



RJ Planner

Registered|Professional |Land Use Planners

Planning Rationale Report

Zoning By-Law Amendment and Consent to Sever

825 Cabana Road East

City of Windsor

Prepared for:

1000593576 Ontario INC
(c/o Mohammad Alhammoud)

Report Date:

October 7, 2025

Revision Date:

March 22, 2026

1.0 Executive Summary and Report Framework

RJ Planner has been retained by 1000593576 Ontario INC. (c/o Mohammad Alhammad) (herein referred to as the “Applicant”) to prepare a Planning Rationale Report (PRR) in support of an application for Zoning By-Law Amendment (the “ZBA”) and Consent to Sever for the residential lands located within the City of Windsor and identified as **825 Cabana Road East** (herein referred to as the “Subject Lands”).

The Subject Lands are located within the Roseland Planning District and are designated “Residential” in the City of Windsor Official Plan. The Subject Lands are zoned Residential District 1.4 (RD1.4) under City of Windsor Zoning By-Law 8600 (herein referred to as the “Zoning By-law”). The RD1.4 zoning district permits one (1) Single Unit Dwelling as a main use.

The Applicant wishes to obtain a land conveyance of part of the Subject Lands through an application for Consent to Sever for the purpose of creating one (1) new residential lot (the “severed lands”) to accommodate one (1) new Single Unit Dwelling. The Single Unit Dwelling will contain within it, one (1) Additional Dwelling Unit (ADU).

To facilitate the Consent, the Applicant requires a site-specific amendment to the Zoning By-Law to permit the following lot and building regulations for the “severed parcel”:

- A Minimum Lot Width of 9.48 metres (m) whereas 18m is required;
- A Minimum Lot Area of 297.6 square metres (sqm) whereas 540 sqm is required;
- A Maximum Hardscape Area of 53% for the required front yard whereas no more than 50% is permitted for a lot width of 9m or greater;
- A Minimum Rear Yard Depth of 6.34 m whereas 7.5m is required.

A site-specific ZBA is required to permit the following Lot regulation for the “retained parcel”:

- A Minimum Lot Width of 17.45 m whereas 18m is required.

A site specific ZBA is required because the reduction in the proposed lot and building regulations for minimum lot width and lot area for the “severed parcel” are more than 20 percent (%) above the by-law regulation; the proposed lot and building regulations may have the effect of increasing the building envelope for a main building on the “severed parcel”; and, the proposed lot and building regulations for the severed and retained parcel

may impact the pattern, scale and character of the blockface due to their cumulative effects.

The Applicant has completed a Stage 1 Planning Consultation for the ZBA and Consent to Sever dated September 20, 2024. The Consultation letter is attached to this Report as **Appendix A**. The Applicant has also completed the following supporting studies and information sessions as required under the Stage 1 Planning Consultation:

- A proponent led Public Consultation Meeting held on August 20, 2025.
- A Conceptual Site Plan revised on March 13, 2026 showing the proposed buildings, elevations, floor plans, new rights-of-way(s), dimensions for the retained and severed lots including side yards and parking areas on the Subject Lands.
- A Topographic Survey prepared by Rood Engineering INC. and dated February 4, 2026.
- A Tree Inventory prepared by Paul Giroux, RPF/Certified Arborist of Joshua Tree Forestry Services and dated Marh 18, 2025 for all live trees over 10cm DBH on the Subject Lands.

An Open House Report has been included under **Section 4** of this Report.

All support studies have been summarized in this Report under **Section 2** and are attached as **Appendix B**.

A scoped PRR completed by a Registered Professional Planner (RPP) has also been identified as a required support study for Stage 2 Planning Consultation.

This PRR has been completed in accordance with the Stage 1 Planning Consultation to address the following study components only:

- A description of the proposal and the approvals required;
- The site's previous development approval history;
- The major physical features or attributes of the site including current land uses(s) and surrounding land uses and contextual considerations;
- A professional opinion on the proposal's consistency with the provincial policy statement issued under the Planning Act;
- The way in which relevant Official Plan policies will be addressed, including both general policies and site-specific land use designations and policies;

- How the proposal addresses the Community Strategic Plan;
- The suitability of the site and reasons why the proposal is appropriate for this site and will function well to meet the needs of the intended future users;
- An analysis of the compatibility of the design and massing of the proposed developments and land use designations;
- An analysis and opinion as to why the proposal represents good planning, including the details of any methods that are used to mitigate potential negative impacts;
- A description of the impact on the natural environment;
- A description of the impact on municipal services;
- A description of how the proposal will affect the social and/or economic conditions using demographic information and current trends;
- A description of how the proposal addresses the City of Windsor Intensification Guidelines; and,
- A description of the areas of compliance and non-compliance with the Zoning By-law. Zoning By-law 8600 shall be read in its entirety. Special attention should be paid to the following Sections:
 - Section 3 -Definitions
 - Section 5 -General Provisions
 - Section 20 -Specific Zoning Exceptions in Certain Areas (Review Zoning District Map)
 - Section 24 -Parking, Loading and Stacking Provisions
 - Section 25 -Parking Area Regulations (applies to a parking area containing five or more parking spaces)

The following documents were **primary references** in undertaking the PRR:

- Provincial Planning Statement, 2024 (PPS, 2024)
- The City of Windsor Official Plan (Volumes I, II, III)
- The City of Windsor Intensification Guidelines (June 2022)
- Windsor’s Community Strategic Plan (2007)
- The ALTUS Background Report (2022)

- The City of Windsor Zoning By-law 8600

It is the professional opinion of the undersigned that the proposed application for ZBA and Consent to Sever has regard to matters of Provincial Interest as described under Section 2 of the Planning Act and the criteria for consents as described under section 51 (24) of the Planning Act; is consistent with the Provincial Planning Statement (PPS, 2024); and conforms with the City of Windsor Official Plan and good planning principles.

It is therefore the professional opinion of the undersigned that the ZBA and consent application, as outlined in this Report, should be approved by the respective Planning Authority.

I hereby certify that this plan/report was prepared by Rita Jabbour, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

Respectfully Submitted,



Rita Jabbour, RPP, MCIP, MSc
Registered Professional Planner
RJ Planner

Table of Contents

1.0	Executive Summary and Report Framework.....	2
2.0	Introduction.....	7
2.1	Description of Proposal.....	7
2.2	Required Support Studies.....	14
2.3	Previous Development Approval History.....	15
2.4	Description of Subject Lands and Surrounding Land Uses.....	15
2.4.1	Description of Surrounding Land Uses.....	19
3.0	City of Windsor Intensification Guidelines and Compatibility of Design.....	25
4.0	Open House Report.....	32
5.0	Planning Analysis.....	34
5.1	Planning Act.....	35
5.2	Provincial Planning Statement, 2024 (PPS, 2024).....	40
5.2.1	Housing.....	40
5.2.2	General Policies for Settlement Areas.....	42
	Analysis	42
5.3	City of Windsor Official Plan.....	43
5.3.1	Development Strategy.....	43
5.3.2	Healthy Community.....	44
5.3.3	Land Use.....	44
5.3.4	Infrastructure.....	47
5.3.5	Urban Design.....	49
5.3.6	Procedures.....	51
5.3.7	Tools.....	54
5.4	City of Windsor Community Strategic Plan.....	59
6.0	Proposed Zoning By-Law Amendment.....	59
7.0	Summary.....	65
7.1	Good Planning.....	66
8.0	Conclusions.....	67
	Appendices:	
Appendix A	– Stage 1 Planning Consultation Letter	
Appendix B	– Required Support Studies	
Appendix C	– Conceptual Floor Plans and Building Elevations	
Appendix D	– Legal Instruments	
Appendix E	– Notice of Open House	
Appendix F	– Open House Display Boards	

2.0 Introduction

This Planning Rationale Report (PRR) has been prepared for 1000593576 Ontario INC (c/o Mohammad Alhammoud) in support of an application for Zoning By-Law Amendment (ZBA) and Consent to Sever for the residential lands (the 'Subject Lands') legally described as **Lot 35 on Registered Plan 1552** and municipally known as **825 Cabana Road East** and located within the Single Tier Municipality of the **City of Windsor**.

The Subject Lands are located on the south side of Cabana Road East, just east of the intersection of Cabana Road East and Holburn Street. The Subject Lands are an interior lot located between those parcels with municipal address 815 Cabana Road East and 835 Cabana Road East. **Figure 1** provides a location map of the Subject Lands:

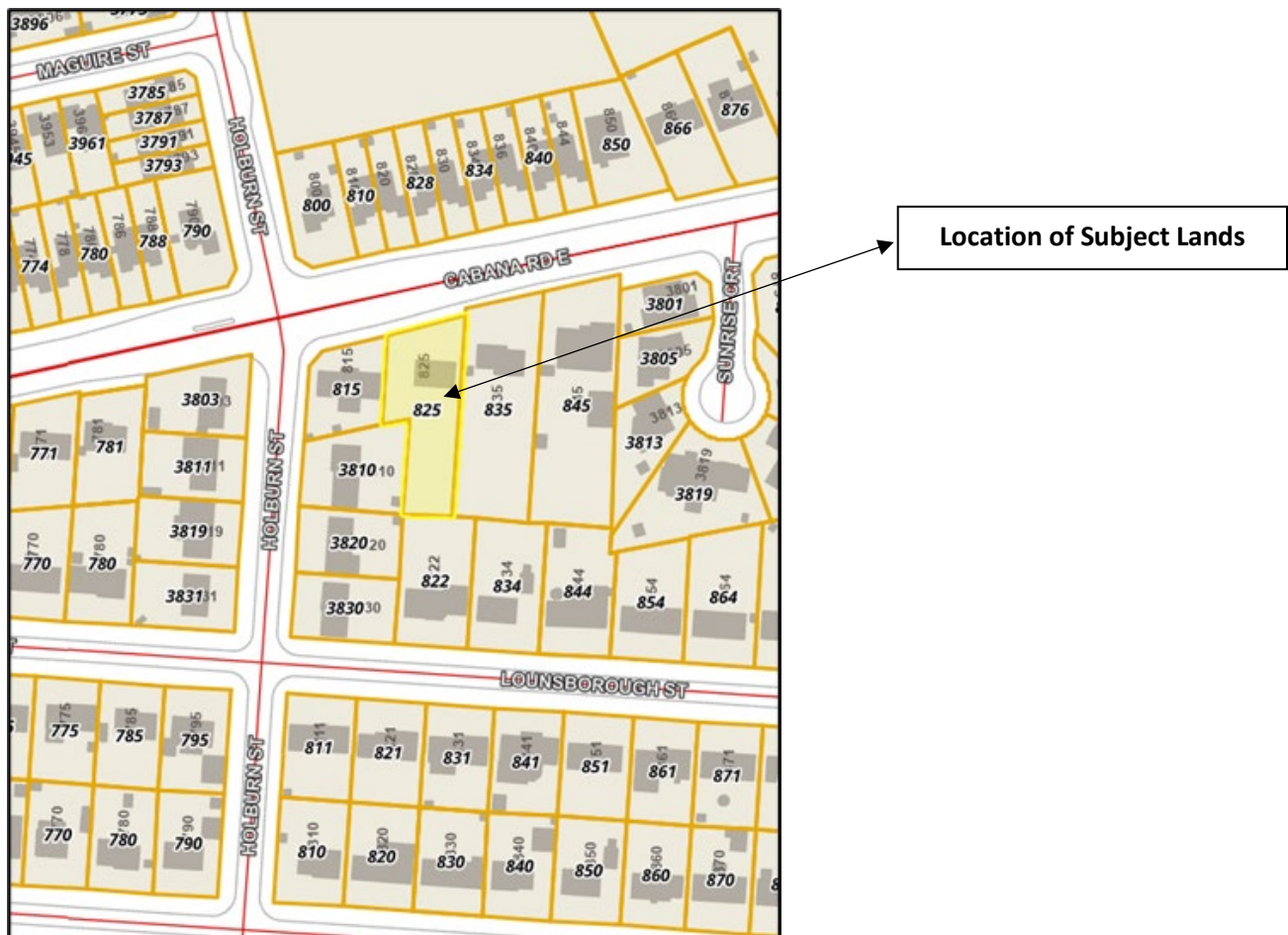


Figure 1. Location of Subject Lands Highlighted in Yellow

2.1 Description of Proposal

The Applicant wishes to obtain a land conveyance of part of the Subject Lands through an application for Consent to Sever for the purpose of creating one (1) new residential lot (the "severed parcel").

As illustrated in **Figure 1**, the Subject Lands are irregularly shaped. They include a “bump out” of 10.75m from the side wall of the main dwelling extending westward. That “bump out” does not terminate at the rear lot line. The area is presently used for on-site parking for the existing dwelling and includes the main access area to the Subject Lands. The “severed parcel” is proposed to consist of the area occupied by this “bump out”. The “severed parcel” is further identified in **Figure 2**.

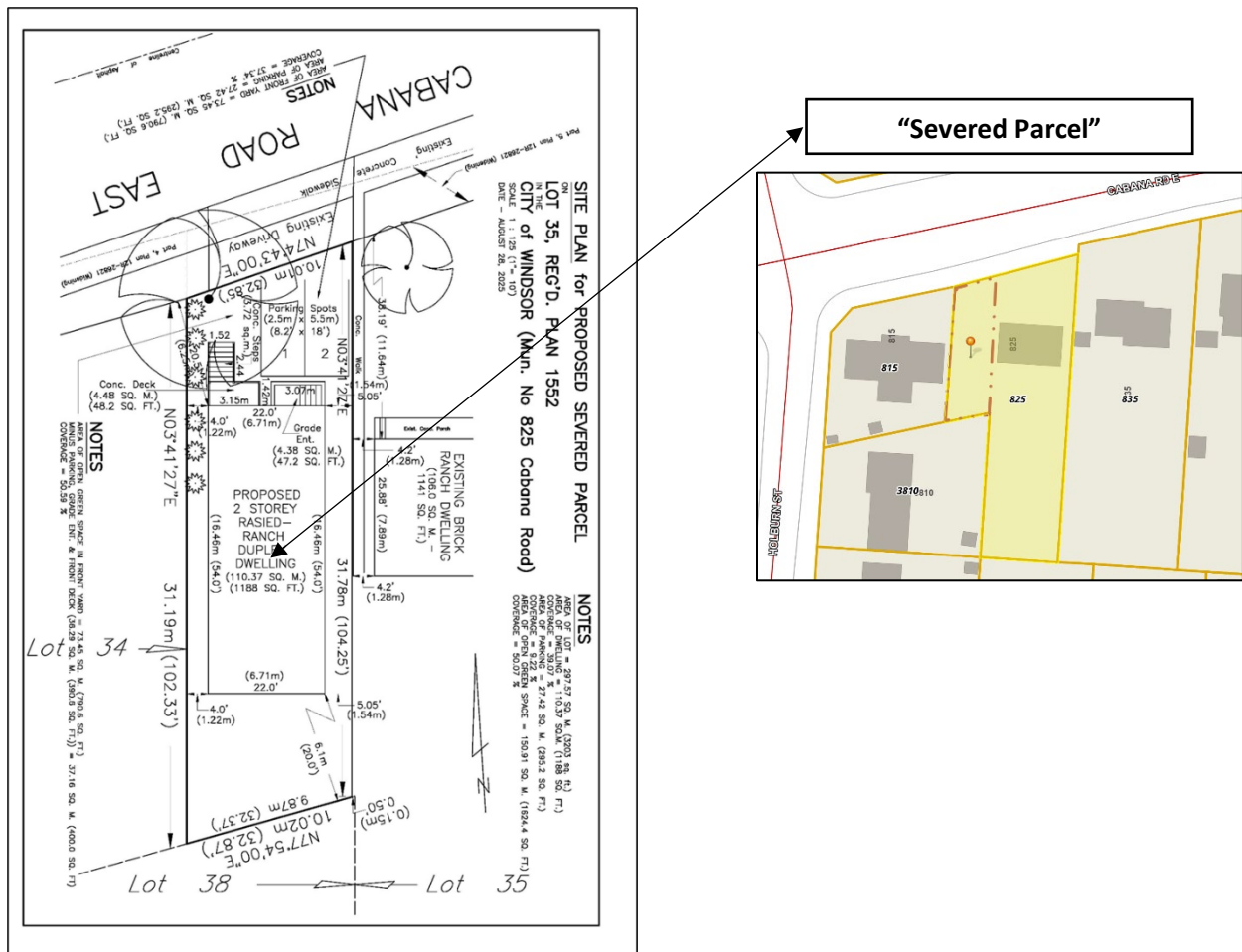


Figure 2. Illustration of “Severed Parcel” and Single Unit Dwelling with ADU

As illustrated in **Figure 2**, the Applicant proposes to construct on the “severed parcel” one (1) new 2-storey Single Unit Dwelling. The Single Unit Dwelling will contain within it, one (1) Additional Dwelling Unit (ADU). Therefore, a total of two (2) Dwelling Units is proposed on the “severed parcel”. Two (2) new on-site surface parking spaces are also proposed on the “severed parcel” to accommodate the Single Unit Dwelling and ADU. The proposed parking spaces represent the minimum number of parking spaces required under the

Building elevations for the proposed Single Unit Dwelling with ADU are included in **Figure 4**. Conceptual floor plans are included in **Figure 5**. All conceptual floor plans and building elevations are attached to this Report as **Appendix C**.





Figure 4. Elevations for Single Unit Dwelling with ADU

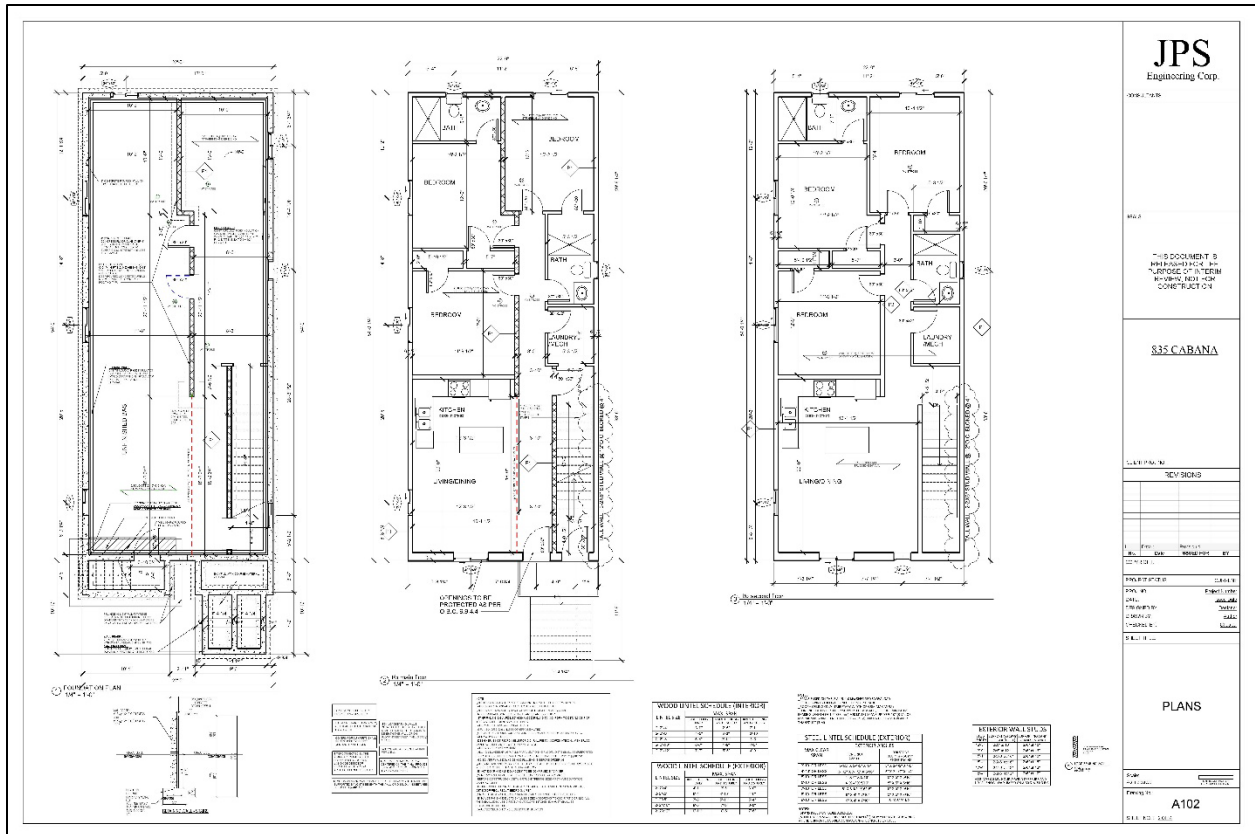


Figure 5. Conceptual Floor Plans

As illustrated in **Figure 4**, the Dwelling will have exterior cladding that consists of stucco and brick on the front wall and vertical aluminium siding along the side and rear walls. All entrances to the dwelling will be located on the front wall. As illustrated in **Figure 5**, the Dwelling will be partitioned “duplex style” with the ADU located on the level above the main floor (the main floor will contain the main dwelling unit). The basement level is part of the main level and is not proposed to be used as an ADU. The basement will remain unfinished. Each Dwelling Unit will include a living/dining room, kitchen facilities, three (3) bedrooms, two (2) bathrooms, and laundry facilities. Each level of the building will be 110 square metres. Parking for the Dwelling Units is proposed in the side yard.

