

Office of the Commissioner of Economic Development Planning & Development Services

ZONING BY-LAW AMENDMENT APPLICATION

INSTRUCTIONS

Verify that you are using the most current application form.

- Section 1: Before this application can be submitted, you must complete both Stage 1 and Stage 2 Planning Consultation Applications.
- Section 2: During the Stage 2 process, any required studies must be completed and submitted for review and comment. The final studies for Stage 2 must be included with this application and the proposal must remain unchanged.
- Section 3: Provide the full name, address, phone number, fax number and email address of the applicant, agent, and registered owner. If any of these are a corporation, provide the full corporate name. Include the full name of the contact person. If there is more than one person, corporation, or registered owner, use additional sheets.
- Section 4: Indicate if you are submitting other companion applications with this application. Please note that an application to amend the Official Plan or an application for Plan of Subdivision/Condominium are the only applications that will be accepted for processing concurrently with a Zoning Amendment.
- Section 5: Provide information about the subject land. This information is used to determine supporting information requirements and to assist in the review of the application.
- Section 6: Indicate the amendment, proposed uses and describe the nature and extent of the amendment being requested. Indicate why the amendment is being requested and how it is consistent with the Provincial Policy Statement and conforms to the City of Windsor Official Plan.
- Section 7: If there are any existing buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows this information.
- Section 8: If you propose to build any buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows the information.
- Section 9: Indicate how the property is accessed. Check all boxes that apply.
- Section 10: Provide information about water service, sanitary sewage disposal, and storm drainage.
- Section 11: Provide a sketch of the subject land showing, in metric units, the items listed or indicate if this information is provided on an existing plan or a conceptual site plan.
- Section 12: Please refer to the Stage 2 Planning Consultation letter for details regarding the fees needing to be paid.
- Section 13: Explain your proposed strategy for consulting with the public with respect to the application.
- Section 14: Complete and sign in the presence of a Commissioner of Taking Affidavits.
- Other: Read, complete in full, and sign Schedules A & E.

Submit application form and supporting information to the Senior Steno Clerk at Planning & Development Services, Suite 210, 350 City Hall Square West, Windsor ON N9A 6S1 or planningdept@citywindsor.ca

Do not email the application and documents to a staff planner.

CONTACT INFORMATION

Planning & Development Services Suite 210 350 City Hall Square West Windsor ON N9A 6S1 Telephone: 519-255-6543

Email: planningdept@citywindsor.ca

Web Site: www.citywindsor.ca

Fax: 519-255-6544

ZONING BY-LAW AMENDMENT PROCESS

The application will be terminated without notice after 60 days of inactivity. The following is for your information only. Review the Planning Act and relevant regulations for statutory requirements. The processing of the application is subject to change. Direct all questions to the assigned Planner. The process is generally as follows:

