

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED
DEVELOPMENT**

**0 North Service Road East,
Windsor, Ontario**

Thursday,
April 23, 2024
6:00 p.m. to 7:00 p.m.

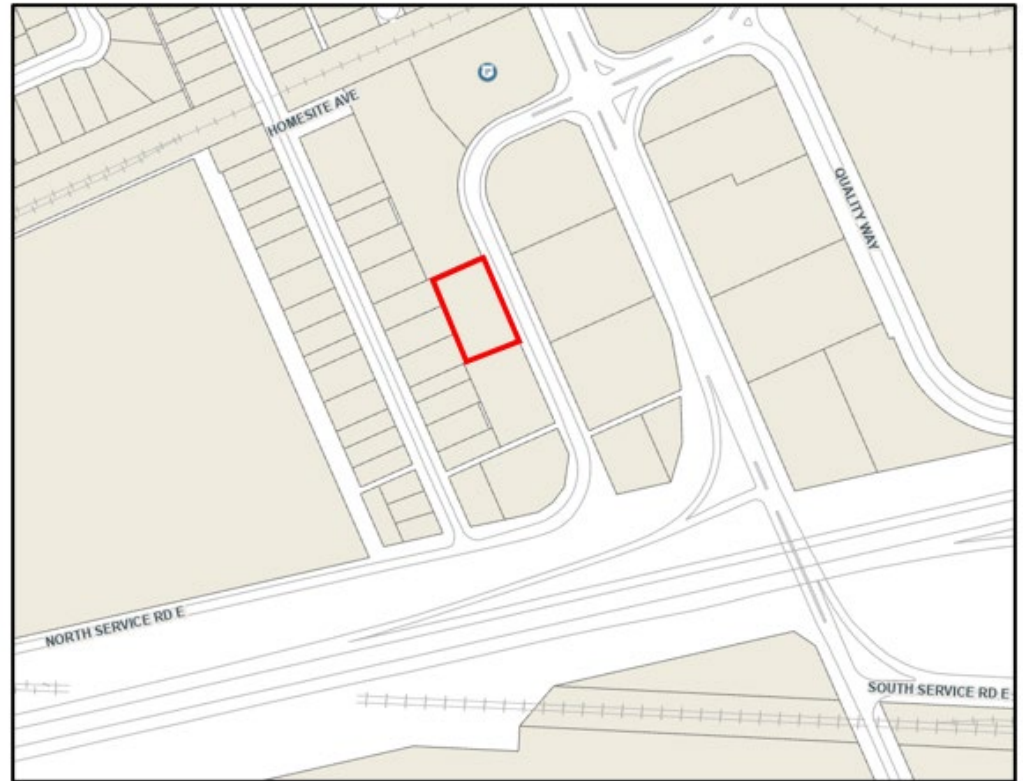
Hosted by the
Applicant Agent:
Pillon Abbs Inc.

Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- Please stay on **mute**.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- You can use the **raised hand** feature when you are ready to speak.
- The open house is scheduled for 1 hour, but we can stay longer, if required.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.

The Site

- located in City of Windsor Ward 5
- west side of North Service Road East
- abuts the north limit of 6010 North Service Road East
- made up of 1 parcel of land
- currently vacant
- the area's characteristic manufacturing
- within the Forest Glade Planning District
- outside of the Essex Region Conservation Authority (ERCA) regulated area





Clemenceau Blvd

Clemenceau Blvd

North Service Rd E

Marks Supply Inc. (Windsor)