Table 1 summarizes the proposed lot and building regulations for the Severed and Retained Parcel, the proposed Single Unit Dwelling with ADU, and, the on-site parking spaces for the severed and retained parcels.

In order to facilitate the land conveyance, a site-specific Zoning By-Law Amendment (ZBA) is required to permit the following Lot and Building regulations for the “severed parcel”:

- A Minimum Lot Width of 9.48 metres (m) whereas 18m is required. This demonstrates a reduction that is 47% above the Zoning By-law regulation;
- A Minimum Lot Area of 297.6 square metres (sqm) whereas 540 sqm is required. This demonstrates a reduction that is 45% above the Zoning By-law regulation;
- A Minimum Rear Yard Depth of 6.34m whereas 7.5m is required. This demonstrates a reduction that is 15.5% above the Zoning By-law regulation.
- A Maximum Hardscape Area of 53% for the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof. This demonstrates an increase that is 6% above the Zoning By-law regulation.

A site-specific ZBA is required to permit the following Lot regulation for the “retained parcel”:

- A Minimum Lot Width of 17.45 m whereas 18m is required. This demonstrates a reduction that is 3% above the Zoning By-law regulation.

A site specific ZBA is required because the reduction in the proposed lot and building regulations are more than 20 percent (%) above the by-law regulation; would have the effect of increasing the building envelope for a main building on the severed parcel; and, may impact the pattern, scale and character of the blockface due to their cumulative effects. The development is proposed as a form of residential *Intensification (the development of a property, site, or area at a higher density than currently exists)* through *Redevelopment (the creation of new units, uses or lots on previously developed land in existing communities)*.

Table 1.

Proposed Lot and Building Regulations for Severed and Retained Lands

	Lot Width (min.)	Lot Area (min.)	Lot Coverage (max.)	Main Building Height (max.)	Front Yard Depth (min.)	Rear Yard Depth (min.)	Side Yard Width (min.)	Gross Floor Area (GFA) (max.)	Front Yard Paving (max.)	Parking Space width (min.)
Required Regulation										
RD1.4	18.0m	540.0m ²	45%	9.0m	6.0m	7.50m	1.20m	400m ²	50%	2.5m (W) x 5.5m (L)
Proposed Regulation										
Severed Parcel	9.48m	297.6m ²	39%	8m	6m	6.34m	1.22m	331m ²	53%	2.5m x5.5m
Retained Parcel	17.45m	1182m ²	8.9%	Existing	Existing	Existing	1.28m	Existing	33%	3m x6.1m

2.2 Required Support Studies

The Applicant has completed the following supporting studies as required under the Stage 1 Planning Consultation:

- A Conceptual Site Plan dated March 13, 2026 showing the proposed buildings, elevations, floor plans, new rights-of-way(s), dimensions for the retained and severed lots including side yards and parking areas on the Subject Lands.
- A Topographic Survey prepared by Rood Engineering INC. and dated February 4, 2026.
- A Tree Inventory prepared by Paul Giroux, RPF/Certified Arborist of Joshua Tree Forestry Services and dated Marh 18, 2025 for all live trees over 10cm DBH on the Subject Lands.

All support studies have been attached to this Report under **Appendix B**.

The Tree inventory has identified a cedar hedgerow existing along the westerly side lot line. The hedgerow is identified as “Trees 2 to 54” on the Tree Map and Tree Inventory Table prepared for the development and attached under **Appendix B**. It has been identified on the Tree Inventory that the hedgerow is starting to decline due to space constraints. Therefore, the hedgerow is proposed to be removed to accommodate the development of the Single Unit Dwelling. One (1) tree – Tree 73 – will be required to be removed to accommodate the proposed driveway for the “retained parcel”. Tree 73 is

identified as a Blue Spruce in good condition on the Tree Inventory. The tree may be preserved with a reduction in driveway width. No other trees existing on the Subject Lands or on the city owned right of way are expected to be impacted by the proposed consent and development.

2.3 Previous Development Approval History

The Subject Lands are legally described as **LT 35 PL 1552 SANDWICH SOUTH; EXCEPT PT 5 12R-26821; S/T R124122; WINDSOR**. The Subject Lands are on active **PIN 01294-0397**. A copy of PL 1552, 12R-26821, and registered instrument R124122 are attached under **Appendix D**.

The Subject Lands were created in 1955. They were part of a 150-lot development by Sun Parlour Homes Limited which included the development of all lots on the south side of Cabana Road East, north of Bedford Street, between Kathleen Street and Locke Street. The Subject Lands maintain their original dimensions as detailed on PL 1552 save and except a transfer of an 83.6 m² parcel of land along the front lot line for the purposes of street widening (Part 5, Plan 12R-26821).

The Subject Lands are affected by a 1.2m (4') easement (registered as R124122) along the rear lot line in favour of Bell Canada. The existing Single Unit Dwelling is estimated to have been constructed in 1966-1968 when a permit for new plumbing/sewers were issued. The Subject Lands are not affected by *Section 20 – Specific Zoning Exceptions in Certain Areas* under the Zoning By-law.

The Subject Lands were acquired by the Applicant in 2024.

2.4 Description of Subject Lands and Surrounding Land Uses

The Subject Lands are located within the Roseland Planning District on **Schedule 'A' – Planning Districts & Policy Areas** and are designated “Residential” on **Schedule 'D' – Land Use** of the City of Windsor Official Plan. The Roseland Planning District is **not** identified as a Special Policy Area in the Official Plan.

The Subject Lands are designated “Residential District 1.4 (RD1.4)” on Zoning District Map 13 (ZDM 13) of Zoning By-Law 8600. The RD1.4 district permits one (1) *Single Unit Dwelling* and uses accessory to the dwelling.

The Subject Lands are located on the south side of Cabana Road East. The primary access to the Subject Lands is Cabana Road East. Cabana Road East is classified as a

“Class II Arterial Road” on **Schedule F –Roads and Bikeways** of the Official Plan. Class II Arterial Roads are designed to carry high volumes of traffic. Direct property access is only discouraged from Class II Arterial Roads where alternatives exist. The Subject Lands are an interior lot, therefore, no alternatives for property access, other than Cabana Road East, exist for the Subject Lands.

The Subject Lands contain One (1) 1-storey, 106 Square Metre Single Unit Dwelling. The existing dwelling is comprised of brick and siding exterior cladding. One (1) access area along the westerly side yard is existing from Cabana Road East and on-site parking is currently available in the westerly side yard.

The Subject Lands contain seventy-three (73) trees and bushes within the property boundaries. One (1) tree- an Easter White Cedar- is present along the municipal right of way. The lot dimensions of the Subject Lands are summarized in **Table 2**. Photos of the Subject Lands are provided in **Figures 6 to 8**.

**Table 2 –
Lot Dimensions of Subject Lands**

Lot	Lot Width (m)	Lot depth (m)	Lot Area (m2)
35	29m (94ft)	71m (233.27 ft)	1182 m2 (12, 727 s2)



Figure 6. Photo of Subject Lands and area to be Severed (Front Yard View)



Figure 7. Photo of Subject Lands and area to be Severed (Westerly Side Yard View)



Figure 8. Photos of Subject Lands (Rear Yard View)

Infrastructure

The Subject Lands have access to a municipally owned and operated piped water supply and municipally owned and operated sanitary sewers along the Cabana Road East right of way. There is a fire hydrant located at the southeast corner of Holburn and Cabana Road East approximately 26m from the Subject Lands.

Active/Alternative Transportation

The Subject Lands are serviced by existing sidewalks on the south side of Cabana Road East. There are bike lanes and buffered bike lanes along Cabana Road East and Holburn Street. The closest existing transit route to the Subject Lands is the South Windsor 7 and the closest existing bus stop is located at Provincial at Cabana Northwest Corner. The bus stop is approximately 410m from the Subject Lands, falling outside of Transit Windsor’s 400 m walking distance guidelines to a bus stop. However, there are two (2) new routes that will replace the South Windsor 7 as part of Transit Windsor’s approved Transit Master Plan. They will include a new secondary and a new local route. Proposed is a bus stop on Cabana Road at Holburn along the southeast corner which will provide direct transit access to the Subject Lands.

Adjacent Amenities

The Subject Lands are located within walking distance to Patrick Maguire Park (3782 Holburn Street) which includes facilities for outdoor recreation including baseball, softball, basketball and playgrounds. The Subject Lands are also within walking distance to Roseland Public School (620 Cabana Road East) which is owned and operated by the Greater Essex County District School Board (GECDSB). The Subject Lands are within driving distance to Provincial Road, Howard Avenue, and Dougall Avenue which include several commercial establishments including big format retail, and business and medical offices.

2.4.1 Description of Surrounding Land Uses

In accordance with the City of Windsor Intensification Guidelines (2022), within the neighbourhood context, the definition of vicinity should vary based on the scale of the development (p. 4).

The proposed amendments are considered “minor redevelopment” as they do not require land assembly and existing development is replaced with new, intensified development. In this context, the Guidelines (2022) recommend that the vicinity include properties within 150m in all directions (p.4). When measured from the Subject Lands, this includes the following:

- The properties on the north and south side of Cabana Road East;
- The properties along the east and west side of Holburn Street, north and south of Cabana Road East; and,
- The properties along the north and south side of Lounsbrough Street, east and west of Holburn Street.

The radius of the 150m is illustrated in **Figure 9**.

As a result of consultation with the City, the lots on the north side of Cabana Road East have been removed from the analysis as they are not relevant.

The development context surrounding the Subject Lands along Cabana Road East, Holburn Street, and Lounsbrough Street is classified as “Residential” in nature. The neighbouring development context is summarized in **Table 3**. The lands within the vicinity of the Subject Lands are located within the Roseland Planning District and South Windsor

Planning District on **Schedule “A”** of the Official Plan. They are designated “Residential” on **Schedule “D”** of the Official Plan.



Figure 9. 150m radius of Development within vicinity of Subject Lands

The lots along the south side of Cabana Road East and along the east and west side of Holburn Street are zoned Residential District 1.4 (RD1.4) permitting Single Unit Dwellings on 18m wide lots.

The lots along the south side of Cabana Road East, and along the east and west side of Holburn Street, have been developed exclusively for Single Unit Dwellings. These lots are located on Plan 1552 and have largely maintained their original lot configuration. The lots vary in their lot width, lot area, and lotting pattern. Therefore, **there is no consistency to the existing lotting configuration or pattern** as demonstrated in **Figure 10**. However, most lots have a lot width which is greater than 18m and a lot area which is greater than 540 square metres. Some lots directly abutting Cabana Road East are deep allowing for a more extensive front yard and rear yard setback but there is no consistency to these setbacks along the southern Cabana Road East frontage largely owing to their

size and grid pattern. Setbacks are more consistent along Holburn and Lounsbrough as demonstrated in **Figure 10**.



Figure 10. Lotting Pattern of Lots along south side of Cabana and east/west of Holburn
The built form of the dwellings directly abutting the south side of Cabana Road East are primarily 2-storey Single Unit Dwellings with siding, brick, or stucco exterior cladding or a combination thereof. The dwellings predominantly include two-car attached garages and driveways which are predominantly located along the side yard. Manicured front yards are largely maintained. The built form of these dwellings are represented in **Figure 11**.

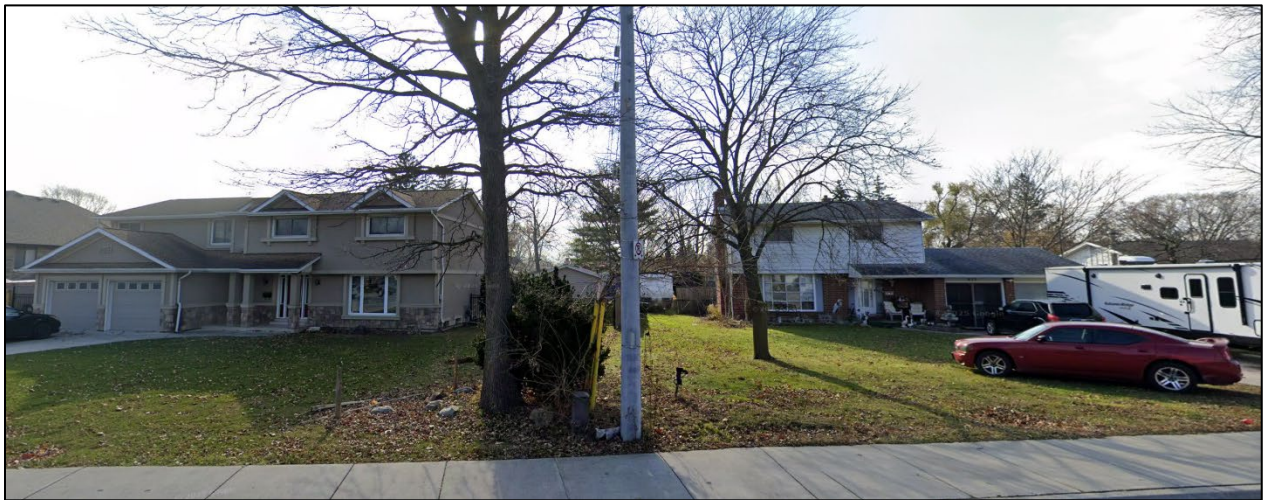


Figure 11. Dwellings on south side of Cabana

The built form of the dwellings directly abutting Holburn Street, on the east and west side, and directly abutting Lounsbrough, on the north and south side, are predominantly 1 to 1.5 storey Single Unit Dwellings comprised of siding and brick exterior cladding or a combination thereof. Dwellings predominantly include attached 1-car garages and

driveways which are predominantly located along the side yard. Manicured front yards are largely maintained. The built form of these dwellings are represented in **Figure 12**.



Figure 12. Dwelling on east/west side of Holburn and north/south side of Lounsbrough

Table 3–
Surrounding Land Uses

Relative Location	Existing Land Use	Official Plan Designation (City of Windsor Official Plan)	Zone (Zoning By-law 8600)
South Side of Cabana Road East	Residential Uses (Single Detached Dwellings)	Residential	Residential District 1.4 Zone (RD1.4)
North Side of Cabana Road East	Residential Uses (Single Detached Dwellings)	Residential	Residential District 1.2 Zone (RD1.2)
East and west side of Holburn Street (South)	Residential Uses (Single Unit Dwellings)	Residential	Residential District 1.4 Zone (RD1.4)
East and West Side of Holburn Street (North)	Residential Uses (Single Detached Dwellings)	Residential	Residential District 1.2 Zone (RD1.2)
North and South Side of Lounsbrough Street	Residential Uses (Single Unit Dwellings)	Residential	Residential District 1.4 Zone (RD1.4)

3.0 City of Windsor Intensification Guidelines and Compatibility of Design

The purpose of the City of Windsor's Intensification Guidelines (2022) is to provide direction for the design of future uses that respect the unique character of Windsor's neighbourhoods. The Guideline (2022) shall apply to all intensification projects subject to review and Planning approval by the City for subdivisions, condominiums, site plan control applications and, in some instances, Committee of Adjustment. A description of how the proposal addresses the City's Intensification Guidelines has been identified as a necessary component of this PRR in the Stage 1 Planning Pre-consultation.

As described in the Guidelines (2022), the intent for intensification in the City is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood (p. 3). Therefore, the intent of the Urban Design Guidelines is to address the relative height, massing and articulation of elements (buildings and landscapes), and their relationship to one another and to their surroundings.

These 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood (2022, p.2). It is important that intensification integrates with the existing context and co-exists in harmony without undue physical or functional adverse impact on the existing or proposed development in the area.

The concept and definition of compatible development is to ensure that all new development within the city is appropriately integrated into the existing built form and landscape and enhances the image, livability, and character of the entire City (2022, p.3). "*Compatible Development*" is defined in the Guidelines (2022) to mean the following:

Development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties (p. 3).

The definition for “compatible development” needs to be clearly understood and applied in different ways and in different contexts throughout the city because it is an overarching principle of good planning that is applicable throughout the city (p. 3). The Guidelines (2022) further defines key phrases that are raised from the definition of “*Compatible Development*”. They are applied and summarized below in the context of the Subject Lands and the proposed ZBA and Consent to Sever which will result facilitate the construction of a new Dwelling:

Key Phrases	Analysis
Development in the Vicinity	<p>The definition of vicinity should vary by the scale of development. There are two key scales of development/redevelopment that must be considered. Minor redevelopment, where land assembly is not necessarily required, but existing dwellings are demolished and replaced by new intensified development, is most appropriate in this context. Thus, with respect to the proposed ZBA and Consent, the vicinity should include properties within 150 metres in all directions.</p> <p>As depicted in Figure 9 of this Report, when measured from the Subject Lands, 150m includes the following properties:</p> <ul style="list-style-type: none"> • on the north and south side of Cabana Road East; • along the east and west side of Holburn Street, north and south of Cabana Road East; and, • along the north and south side of Lounsborough Street, east and west of Holburn Street. <p>This vicinity could be reduced further if the anticipated impacts are considered to be more immediate - within a few properties on either side and across the street of a proposal. In consultation with the City, the lands along the north side of Cabana Road East have been removed from the analysis.</p> <p>Since the lands within the vicinity, are located within the original Plan of Subdivision on which the Subject Lands</p>

	<p>exist, it is recommended that all lands within the vicinity south of Cabana Road East continue to be considered in any assessment of anticipated impacts.</p> <p>As discussed in section 2 of this Report, the lands within the vicinity are located in a residential district comprised of Single Unit Dwellings. The lots within the vicinity have varying lot widths, lot areas, and lot patterns but generally not less than 18m and 540 sqm in lot width and lot area, respectively.. There is no consistency with front, rear, or side yard setbacks for the lots directly abutting the south side of Cabana owing to their large lot size and grid pattern. Additionally, there is no consistency in lotting patterns along the south side of Cabana.</p>
<p>Enhance an established community</p>	<p>In order to pass this test, the nature and <u>character</u> of the defined vicinity need to be considered and clearly articulated. Clear statements about those attributes that define the character of that vicinity are required to assist in the determination of what form of building can “enhance” that character, and what form of building may be “detrimental”. Character means the collective qualities and characteristics that distinguish a particular area.</p> <p>In general, the character of the City’s stable and mature neighbourhoods are defined by the following elements:</p> <ul style="list-style-type: none"> • Architecture: Architectural styles, in some cases vary dramatically, while in other neighbourhoods, convey consistency. While a rigorous adherence to a particular form or style is neither desirable nor realistic there are key elements of all building designs that can be used to ensure that different forms and styles can co exist alongside one another in a compatible and complementary manner.

