

Notice of Public Hearing – Committee of Adjustment Application

File # A-070/26 - 4325 CABANA RD E

Date Mailed: August 26, 2026

Electronic hearing:

By videoconference on September 10, 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 August 26, 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 7; PT GORE LOT 17; RP 12R8108; PARTS 4; 5; 7 & 8; PT PARTS 1 TO 3; 6 & 9; RP 12R28421; PARTS 4 TO 6

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Business Park	Industrial Zone (M1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: EPIC PROPERTIES LIMITED PARTNERSHIP Applicant Name: D.C McCloskey Engineering Ltd.		4325 CABANA RD E

PURPOSE OF APPLICATION

Minor Variance - Requesting an expansion of legal non conforming use.

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.

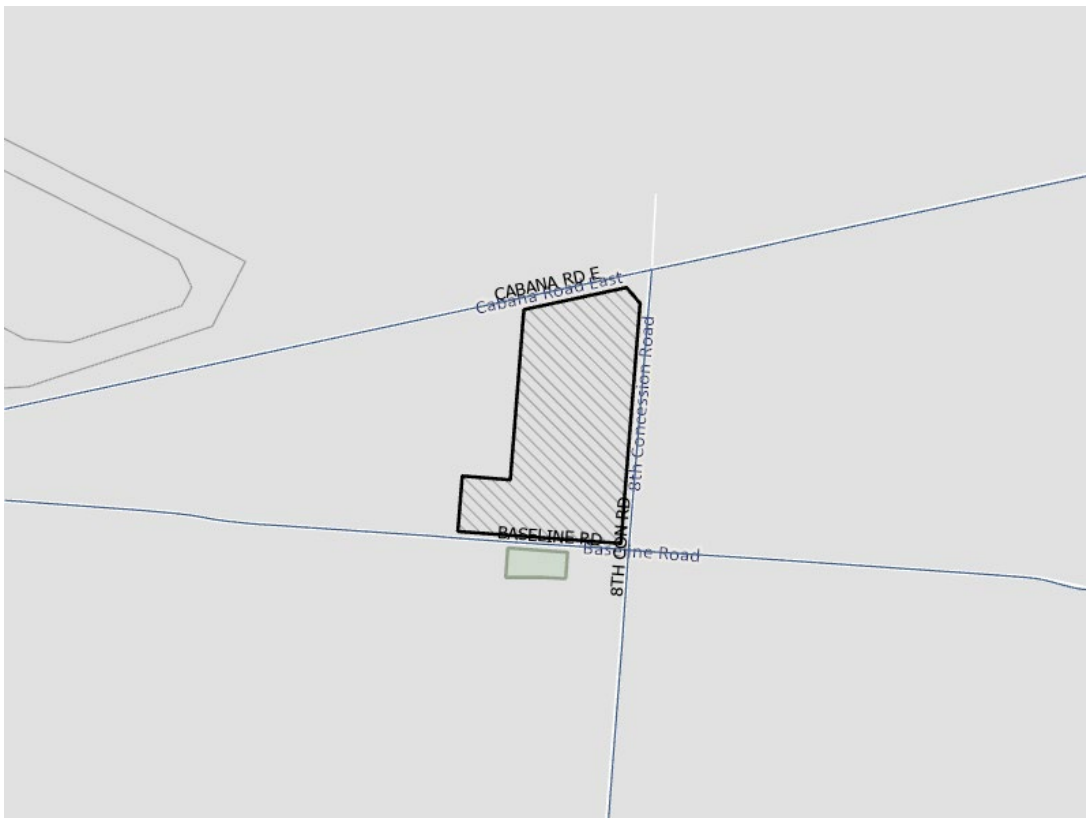
Participate in the hearing by videoconference (Microsoft Teams)

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.

