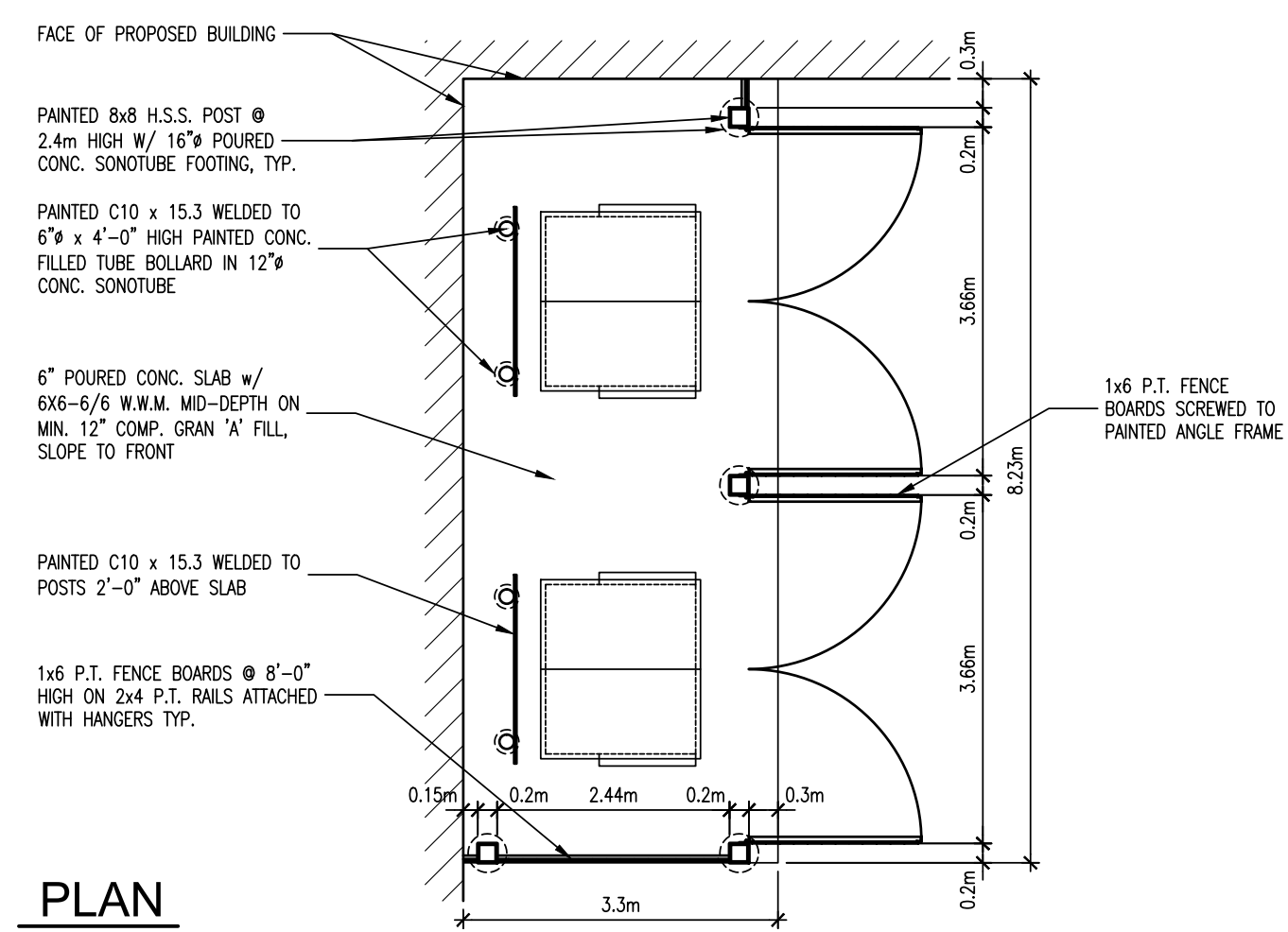
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



