



## CITY OF WINDSOR MINUTES 02/03/2025

### Development & Heritage Standing Committee Meeting

Date: Monday, February 3, 2025

Time: 4:30 o'clock p.m.

#### **Members Present:**

##### **Councillors**

Ward 1 - Councillor Fred Francis  
Ward 4 - Councillor Mark McKenzie  
Ward 7 - Councillor Angelo Marignani  
Ward 9 - Councillor Kieran McKenzie  
Ward 10 - Councillor Jim Morrison (Chairperson)

##### **Members**

Member Anthony Arbour  
Member William Tape  
Member John Miller  
Member Joseph Fratangeli  
Member Charles Pidgeon  
Member Khassan Saka

##### **Members Regrets**

Member Daniel Grenier  
Member Robert Polewski

#### **PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Robert Martini, Municipal Gaming Analyst

#### **ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Jelena Payne, Commissioner, Economic Development  
Neil Robertson, City Planner  
John Revell, Chief Building Official  
Adam Szymczak, Acting Deputy City Planner – Development  
Rob Vani, Senior Manager / Deputy CBO/Inspections  
Ian Day, Senior Manager Traffic Operations/Parking  
Aaron Farough, Senior Legal Council  
Emilie Dunnigan, Manager, Development Revenue & Financial Administration  
Patrick Winters, Manager, Development  
Juan Paramo, Development Engineer

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Justina Nwaesei, Planner III, Development  
Natasha McMullin, Senior Clerk Steno  
Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 – Tracey Pillon-Abbs, RPP Principal Planner  
Item 7.2 – Tracey Pillon-Abbs, RPP Principal Planner  
Item 7.2 – Michael Primeau, President

### Delegations—participating in person

Item 3.1 – Melanie Muir, Dillon Consulting Limited

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

**3.1. Additional Information Memo for Report No. S 122/2023; Official Plan Amendment and Zoning By-law Amendment, southwest corner of Wyandotte St. E. by Florence Ave.; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731] and Z-026/22 [ZNG/6730]; Ward 7**

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 697**

THAT the request by Ganatchio Gardens Inc. to withdraw the application submitted under City Planner's Report No. S 122/2023, **BE RECEIVED**, and  
THAT Administration **BE DIRECTED** to close the file(s) pertaining to the subject application.  
Carried.

Report Number: AI 2/2025

## 4. COMMUNICATIONS

None presented.

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## 5. ADOPTION OF THE *PLANNING ACT* MINUTES

### 5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held January 6, 2025

Moved by: Member Anthony Arbour  
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held January 6, 2025 **BE ADOPTED** as presented.

Report Number: SCM 26/2025

## 6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See items 7.1 and 7.2.

## 7. *PLANNING ACT* MATTERS

### 7.1. OPA & Rezoning – Rock Developments East Windsor Inc. – Catherine Street - OPA 192 OPA/7265 Z-042/24 ZNG/7264 - Ward 8

Moved by: Councillor Kieran McKenzie  
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 698**

1. THAT Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172 (known municipally as 6412 & 6560 Tecumseh Road East, 0 Catherine Street; Roll No. 070-680-00700, 070-680-00900, 070-680-01110, 070-680-01510), situated on the north side of Catherine Street between Jefferson Boulevard and Lauzon Parkway, as a Special Policy Area.

2. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

#### 1.X CATHERINE STREET

<i>LOCATION</i>	1.X.1	The property described as Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172, situated on the north side of future Catherine Street between Jefferson Boulevard and Lauzon Parkway, is designated on Schedule A: Planning Districts and Policy Areas in Volume I - The Primary Plan.
<i>ADDITIONAL</i>	1.X.2	Notwithstanding the designation of these lands as “Business

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## Development & Heritage Standing Committee

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*PERMITTED*

*MAIN USES*

Park” on Schedule FGN-2: Land Use Plan in the Forest Glade North Planning Area in Volume II – Secondary Plans and Special Policy Area, commercial uses shall be additional permitted main uses save and except for a childcare centre and tourist home.