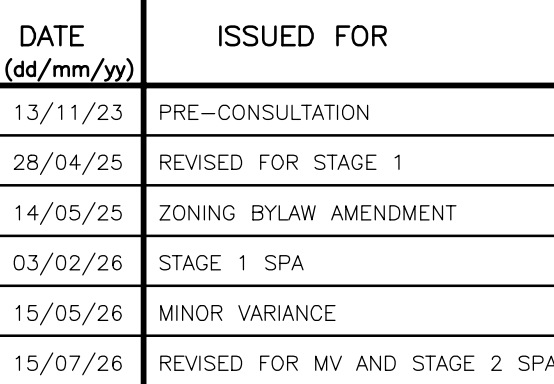
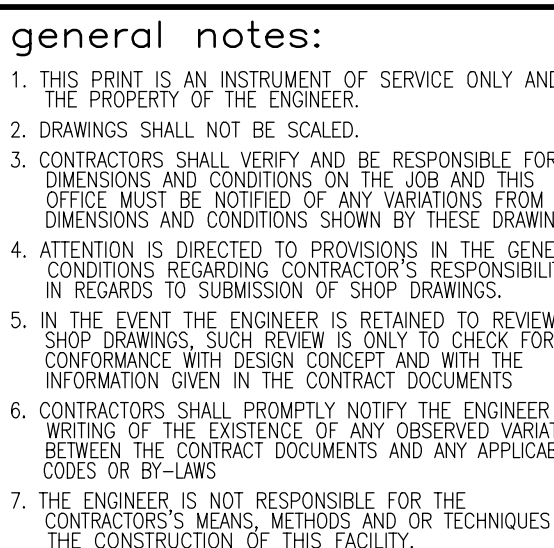
Notice of Decision