	<ul style="list-style-type: none">● Lot size/frontage:<p>Streets that display the most diversity in terms of lot size and street frontage are not necessarily negative in terms of community character. Varying lot sizes and frontages can accommodate a diversity of housing types and built forms. To support this variety and diversity as a positive attribute, it is important to ensure that the development is appropriate for the site and within the context of the surrounding built form.</p>● Setbacks:<p>Front and side yard setbacks are character giving elements within these neighbourhoods that establish both the building's relationship with the street, and the visual separation between buildings. Consistency in building setbacks, regardless of built form, is a key character giving element of any street.</p>● Streets:<p>On a street by street basis, right of-way and pavement widths are considered important to the image of a Stable and Mature Neighbourhood and are directly related to the adjacent scale of development, with a desire to maintain existing relationships among pavement width, boulevard treatment, and the interface between the street and the adjacent buildings.</p>● Streets trees and landscaping:<p>The protection of mature street trees and the enhancement and maintenance of front yard landscapes in all Stable and Mature Neighbourhoods is a crucial objective in maintaining its positive character.</p>● Parking:
--	---

Dealing with the issue of parking is often a flashpoint in the conversation about residential intensification. Parking must be appropriately accommodated on the site of any specific residential development, and that parking supply may be augmented by on street parking, or in parking spaces provided in communal facilities. A lack of parking supply, with too much reliance on on-street parking has a significant negative impact on community character and may impact the functional operation of the street network.

The intent of the City's stable and mature neighbourhoods is to maintain the low profile-built form character of the area and ensure a sensitive integration of new development to adjacent properties. Low profile development in these neighbourhoods include single detached dwellings that are no greater than three (3) storeys in heights.

The proposed ZBA and Consent will support the development of a Single Unit Dwelling with ADU that will be no greater than 3 storeys in building height. Although there is generally no consistency in architecture in the area, the proposed dwelling will use material that is reflective of material used in the area (brick, stucco, siding).

Despite the reduction in lot width and lot area, it has been demonstrated through a site plan that the "severed parcel" can accommodate a low profile built form while still maintaining the minimum front and side yard regulations, lot coverage provisions, and the required on-site parking that is within the context of the existing built form.

The proposed development maintains the minimum required front and side yard setback. There is inconsistency with front yard setbacks along the south

	<p>corridor of Cabana due to the grid pattern, however, the proposed front yard setback aligns with the existing dwelling to the east and west. The proposed development maintains the minimum required side yard which is consistent with the abutting dwellings to the east and west. Most driveways along Cabana Road South are designed to accommodate two car garages; therefore, they are designed to be wide enough for two vehicles. The proposed development maintains the pavement width. The dwelling will face the street consistent with all dwellings in the vicinity.</p> <p>The proposed development will continue to maintain a landscaped open space in the front yard with a minimal variation from the By-law regulation. Only one (1) tree is proposed to be removed from the subject lands to accommodate the development.</p> <p>Two (2) on-site parking spaces have been provided for each parcel. This meets/exceeds the minimum required parking spaces under the Zoning By-law.</p> <p>The rear yard will be reduced, however, the severed parcel will be buffered from the proposed development with fencing from adjacent properties. The proposed dwelling does not extend significantly beyond the neighbouring property’s rear wall. The retained lands maintain a rear yard depth of 44m. There are no balconies proposed on the side or rear wall of the proposed dwelling.</p>
<p>Coexistence without undue, adverse impact on surrounding properties</p>	<p>This is quite an onerous test, usually related to easily identifiable/quantifiable impacts like shadow, privacy, traffic, and parking problems. In some instances, the concept of “visual impact” may be established as an important development review criterion. Visual impact analysis will need to be tied to</p>

	<p>the attributes that define the area’s character, either on a community-wide or defined vicinity basis.</p> <p>Based on the characteristics of the development in the vicinity, and the comments raised at the Open House and through community engagement, the adverse impacts on surrounding properties can be identified as mainly tied to the impacts of intensification such as flooding, privacy and built form, particularly given the reduced size of the lot. The built form has been demonstrated to be compatible with the neighbouring low-profile developments.</p> <p>Despite a reduction in lot width, lot area, rear yard, and a slight increase in hard surface in the required front yard, the lot can still accommodate a dwelling with ADU that meets all minimum requirements for character giving zoning regulations such as lot coverage, building height, parking requirements, front and side yard setbacks, and the maintenance of landscape features such as street trees and a landscape open space in the front yard. Therefore, no undue adverse impacts form water runoff, traffic concerns, or neighbourhood character to surrounding properties is anticipated from the development and the development is expected to coexist with neighbouring properties as it maintains the residential use of the area.</p>
<p>Summary</p>	<p>It is the professional opinion of the author, that the proposed development is compatible development. Although the severed parcel will have a reduced lot width, lot area, rear yard depth than the minimum required regulations for the area, and a slight increase in hard surface area in the front yard, the proposed dwelling is expected to maintain all character giving elements of the area through its built form and is expected to coexist without undue adverse impacts in an area with similar uses. The ZBA</p>

	<p>will not increase the maximum allowable building area for the main dwelling and the consent will adjust the irregularity of the lot configuration of the Subject Lands creating two (2) rectangular shaped lots that follow the established grid pattern. The proposed development therefore enhances the established community by facilitating more housing options that maintain a low profile built form in the City’s stable and mature neighbourhoods.</p>
--	--

4.0 Open House Report

An in-person Open House was hosted by the Applicant on Wednesday August 20, 2025 at the Capri Pizzeria Recreation Complex (2555 Pulford Street) from 6:30pm to 7:30pm. The Capri Pizzeria Recreation Complex is located approximately 5.1km from the Subject Lands and meets the requirements of the Accessibility for Ontarians with Disabilities Act. In addition, a virtual Open House was enabled.

The purpose of the Open House was to provide an opportunity for the Applicant and Agent to consult with citizens who may be impacted by the proposed Zoning By-law Amendment (ZBA) and Consent. All area residents within a 200-metre radius were notified through mail delivery of the Open House. A notice was also sent by email to the ward Councillor and to members of the Caldwell and Walpole Island First Nation Community. A copy of the notice is attached as **Appendix E**.

Four (4) people attended the Open House in person and one (1) person attended virtually. The municipal Planner assigned to the file, Averil Parent, was also in attendance in person.

The Applicant and their Agent, RJ Planner, were present for comments. Display boards which provide the primary details of the application, together with copies of the site plan, floor plans, and building elevations were made available. A formal presentation was prepared for the Open House. The display boards and sign in sheet are attached as **Appendix F**.

A summary of the questions/comments raised at the Open House and responses provided is included in **Table 4**.

Table 4–

Summary of Questions/Comments Raised at Open House

Question/Comment	Response
Will the basement be a third dwelling unit?	The basement is not proposed to be finished and will form part of the main dwelling unit. Therefore, it is not proposed as a third (3 rd) dwelling unit.
Concerns with the Development's impact on flooding. There have been flooding concerns in the neighbourhood due to the clay soil type.	There are many reasons why properties are susceptible to flooding including but not limited to: a lack or inadequacy of infrastructure, lot topography. The proponent will be responsible for implementing measures to contain stormwater runoff from the new development on the Subject Lands. No amendments are requested to increase the maximum allowable lot coverage on either the severed or retained parcel. No amendments are requested to increase the building footprint of the proposed dwelling. These regulations have a direct impact on stormwater management.
What types of material will be used for exterior cladding?	The proposed dwelling will be constructed with brick and stucco and aluminum siding. These are similar building materials used on neighbouring dwellings.
How will the east side of the dwelling look like?	The east side of the dwelling will include aluminum siding and will contain the majority of the windows.

How will the development be buffered from adjacent lands?	A fence will be constructed along the property boundary at the expense of the owner.
---	--

5.0 Planning Analysis

In carrying out their responsibilities under the *Planning Act*, the Council must have regard to the matters of provincial interest listed under Section 2 of the Planning Act, and, their decisions- in respect of the exercise of any authority that affects a Planning matter- must be consistent with Policy Statements that are in effect on the date of the decision and conform with the provincial plans that are in effect on that date, in accordance with subsection 3 (5) of the Planning Act. Similarly, comments, submissions or advice that affect a planning matter that are provided by the council of a municipality [...] commission or agency of the government “shall be consistent with” the Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS, 2024) is issued under Section 3 of the Planning Act.

Within Planning legislation, “consistency” is applied to mean that the ZBA is not contradictory or vary from provincial planning policies contained within PPS, 2024. The ZBA must be clearly in agreement with PPS, 2024. To assist in the determination of consistency, Chapter 1 of PPS (2024) (p.3) provides direction on how to consider specific policy language. Some policies set out positive directives through the use of words such as “shall be”. Other policies set out limitations and prohibitions through the use of words such as “shall not”. Other policies use enabling or supportive language such as “should”, “promote”, and “encourage”. Where specific language is used in a policy referenced in this Analysis, it has been intentionally **bolded** if it is a directive and underlined if it is enabling or supporting, to assist in understanding how the proposal is consistent with the PPS (2024).

A decision of the Council must also conform with applicable policies contained in the Official Plan for the City of Windsor. Within Planning Legislation, “Conformity” is applied to mean that the proposal must be similar in form to and be in harmony with the policies of the City Official Plan, such that it exists in compliant fashion with the higher order

Official Plan policies that prevail above it. The policies of the Provincial Planning Statement, 2024 continue to apply after adoption and approval of an official plan. For a ZBA and Consent to “conform”, it need not be absolute or identical in its adherence to the Official Plan policies, but it can neither be selective and conform to only some and ignore other aspects of the Plan’s policies.

This Section outlines in detail how the proposed ZBA and Consent has regard to matters of Provincial Interest, is consistent with PPS, 2024, and, conforms with the City Official Plan. No provincial plan or plans are applicable to this development; therefore, the Planning Analysis has not been applied to any provincial plan(s).

5.1 Planning Act

Section 2 of the Planning Act identifies matters of Provincial Interest that a Planning Authority must have regard to when carrying out its responsibilities under the *Planning Act*. An analysis detailing how the proposal has regard to relevant matters of provincial interest is provided in **Table 5–Matters of Provincial Interest**.

TABLE 5-

MATTERS OF PROVINCIAL INTEREST

Matter of Provincial Interest	Analysis
<i>The protection of ecological systems, including natural areas, features and functions;</i>	The Subject Lands do not contain or are adjacent to lands with significant natural areas, features and functions.
<i>The protection of the agricultural resources of the Province;</i>	The lands are not used or designated for agricultural purposes. The Subject Lands are located within an urban settlement area.
<i>The conservation and management of natural resources and the mineral resource base;</i>	The Subject Lands do not contain any natural resources or mineral resource base.
<i>The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i>	The Subject Lands are not located within an area of archaeological potential and are not listed or designated on the Municipal Heritage Register. The Subject Lands are located in an area of “low archaeological potential”.

<p><i>The supply, efficient use and conservation of energy and water;</i></p>	<p>The Subject Lands have access to a municipal water system along the Cabana Road East right of way.</p>
<p><i>The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i></p>	<p>The Subject Lands are serviced by an existing sanitary sewer on Cabana Road East.</p> <p>The Subject Lands are serviced by hydro power and weekly waste disposal pick ups.</p> <p>The Subject Lands are located on a Class II Arterial Road which are designed to carry high volumes of traffic and provide direct property access where alternatives don't exist.</p> <p>The proposed development will efficiently use the existing and future planned public transit system along Cabana Road East and Holburn Street at the Southwest corner by facilitating the addition of more residents in the area.</p>
<p><i>The orderly development of safe and healthy communities;</i></p>	<p>The proposed development is located within an Urban Settlement Area and within an area designated for residential development.</p> <p>The proposed development will have similar building regulations respecting front and side yard setbacks to adjacent dwellings ensuring safe ingress and egress to the lots.</p>
<p><i>The accessibility for persons with disabilities to all facilities, services and matters to which the Planning Act applies;</i></p>	<p>Not applicable.</p>

<p><i>The adequate provision of a full range of housing and, including affordable housing;</i></p>	<p>The neighbourhood context is developed primarily for Single Unit and Semi-Detached Dwellings. The proposed amendments will facilitate the continued provision of a full range of housing forms including additional dwelling units.</p>
<p><i>The adequate provision of employment opportunities;</i></p>	<p>Not applicable.</p>
<p><i>The resolution of planning conflicts involving public and private interests;</i></p>	<p>The development has been designed to mitigate impacts on adjacent lands as a result of its built form. Specifically, the building has been designed to be consistent with minimum building regulations respecting height, front and side yard setbacks of the zoning district. The Dwelling will also use similar exterior building material to those dwellings within the vicinity (brick, stucco, siding) and have similar roof lines and parking patterns (side yard parking).</p>
<p><i>The protection of public health and safety;</i></p>	<p>The Subject Lands are not located within an area of Natural Hazard or development constraint. The Subject Lands are located +/- 250m east of a railway corridor however they do not abut the railway and are not located in proximity to a rail yard. There are several dwellings existing within the neighbourhood. The Subject Lands are adequately buffered from noise or safety concerns from the railway due to its distance.</p>
<p><i>The appropriate location of growth and development;</i></p>	<p>The Subject Lands are not located within an area of development constraint.</p>

<p><i>The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians</i></p>	<p>The proposed development is adjacent to sidewalks and public transit networks. The proposed development is within walking distance to child care centres, commercial plazas, parks, and grocery stores.</p> <p>Cabana Road East is designated as a “Recreationway” in the Official Plan which includes cycling and pedestrian infrastructure to connect to greenways.</p>
<p><i>The mitigation of greenhouse gas emissions and adaptation to a changing climate.</i></p>	<p>The development is a form of residential intensification which makes more efficient use of underdeveloped lands and existing infrastructure which further mitigates the impact of greenhouse gas emissions.</p>

In considering a consent, the Planning Act also requires regard to specific criteria listed under section 51 (24). An analysis detailing how the proposal has regard to relevant consent criteria is provided in **Table 6– Criteria for Consents**.

TABLE 6-
Criteria for Consents

Matter of Provincial Interest	Analysis
<p><i>The effect of development on matters of provincial interest as referred to in s. 2;</i></p>	<p>The proposed development will have no negative impact on matters of provincial interest as demonstrated in Table 5 of this Report.</p>
<p><i>Whether the consent is premature or in the public interest;</i></p>	<p>The area is serviced by infrastructure and a road network that is owned and assumed by the City. The area is designated and zoned for residential development. The proposed Consent will facilitate the creation of more housing options which is required to sustain the City’s population and projected growth.</p>

	Therefore the consent is not premature and is in the public interest.
<i>Whether the plan conforms to the official plan and adjacent plans of subdivision if any;</i>	The consent conforms to the permitted uses for residential lands under the City OP as demonstrated in Section 5 of this report.
<i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The proposed severed parcel has been demonstrated to be suitable for its intended purposes (Single Unit Dwelling with ADU) despite reduced lot widths, lot area, and rear yard setbacks.
<i>If any affordable housing units are being proposed;</i>	Additional Dwelling Units are proposed within the Single Unit Dwelling which will contribute to affordability.
<i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them;</i>	The abutting streets are owned and assumed by the city and are in excellent condition.
<i>The dimensions and shapes of the proposed lots;</i>	The proposed consent will correct the irregular shape of the Subject Lands and maintain a more rectangular configuration consistent with the lands directly abutting the south corridor of Cabana Road.
<i>The restrictions or proposed restrictions on the lands proposed to be subdivided or the buildings or structures proposed to be erected on it and the restrictions on adjoining lands;</i>	The proposed consent are not restricted by any natural features or easements. The proposed consent and dwelling will have no restrictions on adjoining lands.
<i>Conservation of natural resources and flood control;</i>	The consent will not affect flood control or conservation efforts.
<i>The adequacy of utilities and municipal services;</i>	The consent is proposed in an area that is fully serviced by adequate municipal infrastructure.

<i>The adequacy of school sites;</i>	There are two operational schools within proximity to the consent including Roseland Public School and Talbot Trail Public School.
<i>The area of land within that is to be conveyed or dedicated for public purposes;</i>	No lands are proposed to be conveyed for public purposes.
<i>The extent to which the plan’s design optimizes the available supply, means of supply, efficient use and conservation of energy; and</i>	The proposed consent will utilize the existing supply of energy available to the area and will include additional residences within one building to further reduce the impact of additional infrastructure for energy.
<i>The interrelationship between the design of the proposed consent and site plan control matters relating to any development on the land, if the land is also located within a site plan control area.</i>	Site plan control is not applicable to the consent.

5.2 Provincial Planning Statement, 2024 (PPS, 2024)

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters of provincial interest related to land use planning and development. It is a key part of Ontario’s policy-led planning system. Consequently, it sets the policy foundation for regulating the development and use of land province-wide, helping to achieve provincial goals and enhancing the quality of life for all Ontarians (p. 2).

5.2.1 Housing

Section 2.2 of the PPS, 2024 provides for the following policies relevant to the proposed ZBA and Consent:

Policy

2.2.1) *Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) *Permitting and facilitating:*
 1. *All types of residential intensification, including the development and redevelopment of underutilized commercial sites for residential use, development and introduction of new housing options within previously*

developed areas, and redevelopment, which results in a net increase in residential units.

- b) *Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.*

Analysis

Altus Group Economic Consulting prepared a Multi-Residential Interim Control By-Law Study in 2022 for the City of Windsor to undertake research into determining the appropriate locations for the accommodation of additional residential density in the city. The Report (2022) provided demographic and economic analysis on the factors driving intensification and infill demand in the City to inform planning recommendations for necessary changes to the City's Official Plan and Zoning By-Law to achieve the goal of intensification in existing built-up areas (p. 1).

The Report (2022) estimates that the City will see an increase in housing demand in the next 20 years with total net housing demand for single and semi-detached units forecasted to be 5, 432 (p. iii).

Despite an increase in demand, the Report (2022) finds that the amount of new housing constructed in the city has not increased substantially (p. 42). According to the Report, the City has seen a significant decline in jobs within the City, likely owing to the relative lack of new housing production (p. 43). The Report concludes that adding more housing options in the City of all types can help reduce the need for in-commuters to fill jobs and make the City more attractive to employers (p. 43).

In order to meet the housing demand forecast, the City should ensure more sufficient land is designated and available for development to act as a contingency factor and to ensure there is adequate choice in possible development sites for the entirety of the forecast period (p.43).