Kyler Automotive

Technophar Equipment & Servi

Landgraff Tree Service

Windsor Electric Bicycles
Bicycle store

S&V Automotive

S&V Memorials



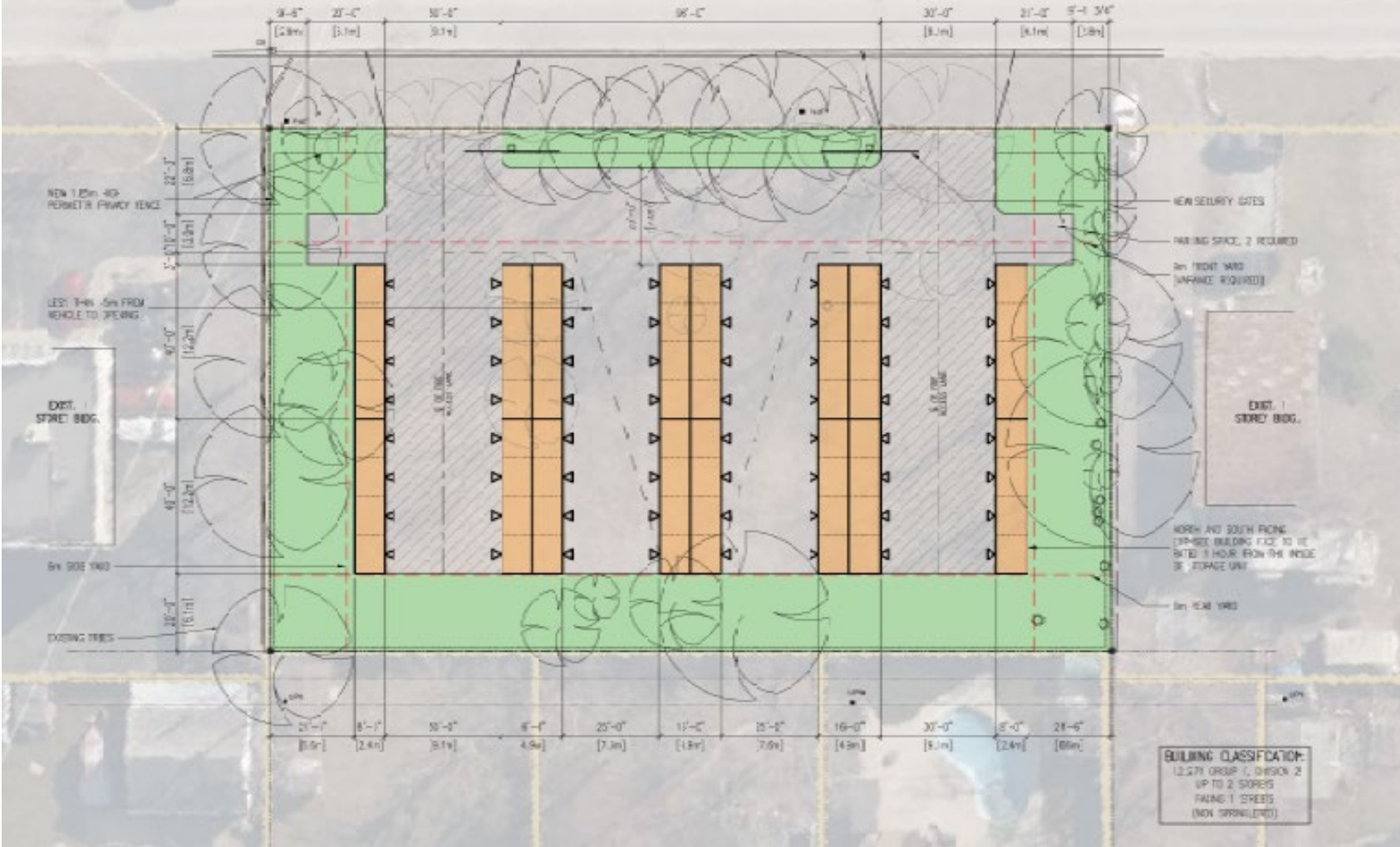
What is Proposed

- proposed to construct self-storage facility
- shipping container units will be used
- for individual household use
- 2 entrances are proposed from North Service Road East
- gated entrance with security features