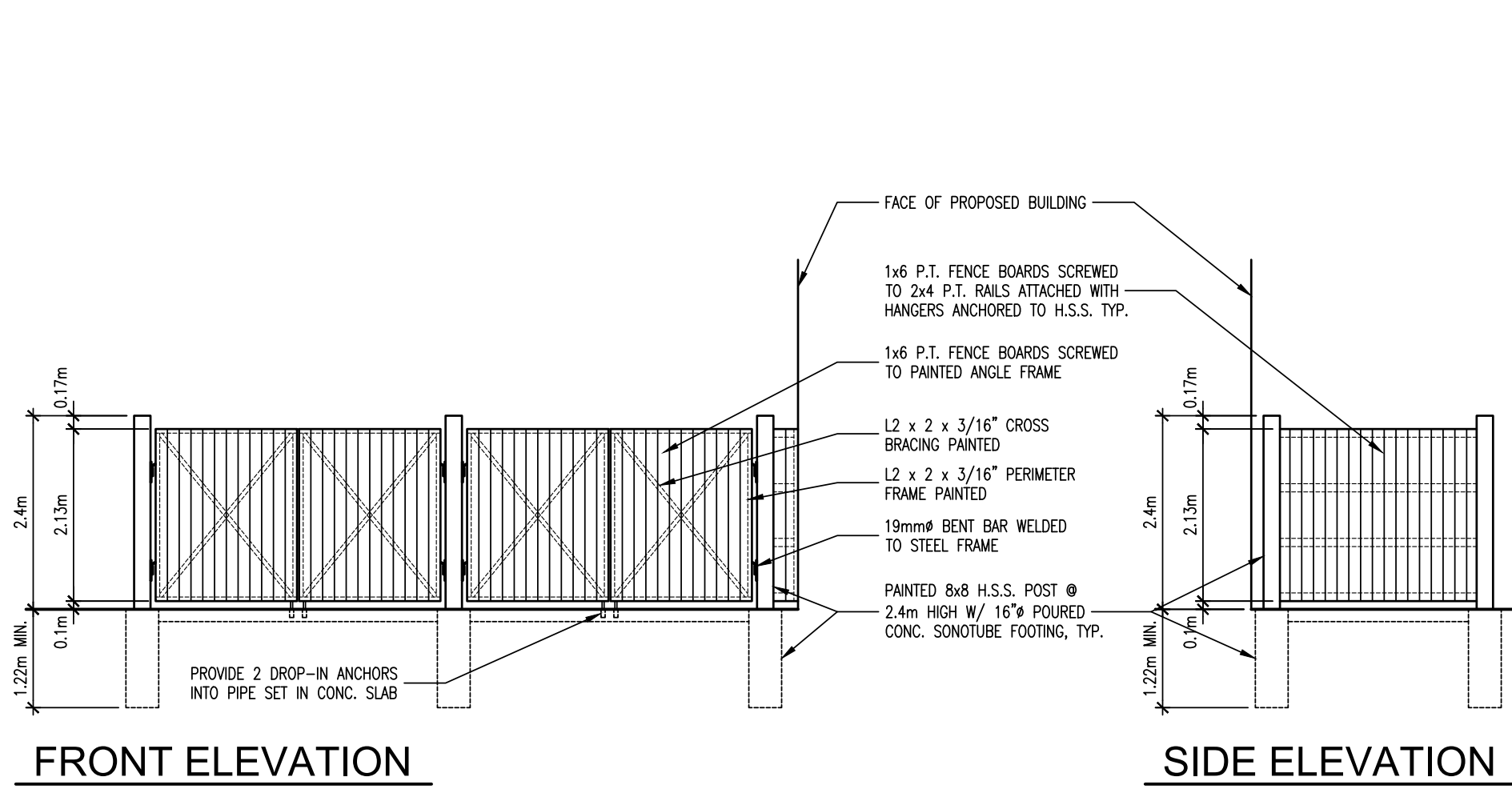
Contact Information:

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

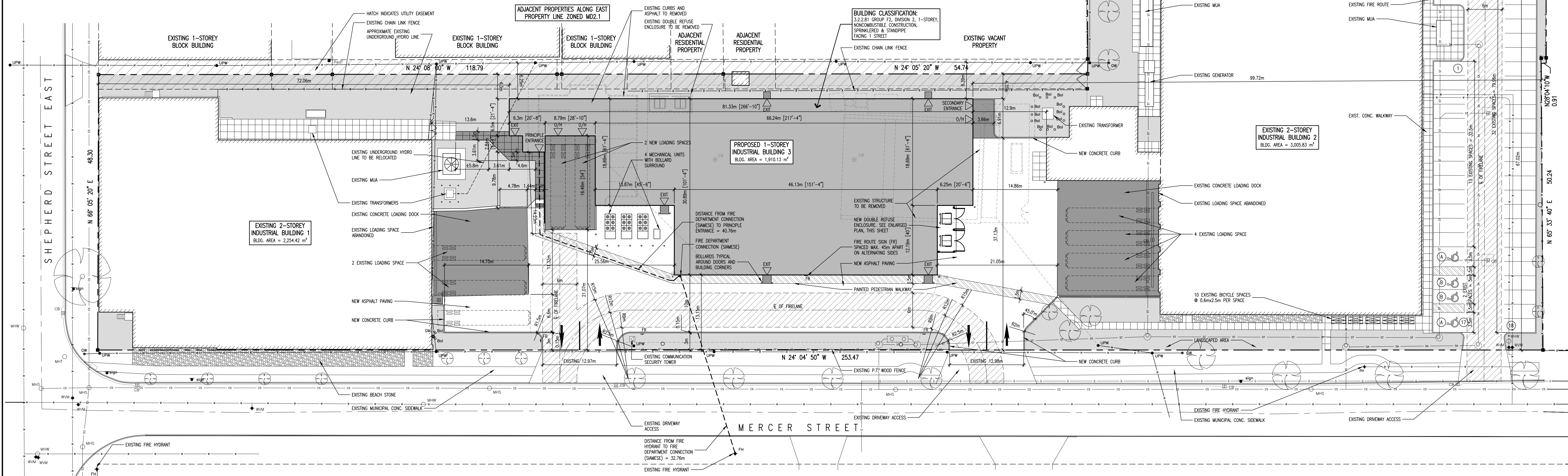
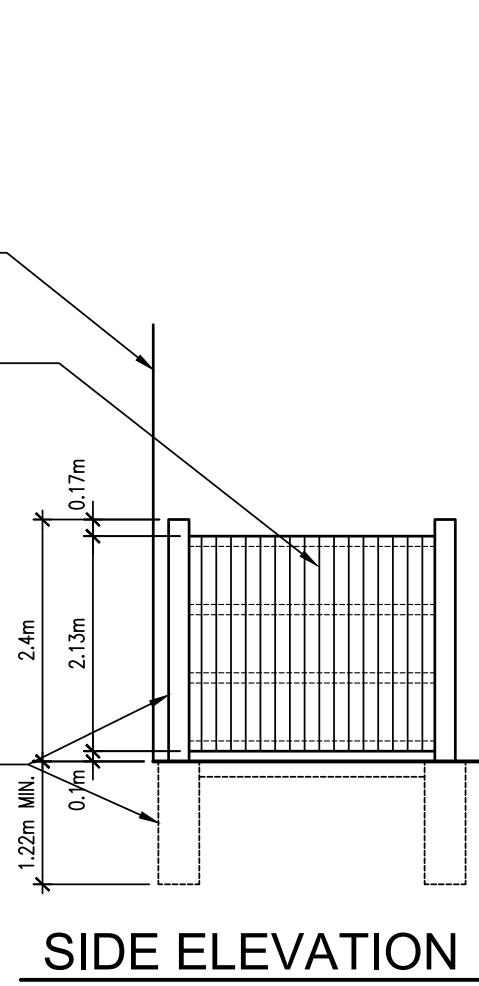
PLAN
REFUSE ENCLOSURE
SCALE : 1 : 75