The proposed ZBA and Consent, therefore, provides for an appropriate housing option (single unit dwelling with ADU) to meet the needs of current and future residents of the regional market area through *redevelopment* (the creation of new lots, units and uses on previously developed land in existing communities) (PPS, 2024, p. 50).

Redevelopment is a form of intensification.

The proposed ZBA and Consent introduces additional housing options to the area and will result in a net increase in residential units.

The ZBA and Consent will facilitate a density/built form which is appropriate for the area's planned infrastructure which is developed for low to medium density. The proposed use will efficiently use land that has access to a municipal local road and services and is within walking distance to transit services, parks and population related commercial services.

5.2.2 General Policies for Settlement Areas

Section 2.3.1 of the PPS, 2024 provides for the following policies relevant to the proposed ZBA:

Policy

2.3.1.1) *Settlement areas **shall** be the focus of growth and development.*

2.3.1.2) *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation.*

2.3.1.3) *Planning authorities **shall** support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.*

2.3.1.4) *Planning authorities **shall** establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*

Analysis

The City of Windsor is a Settlement Area within the definition of the PPS (2024, p.51). Development includes the creation of a new lot (PPS, 2024, p.42). Therefore, the ZBA and Consent proposes development (lot creation) in a settlement area, consistent with the PPS (2024). The proposed ZBA and Consent is a form of intensification through redevelopment. Complete communities are defined in the PPS (2024) as areas within cities and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities including a full range of housing (p. 41). The proposed ZBA and Consent supports the achievement of

complete communities by offering an additional housing options in an area that is limited in its access to a variety of housing options.

Summary

Based on the foregoing analysis, it is my professional opinion that the ZBA is consistent with the Provincial Planning Statement (PPS, 2024).

5.3 City of Windsor Official Plan

The Provincial Planning Statement (PPS, 2024) states that the official plan is the most important vehicle for implementation of the PPS, 2024 and for achieving comprehensive, integrated and long-term planning (p. 2). As such, the purpose of the City of Windsor Official Plan is to provide guidance for the physical development of the municipality over a 20-year period while taking into consideration important social, economic and environmental matters such as where new development can locate and how existing and future neighbourhoods may be strengthened (section 1.2).

5.3.1 Development Strategy

Section 3 of the City Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

- 3.2.1.2 *Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.*
- 3.2.1.3 *Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage structures and spaces, distinctive area identities, parks, and generally low-profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced. Newly developing areas will be planned to foster their own unique neighbourhood identities with a mixture of homes, amenities and services.*
- 3.3.3 *Neighbourhoods are the most basic component of Windsor’s urban structure and occupy the greatest proportion of the City. Neighbourhoods are stable, low-to-medium-density residential areas and are comprised of local streets, parks, open spaces, schools, minor institutions and neighbourhood and convenience scale retail services. The three dominant types of dwellings in Windsor’s neighbourhoods are single detached, semi-detached and townhouses. The density range for Windsor’s*

neighbourhoods is between 20 to 35 units per net hectare. This density range provides for low and some medium-density intensification to occur in existing neighbourhoods. Multiple dwelling buildings with medium and high-densities are encouraged at nodes identified in the Urban Structure Plan.

Analysis

The proposed ZBA and Consent encourages a different range of housing type and arrangement to allow more diversity in the neighbourhood and further reduce urban sprawl.

The proposed ZBA and Consent will maintain the neighbourhood character by proposing Single Unit Dwelling (a form of low-profile housing). The proposed dwelling will maintain the characteristics of the neighbourhood by maintaining the minimum front and side yard setbacks; building massing; exterior building materials; pavement widths, street trees and landscaping; and, parking regulations. These are all character giving elements as defined under the City's Intensification Guidelines (2022).

5.3.2 Healthy Community

Section 4 of the City Official Plan provides for the following policies relevant to the proposed ZBA:

Policy

4.2.1.5 *To encourage a mix of housing types and services to allow people to remain in their neighbourhoods as they age.*

4.2.3.4 *To accommodate the appropriate range and mix of housing.*

Analysis

The proposed ZBA and Consent facilitates a different housing type and arrangement in an area dominated by a Single Unit Dwellings on freehold lots. This housing type has been identified as an appropriate range of housing to accommodate Windsor's future growth in the Altus Report (2022).

5.3.3 Land Use

Section 6 of the City of Windsor's Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

6.1 Goals

- 6.1.1 *Safe, caring and diverse neighbourhoods.*
- 6.1.3 *Housing suited to the needs of Windsor's residents.*
- 6.1.14 *To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.*

6.3 Residential

The lands designated as "Residential" on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District. In order to develop safe, caring and diverse neighbourhoods, opportunities for a broad range of housing types and complementary services and amenities are provided. The following objectives and policies establish the framework for development decisions in Residential areas.

6.3.1 Objectives

- 6.3.1.1 *To support a complementary range of housing forms and tenures in all neighbourhoods.*
- 6.3.1.3 *To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.*

6.3.2 Policies

- 6.3.2.1 Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile, and Medium Profile dwelling units.
- 6.3.2.3 For the purposes of this Plan, Low Profile housing development is further classified as follows:
 - (a) small scale forms: single detached, semi-detached, duplex and row and multiplexes with up to 8 units;
- 6.3.2.5 At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is:
 - (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:
 - (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;

- (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust;
- (iii) within a site of potential or known contamination;
- (iv) where traffic generation and distribution is a provincial or municipal concern; and
- (v) adjacent to heritage resources.

(b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area;

(c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas.

(d) provided with adequate off-street parking;

(e) capable of being provided with full municipal physical services and emergency services; and

(f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.

6.3.2.15 *Council shall encourage the provision of a variety of housing tenures which recognize the diverse needs of Windsor's residents.*

Analysis

The ZBA and Consent promotes a low profile residential development which is complementary in built form and tenure to the existing neighbourhood.

The proposed ZBA and Consent is feasible because it is not located within an area of development constraint; it is adjacent to similar land uses therefore it is not located adjacent to sources of noise, odour, dust or vibration; it is not located within a site of potential or known contamination; traffic generation is not a municipal concern in the area; and, the development is not located adjacent to Heritage resources.

The Subject Lands are not located within a Secondary Plan or Special Policy Area.

The proposed development is compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas as demonstrated in this Report.

Adequate off-street parking which meets the minimum per unit in the Zoning By-Law is provided for both the severed and retained parcel.

The proposed development has access to full municipal services at the street frontage and access to an arterial road for emergency services.

5.3.4 Infrastructure

Section 7 of the City of Windsor Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

7.1 Goals

In keeping with the Strategic Directions, Council's infrastructure goals are to achieve:

7.1.2 Optimal use of existing infrastructure.

7.2 Transportation System

7.2.1 Objectives

7.2.1.2 To make efficient use of the existing and planned transportation infrastructure.

7.2.1.5 To promote a land use pattern, density and mix of uses that reduces vehicle trips and supports alternative transportation modes including public transit.

7.2.1.6 To integrate land use and transportation considerations at all stages of the planning process.

7.2.2 General Policies

7.2.2.5 Council shall promote development patterns that support an increase in walking, cycling and public transportation in accordance with the Land Use and Urban Design chapters of this Plan.

7.2.2.12 Council shall require adequate off-street parking and loading facilities as a condition of development approval in accordance with the Land Use Chapter of this Plan.

7.2.6 Road Network Policies

7.2.6.5 Council will provide for Class II Arterial Roads as follows:

(b) operational and design characteristics:

(ii) Class II Arterial Roads shall be designed to carry high volumes of traffic

(vii) Direct property access will be discouraged where other alternatives exist. Where direct property access is required, the use

of shared driveways and interconnected on-site circulation systems with adjacent properties may be required to limit the number and spacing of driveways, and where the City may require support studies and additional information to demonstrate the need for additional access.

7.3 Infrastructure

7.3.1 Objectives

7.3.1.3 *To maximize and optimize the use of existing infrastructure and corridors prior to the extension and creation of new ones.*

7.3.2 General Policies

7.3.2.3 *Council shall require all new developments to have full municipal infrastructure available, or agreements in place to provide such infrastructure, as a condition of approving a development proposal.*

7.3.3 Infrastructure Provision Policies

7.3.3.1 *Council shall encourage the development of existing serviced, underutilized or undeveloped lands within Windsor prior to the extension of municipally owned and/or operated infrastructure to vacant areas within Windsor.*

Analysis

The proposed ZBA and Consent optimizes and efficiently uses the servicing that is available on Cabana Road East because the development is proposed as intensification. The proposed development supports an increase in walking, cycling and public transportation because it is located in proximity to transit lines, sidewalks, cycling infrastructure, schools and commercial establishments. Adequate off-street parking has been proposed for the severed and retained parcel.

There are no alternatives to Cabana Road East for direct access to the severed and retained parcels, therefore, separate access from Cabana Road East is required to access the parcels. A shared driveway is not recommended as it will detract from the neighbourhood character. The development does not trigger the need for any extension of services or creation of new ones. The development makes efficient use of the planned transit services in the area by adding more population to the transit line. The severed parcel will have access to full municipal infrastructure. The Subject Lands are serviceable, underutilized and undeveloped. Therefore, their development is encouraged.

5.3.5 Urban Design

Section 8 of the City of Windsor Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

- 8.2.2.7 *Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to:*
- (a) the activity of the area together with the character, scale, appearance and design features of existing buildings*
 - (b) the landmarks in the area;*
 - (c) the consistency and continuity of the area with its surroundings;*
 - (d) the edges of the area; and*
 - (e) linkages within, to and from the area*
 - (f) sustainable design and maintenance.*

8.7 Built Form

8.7.1 Objectives

- 8.7.1.2 *To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.*
- 8.7.1.5 *To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.*
- 8.7.1.7 *To achieve external building designs that reflect high standards of character, appearance, design and sustainable design features.*

8.7.2 Policies

- 8.7.2.1 *Council will ensure that the design of new development:*
- (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance;*
 - (b) provides links with pedestrian, cycle, public transportation and road networks; and*
 - (c) maintains and enhances valued heritage resources and natural area features and functions.*

(d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities.

8.7.2.3 *Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:*

(a) massing;

(b) building height;

(c) architectural proportion;

(d) volumes of defined space;

(e) lot size;

(f) position relative to the road; and

(g) building area to site area ratios.

(h) the pattern, scale and character of existing development; and,

(i) exterior building appearance

(j) Council adopted Design Guidelines that will assist in the design and review of applications for development in accordance with the policies noted above.

8.11.2.22 *Council will limit the construction of parking spaces in the required front yards of dwellings, in order to protect the aesthetic character of older residential neighbourhoods, ensure the availability of on-street public parking, ensure unhampered pedestrian movement within the public right-of-way and prevent harm to boulevard trees.*

Analysis

The proposed ZBA and Consent enhances the image of the neighbourhood by complementing and contributing to the area because it is similar in land use (residential/Single Unit Dwelling); it proposes similar characteristics in built form and massing as described in this report; and contributes to more use of the existing park system and active transportation system in the area.

The proposed development proposes driveways which are similar in width to adjacent developments and are located along the side yard because it is a characteristic of the neighbourhood.

The proposed development has been designed with regard to the massing, building height, architectural proportion, building area to site area ratios, the pattern, scale and character of existing development; and, exterior building appearance as demonstrated in this Report.

5.3.6 Procedures

Section 10 of the City of Windsor Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

10.6 *Public Participation*

Individuals and organizations must be made aware of various development and related infrastructure proposals and be given the opportunity to express their views on such matters. The following public participation policies are intended to ensure public access to relevant information, provide opportunities for public involvement well in advance of decision formulation.

10.6.1 *The opinions and advice of the public will be sought as a part of the decision-making process. The community engagement process will be transparent, accessible and inclusive.*

10.6.2 *The City will ensure the public is notified on development applications in accordance with relevant provincial legislation and municipal policies. Where persons, groups or corporations regularly communicate with the City through email, the City may use email rather than postal mail. The City will adopt standards for posting of development application signs to be placed on properties where development applications have been proposed.*

10.6.3 *The City will provide interested parties affected by a development proposal with the information necessary to understand the nature of*

the proposal. In addition to providing hard copies of documents in the Planning Department, the City will ensure that digital copies of documents are available on the City's website.

10.6.4 Within 15 days after an affirmative notice of acceptance of a complete application is provided for applications made under the Planning Act requiring public notice, the City will provide a Notice of Application to the persons and public bodies prescribed under the Planning Act, and make the required information and material available to the public.

10.6.5 Council may consider using a variety of public participation techniques for development proposals issues having a broad scope such as Secondary Plans, Official Plan Amendments and large subdivisions including, but not limited to, open houses, public displays, area meetings, newspaper notices, signage, internet-based tools, city website and social media.

10.6.6 The applicant may be required to host an open house as part of the Stage 2 planning consultation process and produce an Open House Report summarizing the results of the open house. The purpose of the open house is to provide opportunity for consultation by the applicant with the area residents/property owners who may be impacted by the proposal before the application is deemed to be complete. The required open house:

- A) Will be hosted by the applicant and will be provided at the applicant's expense. The City will provide mailing labels;*
- b) Should be held at a location that is accessible to the public and may be accessed by walking, bicycling and public transit and should be located within 1km of the Subject Site, when practical. The location should be in a structure that meets or exceeds the requirements of the Accessibility for Ontarians*

with Disabilities Act. In addition, virtual attendance shall be enabled;

- c) Should be comprised of the following components:
 - i. Notice to the area residents/property owners and Ward Councillor which contains sufficient information as determined by the City Planner;*
 - ii. Attendance of assigned municipal staff as determined by the City Planner. The assigned Planner will be responsible for notifying staff;*
 - iii. Display boards which provide the primary details of the application together with sufficient information as determined by the City Planner;*
 - iv. Copies of any reports or studies that have been prepared as part of the application; and*
 - iv. The availability of the applicant or the applicant's agent to answer any questions that the public may have about the application.**
- d) The required Open House Report shall be comprised of:
 - i. A summary of the results of the open house including issues raised and responses provided;*
 - ii. A copy of the Notice provided;*
 - iii. A copy of any presentation(s) and graphics;*
 - iv. A copy of written questions from the public and written responses to these questions by the applicant; and*
 - v. A copy of the attendee sign in sheet and list of persons who attended virtually.**

10.6.7 Engagement with First Nations will take place as part of a development application or detailed planning study. Engagement will be the

responsibility of the proponent in consultation with the City and at the cost of the applicant.

Analysis

An Open House was held on Wednesday August 20, 2025. An Open House Report has been provided under **Section 4** and the Notice and presentation materials have been attached as **Appendix E**.

5.3.7 Tools

Section 11 of the City of Windsor Official Plan provides for the following policies relevant to the proposed ZBA and Consent:

Policy

11.4 *Subdivisions and Consents*

Land may be subdivided through the subdivision or consent process in accordance with the Planning Act. Both of these processes influence the pattern of development within a city including the desired street and lot layout, the location of parks and community facilities and the provision of infrastructure necessary for development.

11.4.1.1 *To ensure the efficient creation of subdivisions and new lots.*

11.4.3 *Consent Policies*

11.4.3.2 *Without limiting the relevant provisions of the Planning Act, Consents may only be granted where completing a subdivision process is deemed not to be necessary to ensure the proper and orderly development of the subject lands [...] Consent may be used for lot creation and in the following circumstances;*

a) small scale infilling and development that is compatible with the neighbourhood;

d) there is no need to extend or improve municipal services outside of the Subject Lands;

e) where there is no phasing of the development.

11.4.3.3 Consent shall only be granted for lot that comply with the official plan and zoning by-law.

11.4.3.4 Consent shall only be granted for lots that will have access to a public road that meets municipal standards for construction.

11.4.3.5 All new lots created by consent shall be serviced by municipal sanitary sewer and water services and provide for stormwater management.

11.4.3.6 Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including;

a) Provincial legislation, provincial policies and applicable provincial guidelines;

b) Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines;

c) Conformity with the recommendations of any support studies prepared as part of the application;

e) The continuation of an orderly development pattern and the lot pattern in the neighbourhood;

f) Impact of the development on adjacent properties and the lot pattern and density in the community; and

g) The requirements or comments of Municipal departments and public agencies or authorities.

- 11.4.3.7 *The approval authority may attach such conditions as it deems appropriate to the approval of a consent. Such conditions may include, but are not limited to, the following:*
- a) The fulfillment of any financial requirement to the City;*
 - b) The conveyance of lands for public open space purposes or payments-in-lieu thereof in accordance with the Open Space policies of this Plan;*
 - c) The conveyance of lands for public highways or widenings as may be required;*
 - d) The conveyance of appropriate easements;*
 - e) The provision of municipal infrastructure or other services;*
 - f) The completion of a development or servicing agreement with the City if required; and*
 - g) Other such matters as the approval authority considers necessary and/or appropriate.*

11.6.3 *Zoning By-law Amendment Policies*

- 11.6.3.1 *All amendments to the Zoning By-law(s) shall conform with this Plan. The Municipality will, on each occasion of approval of a change to the zoning by-law(s), specify that conformity with the Official Plan is maintained or that the change will be in conformity upon the coming into effect of an amendment to the Official Plan.*
- 11.6.3.3 *When considering applications for Zoning By-law amendments, Council shall consider the policies of this Plan and will, without limiting the generality of the foregoing, consider such matters as the following:*

(a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;

(b) Relevant support studies;

(c) The comments and recommendations from municipal staff and circularized agencies;

(d) Relevant provincial legislation, policies and appropriate guidelines; and

(e) The ramifications of the decision on the use of adjacent or similar lands.

Analysis

The proposed consent is a form of small-scale infilling. It has been demonstrated in this Report that the proposed development is compatible with the neighbourhood. The consent does not require the extension of municipal services and will be serviced by existing municipal water, sanitary and stormwater infrastructure along Cabana Road East. The proposed development will not require phasing. The consent and development is proposed along a Class II Arterial road that is owned and assumed by the City. This Report has demonstrated the ZBA and Consent's conformity with the Official Plan. Adoption of the ZBA for reductions in lot width, lot area, landscape open space, and minimum rear yard depth will bring the consent in conformity with the Zoning By-law.

This Report has demonstrated the Consent's consistency with the Planning Act and Provincial Planning Statement (PPS, 2024). The consent will adjust the irregular shape of the Subject Lands and have the effect of creating two (2) rectangular shaped lots that follow similar grid patterns as the abutting lots along Cabana Road East (south side). The Consent and proposed development will have no impact on adjacent lands or the lot pattern or density in the neighbourhood as demonstrated in this Report. The Consent has had regard to the requirements and comments of municipal departments and agencies and public agencies or authorities as outlined in the Stage 1 Planning

Consultation. Specifically, concerns regarding tree preservation have been addressed through the completion of a tree inventory and detailed site plan which has demonstrated that the existing tree within the municipal right of way will not be impacted by development. Only one (1) tree is proposed to be removed from the “retained parcel” to accommodate a new driveway, however, the width of the driveway may be reduced to salvage the tree. An existing hedgerow has been identified as being in poor condition. Consequently, the hedgerow will be removed to accommodate the new dwelling. No supporting information was requested from Transportation Planning or Development Engineering and all parking spaces will comply with the Zoning By-law. This Report has addressed all land use planning matters specified in the Stage 1 Planning Consultation. No amendment to the Official Plan is required because the proposed use is permitted in the respective land use designation.

This Report has had consideration for relevant standards and guidelines, namely, the City of Windsor Intensification Guidelines (2022). No Secondary Plan or Special Policy Area policies are relevant to the Subject Lands.