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



PROJECT

BUILDING ADDITION AT EXISTING INDUSTRIAL DEVELOPMENT

4325-4445 COUNTY ROAD 42
WINDSOR, ONTARIO

CLIENT

**EPIC PROPERTIES
LIMITED PARTNERSHIP**

DRAWING TITLE

OVERALL SITE PLAN

DATE : OCT 2023

SCALE : AS NOTED

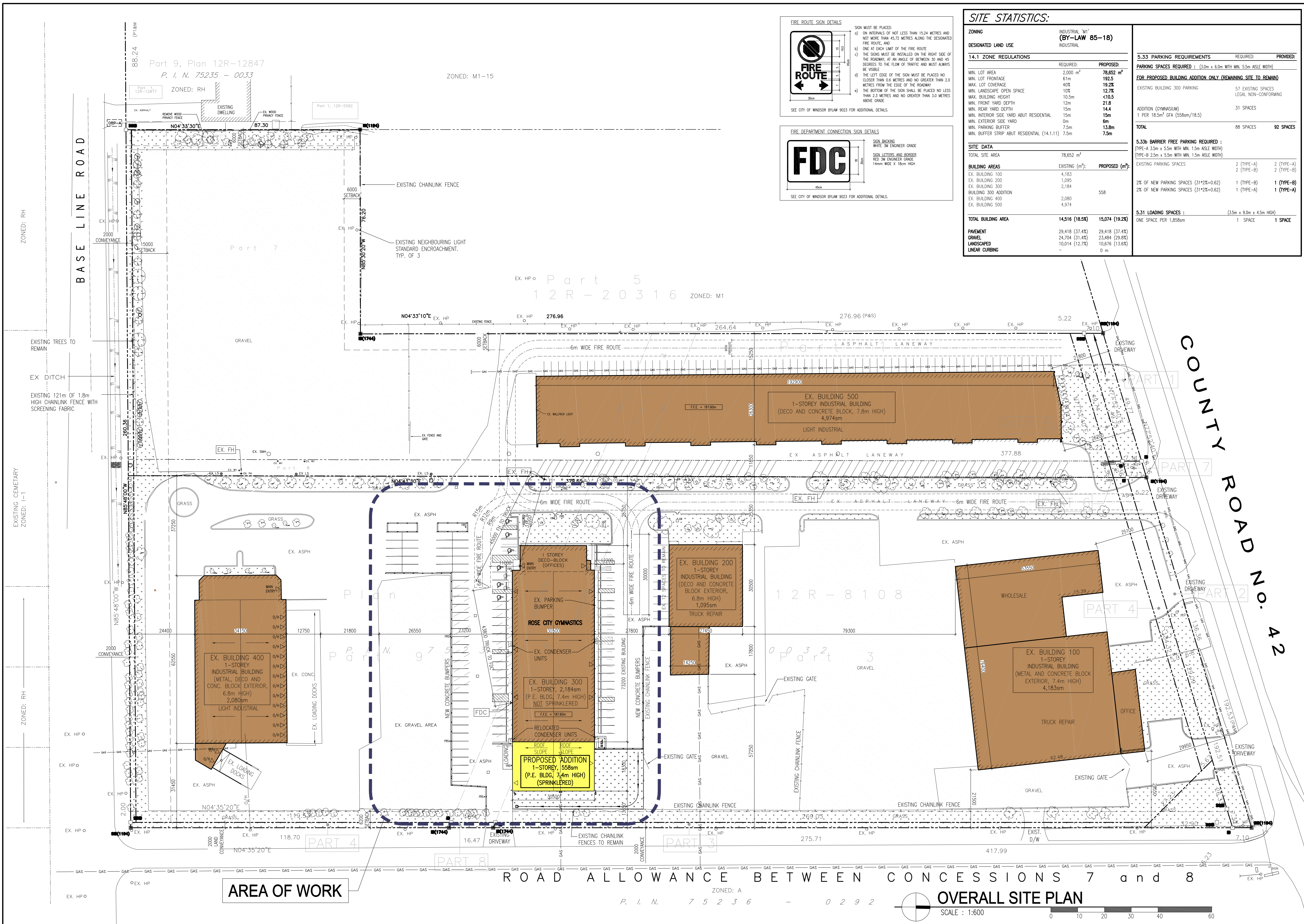
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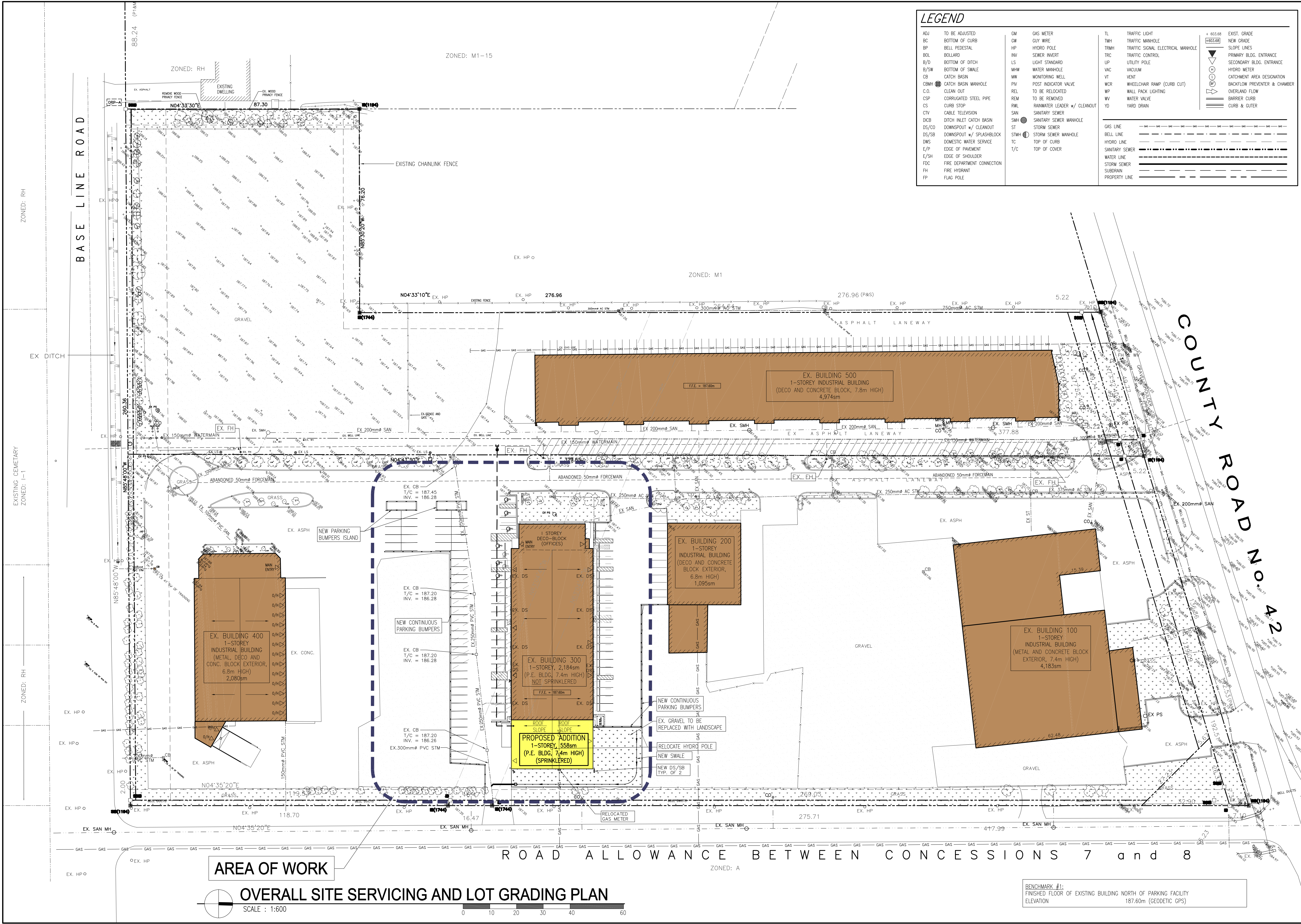
CHECKED BY : MEM