Concept Plan - proposed

NORTH SERVICE ROAD





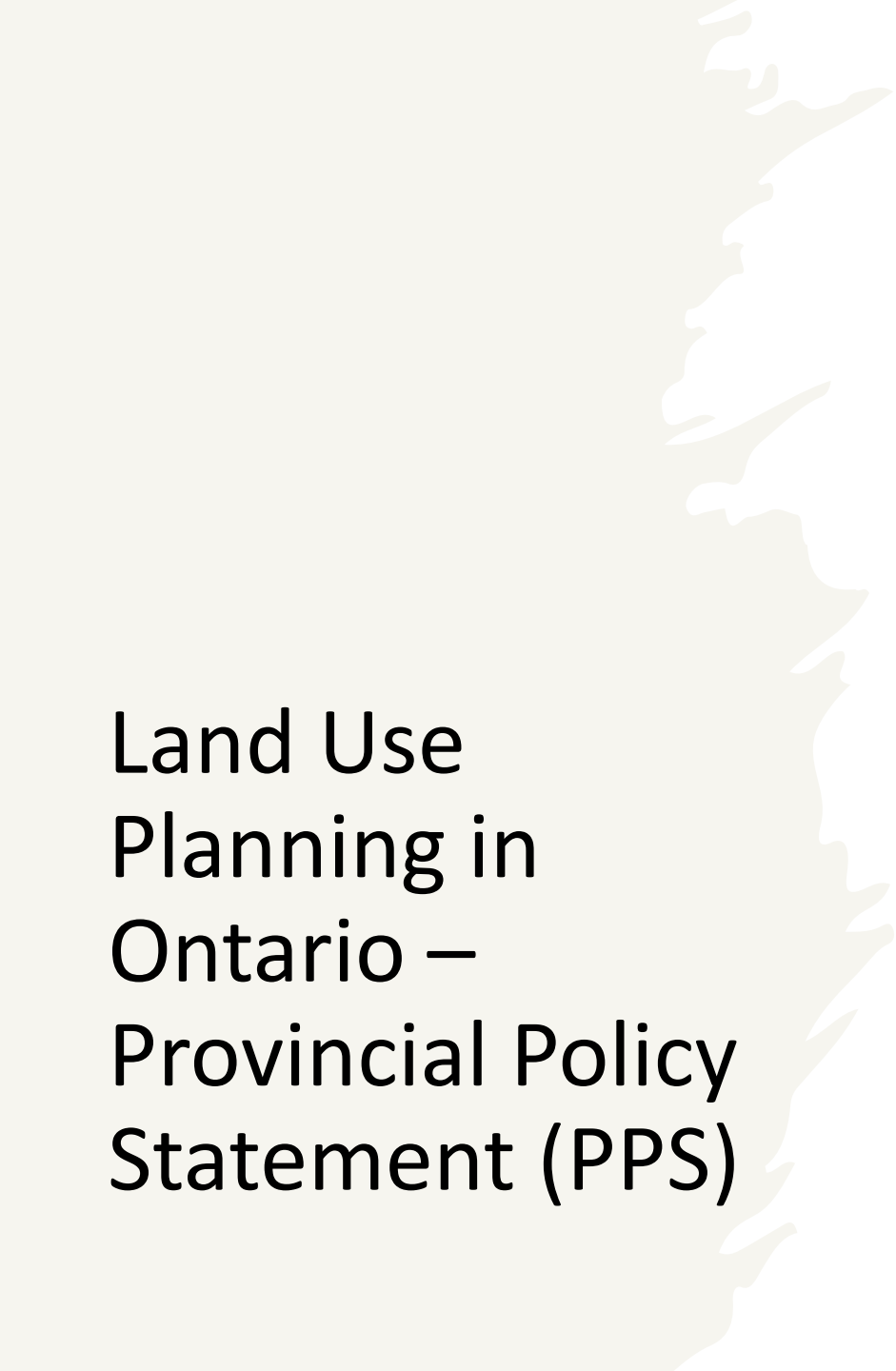
Elevations -
sample





Key Site Features

- Municipal services are not required
- Landscaping and fencing (chain link) provided
- Paved parking and sidewalks provided (no dust expected)
- Buildings will be 6.1 m (20 ft) setback from the west lot line
- Trees along the boundary of the property will be protected during construction
- Professionally landscaped
- Lighting will be designed not to spill over onto abutting properties



Land Use Planning in Ontario – Provincial Policy Statement (PPS)

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario 

Three Main Provincial Policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

Key PPS Policies

- Develop within an existing 'settlement area'
- Develop where municipal services are available
- Help minimize land consumption and servicing costs
- Encourage economic development and employment