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172 (known municipally as 6412 & 6560 Tecumseh Road East, 0 Catherine Street; Roll No. 070-680-00700, 070-680-00900, 070-680-01110, 070-680-01510), situated on the north side of Catherine Street between Jefferson Boulevard and Lauzon Parkway from HMD1.4 to CD2.1 and by adding a site specific exception to Section 20(1) as follows:

523. **NORTH SIDE OF CATHERINE STREET BETWEEN JEFFERSON BOULEVARD AND LAUZON PARKWAY**

For the lands consisting of Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172, the following additional provisions shall apply:

a) Additional Permitted *Main Uses*:

*Ambulance Service*

*Food Catering Service*

*Food Packaging Facility*

*Manufacturing Facility*

*Medical Appliance Facility*

*Research and Development Facility*

*Stormwater Management Facility*

*Warehouse*

b) Prohibited Uses:

*Child Care Centre*

*Tourist Home*

(ZDM 10,11; ZNG/7264)

4. THAT, when Site Plan Control is applicable:

A. Prior to the submission of an application for site plan approval, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer:

1) Those documents submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 **BE UPDATED** to reflect the site plan for which approval is being sought, and any comments from municipal departments and external agencies.

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## Development & Heritage Standing Committee

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- 2) For any building located with 75 metres of a rail corridor, **SUBMISSION** of a Vibration Study to the satisfaction of the City Planner.
- B. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updates or revisions, into an approved site plan and an executed and registered site plan agreement:
- 1) Any vibration control measures identified in a Vibration Study, subject to the approval of the Site Plan Approval Officer.
  - 2) Requirements of the City of Windsor – Development Engineering and City of Windsor – Transportation Planning contained in Appendix D of Report S 1/2025, and in the approved Forest Glade North Municipal Class Environmental Assessment, subject to the approval of the City Engineer.
  - 3) Submission of a clearance letter or permit from the Ministry of Environment, Conservation, and Parks confirming compliance with the *Endangered Species Act* to the satisfaction of the City Planner.
  - 4) Subject to revisions required by the City of Windsor, the Ministry of Environment, Conservation and Parks, or other external agency, mitigation measures identified in Sections 5.0 through 8.0 of the Environmental Evaluation Report (EER) prepared by Insight Environmental Solutions Inc. and dated January 10, 2025, and in Sections 6.0 & 7.0 of the Species at Risk Impact Assessment prepared by Insight Environmental Solutions Inc. and dated January 10, 2025, subject to the approval of the City Planner.
  - 5) Further to Section 6.0 in the Stage 2 Archaeological Assessment prepared by AS&G Archaeological Consulting Inc. and dated August 22, 2024, written confirmation from the Ministry of Citizenship and Multiculturalism confirming acceptance of the report in the Ontario Public Register of Archaeological Reports to the satisfaction of the City Planner and submission of GIS Shapefiles of the Study Area to the City of Windsor Heritage Planner.
- C. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix D of Report S 1/2025, and all recommendations in the documents submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600.

Carried.

Report Number: S 1/2025  
Clerk's File: Z/14911 & Z/14912

### **7.2. Official Plan Amendment and Zoning By-law Amendment Applications for the property known as 0 North Service Road; Applicant: Dardevco Inc.; File Nos. OPA 191 [OPA/7261] and Z-029/24 [ZNG/7233]; Ward 8**

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 699**

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- I. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding site specific policies as follows:

### **1.X WEST SIDE OF NORTH SERVICE ROAD EAST, BETWEEN JEFFERSON BOULEVARD AND CLEMENCEAU BOULEVARD**

1.X.1 The property described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT] located on the west side of North Service Road East, between Jefferson Boulevard and Clemenceau boulevard, is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.X.2 Notwithstanding the policy in section 7.3.2.3 of the Official Plan, Volume I, a new development for self-storage facility shall be permitted on the property described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT] without municipal sanitary sewer and water infrastructure available to service the subject land, provided the self-storage facility has no office space, washroom/toilet, and no space(s) requiring municipal sanitary sewer and/or water service.