PROJECT FILE NO. M25-273

DRAWING NO.

C1.1





LEGEND							
ADJ	TO BE ADJUSTED	GM	GAS METER	TL	TRAFFIC LIGHT		EXIST. GRADE
BC	BOTTOM OF CURB	GW	GUY WIRE	TMH	TRAFFIC MANHOLE	+ 403.68	NEW GRADE
BP	BELL PEDESTAL	HP	HYDRO POLE	TRMH	TRAFFIC SIGNAL ELECTRICAL MANHOLE		SLOPE LINES
BOL	BOLLARD	INV	SEWER INVERT	TRC	TRAFFIC CONTROL		PRIMARY BLDG. ENTRANCE
B/D	BOTTOM OF DITCH	LS	LIGHT STANDARD	UP	UTILITY POLE		SECONDARY BLDG. ENTRANCE
B/SW	BOTTOM OF SWALE	MWH	WATER MANHOLE	VAC	VACUUM		HYDRO METER
CB	CATCH BASIN	MW	MONITORING WELL	VT	VENT		CATCHMENT AREA DESIGNATION
CBMH	CATCH BASIN MANHOLE	PV	POST INDICATOR VALVE	WCR	WHEELCHAIR RAMP (CURB CUT)		BACKFLOW PREVENTER & CHAMBER
C.O.	CLEAN OUT	REL	TO BE RELOCATED	WP	WALL PACK LIGHTING		OVERLAND FLOW
CSP	CORRUGATED STEEL PIPE	REM	TO BE REMOVED	WV	WATER VALVE		BARRIER CURB
CS	CURB STOP	RWL	RAINWATER LEADER w/ CLEANOUT	YD	YARD DRAIN		CURB & GUTTER
CTV	CABLE TELEVISION	SAN	SANITARY SEWER				
DCB	DITCH INLET CATCH BASIN	SMH	SANITARY SEWER MANHOLE				
DS/CO	DOWNSPOUT w/ CLEANOUT	ST	STORM SEWER				
DS/SB	DOWNSPOUT w/ SPLASHBLOCK	STMH	STORM SEWER MANHOLE				
DWS	DOMESTIC WATER SERVICE	TC	TOP OF CURB				
E/P	EDGE OF PAVEMENT	T/C	TOP OF COVER				
E/SH	EDGE OF SHOULDER						
FDC	FIRE DEPARTMENT CONNECTION						
FH	FIRE HYDRANT						
FP	FLAG POLE						

d.c. mccloskey engineering ltd.
200-5745 warden street east, windsor, ontario n9a 1m6 tel (519) 977 6800

general notes:
1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARDS TO SUBMISSION OF SHOP DRAWINGS.
5. IN THE EVENT THE ENGINEER 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.
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DETAIL NUMBER
LOCATION SHEET
DETAIL SHEET