- 1. The application is reviewed to ensure all prescribed and required information and the fee have been submitted. Within 30 days of the receipt of the application, you will be notified in writing that the application is deemed incomplete or complete.
- 2. If deemed incomplete, the application and fee will be returned. If deemed complete, fees are not refundable, the application is circulated to departments and external agencies for review and comment, and all submitted documents are made available to the public.
- 3. Following circulation, a draft staff report containing a recommendation and any conditions is prepared. The City Planner and other staff review the draft staff report.
- 4. When the staff report is approved by appropriate municipal staff, it will be scheduled for a future meeting of the Development and Heritage Standing Committee (DHSC).
- 5. The DHSC meeting is the public meeting required by the Planning Act. Public notice of the DHSC meeting is advertised in the Windsor Star, a local newspaper, at least 20 days in advance of the DHSC meeting. A courtesy notice may be mailed to property owners and/or tenants within 120 metres or more of the subject land.
- 6. 10 days prior to the DHSC meeting, the staff report is circulated to the applicant and DHSC members and made available to the public. All supporting documentation submitted by the applicant is available for review.
- 7. At the DHSC meeting, a staff planner may make a presentation. The applicant and other parties have an opportunity to provide verbal and/or written submissions. The DHSC may ask questions of staff, the applicant, agent, and other parties. The DHSC may decide to defer or recommend approval or denial of the application.
- 8. If deferred, the application along with any additional information or a new staff report will be considered at a future DHSC meeting. If recommended for approval or denial, the staff report, the minutes of the DHSC meeting, and the amending by-law are forwarded to City of Windsor Council for consideration at a future date. The applicant, agent and all interested parties will be notified by Council Services of the date, time, and location of the Council meeting. Call 311 or contact Council Services at 519-255-6211 or clerks@citywindsor.ca.
- 9. The application may be placed on the Consent Agenda of the Council Meeting, a part of the meeting where Council approves several matters with a single motion. If the application is not on the Consent Agenda, the staff planner may introduce the application, review the staff recommendation and any additional information provided to Council, and advise Council of any differences between the staff and DHSC recommendations. The applicant and other interested parties have an opportunity to make verbal and/or written submissions. Council may decide to approve, deny, or defer the application. If Council approves the application, the amending by-law may be approved at the same Council meeting, otherwise it will be approved at a future Council meeting.
- 10. When the amending by-law is passed, Council Services will mail a notice of the passing of the amending by-law to property owners and various public agencies within 15 days. There is a 20-day appeal period commencing the day after this notice is given. The notice will include the last day to file an appeal. An appeal is made to the Ontario Land Tribunal (OLT) through Council Services. If no appeal is filed, the amending by-law is final and binding as of the date of Council's passing of the by-law. Contact Council Services at 519-255-6211 or clerks@citywindsor.ca.
- 11. If the rezoning is subject to a holding symbol, it is the responsibility of the property owner to satisfy the conditions to remove the holding symbol, to apply, and to pay the fee to remove the holding symbol.

CONTACT INFORMATION

Planning & Development Services Suite 210 350 City Hall Square West Windsor ON N9A 6S1

2025 March 3

Fax: 519-255-6544

Telephone: 519-255-6543

Email: planningdept@citywindsor.ca

Web Site: www.citywindsor.ca

ZONING BY-LAW AMENDMENT APPLICATION **PLANNING CONSULTATION – Completion of Stage 2** 1. Planning Consultation (Stage 2 Application) must be completed before this application can be submitted. YES File Number: PC-Has the Planning Consultation Stage 2 Application been completed? NO Staff Use Only Signature of Staff Planner Date of Consultation Jim Abbs Frank Garardo Kevin Alexander Tracy Tang ☐ Simona Simion Brian Nagata ☐ Justina Nwaesei ☐ Laura Strahl Adam Szymczak REQUIRED SUPPORTING INFORMATION as Identified in the Planning Consultation Stage 2 Process: For each document, provide one paper copy, and where possible, one digital copy on a USB flash drive or by email. All drawings or plans shall be in letter size (8.5 x 11 inches) in JPG and PDF format. All other documents shall be in Word and PDF format. All PDF documents shall be flattened with no layers. The City of Windsor reserves the right to require additional supporting information during the processing of the application. All supporting information submitted is made available for public review. If you are submitting a companion application submit only one set of documents. Staff Use Only Sketch of Subject Deed or Corporation Profile

Offer to Purchase Report (see Section 8) Land (see Section 11) Archaeological Built Heritage Environmental Environmental Assessment - Stage 1 Impact Study **Evaluation Report** Site Assessment ☐ Floor Plan and Geotechnical Study Guideline Plan Lighting Study Elevations ☐ Market Impact ☐ Noise Study ☐ Planning Rationale Assessment Report Record of Site Condition Sanitary Sewer Study ☐ Species at Risk ☐ Storm Sewer Study Screening (see Schedule E) ☐ Storm Water Topographic ☐ Transportation Transportation Plan of Survey Impact Statement Retention Scheme Impact Study ☐ Tree Preservation ☐ Tree Survey Study ☐ Urban Design Study ☐ Vibration Study Other Required Information: Study

3. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner, and agent, the name of the contact person, and address, postal code, phone number, fax number and email address.