- II. THAT Zoning By-law 8600 **BE AMENDED** for the land located on the west side of North Service Road East, between Jefferson Boulevard and Clemenceau boulevard, described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], by adding the following site-specific zoning provision to Section 20(1);

### **“524. WEST SIDE OF NORTH SERVICE ROAD EAST, BETWEEN JEFFERSON BOULEVARD AND CLEMENCEAU BOULEVARD**

For the lands comprising Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], a *Self-storage facility* shall be an additional permitted use, and the following provisions shall not apply:

- a) Section 5.2.10 – with respect to availability of municipal sanitary sewer and municipal water service, provided the *self-storage facility* has no office space, washroom/toilet, and no space(s) requiring municipal sanitary sewer and/or water service;
- b) Sections 5.67.1 & 5.67.3.
- c) Sections 24.26.5 & 24.40.20.3.

[ZDM 11 & 15; ZNG/7233]”

- III. THAT the holding zone provisions **SHALL APPLY** to the subject land described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], save and except the use of the subject land for a self-storage facility that does not require sanitary sewer and water service.

- IV. THAT the H symbol may be removed when the applicable holding conditions in Section 95.10 of By-law 8600 have been satisfied.

- V. THAT the Site Plan Approval Officer **BE DIRECTED** to consider the comments in Appendix C attached to this report, and incorporate the items in paragraph (a) below in the Site Plan

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Agreement, along with other relevant requirements identified in the Site Plan Control approval process for the proposed development on the subject land:

- a) The Site Plan Control Agreement shall incorporate the following:
- *SIDEWALKS* – The Owner shall pay, prior to the issuance of a Building Permit, the sum of \$7,606.00 as contribution towards the future construction of a concrete sidewalk on the North Service Road East frontage of the subject land.
  - *STREET LIGHTING* - The Owner shall pay, prior to the issuance of a Building Permit, a sum to be determined by traffic operations towards the future construction and installation of streetlighting including all poles, wiring, fixtures, and conduits with design, location and specifications satisfactory to the City Engineer and EnWin Utilities Ltd. Should the decorative poles be requested, the owner shall provide extra poles and/or funds in accordance with Council Resolution 743/2000.

Carried.

Report Number: S 5/2025  
Clerk's File: Z/14913 & Z/14865

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:48 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:48 o'clock p.m.

### **8. ADOPTION OF THE MINUTES**

None presented.

### **9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

None presented.

### **10. HERITAGE ACT MATTERS**

None presented.

### **11. ADMINISTRATIVE ITEMS**

None presented.

### **12. COMMITTEE MATTERS**

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### 12.1. Minutes of the International Relations Committee of its meeting held December 11, 2024

Moved by: Councillor Angelo Marignani  
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 700**

THAT the minutes of the International Relations Committee of its meeting held December 11, 2024,  
**BE RECEIVED.**

Carried.

Report Number: SCM 23/2025

### 12.2. Minutes of the Property Standards Committee of its meeting held November 7, 2024

Councillor Jim Morrison asks administration for an update on the status of the building at 747  
Ouellette Avenue.

#### **Rob Vani, Deputy Chief Building Official – Inspections**

Rob Vani, Deputy Chief Building Official – Inspections, appears before the Development & Heritage Standing Committee regarding the Minutes of the Property Standards Committee of its meeting held November 7, 2024, and indicates that the property was inspected by a dedicated Building By-law Officer as part of the “Strengthen the Core” initiative, and that the building was found to be non-compliant with the City’s Property Standards By-law. An Order to Repair regarding the building’s exterior issues was subsequently issued, which was later appealed to the Property Standards Committee by the property owner. The building owner brought forward the option of potentially demolishing the building rather than repairing it, which would bring the property into compliance with the by-law. There is no specific timeline for the demolition, but the property owner is working with the Building Department to finalize the application for demolition. If that does not happen, they will continue to work with the owner to bring the property into compliance, either through demolition or repair.