DATE (dd/mm/yy)	ISSUED FOR
15/07/28	REVISED FOR MV AND STAGE 2 SPA

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4325-4445 COUNTY ROAD 42
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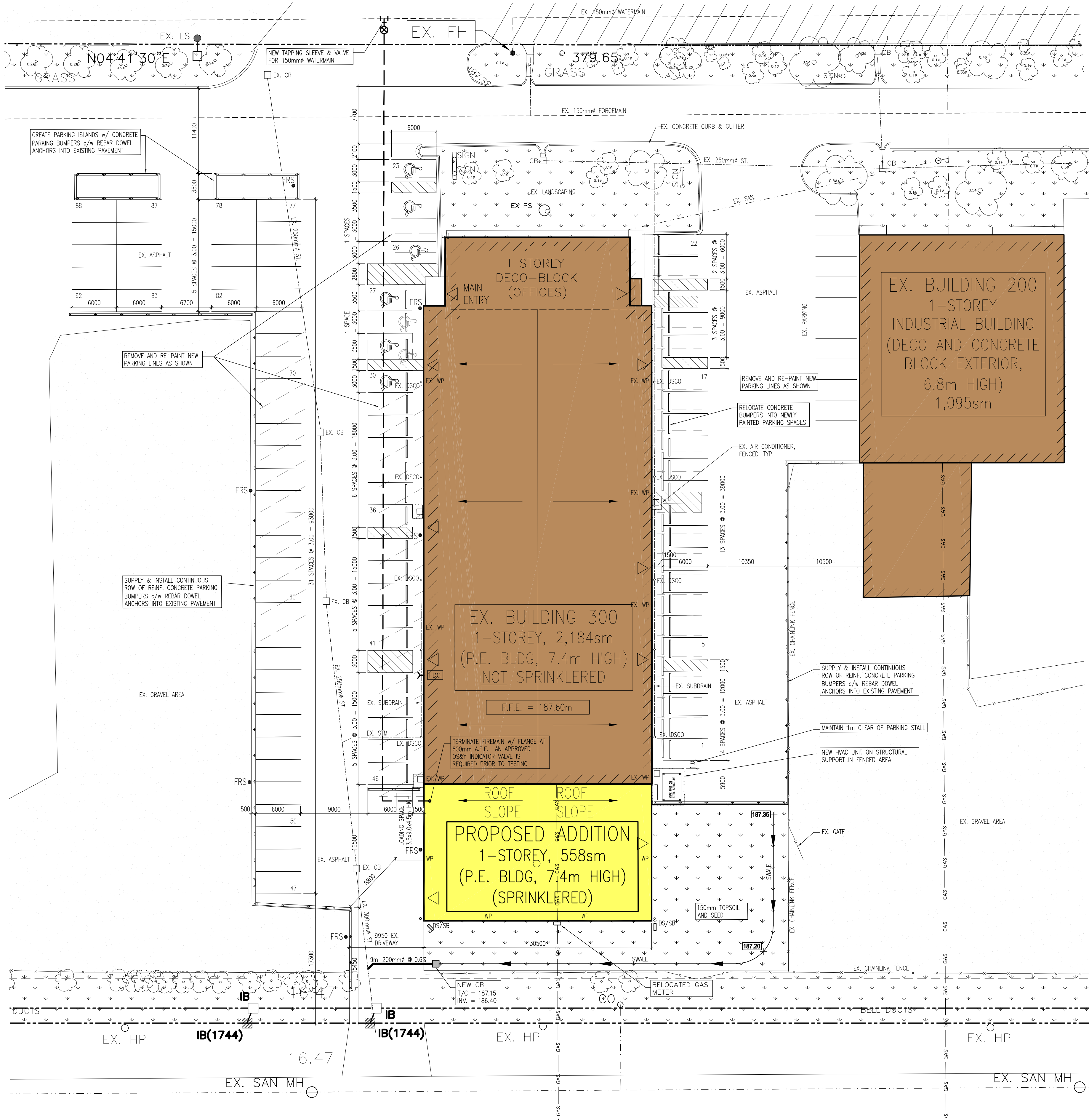
CLIENT

EPIC PROPERTIES LIMITED PARTNERSHIP

DRAWING TITLE

SITE SERVICING AND LOT GRADING PLAN

DATE :	OCT 2023
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO.	M25-273
DRAWING NO.	C1.2



PARTIAL SITE PLAN & SERVICING AND LOT GRADING PLAN
SCALE : 1:300

SITE NOTES:

AFTER EXCAVATION TO PROPER GRADE, PROOF ROLL EXISTING SUBGRADE AND FOLLOW IMMEDIATELY WITH PLACEMENT OF GRANULAR BASE UPON APPROVAL OF GEOTECHNICAL ENGINEER.