FRONT ELEVATION

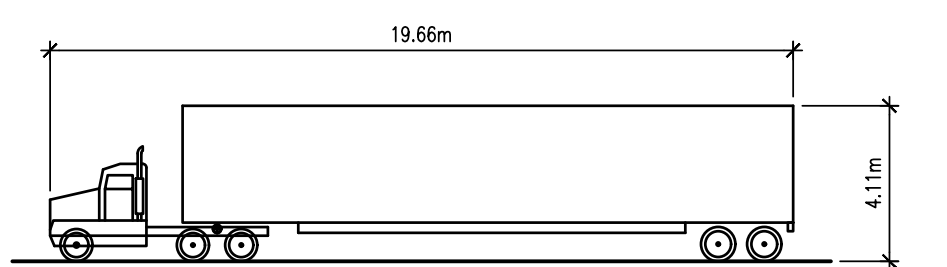


SIDE ELEVATION

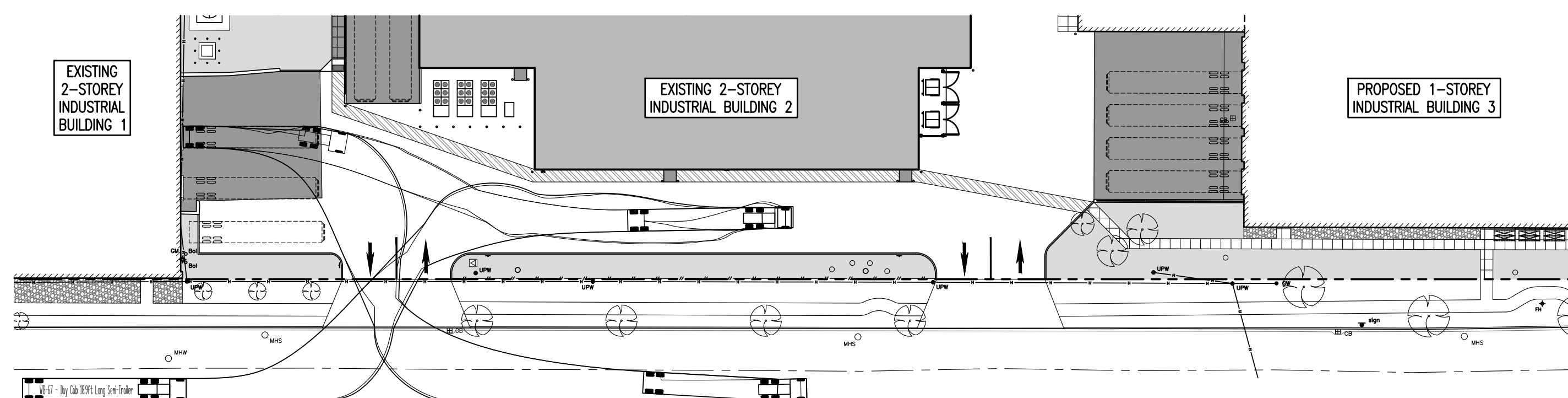


SITE PLAN

SCALE : 1 : 300

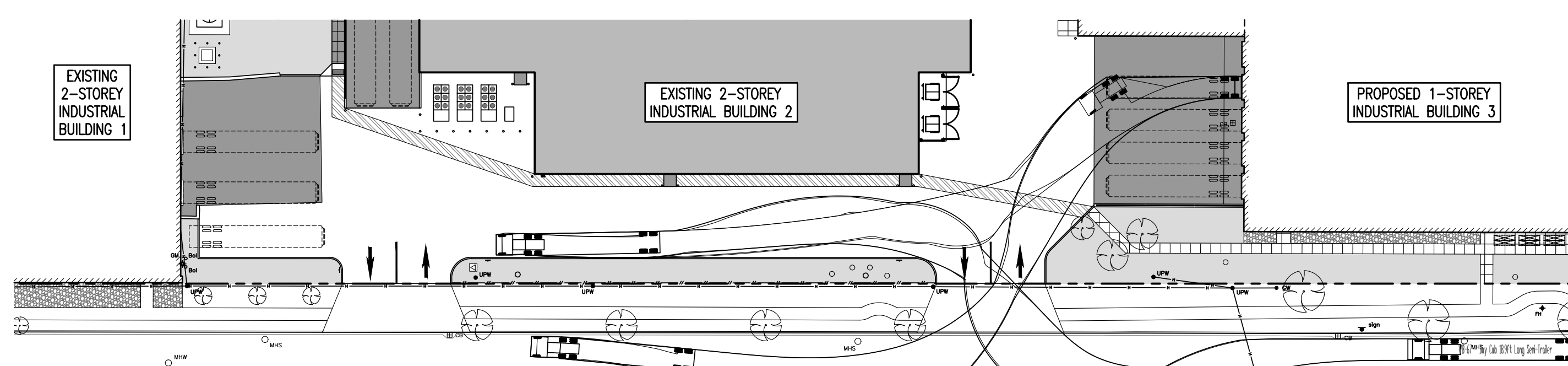


VEHICLE SIZE REFERENCE
SCALE : 1 : 200



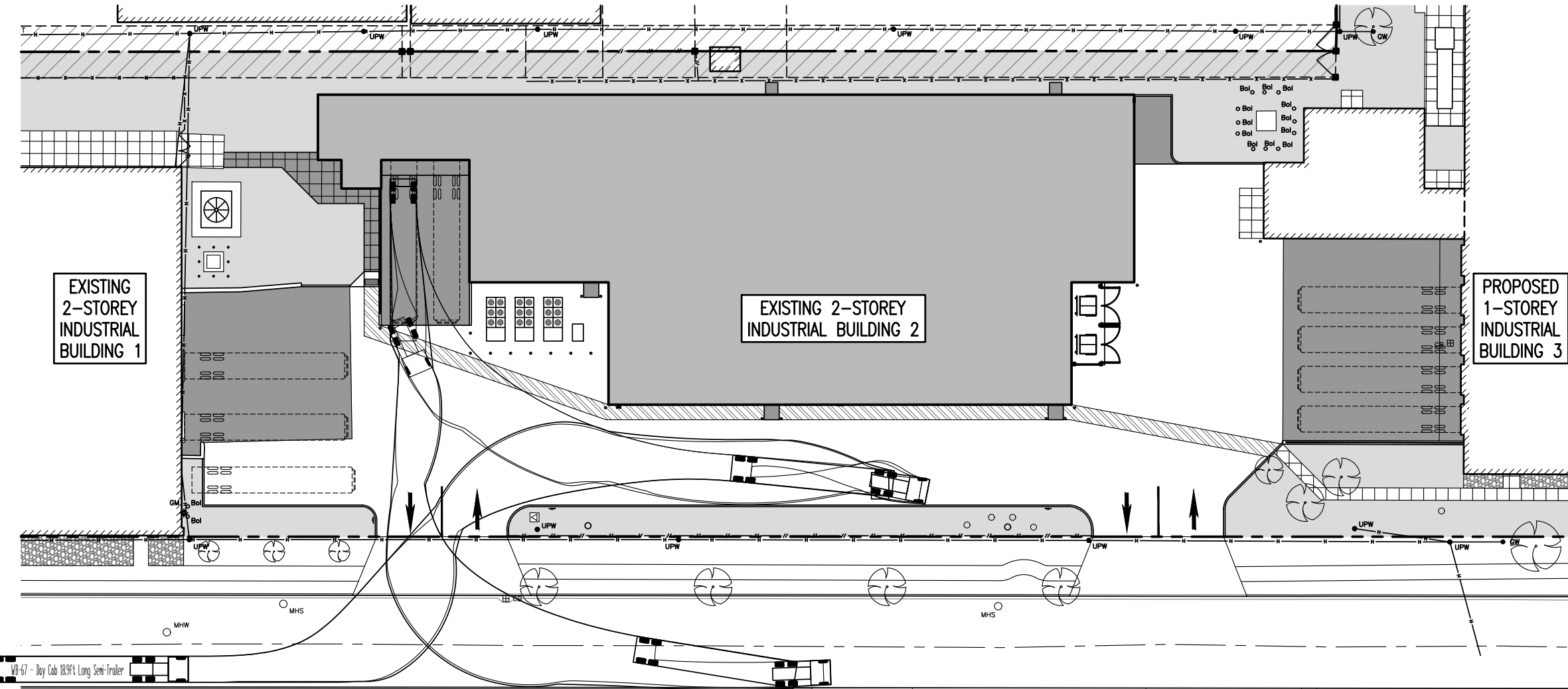
SEMI TRUCK TURNING TEMPLATE - BUILDING 1

SCALE : 1 : 500



SEMI TRUCK TURNING TEMPLATE - BUILDING 2

SCALE : 1 : 500



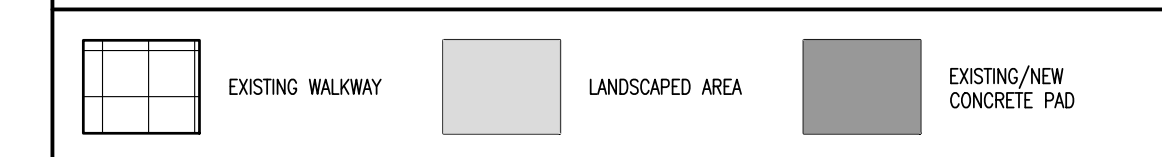
SEMI TRUCK TURNING TEMPLATE - BUILDING 3

SCALE : 1 : 500

SITE DATA - SITE ZONING MDZ.1 (CITY OF WINDSOR ZONING BY-LAW 860)