This Report has demonstrated the ZBA and Consent’s consistency with the Provincial Planning Statement (2024) and has had regard to matters of provincial interest under the Planning Act and matters to consider for consent under subsection 51(24) of the Planning Act.

This ZBA and Consent has regard to comments received from the Public as part of the Open House.

The proposed development will be similar in use to the adjacent properties (residential) and has considered impact of the reduction in lot area, lot width, landscape open space and rear yard setbacks on the development on the neighbouring properties. The development has been designed to be compatible in building and lot regulations, massing, and building materials to the neighbouring dwellings.

Summary

Based on the foregoing analysis, it is my professional opinion that the ZBA and Consent conforms with the City of Windsor Official Plan.

5.4 City of Windsor Community Strategic Plan

Windsor's Community Strategic Plan was adopted by City Council in 2007. It includes pillars and objectives which relate to a Diverse and Caring Society. The objectives of this Pillar include the creation of complete neighbourhoods. Specifically, the Community Strategic Plan, in creating complete neighbourhoods, encourages the development of quality neighbourhoods that are well integrated with shopping, workplaces, recreation, and makes sure that those who need assistance have decent and convenient places to live.

The proposed ZBA and Consent meets the vision and mission of the Community Strategic Plan by offering diverse housing options in proximity to population related commercial uses, parks, and transit services contributing to the creation of a complete community.

6.0 Proposed Zoning By-Law Amendment

The Subject Lands are zoned 'Residential District 1.4' (RD1.4) Zone in accordance with Map 13 of Zoning By-Law 8600.

Amendments to Zoning By-Law 8600 for the Subject Lands are required to facilitate the creation of one (1) new residential parcel for the construction of one (1) new *Single Unit Dwelling* with a total of two (2) *Dwelling Units*.

The following actions are required to facilitate the ZBA and Consent:

Add the following under Section 20 (1) -Site Specific Provisions:

For the lands comprising Lot 35 on Plan 1552, situated on the south side of Cabana Road East, just east of Holburn Street and municipally known as 825 Cabana Road East, as more particularly described in Schedule 'A' to By-law No. XX, the following lot and building regulations shall apply to a parcel created by consent for the purpose of a Single Unit Dwelling:

1. The minimum lot width for the severed parcel shall be 9.48 m.
2. The minimum lot area for the severed parcel shall be 297.6 sqm².
3. The maximum area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof for the severed parcel shall be 53%.

4. The minimum rear yard for a Single Unit Dwelling on the severed parcel shall be 6.34m.
5. The minimum lot width for the retained parcel shall be 17.45 m.

Table 6 and **Table 7** provides an overview of how the proposed Zoning regulations comply with the Provincial Planning Statement (2024) and the City of Windsor Official Plan.

The following definitions are relevant to the proposed development:

- *Building Height* is defined as the vertical distance in metres between the grade and the midpoint between the lowest eaves and the highest point of the roof.
- *Dwelling Unit* is defined as a unit that consists of a self-contained set of rooms located in a building or structure, that is used or intended for use as residential premises, and that contains kitchen and bathroom facilities that are intended for the use of the unit only.
- *Lot Area* is defined as the total land area in square metres, as measured along a horizontal plane, within the lot lines of a lot, excluding any part of a lot permanently covered by water.
- *Lot Width* is defined as the perpendicular distance in metres between the side lot lines. Where the side lot lines are not parallel, the lot width shall be the average distance in metres between the side lot lines.
- *Rear Yard* is defined as a yard extending across the full width of a lot between the rear lot line or the intersection of the side lot lines, and the nearest wall of a main building on such lot (*A “Yard” is an open space that is unoccupied and unobstructed from ground to sky except for any encroachments not prohibited by the Zoning By-law, and located on the same lot as a building*).
- *Single Unit Dwelling* is defined as one (1) dwelling having one (1) dwelling unit or, where permitted by section 5.99.80, one dwelling having two (2) dwelling units.

Where a regulation is “required”, it is mandated by the Zoning By-law. “Minimum” is interpreted as being “not less than” (s. 3.10).

Table 6-

Zoning By-Law Compliance (RD1.4)

Regulation	Required	Proposed	Compliance
RESIDENTIAL DISTRICT 1.4 (RD1.4) ZONE			
Permitted Use	<i>One Single Unit Dwelling</i>	<i>One Single Unit Dwelling</i>	Complies.
Minimum Lot Width	18.0m	9.48 m (severed parcel) 17.45 m (retained parcel)	Amendment Required. As discussed in this Report, lot widths are character giving elements but streets that display the most diversity in terms of lot width are not negative in terms of character because they can accommodate a variety of housing types and forms. To maintain this positive attribute, the proposed development has been demonstrated to be appropriate for the site and within the context of the surrounding built form.
Minimum Lot Area	540.0m ²	297.6 m ² (severed parcel)	Amendment Required. As discussed in this Report, lot area is a character giving elements but streets that display the most diversity in terms of lot area

			<p>are not negative in terms of character because they can accommodate a variety of housing types and forms.</p> <p>To maintain this positive attribute, the proposed development has been demonstrated to be appropriate for the site and within the context of the surrounding built form.</p>
Maximum Lot Coverage	45%	<p>39% (severed parcel)</p> <p>8.9% (retained parcel)</p>	Complies.
Maximum Main Building Height	9.0m	8m (severed parcel)	Complies.
Minimum Front Yard Depth	6.0m	6 m (severed parcel)	Complies.
Minimum Rear Yard Depth	7.5m	6.34 m (severed parcel)	<p>Amendment Required.</p> <p>The severed parcel will be buffered from adjacent dwellings with a privacy fence. There is 44m of rear yard depth on the abutting parcel to the west. The rear wall of the proposed dwelling will not exceed the rear wall of the</p>

			adjacent dwelling to the east. No balconies are proposed along the rear building wall or side walls.
Minimum Side Yard Width	1.2m	1.22m (severed parcel) 1.28m (retained parcel)	Complies.
Maximum Gross Floor Area -Main Building	400m ²	331 sqm (severed parcel)	Complies.

Table 7-
Zoning By-Law Compliance (Other Standards)

Regulation	Required	Proposed	Compliance
Other Standards			
Subsection 24.20.5 (Required Parking Spaces)	1 parking space for each <i>Single-Unit Dwelling and first ADU</i>	2 (severed parcel) 2 (retained parcel)	Complies. Complies.
Subsection 24.20.10 (Size of Parking Space)	Each parking space shall have a minimum of length of 5.5m and a minimum width of 2.5m, except where one side of the parking space is flanked by a wall or	2.5m x 5.5m for surface parking space (severed parcel) 3m x 6.1m for surface parking space (retained parcel)	Complies. Complies.

	fence, each parking space shall have a minimum length of 5.5m and a minimum width of 3.5m.		
Subsection 24.26.4 (Location of Parking Spaces)	.4 A parking space is permitted in a required rear or side yard. .5 A parking space is prohibited in a required front yard or required landscape open space yard except on a lot occupied by a Single Unit Dwelling.	Parking is proposed in side yard for severed and retained parcel Severed and Retained Parcel will be occupied by Single Unit Dwelling	Complies Complies
Subsection 24.28.1.3.1 (Front Yard Paving and Surfacing in Residential Districts)	For a single-unit dwelling [...] the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof cannot exceed: .1 for a lot having a width of 9m or greater: 50% of the required front yard area. .5 all driveways, access area, and parking areas shall be paved and maintained with a hard surface	53% (severed parcel) 33% (retained parcel) Concrete/Asphalt driveway (severed and retained parcel)	Amendment Required. This is a slight variation in the hard surface despite the reduction in lot width and lot area. The front yard will continue to maintain a landscape open space. Complies. Complies.

	consisting of paving brick or block, asphalt, concrete or any combination thereof.		
--	--	--	--

7.0 Summary

It is the professional opinion of the undersigned that the application for Zoning By-Law Amendment (ZBA) and Consent to Sever has regard to matters of Provincial Interest and the criteria for consents as outlined under section 2 and subsection 51(24) of the Planning Act; is consistent with the Provincial Planning Statement (2024); conforms to the City of Windsor Official Plan; has regard to applicable City Guidelines and Strategic Plans; and, represents good planning.

Despite reductions in lot area and lot width that are greater than 20% of the By-law regulation, it has been demonstrated that the ZBA and Consent will not have the impact of increasing the building envelope for the main building on the severed parcel, and that a dwelling with less than the maximum allowable Gross Floor Area (GFA) can be comfortably accommodated on the severed parcel with no impact on on-street parking or privacy concerns.

It has been established that there is no consistent lotting pattern or architectural type for lands within 150m of the Subject Lands. The ZBA and Consent propose development for low profile residential uses- the established character of the area. The ZBA and Consent will not have the effect of increasing the scale of allowable density in the area per lot or the scale of the permitted dwelling type. The ZBA and Consent will maintain the Single Unit profile for lots along the blockface, being the south side of Cabana Road East. The ZBA and Consent will correct the irregular shape of the Subject Lands to create two (2) rectangular shaped lots that follow the established grid pattern. Therefore, the proposed ZBA will not cumulatively have an impact on the character or blockface of the area.

The ZBA and Consent propose development (lot area, lot width, landscape open space, rear yard) that may not necessarily be the same or similar to the existing lots in the vicinity, but, nonetheless, enhance the established area as a form of residential infill and can coexist with existing development without causing any undue adverse impact on

surrounding properties due to its low-profile residential character. Therefore, the proposed ZBA and Consent is an excellent example of compatible development.

7.1 Good Planning

Good Planning is guided by public interest and results in well-planned and enjoyable communities that have the amenities people need. These communities contribute to well-being and long-term societal goals such as housing affordability.

The ZBA and Consent to Sever is guided by public Interest by proposing an appropriate range of housing and housing arrangement that has been determined to be required to meet the current and future needs of the regional housing market and appropriate for the planned use of the area.

The adverse impacts of the ZBA and Consent to Sever have been determined, through public consultation, to be mainly tied to the addition of dwelling units (intensification). The ZBA and Consent responds to this planning conflict by designing the dwelling to incorporate similar building regulations resulting in even spacing and relative setbacks from streets; appropriate on-site parking facilities; and, similar building massing and materials to those dwellings within the vicinity (Cabana Road East, Holburn Street, and Lounsborough).

The proposed ZBA and Consent responds to concerns regarding flooding by maintaining the maximum lot coverage and maximum Gross Floor Area (GFA) requirements of the zoning by-law and maintains front yard landscaping which have direct impacts on mitigating flooding concerns. To further reduce the impacts from intensification, the applicant has proposed to buffer the development in the form of fencing.

The proposed ZBA and Consent facilitates the adequate provision of housing and resolves planning conflicts involving public and private interests. The proposed ZBA and Consent has no impact on other matters of provincial interest such as the protection of ecological systems, agricultural resources, or cultural resources. The proposed ZBA and Consent efficiently uses infrastructure, is proposed in an appropriate location for growth and development, promotes a well-designed built form, and is therefore, good planning.

8.0 Conclusions

The application should be approved for the following reasons:

- **The application has regard to matters of Provincial Interest and Criteria for Consent, as required under Section 2 and Section 51(24) of the Planning Act.**
- **The application is consistent with the Provincial Planning Statement (PPS, 2024).**
- **The application conforms with the City of Windsor Official Plan.**
- **The application is an excellent example of residential intensification through redevelopment of an underutilized residential site in a fully serviced Settlement Area.**
- **The application will allow for the provision of a new housing type and arrangement, specifically, One (1) Single Unit Dwelling with ADU for a total of two (2) units, without any undue adverse impacts on the neighbourhood.**
- **The application will facilitate the construction of a variety of housing that is required to meet the current and future needs of the City of Windsor and is in the public interest.**

Respectfully submitted,



Rita Jabbour, RPP, MSc, BA
Registered Professional Planner
RJ PLANNER
T: 519-322-7974
E: info@rjplanner.com

Appendix A –
Stage 1 Planning Consultation Letter



**THE CORPORATION OF
THE CITY OF WINDSOR
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION**

Office of the Commissioner of
Economic Development

Neil Robertson, MCIP, RPP
City Planner/Executive Director

September 20, 2024

Applicant:

1000593576 Ontario Inc/Mohammad Alhammoud
825 Cabana Rd E
Windsor, ON N9G 1A8
alhammoudholdings@gmail.com

Re: PLANNING CONSULTATION FOR ZONING BY-LAW AMENDMENT (ZBA) AND
CONSENT TO SEVER

APPLICANT: 1000593576 Ontario Inc/Mohammad Alhammoud
AGENT: n/a
FILE NO: PC-093/24
LOCATION: 825 Cabana Rd E
ROLL NO: 3739-080-200-00202

OFFICIAL PLAN DESIGNATIONS:

“Residential” on Schedule D: Land Use as per the City of Windsor Official Plan.

ZONING OF THE SUBJECT LAND:

Residential 1.4 District (RD1.4) as per Zoning By-law 8600.

PROPOSED AMENDMENT/DEVELOPMENT:

The subject property is designated Residential on the Official Plan Schedule D: Land Use and zoned Residential District RD1.4 (RD1.4) by Zoning Bylaw 8600 (ZDM_13).

The applicant is proposing to construct a single unit dwelling on a significantly undersized lot to be created via subsequent application for consent. The proposed severed lot presents reduced minimum lot width, minimum lot area, and the retained lot presents reduced side yard. The proposed lot width is 50% of the required lot width.

Section 10.4.5.1 – minimum lot width

By Law Requirements	Proposed
18m	9.14m * (approximate dimension not shown in the drawing)

*LOT WIDTH means the perpendicular distance in metres between the side lot lines. Where the side lot lines are not parallel, the lot width shall be the average distance in metres between the side lot

lines

Section 10.4.5.2 - minimum lot area

By Law Requirements	Proposed
540 sqm	300.6 sqm

Section 10.3.5.3 – minimum side yard width (retained)

By Law Requirements	Proposed
1.2 m	.6 m

The proposed reductions are significant and inconsistent with existing lots within the Block (i.e. lots on the south side of Cabana Road). The subject property is located within a block characterized by sizable lots with considerable lot width, area, and side yards. The proposed zoning by-law amendment and consent will create a lot inconsistent with the existing development pattern and does not comply with the requirements of the zoning district. To be noted that the dwellings across the road mentioned in the application are semi-detached dwellings and different zoning provisions apply.

The City of Windsor Official Plan, Section 11.4.3.6 (b,c,f), Evaluation Criteria, outlines the criteria for consent applications and includes assessing the physical layout of the proposed lots while considering the urban design policies.

Furthermore, Chapter 8 of the City of Windsor Official Plan, Section 8.7.2.3, Infill Development, provides design guidance for infill development within established neighbourhoods including maintaining existing neighbourhood's pattern and character. These policies are designed to ensure that infill development is compatible with the surrounding context, particularly in terms of lot size, building area to site area ratios, and the established development scale and pattern. The proposed development is not compliant with the infill policies.

Therefore, Planning Staff does not support the Zoning Bylaw Amendment (ZBA) for significant reduced site-specific provisions and does not support a consent to sever application not compliant with design guidance for infill development withing established neighbourhoods.

The proposed amendment/development is considered **NOT VIABLE** for the reasons set out above.

If your decision is to proceed, please note that if the applications are not approved, the fees are not to be reimbursed.

Planning Consultation: Stage One

The Planning Consultation Stage One process is now complete for the proposed Zoning By-law amendment. This application represents the first of a two-step consultation process that has been approved by City Council. The development concept has been circulated to departments to determine what information and supporting technical information will be needed to address various municipal requirements and/or mitigate potential impacts.

The applicant will be required to complete the application requirements outlined in this letter to move forward with the stage two consultation process.

Planning Consultation: Stage Two

The Planning Consultation Stage Two process will require applicants to submit all the documentation, drawings and support studies outlined in this letter. Stage Two will provide an initial evaluation of supporting documents to determine conformity to the City's plans, policies, standards, and guidelines, potentially including preliminary peer reviews.

Additional or amended Supporting Technical Studies may be determined necessary prior to formal application submission. The applicant/agent will be contacted to discuss any changes, if required, to any of the information submitted. Once it has been determined that all required information has been reviewed and deemed acceptable, the Planning Department staff will then prepare a letter for the applicant/agent to inform them of the next steps to be followed to submit a complete application under the Planning Act.

A. APPLICATION TYPE AND REQUIRED APPLICATION FEE:

Application forms are available at the [City of Windsor Applications/Fees Page](#). Read the application forms in full before completing them. Fees are current and are subject to change. Verify fees before submitting your application.

- 1) **Planning Consultation Stage Two:** The application fee represents fifty percent (50 %) or \$2,298.50 of the cost of the required Zoning by-law amendment application. A Planning Consultation Stage Two application form is attached to this letter. The application is to be accompanied by supporting documents for review.
- 2) **Minor Zoning By-law Amendment (ZBA):** The application fee represents the remaining fifty percent (50%) or \$2,298.50 of the cost of the zoning by-law amendment fee. A zoning by-law amendment application will begin after the Planning Consultation Stage Two is deemed complete. Please read the application in full prior to submission.

B. REQUIRED SUPPORTING STUDIES OR INFORMATION:

1. **Conceptual Site Plans** – The plan should show proposed buildings, elevations, floor plans, new right-of-way(s), dimensions for retained and severed lots including side yards, and parking areas on the subject parcel. *All dimensions shall be in metric.*
2. **Application forms - Standard** requirements as indicated in the Application for Zoning By-law Amendment (Sections 2, 8 and 11)
3. **Topographic Survey** - Include in all application forms.
4. **Deed or Offer to Purchase.**
5. **Tree Inventory** - Forestry requires a detailed tree inventory for all live trees over 10cm DBH on the lot. The inventory should identify ownership and provide sub-meter accuracy GPS location, species, diameter (DBH) and condition for each tree. Indication should be made for each tree if it is to be preserved & protected or removed during development. A qualified, Arborist, Urban Forester or Landscape Architect should conduct the tree survey. Please contact Yemi Adeyeye City Forester with City of Windsor at yadeyeye@citywindsor.ca or 519-253-2300 x-2760.
6. **Open House Summary** – The purpose of the open house is to provide opportunity for consultation by the applicant with the area residents/property owners who will be impacted by the proposal. Please provide a list of attendees and a summary of concerns/discussion/answers. You may want to retain a

planner to help with the open house, summary, and answering questions. For the notification area and a list of impacted properties, please see attached.

To be noted that the Administration will be at the open house to observe only.

7. Planning Rationale Report (Scoped) - The purpose of the Planning Rationale Report is to provide a framework for an applicant seeking development approval to explain details of the application and provide supporting reasons why the proposal should be considered and approved. This document is also intended to assist staff with their review and processing responsibilities (Refer to Section 10.2.13 of the [Official Plan](#) for guidelines on this report).

