

## Notice of Public Hearing – Committee of Adjustment Application

File # A-035/26 - 2855 DEZIEL DR

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:** CON 3 PT LOT 98 PT LOT 99;RP 12R6075 PART 1

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Industrial	Manufacturing MD2.7

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<b>Owner Name:</b> KB COMPONENTS CANADA INC.  <b>Applicant Name:</b> Rosati Construction Inc.		2855 DEZIEL DR

### PURPOSE OF APPLICATION - Minor Variance

#### Relief from Zoning By-law 8600 as follows:

- I) Provision 25.5.40.6 - Where a collector aisle is parallel to a parking space, accessible parking space or visitor parking space, the minimum separation between the collector aisle and a parking space, accessible parking space or visitor parking space shall be 2.50 m (Required); **1.5m (Proposed)**
- II) Provision 25.5.20.5 - The area forming the parking area separation must be maintained exclusively as a landscaped open space yard.
- III) Provision 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.
- IV) Provision 25.5.20.1.2 - Parking area separation from a street 3.00 m (Required); **0 m (Proposed)** at Kautex Drive
- V) Provision- 25.5.20.1.5 - Parking area separation from a building wall in which is located a main pedestrian entrance facing the parking area 2.00 m (Required); **0.00 m (Proposed)**
- VI) Provision - 25.5.20.1.3 - A parking area separation from an interior lot line or alley. 0.90 m (Required); **0.3 m (Proposed)** at east property line of 2900 St. Etienne

## 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.

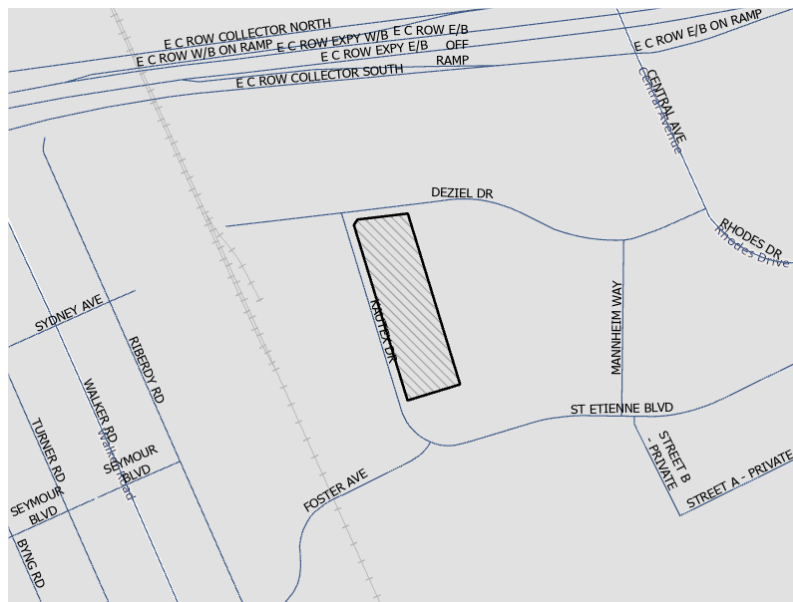
### Participate in the hearing by videoconference (Microsoft Teams)

**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](mailto: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](mailto:COAdjustment@citywindsor.ca)