Councillor Jim Morrison acknowledges that there have been many complications with the property with respect to fire damage and insurance coverage. He inquires if the City has any powers to issue an order or help facilitate repairs to, or demolition of, the building.

Rob Vani replies that the City has a responsibility to give the property owner sufficient time to comply. Enforcements under the Building Code Act are given a deadline, and the City will work with the property owner even beyond that point to bring them into compliance. If this is not successful, the next steps would be bringing charges before the Provincial Offences Court to resolve the matter.

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Fred Francis



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Decision Number: **DHSC 701**

THAT the minutes of the Property Standards Committee of its meeting held November 7, 2024, **BE RECEIVED.**

Carried.

Report Number: SCM 24/2025

### 13. QUESTION PERIOD

None registered.

### 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee is adjourned at 4:53 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on March 3rd, 2025.

Carried.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of  
Council Services

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## CITY OF WINDSOR MINUTES 02/03/2025

### Development & Heritage Standing Committee Meeting (*Planning Act* Matters)

Date: Monday, February 3, 2025

Time: 4:30 o'clock p.m.

#### Members Present:

##### Councillors

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

##### Members

Member Anthony Arbour

Member William Tape

Member John Miller

Member Joseph Fratangeli

Member Charles Pidgeon

Member Khassan Saka

##### Members Regrets

Member Daniel Grenier

Member Robert Polewski

#### **PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Robert Martini, Municipal Gaming Analyst

#### **ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Jelena Payne, Commissioner, Economic Development

Neil Robertson, City Planner

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John Revell, Chief Building Official  
Greg Atkinson, Deputy City Clerk - Development  
Adam Szymczak, Acting Deputy City Planner – Development  
Rob Vani, Senior Manager / Deputy CBO/Inspections  
Ian Day, Senior Manager Traffic Operations/Parking  
Aaron Farough, Senior Legal Council  
Emilie Dunnigan, Manager, Development Revenue & Financial Administration  
Patrick Winters, Manager, Development  
Juan Paramo, Development Engineer  
Justina Nwaesei, Planner III, Development  
Natasha McMullin, Senior Clerk Steno  
Anna Ciacelli, Deputy City Clerk

### **Delegations—participating via video conference**

Item 7.1 – Tracey Pillon-Abbs, RPP Principal Planner  
Item 7.2 – Tracey Pillon-Abbs, RPP Principal Planner  
Item 7.2 – Michael Primeau, President

### **Delegations—participating in person**

Item 3.1 – Melanie Muir, Dillon Consulting Limited

## **1. CALL TO ORDER**

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## **2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None disclosed.

## **3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

### **3.1. Additional Information Memo for Report No. S 122/2023; Official Plan Amendment and Zoning By-law Amendment, southwest corner of Wyandotte St. E. by Florence Ave.; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731] and Z-026/22 [ZNG/6730]; Ward 7**

Justina Nwaesei (author), Senior Planner – Development, is available for questions.

Melanie Muir (agent), Dillon Consulting Limited, available for questions.

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## Development & Heritage Standing Committee Monday, February 3, 2025

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Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 697**

THAT the request by Ganatchio Gardens Inc. to withdraw the application submitted under City Planner's Report No. S 122/2023, **BE RECEIVED**, and

THAT Administration **BE DIRECTED** to close the file(s) pertaining to the subject application.

Carried.

### 4. COMMUNICATIONS

None presented.

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

#### 5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held January 6, 2025

Moved by: Member Anthony Arbour

Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held January 6, 2025 **BE ADOPTED** as presented.

Report Number: SCM 26/2025

### 7. *PLANNING ACT* MATTERS

#### 7.1. OPA & Rezoning – Rock Developments East Windsor Inc. – Catherine Street - OPA 192 OPA/7265 Z-042/24 ZNG/7264 - Ward 8

Adam Szymczak (author), Senior Planner – Development, is available for questions.