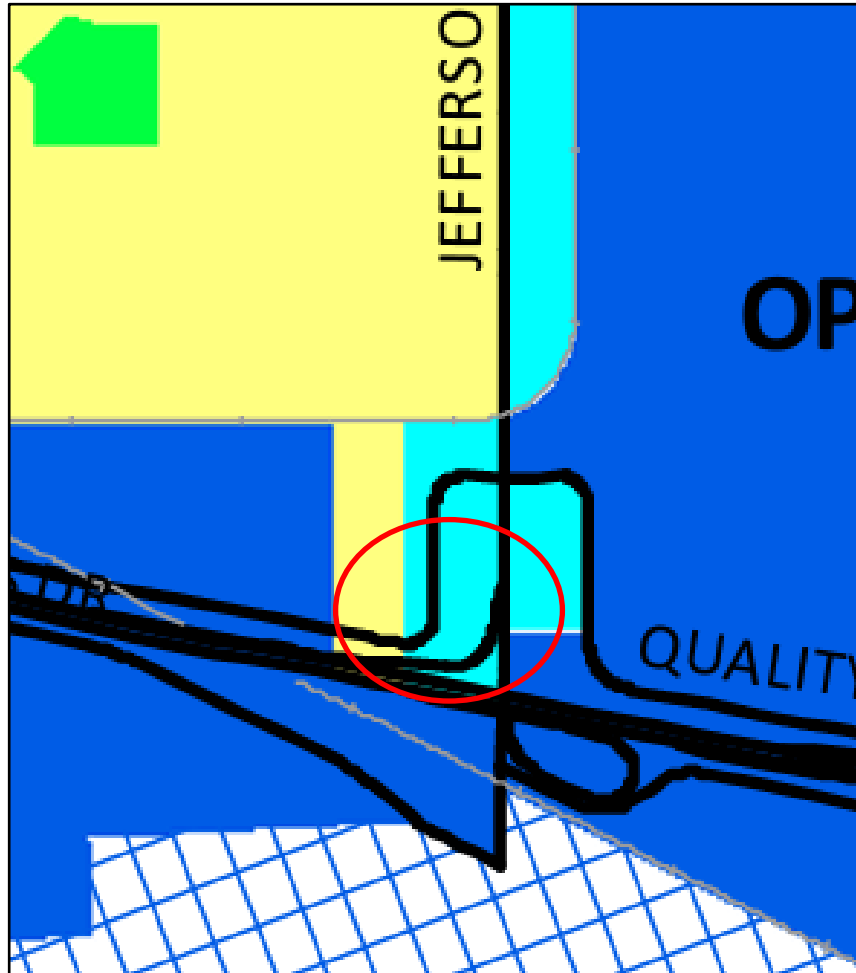
Windsor Official Plan (OP)



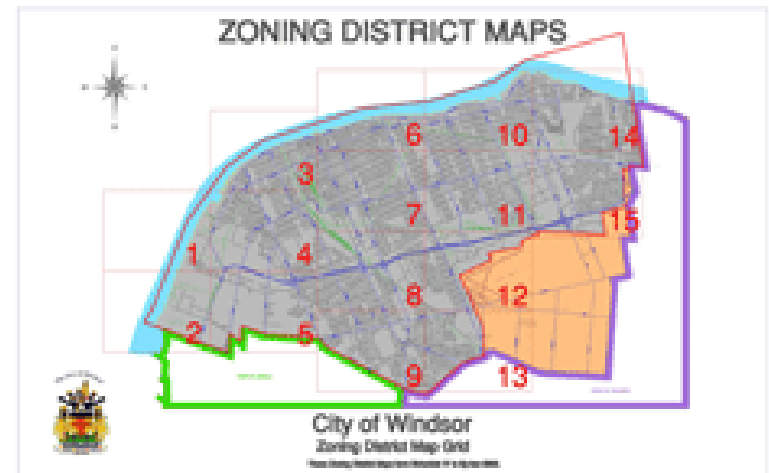
Key OP Policies

- Designated “Business Park” in the City OP (Schedule D)
- Development is encouraged to contribute toward a healthy and livable city
- Promote economic development and employment opportunities
- Ensure development that is compatible with its surroundings

OP - Schedule 'D'