The Planning Rationale Report shall **need only** to address the following study components of Section 10.2.13 of the Official Plan:

- (a) Include a description of the proposal and the approvals required;
- (b) Describe the site's previous development approval history;
- (c) Describe major physical features or attributes of the site including current land uses(s) and surrounding land uses and contextual considerations;
- (d) Describe whether the proposal is consistent with the provincial policy statements issued under the Planning Act;
- (e) Describe the way in which relevant Official Plan policies will be addressed, including both general policies and site-specific land use designations and policies;
- (f) Describe whether the proposal addresses the Community Strategic Plan;
- (g) Describe the suitability of the site and indicate reasons why the proposal is appropriate for this site and will function well to meet the needs of the intended future users;
- (h) Provide an analysis of the compatibility of the design and massing of the proposed developments and land use designations;
- (i) Provide an analysis and opinion as to why the proposal represents good planning, including the details of any methods that are used to mitigate potential negative impacts;
- (j) Describe the impact on the natural environment;
- (k) Describe the impact on municipal services;
- (l) Describe how the proposal will affect the social and/or economic conditions using demographic information and current trends;
- (m) Describe how the proposal addresses the City of Windsor Intensification Guidelines; and,
- (n) Describe areas of compliance and non-compliance with the Zoning By-law.
 - Zoning By-law 8600 shall be read in its entirety.
 - Special attention should be paid to the following Sections:
 - Section 3 - Definitions
 - Section 5 - General Provisions
 - Section 20 - Specific Zoning Exceptions in Certain Areas (Review Zoning District Map)
 - Section 24 - Parking, Loading and Stacking Provisions
 - Section 25 - Parking Area Regulations (applies to a parking area containing five or more parking spaces)

Planning Rationale Report shall be prepared by a registered professional planner.

C. NOTES TO APPLICANT

The following departments and agencies provided comments and/or information. Please refer to Appendix A for detailed comments.

D. CONCLUSION:

The proposed zoning by-law amendment and subsequent consent would create an undersized lot that is inconsistent with the existing development pattern and does not comply with the policies for infill development of the Official Plan. Should you wish to continue with the proposal it is recommended that it be modified to conform with the Official Plan policies outlined in this letter.

The Planning Consultation Stage One process has been completed. This stage one consultation letter will expire on **September 30, 2025**. For this specific proposal, we have provided comments identifying required application, information, and reports (Planning Rationale Report, Open House Summary, Tree Inventory).

Should you consider any additional changes to the proposed plan please contact the Planning Department at your earliest convenience to ensure that the changes do not impact the information provided in this letter and/or the required supporting studies/information. Administration reserves the right to request additional information in the future. Additional information may be requested by the Development and Heritage Standing Committee (DHSC) or City Council prior to a final decision being rendered.

If you have any questions regarding the content of this letter or the planning process in general, please contact Simona Simion by email at ssimion@citywindsor.ca or (519) 255-6543 x 6449.

Sincerely,



Simona Simion, MCIP RPP
Planner III – Economic Development Planner (Acting)

SS/nm

APPENDIX A – CONSULTATION

TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit route to this property is with the South Windsor 7. The closest existing bus stop to this property is located on Provincial at Cabana Northwest Corner. This bus stop is approximately 410 metres from this property falling outside of Transit Windsor's 400 metre walking distance guidelines to a bus stop. There are two new routes that will replace the South Windsor 7 as part of Transit Windsor's City Council approved Transit Master Plan. They are a new secondary route and a new local route. There is a proposed bus stop on Cabana at Holburn Southeast Corner that would provide direct transit access to this property. This is subject to change and pending City Council approved operating budgets.

DEVELOPMENT ENGINEERING – JUAN PARAMO

<input checked="" type="checkbox"/>	NO SUPPORTING INFORMATION REQUIRED
-------------------------------------	------------------------------------

PLANNING POLICY – FRANK GARARDO

Plan Schedules:

Schedule 'A' - Planning Districts & Policy Areas - "Roseland"

Schedule 'A-1' – Special Policy Areas – N/A

Schedule 'B' – Greenway System – Cabana Road East is designated as a "proposed recreationway"

Schedule 'C' – Development Constraint Areas – N/A

Schedule 'C-1' – Development Constraint Areas: Archaeological Potential – Designated within "Low Archaeological Potential"

Schedule 'D' – Land Use – "Residential"

Schedule 'E' - City Centre Planning District – N/A

Schedule 'F' - Roads & Bikeways - Cabana Road East is designated as a Class II Arterial

Schedule 'F-1' – Railways/Rail Corridors and Railyards –located to the East (+/- 250m)

Schedule 'G' - Civic Image – N/A

Schedule 'H' - Baseplan Development Phasing – N/A

Schedule 'J' - Urban Structure Plan – N/A

DEVELOPMENT PLANNING

The following policies are applicable. The proposal does not comply with these policies.

Chapter 8 of the Official Plan, Section 8.7.2.3, provides design guidance for infill development within established neighbourhoods. See Section Below:

Council will ensure that proposed development within an established neighbourhood is Designed to function as an integral and complementary part of that area's existing development pattern by having regard for:

- (e) lot size;
- (g) building area to site area ratios;
- (h) the pattern, scale and character of existing development;

11.4.3.6 The Committee of Adjustment will evaluate consent applications according to the following criteria:

- (a) Provincial legislation, policies and applicable guidelines;

- (b) The physical layout of the proposed lots having regard to the Urban Design policies of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;
- (c) The continuation of an orderly development pattern;
- (d) Impact upon the comprehensive development of adjacent properties;
- (e) The requirements or comments of Municipal departments and public agencies or authorities; and
- (f) Previous consents granted on the land holdings on or in the area.

TRANSPORTATION PLANNING – ELARA MEHRILOU

<input checked="" type="checkbox"/>	NO SUPPORTING INFORMATION REQUIRED (All parking must comply with ZBL 8600 for severed lot and retained lot)
-------------------------------------	---

FORESTRY – YEMI ADEYEYE

There is one (1) City tree on this lot, a small cedar, at the end of a row of cedars along the WEST edge of the proposed new lot. There is one large Private tree and numerous smaller, private, cedar trees in the row along the WEST edge of the lot.

Due to the small width of this proposed lot, it is expected that none of these trees would survive any potential construction on the lot. The disturbances will be within the critical root zone of the trees. Without an adequate tree root protection zone in place, the tree will have to be removed. Forestry will require detailed site plans that show adequate Tree Root protection zones for each tree if they are to be preserved on-site through the development process. Details regarding the protection area required and type of fencing for Tree Root zones can be provided by Forestry. If the trees are NOT to be preserved through the development process, and a request is made that specific trees be removed, the Removal & Canopy Replacement cost will be calculated based on a Diameter-for-Diameter replacement ratio for both City owned and private trees.

The developer is requested to provide a detailed tree inventory for all live trees over 10cm DBH on the lot. The inventory should identify ownership and provide sub-meter accuracy GPS location, species, diameter (DBH) and condition for each tree. Indication should be made for each tree if it is to be preserved & protected or removed during development. A qualified, Arborist, Urban Forester or Landscape Architect should conduct the tree survey.

It should also be noted that the lot proposed for severance serves as the driveway/parking for the existing residence at 835. Following a possible severance at 835, it is foreseeable that application will be made for a new driveway access at 835. Any new driveway at 835 would likely result in at least one more large tree removed.

Forestry requests the opportunity to review landscape plans for this development in order to provide suggestions for tree planting opportunities and tree species selections if warranted.

NATURAL AREAS – KAREN ALEXANDER

No destroying active bird nests (Migratory Bird Act)

ENWIN

HYDRO ENGINEERING: Nillavon Balachandran

No objection.

Prior to working in these areas, we suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction and demolition. Also, we suggest referring to the Ontario Building Code for required clearances for New Building Construction.

WATER ENGINEERING: Bruce Ogg

ENWIN Water has no objections.

Appendix B –
Required Support Studies

SITE PLAN on part of LOT 35, REG'D. PLAN 1552
IN THE
CITY of WINDSOR (Mun. No 825 Cabana Road)

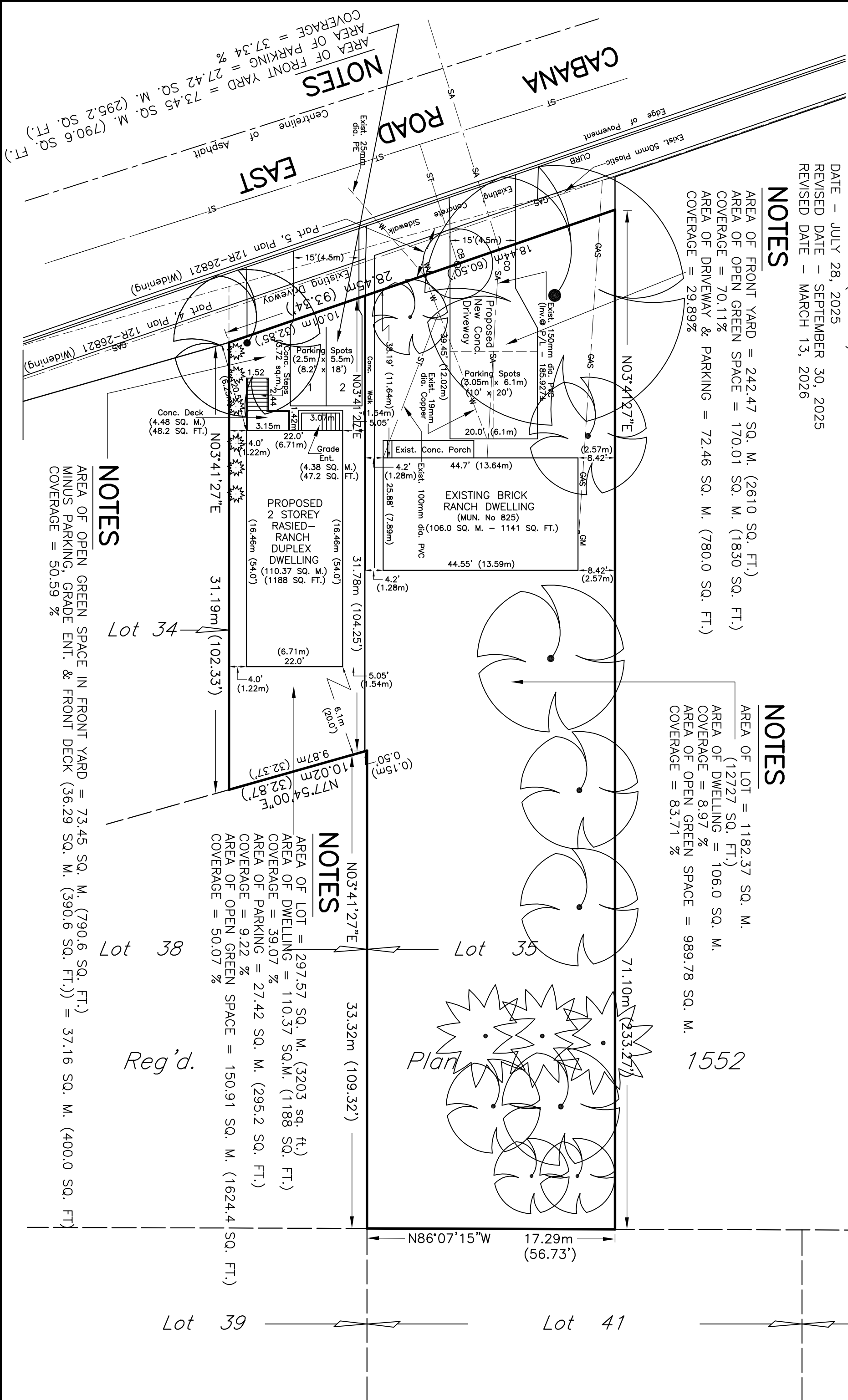
SCALE 1 : 250 (1" = 20')
 DATE - JULY 28, 2025
 REVISED DATE - SEPTEMBER 30, 2025
 REVISED DATE - MARCH 13, 2026

NOTES

AREA OF FRONT YARD = 242.47 SQ. M. (2610 SQ. FT.)
 AREA OF OPEN GREEN SPACE = 170.01 SQ. M. (1830 SQ. FT.)
 COVERAGE = 70.11%
 AREA OF DRIVEWAY & PARKING = 72.46 SQ. M. (780.0 SQ. FT.)
 COVERAGE = 29.89%

NOTES

AREA OF LOT = 1182.37 SQ. M.
 (12727 SQ. FT.)
 AREA OF DWELLING = 106.0 SQ. M.
 COVERAGE = 8.97 %
 AREA OF OPEN GREEN SPACE = 989.78 SQ. M.
 COVERAGE = 83.71 %



NOTES
 AREA OF FRONT YARD = 73.45 SQ. M. (790.6 SQ. FT.)
 AREA OF PARKING = 27.42 SQ. M. (295.2 SQ. FT.)
 COVERAGE = 37.34 %

NOTES

AREA OF OPEN GREEN SPACE IN FRONT YARD = 73.45 SQ. M. (790.6 SQ. FT.)
 MINUS PARKING, GRADE ENT. & FRONT DECK (36.29 SQ. M. (390.6 SQ. FT.)) = 37.16 SQ. M. (400.0 SQ. FT.)
 COVERAGE = 50.59 %

NOTES

AREA OF LOT = 297.57 SQ. M. (3203 sq. ft.)
 AREA OF DWELLING = 110.37 SQ.M. (1188 SQ. FT.)
 COVERAGE = 39.07 %
 AREA OF PARKING = 27.42 SQ. M. (295.2 SQ. FT.)
 COVERAGE = 9.22 %
 AREA OF OPEN GREEN SPACE = 150.91 SQ. M. (1624.4 SQ. FT.)
 COVERAGE = 50.07 %

Lot 39

Lot 41

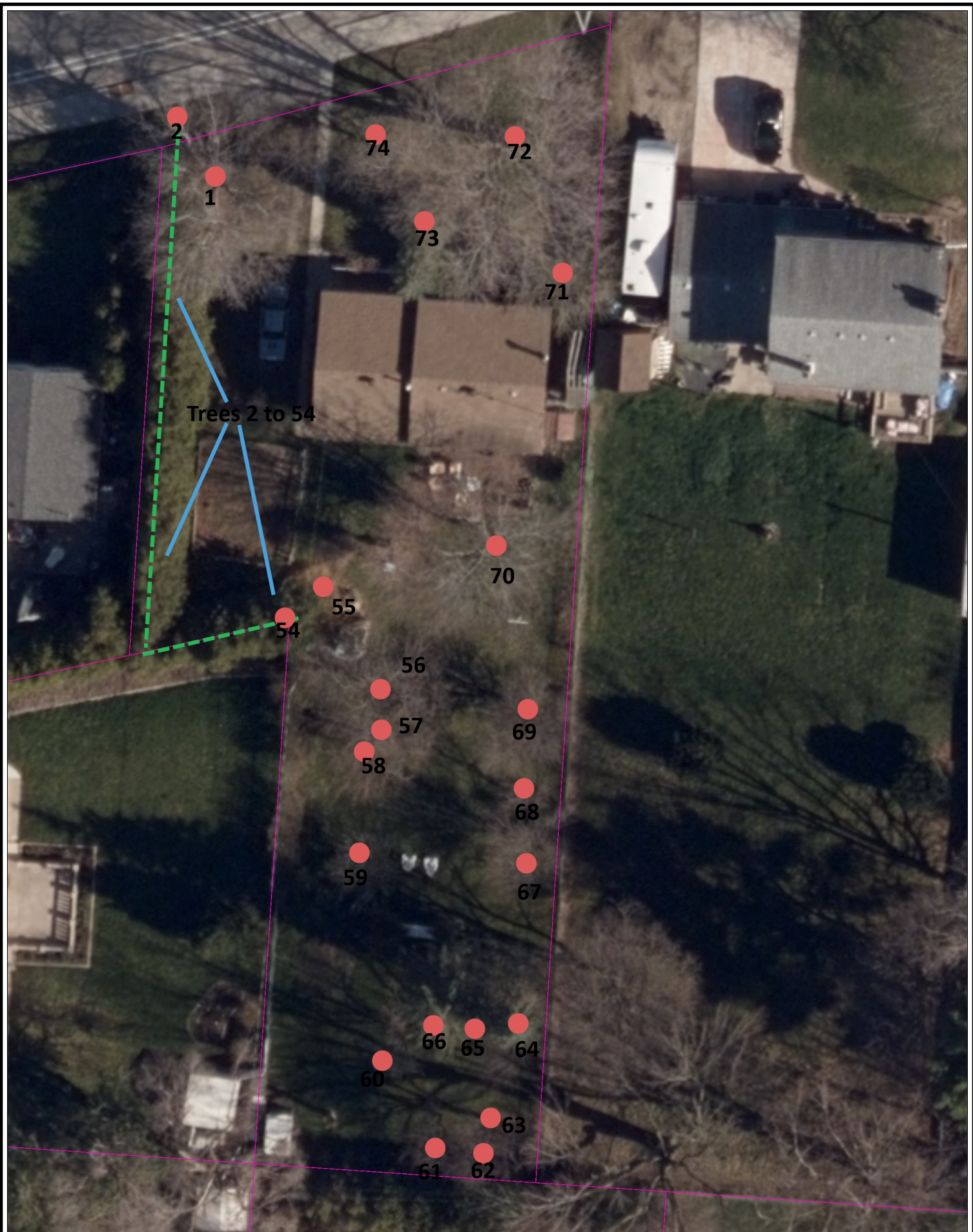
Lot 38

Lot 34

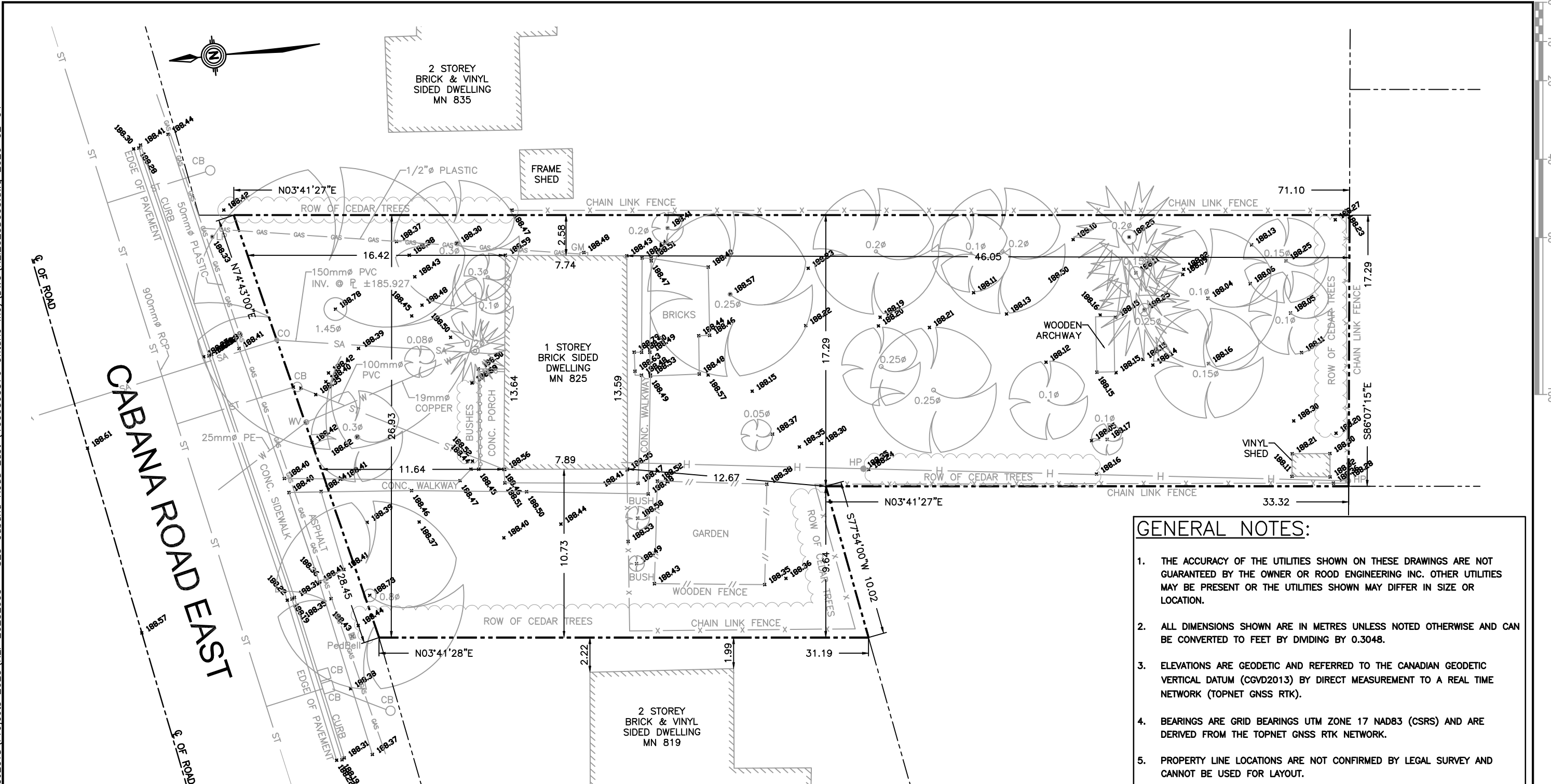
Reg'd.