Tracey Pillon-Abbs (agent), Pillon Abbs Inc., is available for questions and states that she is in support of staff recommendations.

Councillor Kieran McKenzie inquires about the analysis of the Traffic Impact Study (TIS) conducted the extent to which it will affect the surrounding area. Ms. Pillon-Abbs states that the TIS was completed as part of the Master Plan for the area taking into consideration the future growth of the corridor and that a TIS was submitted as part of the Environmental Assessment process with new roads and potentially intersection improvements, and recommendations will be implemented as part of the Site Plan Control process.

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Councillor Kieran McKenzie inquires whether the original proposal submitted is desired as apposed to the revised submission based on Administrations recommendations. Ms. Pillon-Abbs states that the proponent does not have any current objections or concerns and will work with Administration on the final TIS report.

Councillor Kieran McKenzie inquires about the species at risk wants to ensure legislative statutes will be followed through the process. Mr. Szymczak states that a permit from the Ministry is required as part of Site Plan Control.

Councillor Marignani inquires whether pedestrian and cycle access is part of the Master Plan for this development. Ms. Pillon-Abbs states that the new roadways will be subject to City standards and may include active transportation and sidewalks, and the proponent will be responsible for what is on-site, which includes sidewalks, bicycle parking, pedestrian connections to the buildings and municipal right-of-way and will be finalized and reviewed during Site Plan Control.

Councillor Marignani inquires whether the project includes trees to act as a buffer along the property and rail lines. Ms. Pillon-Abbs states that the project is designed to place the storm water management pond and trees to the north to abut the rail line and act as a natural buffer.

Councillor Marginani inquires about the self-contained storm water management system. Ms. Pillon-Abbs defers the question to the Public Works department. Mr. Winters states a regional storm water pond will be constructed to services the road network, site, and public properties that do not have access to the Hawkins Drain.

Councillor Marignani inquires about sound barriers between residents and loading docks. Ms. Pillon-Abbs states that the buildings proposed are more than 75 m away from the rail line and has not triggered any vibration or noise requirements currently but will be addressed if it is found to be needed during the Site Plan Control process.

Councillor Marignani inquires if electric vehicles charging stations will be included in the development. Ms. Pillon-Abbs states that there are none proposed at this time and may be considered for the future by the proponent and tenant, which can be addressed as part of Site Plan Control.

Councillor Marignani inquires about areas of improvement or modification to the intersection or current road system to make the roads safe in an area that is already very busy. Mr. Winters states that the road network was envisioned under the Forest Glade North Secondary Plan will be extended with new intersections and traffic signals with a change in traffic patterns once introduced to tie into the new development.

Councillor Marignani inquires about a pedestrian overpass associated with Roseville Gardens. Mr. Winters states that it is not part of the plan and that there are multi-use trails and sidewalks and Council will see the pedestrian improvements once an Environmental Assessment comes forward to Council.

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## Development & Heritage Standing Committee Monday, February 3, 2025

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Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 698**

1. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172 (known municipally as 6412 & 6560 Tecumseh Road East, 0 Catherine Street; Roll No. 070-680-00700, 070-680-00900, 070-680-01110, 070-680-01510), situated on the north side of Catherine Street between Jefferson Boulevard and Lauzon Parkway, as a Special Policy Area.

2. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

### 1.X CATHERINE STREET

*LOCATION* 1.X.1 The property described as Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172, situated on the north side of future Catherine Street between Jefferson Boulevard and Lauzon Parkway, is designated on Schedule A: Planning Districts and Policy Areas in Volume I - The Primary Plan.

*ADDITIONAL PERMITTED MAIN USES* 1.X.2 Notwithstanding the designation of these lands as "Business Park" on Schedule FGN-2: Land Use Plan in the Forest Glade North Planning Area in Volume II – Secondary Plans and Special Policy Area, commercial uses shall be additional permitted main uses save and except for a childcare centre and tourist home.