ALL WORK TO COMPLY WITH THE LOCAL BYLAWS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION PROJECTS.

THE OWNER, ENGINEER AND THE LOCAL MUNICIPALITY AND ITS AGENTS DO NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS. OTHER UTILITIES MAY BE PRESENT OR UTILITIES MAY DIFFER IN SIZE OR LOCATION SHOWN. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES PRIOR TO CONSTRUCTION TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO REPAIR ANY DAMAGE THAT HE MAY CAUSE TO THESE UTILITIES. THE CONTRACTOR FURTHER AGREES TO INDEMNIFY THE OWNER AND ENGINEER AGAINST ANY CLAIMS WHICH MAY ARISE FROM HIS ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS WORK.

FIELD CHECK ALL EXISTING GRADE AND DIMENSIONS PRIOR TO COMMENCING ANY NEW CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

REMOVE ALL DEBRIS INCLUDING EXCAVATED MATERIALS, BROKEN CONCRETE ETC. FROM THE SITE.

BACKFILL ALL EXCAVATIONS BELOW PAVEMENT WITH FULL DEPTH GRANULAR MATERIAL COMPACTED TO MINIMUM 100% SPMD. GRANULAR 'A' BASE SHALL BE A MINIMUM OF 300mm THICK UNLESS NOTED OTHERWISE.

ALL GRANULAR BASE ELEVATIONS BELOW CONCRETE SLABS TO AT A LEVEL WITHIN 10mm OF THE DESIGN ELEVATION.

ALL EXTERIOR CONCRETE TO BE 32 MPA CITY MIX WITH 6% + 1.1/2% AIR ENTRAINMENT.

ALL PARKING LOT LINES TO BE PAINTED BY CONTRACTOR (PARKING LOT MARKINGS DISTURBED BY CONSTRUCTION TO BE RE-PAINTED). REFER TO SITE PLAN FOR ALL PAVEMENT MARKINGS AND TRAFFIC SIGNAGE.

GRANULAR 'A' TO OPSS 1010

WATERMAIN NOTES:

MAINTAIN 0.50m VERTICAL SEPARATION BETWEEN WATERMAIN / WATER SERVICES AT ALL CROSSINGS.

MAINTAIN 2.6m MIN. HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER SERVICES.

WATERMAIN PIPING TO BE SIZE AS INDICATED ON PLAN CLASS 150 DR 18 PVC PIPE W/ TRACING WIRE WIRE INCLUDING FITTINGS, GASKETS, THRUST RESTRAINTS, ALL INSTALLED AS PER MANUFACTURER'S INSTRUCTION.

MINIMUM 1.5m COVER OVER WATERMAIN PIPES.

APPLY HYDROSTATIC TEST TO PIPING SYSTEM IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF NFPA 24 AND AT A MINIMUM TEST PRESSURE OF 200 psig FOR A MINIMUM PERIOD OF TWO HOURS. FURNISH PUMPS, GAUGES, AND OTHER EQUIPMENT REQUIRED TO COMPLETE THE TEST. PROMPTLY REPAIR DEFECTS WHICH DEVELOP DURING THE TESTS AND RETEST SYSTEM TO COMPLETE SATISFACTION OF AUTHORIZED INSPECTORS. SUBMIT A CERTIFICATE COVERING MATERIALS AND TEST TO THE UNDERWRITERS INSPECTION AUTHORITY, TOGETHER WITH A REQUEST FOR INSPECTION AND APPROVAL. ON RECEIPT OF APPROVAL, FORWARD CERTIFICATE TO OWNER. FILL PIPE LINE AND LEAVE FULL OPERATIONAL CONDITION AND PRESSURE AFTER COMPLETION OF TESTING. PROVIDE TEMPORARY VALVES, CAPS, THRUST BLOCKS, ETC. REQUIRED TO CARRY OUT TESTING.