**SITE STATISTICS**

SITE ZONING =	MD 2.7
LOT AREA (COMBINED LOTS) =	345,365 SQ.FT. (7.93 ACRES)
EXISTING BUILDING (2855 DEZIEL DR.)	
EX. 1ST FLOOR OFFICE AREA =	8,655 SQ.FT.
EX. MEZZANINE AREA =	5,500 SQ.FT.
EX. PLANT AREA =	40,195 SQ.FT.
TOTAL EXISTING BUILDING AREA =	54,350 SQ.FT.
PROPOSED BUILDING ADDITION (2855 DEZIEL DR.)	
PROPOSED PLANT ADDITION =	36,865 SQ.FT.
PROPOSED WAREHOUSE ADDITION =	37,715 SQ.FT.
NEW LINK TUNNEL BUILDING AREA =	1,255 SQ.FT.
TOTAL PROPOSED BUILDING AREA =	75,835 SQ.FT.
TOTAL BUILDING AREA (2855 DEZIEL DR.) =	130,185 SQ.FT.
EXISTING BUILDING AREA (2900 ST.ETIENNE BLVD.)	
EXISTING 1 STOREY OFFICE AREA =	3,430 SQ.FT.
EXISTING PLANT AREA =	16,800 SQ.FT.
EX. WAREHOUSE AREA =	11,200 SQ.FT.
TOTAL EXISTING BUILDING AREA =	31,430 SQ.FT.
PROPOSED BUILDING ADDITION (2900 ST.ETIENNE BLVD.)	
PROPOSED PLANT ADDITION =	16,800 SQ.FT.
TOTAL BUILDING AREA (2900 ST.ETIENNE BLVD.) =	48,230 SQ.FT.
TOTAL BUILDING AREAS (COMBINED) =	178,415 SQ.FT.
BLDG. FOOTPRINTS (LOT COVERAGE) =	172,915 SQ.FT. = 50.06%

TOTAL PARKING REQUIRED =	161 SPACES INCL. 7 B.F. SPACES
EXISTING PARKING TO BE REMOVED =	88 SPACES
EXISTING PARKING TO REMAIN =	21 SPACES
NEW PARKING TO BE ADDED =	169 SPACES INCL. 6 B.F. SPACES
TOTAL PARKING PROVIDED =	190 SPACES INCL. 7 B.F. SPACES
ADDITIONAL SPACES ABOVE AND BEYOND BY-LAW REQUIREMENTS REQUIRED FOR OVERLAPPED SHIFT OPERATIONS AT EACH BLDG.	
BICYCLE PARKING REQUIRED =	12 SPACES
BICYCLE PARKING PROVIDED =	13 SPACES
LOADING SPACES REQUIRED =	2 SPACES
LOADING SPACES PROVIDED =	2 SPACES
LANDSCAPE AREA REQUIRED =	51,805 SQ.FT. = 15.00%
LANDSCAPE AREA PROVIDED =	53,810 SQ.FT. = 15.58%
MAX. HEIGHT ALLOWED =	65.62' (20m)
HEIGHT PROVIDED =	33.00' (10.05m)
NEW CONCRETE CURB PROVIDED =	1,385 LN.FT. (422m)
NEW SCREENING FENCE PROVIDED =	0.00 LN.FT. (0.00m)

**REFUSE**

REFUSE TO BE STORED WITHIN BUILDING

**WINDSOR PARKING REQUIREMENTS**

OFFICE = 1 SPACE PER 484.4 SQ.FT.  
 INDUSTRIAL = 1 SPACE PER 484.4 SQ.FT. (45m<sup>2</sup>) FOR FIRST 29,063 SQ.FT. (2,700m<sup>2</sup>)  
 = 1 SPACE PER 1937.5 SQ.FT. (180m<sup>2</sup>) BEYOND 29,063 SQ.FT. (2,700m<sup>2</sup>)  
 WAREHOUSE = 1 SPACE PER 2152.85 SQ.FT. (200m<sup>2</sup>)  
 OFFICE AREAS = 17,585 SQ.FT./484.4 = 36.30 SPACES  
 MANUFACTURING AREAS = 111,915 SQ.FT. - 29,063 SQ.FT. (60 SPACES) + 82,852 SQ.FT./1937.5 = 42.76 SPACES  
 WAREHOUSING = 48,915 SQ.FT./2152.85 SQ.FT. = 22.72 SPACES  
 TOTAL SPACES REQUIRED = 36.30 SPCS. + 60 SPCS. + 42.76 SPCS. + 22.72 SPCS. = 161 SPCS. INC. 6 B.F. SPACES