If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

All communication is with the Agent authorized by the Owner to file the application. If there is no Agent, all communication is with the Applicant.

Applicant	
Name:	Contact: Name of Contact Person
Address:	Name of Contact Person
Address:	
Phone:	Fax:
Email:	
Registered Owner	ant
Name:	Contact: Name of Contact Person
Address:	Name of Contact Person
Address:	
Phone:	Fax:
Email:	
Agent Authorized by the Owner to F	File the Application (Also complete Section A1 in Schedule A)
Name:	Contact:
Address:	Name of Contact Person
Address:	
Phone:	Fax:
Email:	
4. COMPANION APPLICATIO	NS
Are you submitting a companion Official Plan	Amendment application? NO NO YES
Are you submitting a companion Plan of Subd	ivision/Condominium application? NO YES
If a development proposal requires site plan a	pproval, that application can only be submitted after the zoning

amendment has been considered by City Council and the appeal period has concluded.

5. SUBJECT LAND INFORMATION

Municipal Address	
Legal Description	
Assessment Roll Number	
If known, the da	ate the subject land was acquired by the current owner:
Frontage (m)	Depth (m) Area (sq m)
Official Plan Designation	
Current Zoning	
Existing Uses	
If known, the le	ngths of time that the existing uses have continued:
List the names subject land:	and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the
-	asements or restrictive covenants affecting the subject lands? NO \(\subseteq \text{YES} \subseteq \) ribe the easement or restrictive covenant and its effect:
	ne subject land ever been subject of: <i>(leave blank if unknown)</i> n application for a Plan of Subdivision or Consent: NO YES File:
	application for an amendment to a Zoning By-law: NO YES File:
,	An application for approval of a Site Plan: NO YES SPC-
	A Minister's Zoning Order (Ontario Regulation): NO YES OR#:

6. DESCRIPTION OF AMENDMENT

mendment to Zoning By-law from:
to:
Proposed uses of subject land:
Describe the nature and extent of the amendment(s) being requested:
Vhy is this amendment or these amendments being requested?
explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement:
See Planning Rationale Report
explain how the application conforms to the City of Windsor Official Plan:
See Planning Rationale Report
this application is to remove land from an area of employment, details of the official plan or official plan amendmen nat deals with this matter:
☐ See Planning Rationale Report ☐ See Official Plan Amendment

7. EXISTING BUILDINGS / STRUCTURES ON SUBJECT LAND

Are there	any buildings or structures on the subject land?
□ NO	Continue to Section 8
YES	Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.
	See attached Existing Plan or Sketch of Subject Land
8. PR	OPOSED BUILDINGS / STRUCTURES ON SUBJECT LAND
	OPOSED BUILDINGS / STRUCTURES ON SUBJECT LAND opose to build any buildings or structures on the subject land?
Do you pr	opose to build any buildings or structures on the subject land?
Do you pr	opose to build any buildings or structures on the subject land? Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
Do you pr	Continue to Section 9 Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.

ACCESS TO SUBJECT LAND 9. Indicate if access to subject land is by: (check all that apply) ☐ Municipal Road ☐ Provincial Highway Another public road or a right-of-way Water - If access to the subject land is by water only, describe the parking and docking facilities used or to be used and provide the approximate distance in metric of these facilities from the subject land and the nearest public road: 10. WATER, SANITARY SEWAGE AND STORM DRAINAGE **WATER** – Indicate whether water will be provided to the subject land by: ☐ Publicly owned & operated piped water system Privately owned & operated individual well Privately owned & operated communal well Other **SANITARY** - Indicate whether sewage disposal will be provided to the subject land by: Publicly owned & operated sanitary sewage system Privately owned & operated individual septic system - See Note below Privately owned & operated communal septic system - See Note below Other If the application would permit development on privately owned and operated individual or communal septic Note: systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, you must submit a Servicing Options Report and a Hydrogeological Report. **STORM DRAINAGE** - Indicate whether storm drainage will be provided by: ☐ Sewers Ditches ☐ Swales Other ____

11. SKETCH OF SUBJECT LAND

Provide a sketch showing, in metric units,

- a) the boundaries and dimensions of the subject land;
- b) the location, size, and type of all existing and proposed buildings and structures on the subject land, including their distance from the front lot line, rear lot line, and side lines;
- the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
- d) the current uses of all land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way;
- f) if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land.