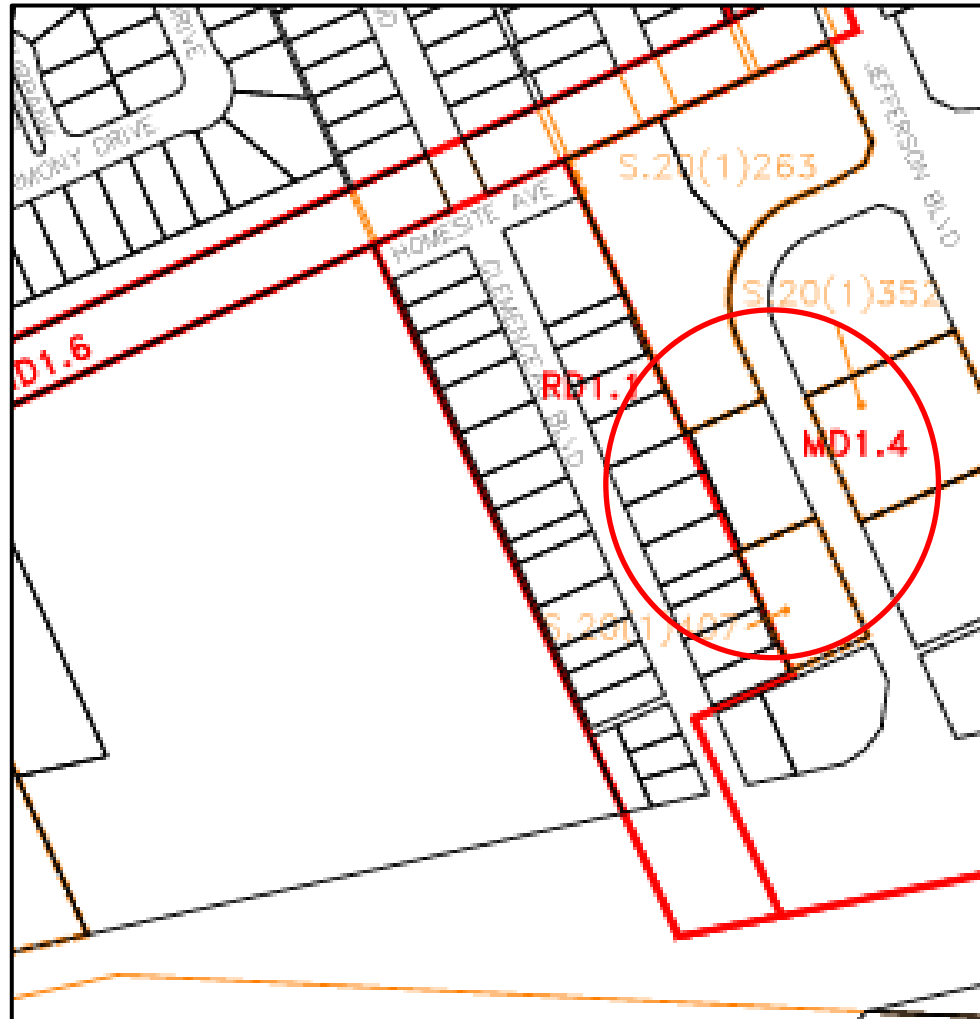
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Manufacturing District 1.4 (MD1.4) category
- Map 11 of the City ZBL
- **Current** permitted uses include (such items as):
 - *Office*
 - *Retail*
 - *Club*
 - *Personal Service Shop*
 - *Restaurant*
 - *Warehouse*
 - *Any use accessory to the preceding uses (ie sheds)*

ZBL- Map '11'



Required
Planning
Applications

- Zoning By-law Amendment (ZBA)

ZBA

- Change the zoning to a site-specific Manufacturing District 1.4 (MD 1.4 - S.20(1)XXX) category
- To permit a self-storage facility **as an additional permitted use**
- The proposed development will comply with **all** zone provisions set out in the MD1.4 (ie setbacks, landscaped open space, parking)

Definition

- SELF-STORAGE FACILITY means *a building divided into individual self-contained storage units, which are available to the public exclusively for the **storage of their equipment or goods**, and may include in combination with the lease or rental of a motor vehicle or trailer for the purpose of moving equipment or goods, the lease, rental, or sale of accessories, equipment, materials, or supplies for the purpose of packing, moving, storage, or towing, faxing, mailbox, packing, and the provision of mailbox, packing, shipping, or shredding services.*
- *A transport terminal or warehouse is not a self-storage facility.*

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA** application, we are required to also provide the following:

- Application and Fees
- Conceptual Site Plan
- Planning Rationale Report (PRR)
- Tree Inventory and Protection Plan
- Informal Open House (summary notes to be included in the PRR)

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report (TBD)



Once the **ZBA** application is submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website



And a notice is mailed to all property owners located within 120 metres of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:
 - Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.
23669 Prince Albert Road, Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
- Phone, email, or mail written comments
- Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports
- Presentation material is available upon request

Questions and
Feedback?