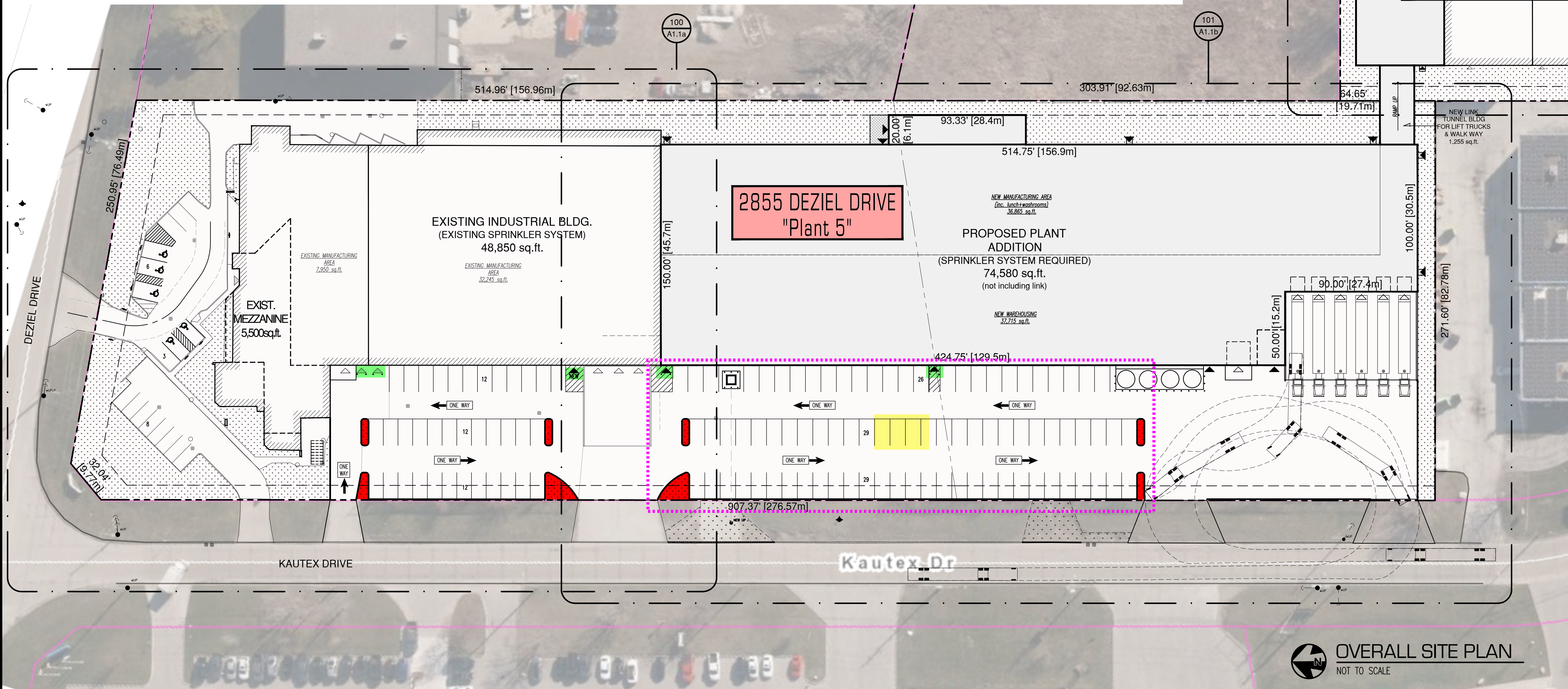