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172 (known municipally as 6412 & 6560 Tecumseh Road East, 0 Catherine Street; Roll No. 070-680-00700, 070-680-00900, 070-680-01110, 070-680-01510), situated on the north side of Catherine Street between Jefferson Boulevard and Lauzon Parkway from HMD1.4 to CD2.1 and by adding a site specific exception to Section 20(1) as follows:

### 523. NORTH SIDE OF CATHERINE STREET BETWEEN JEFFERSON BOULEVARD AND LAUZON PARKWAY

For the lands consisting of Part of Lots 119, 120, 121 & 122, Concession 1, designated as Parts 7, 8, 13, 14 and Part of Part 15, all on Plan 12R-26172, the following additional provisions shall apply:

a) Additional Permitted *Main Uses*:

*Ambulance Service*

*Food Catering Service*

*Food Packaging Facility*

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*Manufacturing Facility*

*Medical Appliance Facility*

*Research and Development Facility*

*Stormwater Management Facility*

*Warehouse*

b) Prohibited Uses:

*Child Care Centre*

*Tourist Home*

(ZDM 10,11; ZNG/7264)

4. THAT, when Site Plan Control is applicable:

- A. Prior to the submission of an application for site plan approval, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer:
- 1) Those documents submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 **BE UPDATED** to reflect the site plan for which approval is being sought, and any comments from municipal departments and external agencies.
  - 2) For any building located with 75 metres of a rail corridor, **SUBMISSION** of a Vibration Study to the satisfaction of the City Planner.
- B. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updates or revisions, into an approved site plan and an executed and registered site plan agreement:
- 1) Any vibration control measures identified in a Vibration Study, subject to the approval of the Site Plan Approval Officer.
  - 2) Requirements of the City of Windsor – Development Engineering and City of Windsor – Transportation Planning contained in Appendix D of Report S 1/2025, and in the approved Forest Glade North Municipal Class Environmental Assessment, subject to the approval of the City Engineer.
  - 3) Submission of a clearance letter or permit from the Ministry of Environment, Conservation, and Parks confirming compliance with the *Endangered Species Act* to the satisfaction of the City Planner.
  - 4) Subject to revisions required by the City of Windsor, the Ministry of Environment, Conservation and Parks, or other external agency, mitigation measures identified in Sections 5.0 through 8.0 of the Environmental Evaluation Report (EER) prepared by Insight Environmental Solutions Inc. and dated January 10, 2025, and in Sections 6.0 & 7.0 of the Species at Risk Impact Assessment prepared by Insight Environmental Solutions Inc. and dated January 10, 2025, subject to the approval of the City Planner.
  - 5) Further to Section 6.0 in the Stage 2 Archaeological Assessment prepared by AS&G Archaeological Consulting Inc. and dated August 22, 2024, written confirmation from the Ministry of Citizenship and Multiculturalism confirming acceptance of the report in the Ontario Public Register of Archaeological Reports to the satisfaction of the City

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Planner and submission of GIS Shapefiles of the Study Area to the City of Windsor Heritage Planner.

- C. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix D of Report S 1/2025, and all recommendations in the documents submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600.

Carried.

Report Number: S 1/2025  
Clerk's File: Z/14911 & Z/14912

### **7.2. Official Plan Amendment and Zoning By-law Amendment Applications for the property known as 0 North Service Road; Applicant: Dardevco Inc.; File Nos. OPA 191 [OPA/7261] and Z-029/24 [ZNG/7233]; Ward 8**

Justina Nwaesei (author), Senior Planner – Development, is available for questions.

Tracey Pillon-Abbs (agent), Pillon Abbs Inc., and Michael Primeau (applicant), Dardevco Inc., is available for questions.

Councillor Kieran McKenzie inquires about waiving the requirements to service the lot where typically the lot would be serviced for the development to proceed. Justina Nwaesei states that this is correct.