FIRE HYDRANT, VALVES & APPURTENANCES:

REFER TO LOCAL WATER UTILITY COMPANY SPECIFICATIONS FOR APPROVED MANUFACTURERS AND INSTALLATION STANDARDS & PROCEDURES.

INSTALL RPZ TYPE BACKFLOW PREVENTER ON WATER SERVICE PRIOR TO ANY PLUMBING CONNECTIONS. REFER TO LOCAL WATER UTILITY COMPANY SPECIFICATIONS.

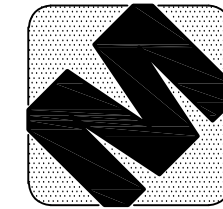
NOTE: CITY OF WINDSOR TO PERFORM TESTING ON ALL WATERMANS. (.SWAB, CHLORINATE AND SAMPLE. CONTRACTOR TO PAY ALL LAB TESTING COSTS.)

ADDITIONAL NOTES:

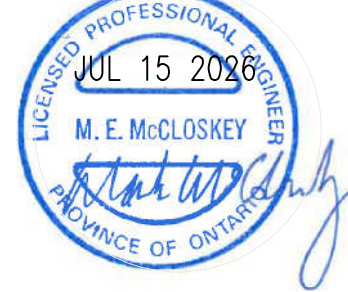
1. MAINTAIN 500mm VERTICAL SEPARATION BETWEEN WATERMAIN / WATER SERVICES AT ALL CROSSINGS.
2. MAINTAIN 2600mm MIN. HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER SERVICES

THE CONTRACTOR (SHALL AS NECESSARY EXCAVATE, MANAGE, REUSE, PROCESS, SEGREGATE, STORE, TRANSPORT, TRACK AND DISPOSE OF OFFSITE AND COMPLETE ANY OTHER HANDLING REQUIRED FOR PROPER MANAGEMENT, REUSE AND/OR DISPOSAL OF SOIL, CRUSHED ROCK AND EXCESS SOIL EACH AS DEFINED IN ONTARIO REGULATION 406/19 AND IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS INCLUDING, BUT NOT LIMITED TO:

- THE ENVIRONMENTAL PROTECTION ACT, R.S.O. 1990, C.E.19 ("EPA");
- ONTARIO REGULATION 406/19: ON-SITE AND EXCESS SOIL MANAGEMENT (THE "REGULATION");
- REGULATION 347 (GENERAL - WASTE MANAGEMENT);
- ONTARIO REGULATION 351/12 (REGISTRATIONS UNDER PART II.2 OF THE ACT - WASTE MANAGEMENT SYSTEMS);
- ONTARIO REGULATION 153/04 (RECORDS OF SITE CONDITION - PART XV.1 OF THE ACT);
- ANY ADDITIONAL REGULATIONS UNDER THE EPA AS MAY BE APPLICABLE TO THE ABOVE WORK, INCLUDING BUT NOT LIMITED TO ADDITIONAL REGULATIONS PERTAINING TO WASTE AND/OR SOURCE SEPARATION OF WASTE (INCLUDING ONTARIO REGULATION 103/94);
- THE RULES FOR SOIL MANAGEMENT DATED DECEMBER 8, 2020 (THE "RULES") AND EXCESS SOIL QUALITY STANDARDS DATED DECEMBER 8, 2020 (THE "STANDARDS"); AND
- THE BENEFICIAL REUSE ASSESSMENT TOOL ("BRAT"), WHERE APPLICABLE.

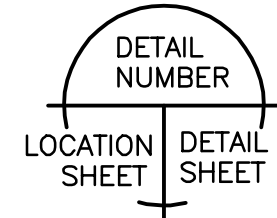


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AND SITE SERVICING AND
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DATE : OCT 2023

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DRAWN BY : JLD

CHECKED BY : MEM

PROJECT FILE NO. M25-273

DRAWING NO.

C1.3