12. APPLICATION FEE & OTHER FEES

The amendment type and corresponding application fees are identified in the Planning Consultation Stage 2 process.

Fees are subject to change. Payment options will be provided when the application is ready to be deemed complete. If the Applicant has chosen to not complete both stages of the Planning Consultation process, the Base Fee below is doubled.

APPLICATION FEE

Amendment Type	Code	Minor Rezoning	Major Rezoning
Base Fee	53001	\$2,323.50	\$3,120.10
GIS Fee	63024	+ \$50.00	+ \$50.00
E-Permitting Fee	25164	+ \$40.00	+ \$40.00
Total City of Windsor Fees		= \$2,413.50	= \$3,210.10

Essex Region Conservation Authority (ERCA) Fee

Code 53023

If the subject land is in the Limit of Regulated Area, an ERCA fee based on type of application will be added to the Total City of Windsor Fees above. The ERCA fee is separate from any fees for a permit or clearance required by ERCA. The ERCA Fee Schedule is available here.

OTHER FEES - The following fees are not due at this time but may be charged in the future:

Renotification Fee

Code 53016

\$2.644.60

Required when an applicant requests a deferral after notice of a public meeting has been given.

Legal Fee - Servicing Agreement

Code 63002

\$709.52.64 plus \$50 per unit, lot, or block

Required when the preparation of a servicing agreement is a condition of approval.

13. PROPOSED PUBLIC CONSULTATION STRATEGY Select or describe your proposed strategy for consulting with the public with respect to the application: Required Public Consultation (Public Notice & Public Meeting as required per the Planning Act) Website Other | Open House 14. SWORN DECLARATION OF APPLICANT Complete in the presence of a Commissioner for Taking Affidavits. If the declaration is to be administered remotely, you must be able to see, hear and communicate with the Commissioner and show documentation that confirms your identity. , solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with Ontario Regulation 431/20, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath. Signature of Applicant Location of Applicant at time of declaration Sign in the presence of a Commissioner For Taking Affidavits This declaration was administered remotely in accordance with Ontario Regulation 431/20 Declared before me Signature of Commissioner Location of Commissioner this day of dav month vear PLACE AN IMPRINT OF YOUR STAMP BELOW Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,

READ & COMPLETE SCHEDULES A & E IN FULL & SIGN

Province of Ontario, for Pillon Abbs Inc.

Expires August 4, 2026

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of

SCHEDULE A – Authorizations & Acknowledgements

A1. Authorization of Registered Owner for Agent to Make the Application

the registered owner that the agent is authorized to make the the authorization below must be completed.	application must be included with this application form or
I,	, am the registered owner of the land that is
Name of Registered Owner	
subject of this application for an amendment to the City of Win	ndsor Zoning By-law and I authorize
	to make this application on my behalf.
Name of Agent	
Signature of Registered Owner	Date
If Corporation - I have authority to bind the corporation	
A2. Authorization to Enter Upon the Subject L	ands and Premises
l,	
Name of Registered Owner	
haraby and haring the Davidson and Haritage Standing Cou	monistana and their accessors. City Council, and staff of The

hereby authorize the Development and Heritage Standing Committee or their successor, City Council, and staff of The Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 5 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as a condition of approval. This is their authority for doing so.

Signature of Registered Owner Date

If Corporation – I have authority to bind the corporation

SCHEDULE A CONTINUES ON NEXT PAGE

SCHEDULE A - Authorizations & Acknowledgements - Continued

A3. Acknowledgements

Receipt, Fees, Additional Information, Termination, and Freedom of Information

I acknowledge that receipt of this application by the City of Windsor does not guarantee it to be a complete application, that further review of the application will occur, and that I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further acknowledge that after the application is deemed complete, fees are not refundable, additional information may be requested, and that after 60 days of inactivity the City of Windsor may terminate the application without notice.