Plan

1552



42	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336128	4680513	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
43	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336128	4680513	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
44	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
45	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
46	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
47	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
48	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
49	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
50	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
51	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
52	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
53	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336131	4680510	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
54	<i>Thuja occidentalis</i>	Eastern White Cedar	Private	336137	4680512	10 to 22	1.5	Fair	This tree is part of a Cedar Hedgerow; trees are starting to decline due to space constraints
55	<i>Morus alba</i> 'pendula'	Weeping Mulberry	Private	336139	4680513	12.3	1.5	Fair	Remove tree if required; undesirable
56	<i>Prunus serrulata</i> 'kwanzan'	Kwanzan Cherry	Private	336143	4680507	36	7.6	Fair	Preserve and protect if possible
57	<i>Pyrus communis</i>	Bosc Pear	Private	336142	4680505	32	4.6	Poor	Remove tree if necessary; tree is a poor specimen
58	<i>Malus domestica</i>	Apple Tree	Private	336141	4680503	18.5	4.6	Poor	Remove tree if necessary; tree is a poor specimen
59	<i>Juniperus virginiana</i>	Red Cedar	Private	336141	4680497	16	3	Poor	Remove tree if necessary; tree is a poor specimen
60	<i>Pyrus communis</i>	Bosc Pear	Private	336142	4680484	28	4.6	Poor	Remove tree if necessary; tree is a poor specimen
61	<i>Pyrus communis</i>	Bosc Pear	Private	336146	4680480	19	4	Fair	Preserve and protect if possible
62	<i>Pyrus communis</i>	Bosc Pear	Private	336149	4680479	27.5	4.6	Fair	Preserve and protect if possible
63	<i>Pyrus communis</i>	Bosc Pear	Private	336149	4680481	16.5	3.7	Poor	Remove tree if necessary; tree is a poor specimen
64	<i>Picea pungens</i>	Blue Spruce	Private	336151	4680487	35.8	3.7	Fair	Preserve and protect if possible
65	<i>Picea pungens</i>	Blue Spruce	Private	336148	4680487	25.6	3	Fair	Preserve and protect if possible
66	<i>Picea pungens</i>	Blue Spruce	Private	336145	4680487	37.3	4.6	Good	Preserve and protect if possible
67	<i>Malus domestica</i>	Apple Tree	Private	336151	4680497	23.8	4.6	Fair	Preserve and protect if possible
68	<i>Malus domestica</i>	Apple Tree	Private	336151	4680501	17.5	3	Fair	Preserve and protect if possible
69	<i>Malus domestica</i>	Apple Tree	Private	336151	4680506	37	5.5	Fair	Preserve and protect if possible
70	<i>Gleditsia triacanthos</i>	Honeylocust	Private	336149	4680516	47	12	Fair	Preserve and protect if possible
71	<i>Prunus serrulata</i> 'kwanzan'	Kwanzan Cherry	Private	336154	4680532	30	4.6	Good	Preserve and protect if possible
72	<i>Acer saccharinum</i>	Silver Maple	Private	336150	4680542	85.2	16	Good	Preserve and protect if possible. Hangar in tree
73	<i>Picea pungens</i>	Blue Spruce	Private	336145	4680536	52	3.7	Good	Preserve and protect if possible
74	<i>Prunus serrulata</i> 'kwanzan'	Kwanzan Cherry	Private	336142	4680541	24.2	4.6	Fair	Preserve and protect if possible. Tree has many poor pruning cuts



LEGEND:

1. x 184.56	DENOTES EXISTING SPOT ELEVATIONS
2. 0.25φ	DENOTES TREE DIAMETER
3. □ ○ CB	DENOTES CATCH BASIN
4. — ST	DENOTES STORM SEWER
5. — SA	DENOTES SANITARY SEWER
6. — W	DENOTES WATERMAIN
7. — H	DENOTES OVERHEAD HYDRO LINE
8. — GAS	DENOTES GAS MAIN
9. ○ WV	DENOTES WATER SERVICE VALVE
10. ○ CO	DENOTES CLEANOUT
11. ○ LP	DENOTES LIGHT POLE
12. ● HP	DENOTES HYDRO POLE
13. □ GM	DENOTES GAS METER
14. PedBell	DENOTES BELL PEDESTAL

- GENERAL NOTES:**
1. THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR ROOD ENGINEERING INC. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION.
 2. ALL DIMENSIONS SHOWN ARE IN METRES UNLESS NOTED OTHERWISE AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 3. ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2013) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK (TOPNET GNSS RTK).
 4. BEARINGS ARE GRID BEARINGS UTM ZONE 17 NAD83 (CSRS) AND ARE DERIVED FROM THE TOPNET GNSS RTK NETWORK.
 5. PROPERTY LINE LOCATIONS ARE NOT CONFIRMED BY LEGAL SURVEY AND CANNOT BE USED FOR LAYOUT.
 6. TOPOGRAPHIC SURVEY WAS COMPLETED ON APRIL 17th, 2025.
 7. UNDERGROUND INFRASTRUCTURE SHOWN IS BASED ON SURVEY, LOCATES AND AS-BUILT RECORD INFORMATION AVAILABLE.

TOPOGRAPHIC PLAN OF SURVEY
 825 CABANA ROAD EAST
 IN THE
 CITY OF WINDSOR
 IN THE
 COUNTY OF ESSEX

ROOD ENGINEERING INC.
 CONSULTING ENGINEERS
 Leamington, Ontario
 519-322-1621

DATE: 2026-02-04

FILE No.: REI2025E005	DRAWN BY: PK & DM PLOT CODE: 1:1 FILE: 2025E005.dwg	FIGURE 1
---------------------------------	---	----------

Appendix C –
Conceptual Floor Plans and Building
Elevations

Appendix D –
Legal Instruments

OWNER'S CERTIFICATE
 Lots 1 to 150 inclusive, within the boundaries edged in red have been laid out in accordance with the instructions, and the streets and lanes within the said boundaries are hereby dedicated as public highways
 Witness _____ Owner Sun Parlor Homes Limited

MORTGAGEE'S CERTIFICATE
 I hereby consent to the filing of this plan
Richard B Bedford
 MORTGAGEE

PLAN OF SUBDIVISION
OF
PART OF FARM LOT 15 CON. 5
IN THE
TOWNSHIP OF SANDWICH SOUTH
 Scale 1 in. = 100 ft.

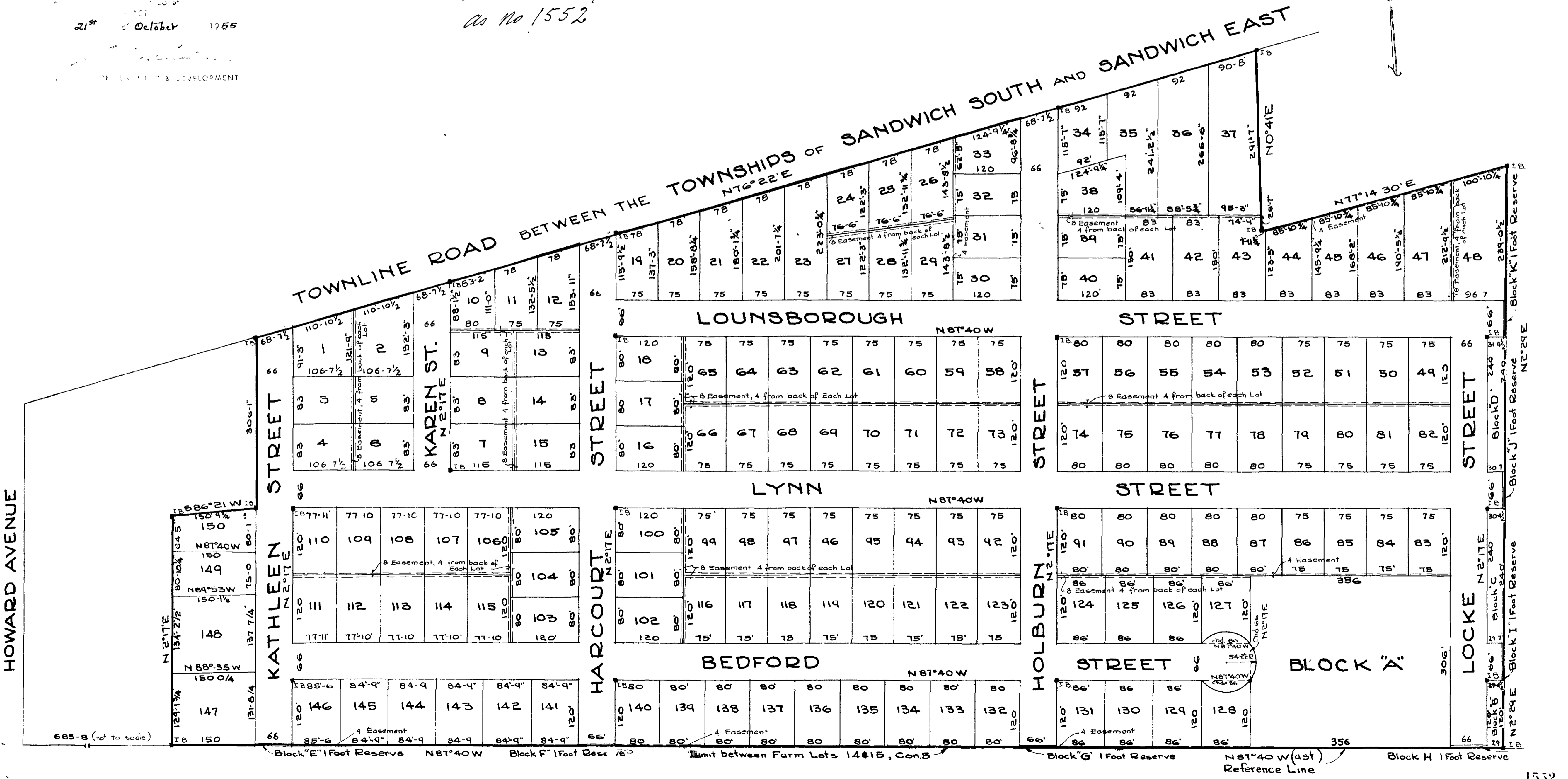
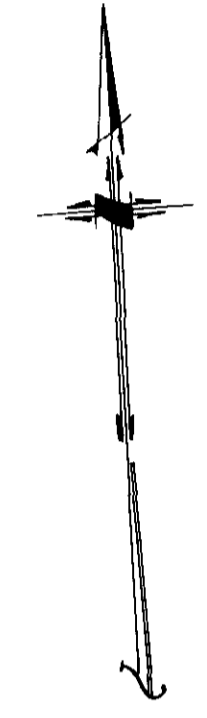
John M. Mann
 President
Howard M. Meade
 Secretary
Ronald W. Benetou
 Witness
Ronald W. Benetou
 Witness
Ronald W. Benetou
 Witness

SURVEYOR'S CERTIFICATE
 I, John H. Wickens, an Ontario Land Surveyor, certify that -
 (a) I was present at and did personally superintend the survey represented by this plan;
 (b) this plan accurately shows the manner in which the lands (edged in red) have been surveyed and subdivided by me;
 (c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan;
 (d) I have indicated on the plan the position and form of each of the monuments;
 (e) the monuments conform in all respects to requirements of section 13 of The Survey Act
 (f) the survey was made by me between the 27 day of Aug and the 16 day of Sept
 (g) the survey has been accurately made in accordance with all the provisions of The Survey Act and The Registry Act relating thereto
 Dated at Windsor the 21 Day of Sept AD 1955.
John H. Wickens
 Ontario Land Surveyor

NOTE: IB denotes an iron bar 1 inch square and 4 feet long

County of To wit Essex
 I, Ronald W. Benetou in the County of Essex make oath and say:
 1 That I was personally present and did see this plan and a duplicate duly signed by E. G. Layst, W. C. Verbridge, Fred C. Verbridge
 2 That the said plan and duplicate were signed by the said part 125 at Windsor
 3 That I know the said part 125
 4 That I am a subscribing witness to the said signing
 Sworn before me at Windsor this 21 day of Sept 1955
Ronald W. Benetou
 A Commissioner, etc

Entered and Registered
 This 15 Nov. 1955 at 10 a.m.
 as No 1552



1552

CANADA
PROVINCE OF ONTARIO
COUNTY OF **Essex**

I, Joyce Evelyn East

of the Township of **Malden**
in the County of **Essex**,
make oath and say: **Secretary**

To Wit:

1. That I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by **Bertrand R. Bedford** one of the parties thereto
2. That the said Instrument and Duplicate were executed by the said part **y** at the **City** of **Windsor**
3. That I know the said part **y**.
4. That I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the **City** of **Windsor** in the County of **Essex** this **5th** day of **January** 19 **56**.

Joyce E. East
[Signature]

A Commissioner, etc.

CANADA
PROVINCE OF ONTARIO
COUNTY OF

I,
of the _____ of _____
in the _____
make oath and say:

To Wit:

1. That I was personally present and did see the within or annexed Instrument and a Duplicate thereof duly signed, sealed and executed by _____ the part _____ there to
2. That the said Instrument and Duplicate were executed by the said part _____ at the _____ of _____
3. That I know the said part _____
4. That I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the _____ of _____ in the County of _____ this _____ 19 _____

A Commissioner, etc.

1956 122
Dated **DECEMBER 14th** A.D. 19 **55**.

SUN PATLOR HOMES LIMITED

to

**THE BELL TELEPHONE
COMPANY OF CANADA**

Grant of Equipment

[Signature]

RECORDED
JAN 9 1956
ESSEX COUNTY
WINDSOR, ONT.

103 44 2-22
I certify that the within instrument was duly entered, registered and filed in the Registry Office for the County of Essex on the _____ day of _____ 1956.
[Signature]
Malden, B. 1956

No.

THIS INDENTURE made the 14th day of December A.D. 19 55.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT
BETWEEN:

SUN PARLER HOMES LIMITED,
a Company incorporated under the
Laws of the Province of Ontario

Hereinafter called the

FIRST PARTY

THE BELL TELEPHONE COMPANY OF CANADA

Hereinafter called the

SECOND PARTY

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXX~~

AND

R.
HEMPHREY/BERTFORD, of the Township of
Sandwich South, in the County of Essex,
Farmer

Hereinafter called the

FOURTH PARTY

WHEREAS the First Party owns the lands described in Schedule "A"
hereto annexed, subject to registered mortgage No. 114062,
held by the Fourth Party

AND WHEREAS the Second Party owns the lands in the City of Toronto in the County of York described in Schedule 'B' hereto annexed and for the purpose of enabling it to construct, operate, repair and maintain continuous lines of telephone and telegraph from the said lands to the premises of various of its subscribers, from time to time, on the lands described in Schedule 'A' hereto and adjoining lands, has arranged with the First Part γ to grant to it the right and easement hereinafter set out for the price or sum of One Dollar (\$1.00);

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the Second Party to the First Part γ , the receipt whereof is hereby acknowledged, the First Part γ and the Fourth Part γ hereby grant to the Second Party, its successors and assigns, to be used and enjoyed as appurtenant to the said lands of the Second Party described in Schedule 'B' hereto, the free, uninterrupted and unobstructed right and easement:

1. To enter on and construct, repair, replace, operate and maintain, in perpetuity, its lines of telephone and telegraph (forming part of its continuous lines between the said lands described in Schedule 'B' hereto and the premises of various of its subscribers from time to time on the said lands described in Schedule 'A' hereto and adjoining lands), including all necessary poles, wires, cables (both buried and aerial), conduits, markers and fixtures upon, over, under, along and across the said lands described in Schedule 'A' hereto, together with the right of free and unimpeded access to the Second Party, its workmen, vehicles, supplies and equipment at all times and for all purposes and things necessary for or incident to the exercise and enjoyment of the rights hereby granted, over the lands described in Schedule 'A' hereto and over such portions of the lands of the First Part γ adjacent thereto as may from time to time be unencumbered by any building or other structure, from the highways or lands abutting thereon to and from the places where any of the said lines of telephone or telegraph and fixtures or any part or parts thereof are to be constructed, repaired, replaced, operated and maintained;

2. To attach other wires, cables and accessories and permit the attachment of the wires, cables and accessories of any other company or commission for the purpose only of supplying a public utility service to the various owners from time to time of the lands described in Schedule 'A' hereto and adjoining lands;

3. To trim, fell and remove any trees and brush along the said lands so as to keep the wires and cables clear at least two feet;

4. To erect and set the necessary guy and brace poles and anchors and to attach thereto and to trees the necessary guy wires.

The Second Party covenants and agrees with the other parties hereto and with each of them that it shall be responsible for any damage caused by its agents or employees to the crops and property of the First Party and shall as far as possible replace at its own cost any soil or turf removed in connection with any of the work above referred to.

~~THIS INDENTURE SHALL BE VOID AND OF NO EFFECT UNLESS IT IS SIGNED AND SEALED AND DELIVERED BY THE PARTIES HERETO AND BY THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.~~

No covenant on the part of the Fourth Party shall be implied by reason of this indenture or by reason of anything herein contained.

THIS INDENTURE and everything herein contained shall extend to and include the parties hereto and their and each of their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed these presents.

SIGNED, SEALED and DELIVERED

in the presence of

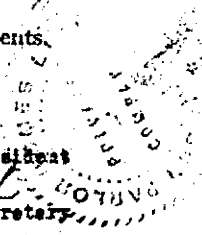
Jesse E. East

THE PARLOR HOMES LIMITED

Oliver M. Mason President

Howard ... Secretary

Bertrand R. Bedford



SCHEDULE "A"

referred to in the annexed Indenture made the 14th day of December
A.D. 19 55 .