ZONING BY-LAW PROVISIONS	REQUIRED	PROPOSED
a. LOT AREA	15,811.68 m ²	
b. LOT FRONTAGE	48.27 m	
c. BUILDING AREA		2,254.42 m ² EXISTING 2-STORY INDUSTRIAL BUILDING 1 3,004.00 m ² EXISTING 2-STORY INDUSTRIAL BUILDING 2 1,910.13 m ² PROPOSED 1-STORY INDUSTRIAL BUILDING 3 2,173.38 m ² TOTAL
f. BUILDING LOT COVERAGE (%)		45.35 %
g. BUILDING GROSS FLOOR AREA (G.F.A.)		2,254.42 m ² EXISTING 2-STORY INDUSTRIAL BUILDING 1 - 1ST FLOOR 1,445.08 m ² EXISTING 2-STORY INDUSTRIAL BUILDING 2 - 2ND FLOOR 3,004.00 m ² EXISTING 2-STORY INDUSTRIAL BUILDING 2 - 1ST FLOOR 940.00 m ² PROPOSED 1-STORY INDUSTRIAL BUILDING 3 - 1ST FLOOR 1,910.13 m ² PROPOSED 1-STORY INDUSTRIAL BUILDING 3 - MEZZANINE 69.08 m ² TOTAL 6,222.71 m ²
h. BUILDING HEIGHT		8.50 m
i. BUILDING SETBACKS - MDZ.1		MIN. 6.00 m FRONT - WEST MIN. 6.00 m REAR - EAST (VARIANCE REQUIRED) MIN. 3.00 m EXTERIOR SIDE YARD - NORTH MIN. 3.00 m EXTERIOR SIDE YARD - SOUTH MIN. 3.00 m 99.72 m
j. NO. OF PARKING SPACES (INCLUDES ACCESSIBLE PARKING SPACES)		14 SPACES EXISTING 2-STORY INDUSTRIAL BUILDING 1 14 PARKING SPACES RELOCATED EXISTING 2-STORY INDUSTRIAL BUILDING 2 8 SPACES OFFICE - 1 SPACES PER 45m ² = 316m ² / 45m ² = 7 SPACES WAREHOUSE - 1 SPACES PER 200m ² = 1,270m ² / 200m ² = 6 SPACES MANUFACTURING/PROCESSING - 1 SPACES PER 45m ² = 1,751m ² / 45m ² = 39 SPACES PROPOSED 1-STORY INDUSTRIAL BUILDING 3 2 SPACES OFFICE - 1 SPACES PER 45m ² = 69.08m ² / 45m ² = 2 SPACES WAREHOUSE - 1 SPACES PER 200m ² = 1,910.13m ² / 200m ² = 10 SPACES TOTAL 80 SPACES
k. NO. OF ACCESSIBLE PARKING SPACES		2 SPACES TYPE A 2 SPACES TYPE B
l. NO. OF LOADING SPACES		2 SPACES
m. NO. OF BIKE STORAGE SPACES		3 SPACES
n. NO. OF BIKE STORAGE SPACES + 1 FOR EACH ADDITIONAL 20 SPACES		6 SPACES
o. PAVED AREA		5,247.11 m ² COVERAGE 33.19 %
p. LANDSCAPED AREA		683.70 m ² HARD 2,492.92 m ² SOFT 3,176.62 m ² TOTAL MIN. 15 % 20.08 %
q. LINEAR CONCRETE CURB		522.48 m

LEGEND



SITE PLAN CONTROL - PHASE 2

2025/11/13
date (yyyy/mm/dd) issued for:
general notes:
1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
2. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWINGS.
3. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL SPECIFICATIONS REGARDING CONTRACTOR'S RESPONSIBILITIES REGARDING TO SUBMISSION OF SHOP DRAWINGS.
4. IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
5. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBTAINED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OBTAINED VARIATIONS IN THE CONSTRUCTION OF THIS FACILITY.

A architectural
D design
A associates inc. architect

1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

project:
PROPOSED 1-STORY INDUSTRIAL BUILDING - WAREHOUSE

1540 MERCER ST.,
WINDSOR, ONTARIO

client:
FORTIS GROUP

title:
SITE PLAN, SITE DATA, VEHICULAR TURNING TEMPLATES & REFUSE ENCLOSURE

scale: AS SHOWN
drawn by: SJP
checked by: SMB
date: OCTOBER, 2025
comm. no.: 2025-090
sheet no.:

SPC1.0