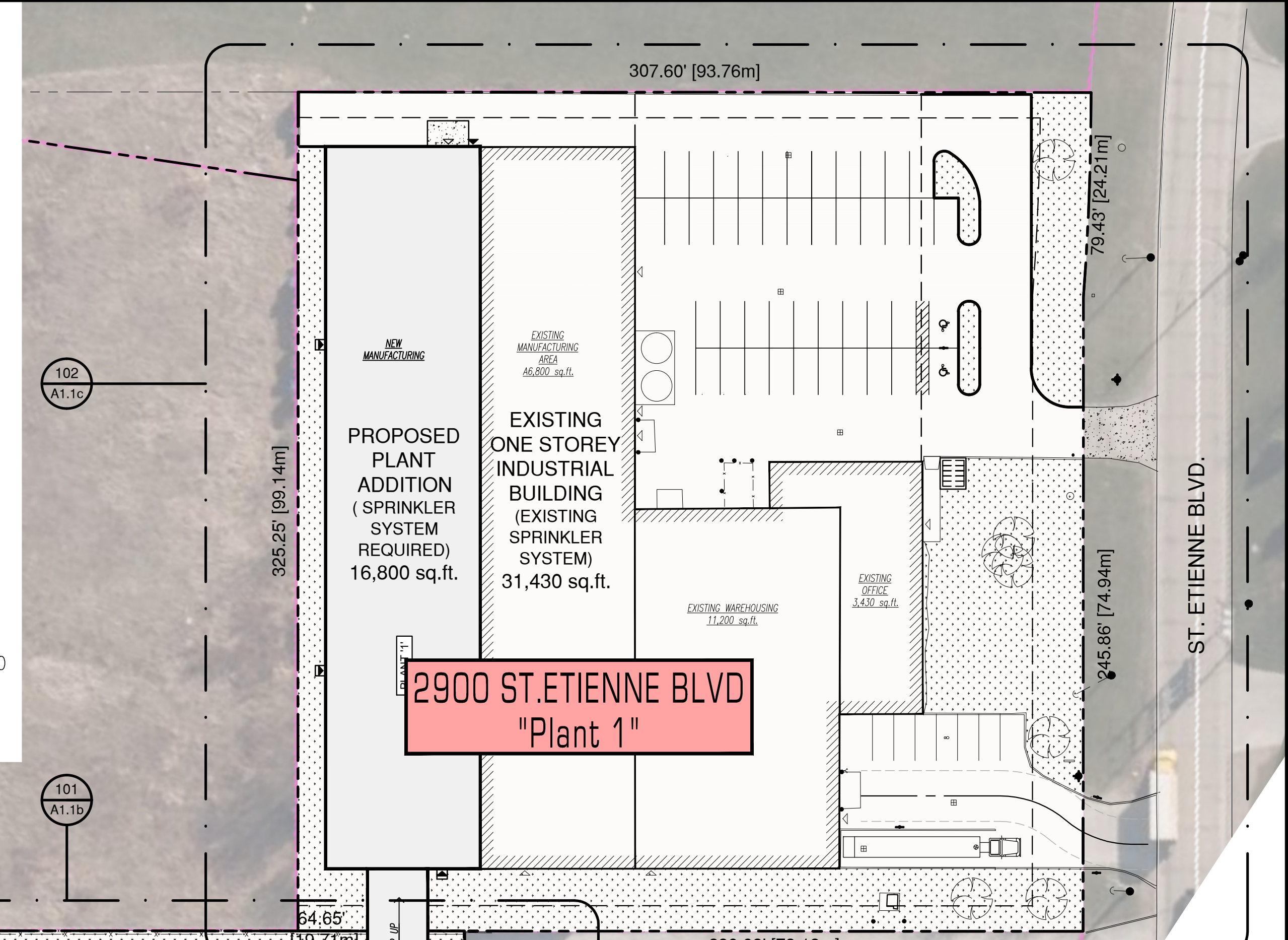
**BUILDING CLASSIFICATION (ADDITION)**