Councillor Kieran McKenzie inquires about any concerns with waiving the requirement due to the usage, and whether this would set a precedent. Ms. Nwaesei states that this development is unique and the situation concerning this development is something Administration can support. Ms. Nwaesei states that the distance to which the applicant would have to extend existing sanitary sewers to the subject land is unjustified when the sanitary sewer is not needed for this development. She also states that each application is reviewed individually prior to administration's support.

Councillor McKenzie inquires if there is any liability the City will assume by not requiring the full servicing to the lot. Aaron Farough states that the Legal Department has reviewed the application and does not envision any issues with what is being permitted on the property.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 699**

- VI. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, BE AMENDED** by adding site specific policies as follows:



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## Development & Heritage Standing Committee Monday, February 3, 2025

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### **1.X WEST SIDE OF NORTH SERVICE ROAD EAST, BETWEEN JEFFERSON BOULEVARD AND CLEMENCEAU BOULEVARD**

1.X.1 The property described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT] located on the west side of North Service Road East, between Jefferson Boulevard and Clemenceau boulevard, is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.X.2 Notwithstanding the policy in section 7.3.2.3 of the Official Plan, Volume I, a new development for self-storage facility shall be permitted on the property described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT] without municipal sanitary sewer and water infrastructure available to service the subject land, provided the self-storage facility has no office space, washroom/toilet, and no space(s) requiring municipal sanitary sewer and/or water service.

**VII.** THAT Zoning By-law 8600 **BE AMENDED** for the land located on the west side of North Service Road East, between Jefferson Boulevard and Clemenceau boulevard, described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], by adding the following site-specific zoning provision to Section 20(1);

### **“524. WEST SIDE OF NORTH SERVICE ROAD EAST, BETWEEN JEFFERSON BOULEVARD AND CLEMENCEAU BOULEVARD**

For the lands comprising Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], a *Self-storage facility* shall be an additional permitted use, and the following provisions shall not apply:

- d) Section 5.2.10 – with respect to availability of municipal sanitary sewer and municipal water service, provided the *self-storage facility* has no office space, washroom/toilet, and no space(s) requiring municipal sanitary sewer and/or water service;
- e) Sections 5.67.1 & 5.67.3.
- f) Sections 24.26.5 & 24.40.20.3.

[ZDM 11 & 15; ZNG/7233]”

**VIII.** THAT the holding zone provisions **SHALL APPLY** to the subject land described as Lot 205, Registered Plan 1153, [PIN 01562-0241 LT], save and except the use of the subject land for a self-storage facility that does not require sanitary sewer and water service.

**IX.** THAT the H symbol may be removed when the applicable holding conditions in Section 95.10 of By-law 8600 have been satisfied.

**X.** THAT the Site Plan Approval Officer **BE DIRECTED** to consider the comments in Appendix C attached to this report, and incorporate the items in paragraph (a) below in the Site Plan Agreement, along with other relevant requirements identified in the Site Plan Control approval process for the proposed development on the subject land:

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b) The Site Plan Control Agreement shall incorporate the following:

- *SIDEWALKS* – The Owner shall pay, prior to the issuance of a Building Permit, the sum of \$7,606.00 as contribution towards the future construction of a concrete sidewalk on the North Service Road East frontage of the subject land.
- *STREET LIGHTING* - The Owner shall pay, prior to the issuance of a Building Permit, a sum to be determined by traffic operations towards the future construction and installation of streetlighting including all poles, wiring, fixtures, and conduits with design, location and specifications satisfactory to the City Engineer and EnWin Utilities Ltd. Should the decorative poles be requested, the owner shall provide extra poles and/or funds in accordance with Council Resolution 743/2000.

Carried.

Report Number: S 5/2025  
Clerk's File: Z/14913 & Z/14865

## 8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:48 o'clock p.m.

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Ward 10 – Councillor Jim Morrison  
(Chairperson)

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Deputy City Clerk / Supervisor of Council  
Services