I further acknowledge that pursuant to the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

Species at Risk

Ontario's *Endangered Species Act* protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

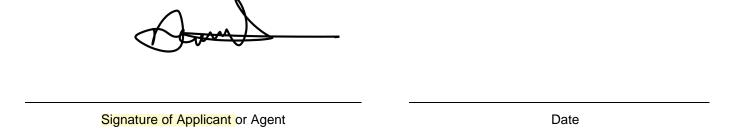
I acknowledge that it is my sole responsibility as the Applicant to comply with the provisions of the *Endangered Species Act*, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of the Environment, Conservation and Parks (MECP) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any *Planning Act*, *R.S.O. 1990*, c.P.13 approval given by the City of Windsor does not constitute an approval under the *Endangered Species Act*, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MECP prior to conducting any activity that may affect endangered or threatened plant or animal or its habitat.

Additional information can be found at:

https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species or by contacting MECP at SAROntario@ontario.ca

Acknowledgement

I acknowledge that I have read and understand the above statements:



END OF SCHEDULE A COMPLETE SCHEDULE E ON NEXT PAGE

SCHEDULE E – Environmental Site Screening Questionnaire

Pre	vious Use of Property				
	Residential	Industrial	Commercial	Institutional	
	Agricultural	Parkland	☐ Vacant	Other	
a)	If previous use of the pro	perty is Industrial or C	ommercial, specify use:		
b)	Has the grading of the suland?	ubject land been chang	ed by adding earth or m	aterial? Has filling occurred on the	subjec
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
c)	Has a gasoline station ar any time?	nd/or automobile servic	e station been located o	on the subject land or adjacent land	ls at
	☐ Yes ☐ N	lo 🗌 Unknov	vn		
d)	Has there been petroleur	n or other fuel stored o	on the subject land or ad	jacent lands?	
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
e)	Are there or have there elands?	ever been underground	storage tanks or buried	waste on the subject land or adjac	ent
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
f)	Have the lands or adjace been applied as pesticide			eration where cyanide products may	y have
	☐ Yes ☐ N	lo 🗌 Unknov	vn		
g)	Have the lands or adjace	ent lands ever been use	ed as a weapons firing ra	ange?	
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
h)	Is the nearest boundary I operational/non-operation	• •	•	feet) of the boundary line of an l or dump?	
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
i)	If there are existing or pre remaining on site which a			, are there any building materials asbestos, PCB's)?	
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
j)	Is there reason to believe adjacent sites?*	e the subject lands may	y have been contaminate	ed by existing or former uses on the	e site c
	☐ Yes ☐ N	lo 🗌 Unknow	vn		
	stations, disposal of w activities and spills. S dry cleaning plants ha the potential for site c	vaste minerals, raw ma ome commercial prope ave similar potential. Th	nterial storage, and resid erties such as gasoline s ne longer a property is u series of different industr	nited to: operation of electrical trans ues left in containers, maintenance tations, automotive repair garages, nder industrial or similar use, the g ial or similar uses upon a site could	e , and reater
k)				if YES to any of a) to j) above, atta applicable, the land(s) adjacent to	

SCHEDULE E CONTINUES ON NEXT PAGE

SCHEDULE E - CONTINUED

Acknowledgement Clause

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations, guidelines and the City's Official Plan policies pertaining to potentially contaminated sites, and to use all reasonable effort to identify the potential for contamination on the subject property.

I acknowledge that as a condition of approval of this application that the City may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the City of Windsor of acknowledgement of this Record of Site Condition by the Ministry of Environment.

I acknowledge that the City may require the qualified person signing the Record of Site Condition to submit to the City a Declaration acknowledging that the City of Windsor may rely on the statements in the Record of Site Condition.

I acknowledge that the City of Windsor is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in, through, or as a result of any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Windsor, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Name of Applicant (print)	Signature of Applicant
	Date
Name of Agent (print)	Signature of Agent
	Date

END OF SCHEDULE E

THIS IS THE LAST PAGE OF THE APPLICATION FORM