**2855 DEZIEL DRIVE**  
 3.2.2.86 - GROUP F DIVISION 3, ONE STOREY  
 SPRINKLERED (FACING ONE STREET)  
 -- FIRE ALARM SYSTEM REQUIRED --

**BUILDING CLASSIFICATION (ADDITION)**

**2900 ST.ETIENNE BLVD.**  
 3.2.2.88 - GROUP F DIVISION 3, ONE STOREY  
 SPRINKLERED (FACING ONE STREET)  
 -- FIRE ALARM SYSTEM REQUIRED --

- 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 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



LOCATED A MINIMUM 50 FEET (15m) TO A MAXIMUM 150 FEET (45m) APART  
**FIRE ROUTE SIGN**      **BARRIER-FREE PARKING SIGN**

**OVERALL SITE PLAN**  
 NOT TO SCALE

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

**DRAWING TITLE:**  
 OVERALL SITE PLAN

**PROJECT/CLIENT:**  
 PROPOSED PLANT ADDITIONS  
 2855 DEZIEL DRIVE & 2900 ST.ETIENNE BLVD., WINDSOR ON

DATE	ISSUED FOR:	DATE	ISSUED FOR:
11.26.25	PRICING		
12.01.25	ADDENDUM #1		
01.20.26	CONTRACT/CONSTRUCTION		
03.23.26	SITE PLAN CONTROL		
04.07.26	MINOR VARIANCE		
04.13.26	REVISION 1		
04.16.26	REVISED MIN. VAR.		

PROJECT No.: 2025040  
 SCALE: NOT TO SCALE  
 DRAWN BY: DI  
 CHECKED BY: DI

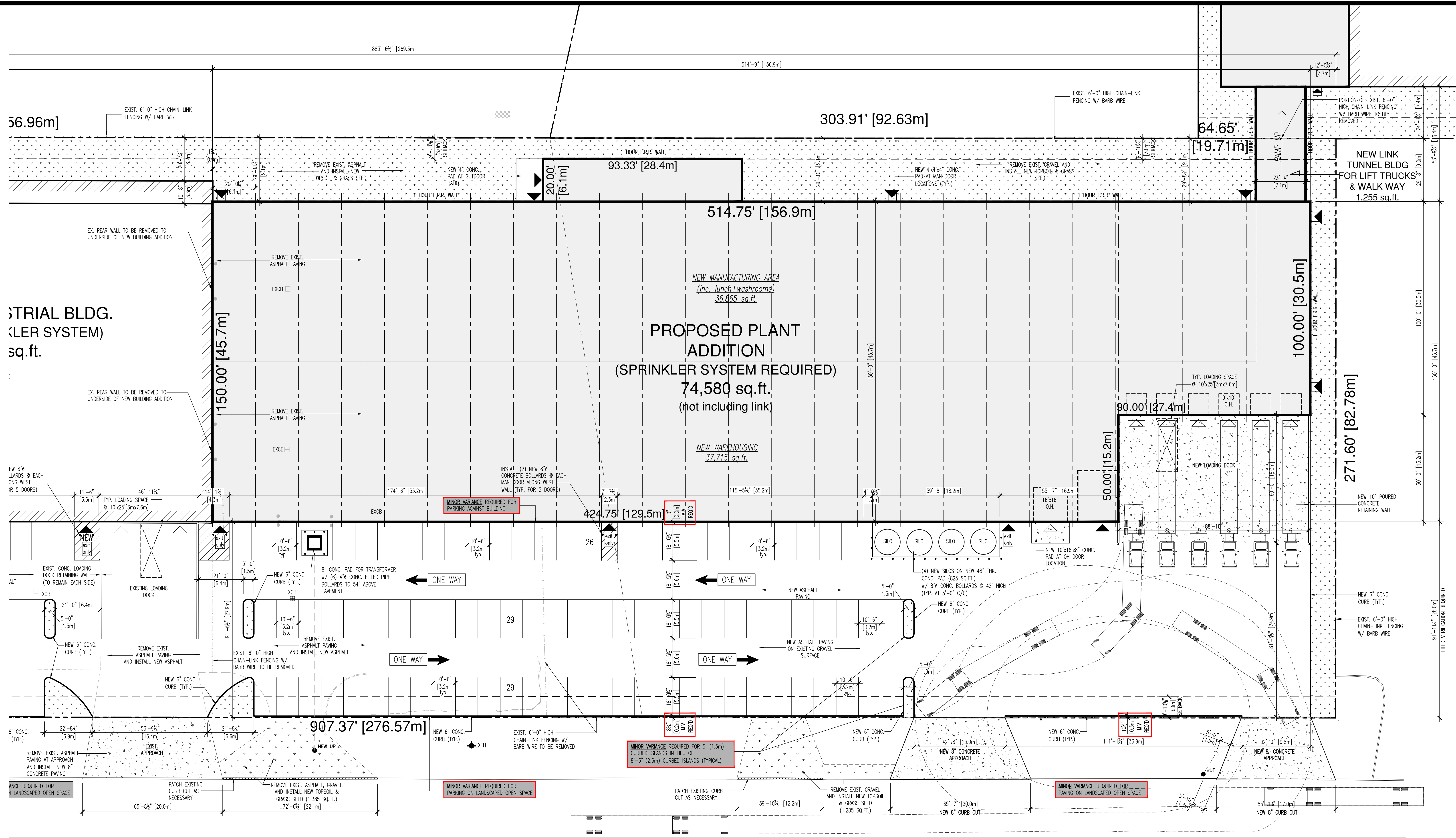
**GENERAL NOTES:**  
 ALL DIMENSIONS TO BE CALCULATED AND VERIFIED ON THE JOB SITE. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT OR ENGINEER. ALL DRAWINGS REMAIN THE PROPERTY OF ROSATI GROUP INC.  
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STAMP:      STAMP:

NOTES:

DRAWING No.:  
**A1.0**





101 A1.0 ENLARGED SITE PLAN  
SCALE: 1" = 30'-0"



6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5 PH: 519.734.6511

DRAWING TITLE:  
ENLARGED SITE PLAN

PROJECT/CLIENT:  
PROPOSED PLANT ADDITIONS  
2855 DEZIEL DRIVE & 2900 ST.ETIENNE BLVD., WINDSOR ON

DATE	ISSUED FOR:	DATE	ISSUED FOR:
11.26.25	PRICING		
12.01.25	ADDENDUM #1		
01.20.26	CONTRACT/CONSTRUCTION		
03.23.26	SITE PLAN CONTROL		
04.07.26	MINOR VARIANCE		
04.13.26	REVISION 1		
04.16.26	REVISED MIN. VAR.		

PROJECT No.: 2025040

SCALE: 1" = 30'-0"

DRAWN BY: DI

CHECKED BY: DI

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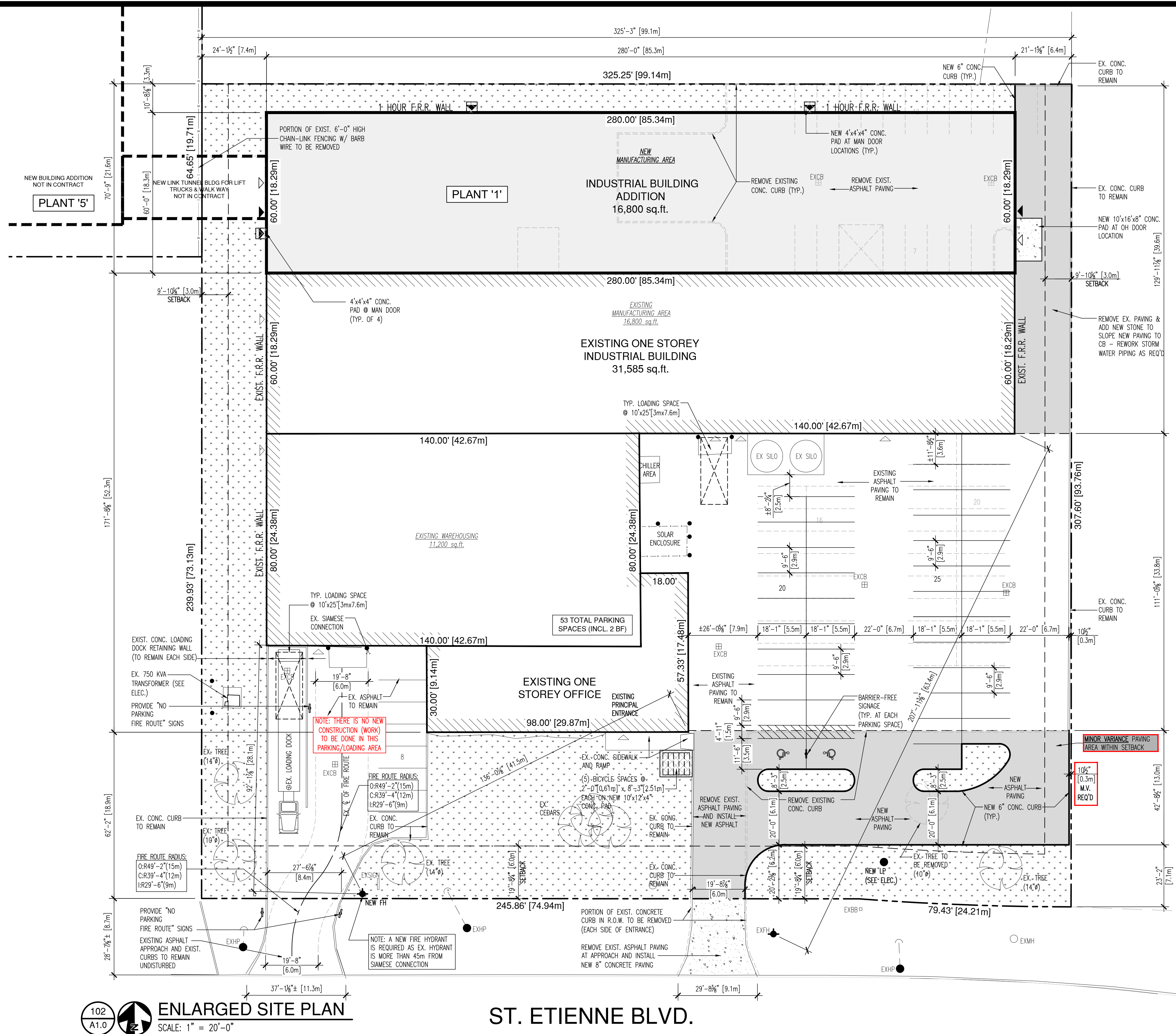
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DRAWING No.:  
**A1.1b**



LOCATED A MINIMUM 50 FEET (15m)  
TO A MAXIMUM 150 FEET (45m) APART

**BARRIER-FREE  
PARKING SIGN**

**102 ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"

**ST. ETIENNE BLVD.**

**ROSATI**  
DEVELOP • DESIGN • CONSTRUCT

6555 MALDEN ROAD, WINDSOR, ONTARIO, N9H 1T5 PH: 519.734.6511

DRAWING TITLE:  
ENLARGED SITE PLAN  
PLANT 1

PROJECT/CLIENT:  
PROPOSED PLANT ADDITIONS  
2855 DEZIEL DRIVE & 2900 ST. ETIENNE BLVD., WINDSOR ON

DATE	ISSUED FOR:	DATE	ISSUED FOR:	PROJECT No.:	2023042
12.01.25	PRICING			SCALE:	1" = 20'-0"
01.20.26	CONTRACT/CONSTRUCTION			DRAWN BY:	DI
03.23.26	SITE PLAN CONTROL			CHECKED BY:	DI
04.07.26	MINOR VARIANCE				

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STAMP:

NOTES:

DRAWING No.:  
**A1.1c**