BETWEEN:

SON PARLER HOMES LIMITED

as the FIRST PARTY

--AND--

THE BELL TELEPHONE COMPANY OF CANADA,
as the SECOND PARTY:

ALL AND SINGULAR that certain parcel of land and premises in the Township
of Sandwich South in the County of Essex and Province of
Ontario, being composed of parts of certain lots according to a plan registered
in the Registry Office for the said County of Essex as number 1552, which said
parts may be described as follows:- Easterly four feet (4^{ft}) of Lots one (1),
three (3), four (4), seven (7) to nine (9) inclusive, sixteen (16) to eighteen
(18) inclusive, one hundred and six (106), one hundred and fifteen (115), one
hundred (100) to one hundred and two (102) inclusive and Lot forty-seven (47);
westerly four feet (4^{ft}) of Lots two (2), five (5), six (6), thirteen (13) to
fifteen (15) inclusive, sixty-five (65), sixty-six (66), thirty (30) to thirty-
three (33) inclusive, forty-eight (48), one hundred and three (103) to one
hundred and five (105) inclusive, ninety-nine (99) and one hundred and sixteen
(116).
Southerly four feet (4^{ft}) of Lots ten (10) to twelve (12) inclusive, twenty-four
(24) to twenty-six (26) inclusive, thirty-two (32), thirty-eight (38), thirty-five
(35) to thirty-seven (37) inclusive, forty-nine (49) to fifty-five (55) inclusive,
fifty-six (56), fifty-seven (57), one hundred and six (106) to one hundred and ten
(110) inclusive, eighty-three (83) to ninety-nine (99) inclusive and one hundred
and twenty-eight (128) to one hundred and forty-six (146) inclusive.
Northerly four feet (4^{ft}) of Lots nine (9), thirteen (13), twenty-seven (27) to
twenty-nine (29) inclusive, thirty-one (31), thirty-nine (39), forty-one (41) to
forty-eight (48) inclusive, sixty-six (66) to eighty-two (82) inclusive, one hundred
and eleven (111) to one hundred and fifteen (115) inclusive, and one hundred and sixteen
(116) to one hundred and twenty-seven (127) inclusive.
Easterly four feet (4^{ft}) of Lot forty-three (43), 267^{ft} south from the north line.

SCHEDULE "B"

referred to in the annexed Indenture made the 14th day of December

A.D. 19 55 .

BETWEEN:

SUN PARLER JONES LIMITED

as the FIRST PARTY

—AND—

THE BELL TELEPHONE COMPANY OF CANADA,

as the SECOND PARTY:

ALL AND SINGULAR that certain parcel of land and premises in the City of Toronto in the County of York and Province of Ontario being composed of those parts of Town Lots Nos. 5 and 6 on the North side of Adelaide Street West, more particularly described in Instruments registered in the Registry Office for the Registry Division of Toronto as Numbers 47268-S, 28922-P, 15831-S, 41547-S, 47269-S, and 51257-S.

CANADA
PROVINCE OF ONTARIO
COUNTY OF ~~ESSEX~~

To Wit:

I the First Part
named in the within instrument, DO SOLEMNLY DECLARE that I was at the time of
the execution and delivery by me of the within Instrument of the full age of twenty-one
years or over and unmarried.

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 and by virtue of the
Canada Evidence Act.

DECLARED before me at the
of _____ in the County of _____
this _____ day of _____
, A.D. 19 _____

A Commissioner for taking affidavits in and for the Courts in Ontario.

DOMINION OF CANADA
PROVINCE OF ONTARIO
COUNTY OF _____

To Wit:

IN THE MATTER OF THE REGISTRY ACT--
R. S. O. 1937 CHAPTER 170
AND AMENDMENTS THERETO

I the First Part
named in the within instrument, DO SOLEMNLY DECLARE that I was at the time of
the execution and delivery by me of the within instrument legally married to
_____, the person
joining therein as my wife to bar her dower and was of the full age of twenty-one years.

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 and by
virtue of The Canada Evidence Act.

DECLARED before me at
the _____ of _____
in the County of _____
this _____ day of _____
A.D. 19 _____

A Commissioner for taking affidavits in and for the Courts in Ontario.

Appendix E –
Notice of Open House

Public Consultation Meeting

Proposed Zoning By-Law Amendment for 825 Cabana Road East

On behalf of our client, 1000593576 Ontario INC., RJ Planner is hosting an in-person and virtual Public Consultation Meeting at the **Capri Pizzeria Recreation Complex**, 2555 Pulford Street (Hickory Room) on **Wednesday August 20, 2025** from **6:30pm to 7:30pm**.

The purpose of this meeting is to present a site-specific Zoning By-Law Amendment (ZBA) to permit One (1) new residential lot with the following lot and building regulations:

- A minimum Lot Width of 9.15m,
- A minimum Lot Area of 297.57 Square Metres, and,
- A minimum Rear Yard Depth of 20m.

The applicant is proposing to construct a Single Unit Dwelling with two (2) Additional Dwelling Units (ADUs) on the proposed lot. The lot will be created by severance in a separate application.

During this session, guests will meet the project team (in person or virtually) and have an opportunity to discuss comments or questions relating to the proposed ZBA.

This meeting is the next step in the ZBA process.

This meeting is being held in advance of a statutory public meeting required under the Planning Act to obtain approvals. The City of Windsor will be inviting all residents and landowners within 200m of the property limits to additional meetings in the near future.

The In-Person and Virtual Public Consultation Meeting will consist of a brief presentation of the project materials with a

live Q&A session for the available period of time.

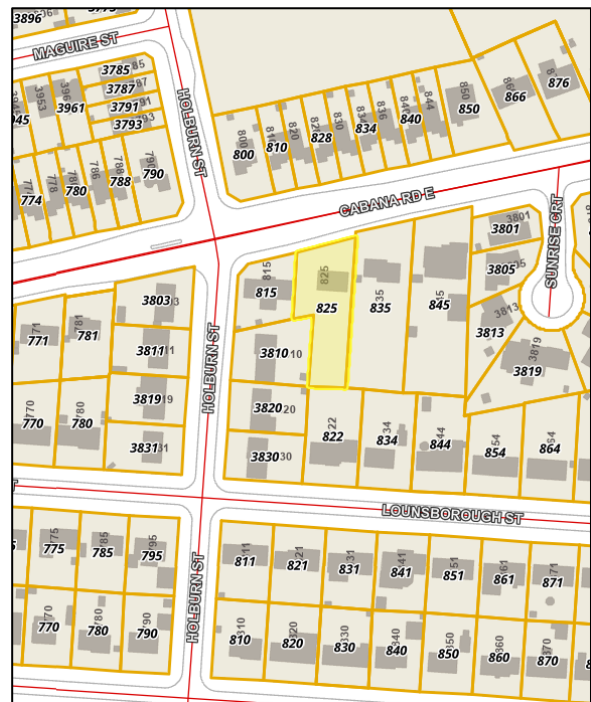
Submit Your Comments

We are looking forward to your input and comments. Written comments, via email or mail, will be accepted until **August 22, 2025** to the following:

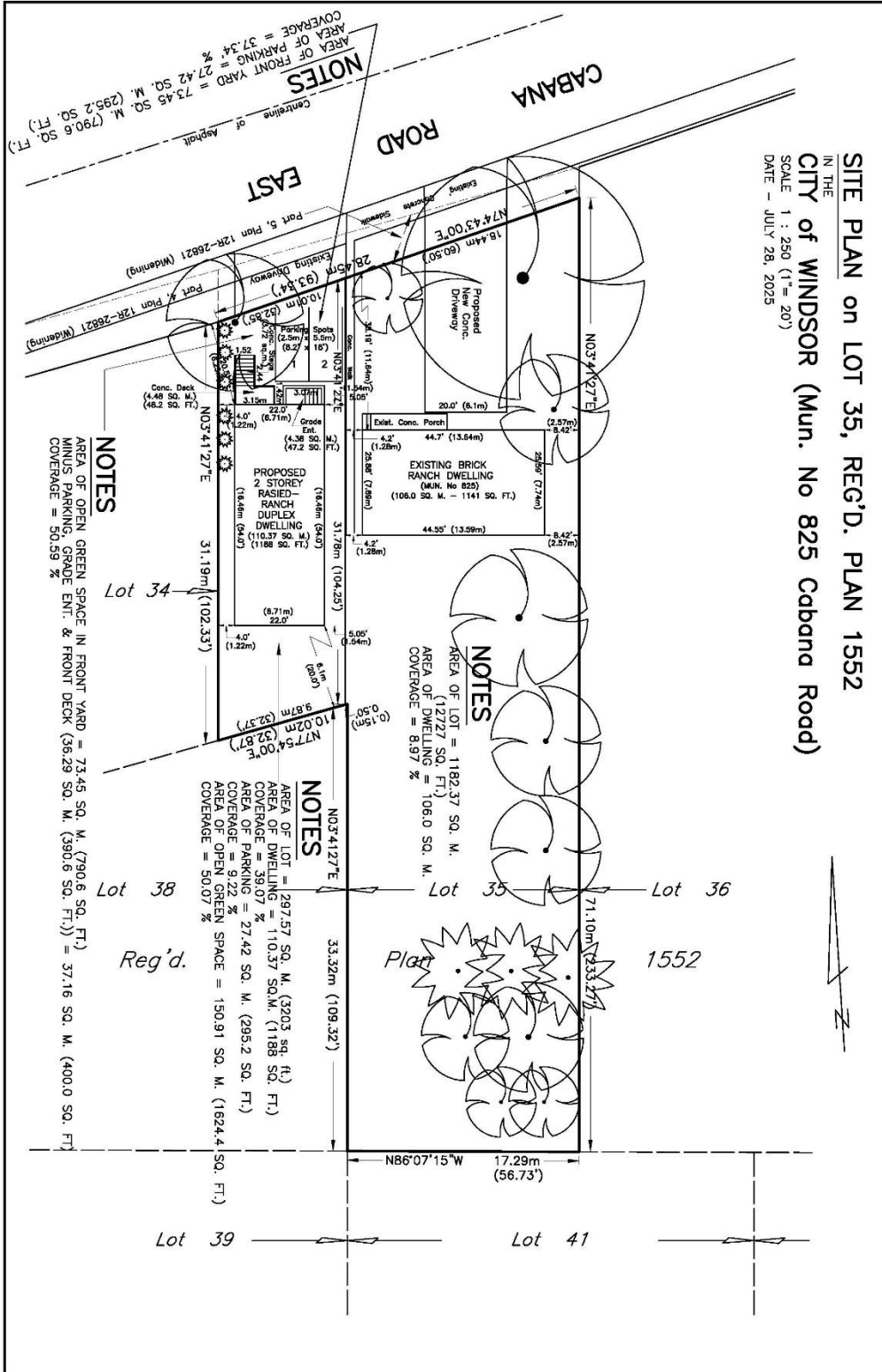
RJ Planner
321 King Street West
Harrow, ON, N0R1G0
P.O. Box 1178
info@rjplanner.com

Virtual PIC Registration

To register for the virtual meeting, please send a request by email to info@rjplanner.com and a meeting link will be emailed back to you.



SITE PLAN on LOT 35, REG'D. PLAN 1552
IN THE CITY of WINDSOR (Mun. No 825 Cabana Road)
 SCALE 1 : 250 (1" = 20')
 DATE - JULY 28, 2025



Appendix F –
Open House Display Boards

Sign In Sheet for 825 Cabana Road East Open House (August 20, 2025)

Name	Address	Phone Number	Email	Do you wish to receive a copy of any reports or studies completed for this application? (Y or N)
BRIAN LEE	[REDACTED]	[REDACTED]	[REDACTED]	YES
WILLIE DORYL LEE	1001 [REDACTED]	[REDACTED]	[REDACTED]	yes
Kelly Azar on behalf (howie Smith)	_____	_____	[REDACTED]	YES
John			[REDACTED]	

Public Information Centre (PIC)

Applicant/Agent: 1000593576 Ontario INC.

RJ Planner (c/o Rita Jabbour, RPP)

Purpose:

To provide an opportunity for the Applicant/Agent to consult with citizens who may be impacted by a proposed Zoning By-Law Amendment (ZBA) for a residential development at **825 Cabana Road East**.

Applicant has completed a Stage 1 Pre-consultation with City to determine what supporting information is required to address potential concerns.



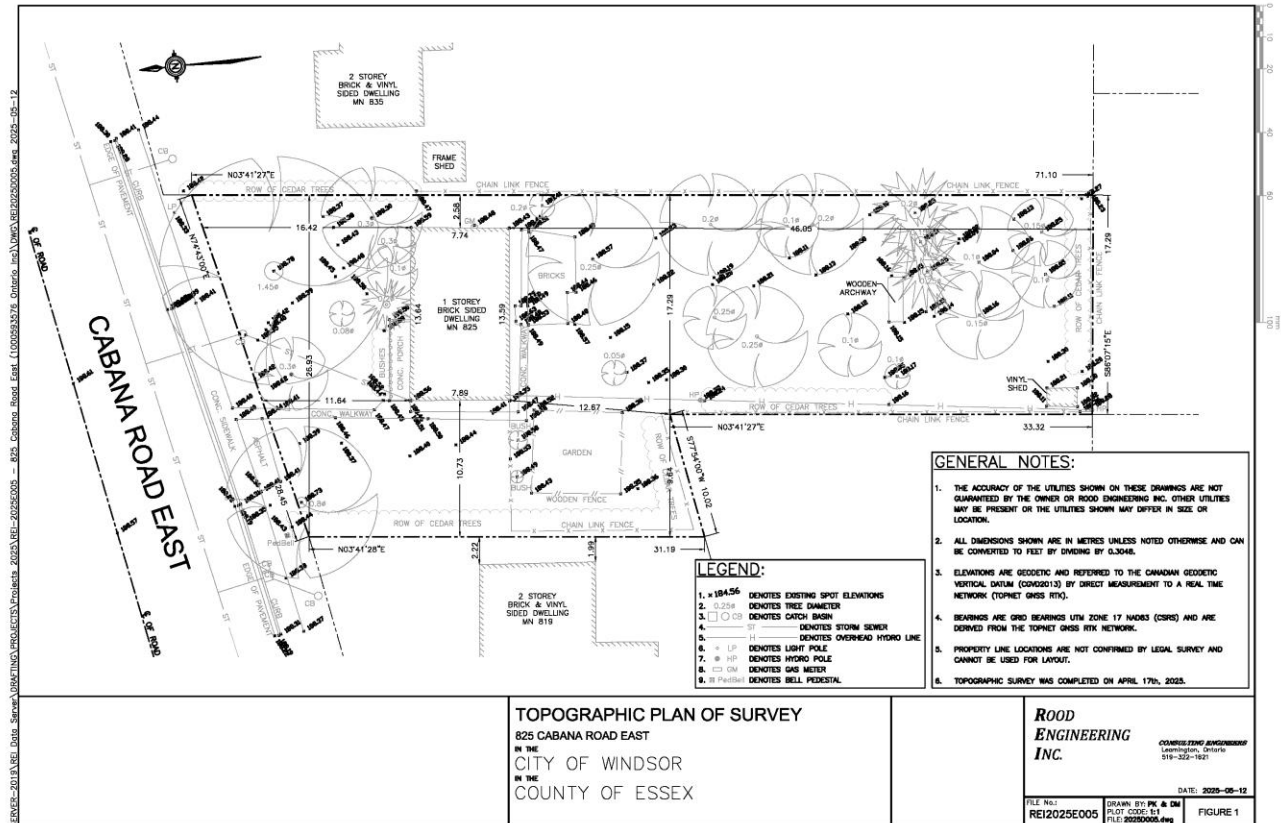
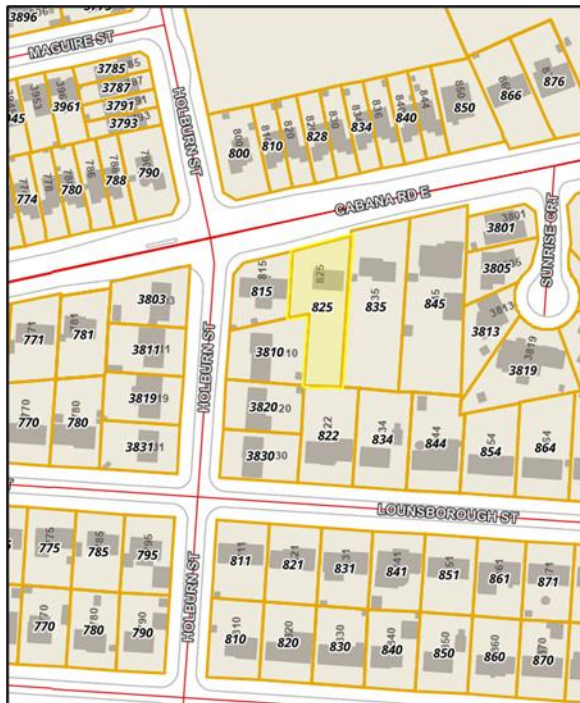
RJ Planner

Registered | Professional | Land Use Planners

Description of Subject Lands

825 Cabana Road East

- Located in a Residential area permitting Single Unit Dwellings on lots with a minimum width of 18m and a minimum lot area of 540 sqm (RD1.4)



RJ Planner

Registered | Professional | Land Use Planners

Proposed Zoning Amendment

- Applicant wishes to create one (1) new residential lot through severance for the construction of One (1) *Single Unit Dwelling*
- *Single Unit Dwelling* will include one (1) *Additional Dwelling Unit* (ADUs) for a total of two (2) *Dwelling Units* in the entire Building
- A change to existing zoning regulations is required to allow for a reduced minimum lot width and lot area and minimum rear yard depth.
- Two (2) parking spaces proposed for the Dwelling (2 driveway spaces) (By-law requirement is 1 per unit)



Proposed Zoning Amendment

- Zoning Amendment to permit the following lot and building regulations:
 - A Minimum Lot Width of 9.15m where 18m is required
 - A Minimum Lot Area of 297.57 Sqm where 540 Sqm is required
 - A minimum Rear Yard Depth of 6m* where 7.5m is required

**corrected from 20m on Public Notice*



Overview of Planning Process

Planning Act

- Allows for changes to Zoning By-law (s. 34) when decision are consistent with provincial interests (s. 2) and Provincial Planning Statement (PPS, 2024)(s. 3)
- The adequate provision of a full range of housing is a provincial interest

Provincial Planning Statement (PPS, 2024)

- All planning decisions must be consistent with policies in PPS (2024)
- Planning authorities shall provide for an appropriate range and mix of housing options through redevelopment (policy 2.2)

Official Plan

- Decisions must conform with the Official Plan
- City of Windsor Official Plan allows Low Profile Dwellings (Semi-Detached Dwellings) in stable neighbourhoods



Required Support Studies/Information

- 1. Standard requirements as indicated on Application Form:**
Conceptual building elevations, floor plans, site plans; deed. ✓
- 2. Topographic Survey:** survey of physical features of site. ✓
- 3. Tree Inventory:** to identify existing trees and which trees may be impacted by the development (severance and construction). ✓
- 4. Planning Rationale Report (PRR):** A Report completed by a Registered Professional Planner (RPP) to explain and justify the proposed rezoning/site-specific provisions and compatibility of the development with the surrounding area.

The PRR will include a report of the Public Consultation Meeting.



Overview of Next Steps

Stage 2 Planning Consultation

- Must be completed before a ZBA application can be submitted
- All required support studies/information submitted to City for review and comment.
- Revisions to the support studies/information may be required.

Development and Heritage Standing Committee

- Committee is appointed by Council
- Committee will review Staff Report on application; host the Statutory Public Meeting; and, make recommendation to Council on Application.

Council Meeting

- Makes final decision on Application at regular Council meeting.
- Committee recommendation and planning staff report is forwarded to Council.



How to Submit Feedback

- Written comments on the proposal may be submitted through email or mail to the following until **Friday August 22, 2025**:

RJ Planner (c/o Rita Jabbour, RPP)

321 King Street West

P.O. Box 1178

Harrow, ON, N0R 1G0

info@rjplanner.com



RJ Planner

Registered | Professional | Land Use Planners