



COMMITTEE OF ADJUSTMENT

APPLICANT : 1998308 ONTARIO INC.

ADDRESS : 1561 ARMANDA STREET

 SUBJECT LANDS  SEVERED LANDS



CITY OF WINDSOR

File: B-043/25

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 54 (2) of the Planning Act, the City of Windsor Council has delegated consent authority to the Committee of Adjustment, and further, **PURSUANT** to Section 53 of the Planning Act, a Committee of Adjustment public hearing will be held to consider an application for consent.

You are receiving this letter as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on June 25, 2025

APPLICATION FOR CONSENT

Owner:	1998308 ONTARIO INC	Location:	1561 ARMANDA ST
Legal Description:	PLAN 708; LOTS 629 TO 638	Zoning:	Residential RD1.1
Official Plan:	Residential		
Explanation:	Severance of lands, as shown on the attached drawing, for the purpose of creating a new lot.		

COMMITTEE OF ADJUSTMENT PUBLIC HEARING - 519-255-6543 ext 6436 or 6450

When: July 10, 2025 at 3:30 pm

Where: VIA VIDEO CONFERENCE
(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)

You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

If a person or public body that files an appeal of the decision of the Committee of Adjustment, in respect of the proposed consent, does not make oral submissions at a public meeting or does not make written submissions to the Committee of Adjustment before a provisional consent is given or refused, the Ontario Land Tribunal may dismiss the appeal.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson Secretary-Treasurer, Committee of Adjustment	Dated: June 26, 2025
Suite 210, 350 City Hall Square West Windsor ON N9A 6S1	Tel: 519-255-6543 Fax: 519-255-6544 Email: jwatson@citywindsor.ca Web: http://www.citywindsor.ca

1	Application Information			
	Name of All Owners (as listed on deed)		Contact No.	Business Telephone No.
	Address			Postal Code
	E-Mail Address:			
	Name of Contact Person/Agent (if different than owner)		Contact No.	Business Telephone No.
	Address		Postal Code	Fax No.
	E-Mail Address:			
	PAYMENT CONTACT INFORMATION ONLY:			
Name:				
Contact No:				
2	Type and purpose of proposed transaction:			
	Conveyance <input checked="" type="checkbox"/> new lot 1 severed / 2 retained <input type="checkbox"/> lot addition			
	Other (please specify) <input type="checkbox"/> mortgage <input type="checkbox"/> rights-of-way See separate application for validation of title/power of sale <input type="checkbox"/> lease in excess of 21 years <input type="checkbox"/> easement			
3	The name of the person(s) to whom the land or an interest in land is to be transferred, charged or leased:			
4	Legal Description of the Subject Land (ENTIRE PARCEL – retained and severed)			
	Municipality		Street Name	Street Address
	Concession Number(s)		Registered/Reference Plan No.	Lot/Part No.(s)
	Parcel No.			
5	Are there any easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> unknown (If Yes, please describe) _____ _____			
	6	Description of the Subject Land and Servicing Information (to be severed/leased) (in metric units)		
		Description		(A) SEVERED
Frontage			<i>metres</i>	<i>metres</i>
Depth			<i>metres</i>	<i>metres</i>
Area			<i>square metres</i>	<i>square metres</i>
Lot/Part No.(s)			613.5 m2	799.8 m2 / 1,141.5 m2
Registered/Reference Plan No.				
Water Lot? Yes <input type="checkbox"/> No <input type="checkbox"/>				
Use of Property		Existing Use(s)		
		Proposed Use(s)		
Buildings or Structures	Existing (Date of construction)			
	Proposed			

	Access (check appropriate space)	Provincial Highway Municipal road, maintained all year Municipal road, seasonally maintained Other public road Right of way Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road _____	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Water Supply	Publicly owned and operated piped water system... Privately owned and operated..... Individual or communal well..... Lake or other water body..... Other _____	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Sewage Disposal	Publicly owned and operated piped sewage system..... Privately owned and operated individual or communal septic tank system..... Pit, privy, or other _____	Yes <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>	Yes <input type="checkbox"/> <input type="checkbox"/>	No <input type="checkbox"/> <input type="checkbox"/>
7	The current designation of the subject property in the Official Plan					
	History of the Subject Land					
8	Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown If yes, please provide the application file number and the decision made on the application. _____ _____ If this application is a re-submission of a previous consent application, describe how it has been changed from the original application. _____ _____					
9	Has any land been severed from the parcel originally acquired by the owner of the subject land: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
10	If the answer to item 9 is <u>yes</u>, the date of the transfer, the name of the transferee and the land use on the severed land:					
11	Current Applications If known, whether the subject land is the subject of any other application under the Act, such as an application for an amendment to an Official Plan, a Zoning By-law or Minister’s Zoning Order, an application for minor variance or an application for an approval of a plan of subdivision or a consent. _____ _____ If yes, the file number of the application and the status of the application. _____					
12	Whether the application is consistent with policy statements issued under subsection 3(1) of the Planning Act <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown					
13	Whether the subject land is within an area of land designated under any provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable					
14	If the answer to section 13 is yes, whether the application conforms to or does not conflict with the applicable provincial plan or plans. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable					

15	The required sketch map is to indicate the following, in metric units and must be included with application:	Included	Not Applicable
	a) the boundaries and dimensions of any land <u>abutting</u> the subject land that is owned by the owner of the subject land;	<input type="text"/>	<input type="text"/>
	b) the <u>approximate distance between</u> the subject land and the nearest <u>Lot line or landmark</u> such as a bridge or railway crossing;	<input type="text"/>	<input type="text"/>
	c) the <u>boundaries</u> and <u>dimensions</u> of the subject land, the part that is intended to be <u>severed</u> and the part that is intended to be <u>retained</u> ;	<input type="text"/>	<input type="text"/>
	d) the location of all land <u>previously severed</u> from the parcel originally acquired by the <u>current owner</u> of the subject land;	<input type="text"/>	<input type="text"/>
	e) the approximate location of all <u>natural and artificial features</u> (<i>for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks</i>) that: (i) are located on the <u>subject land</u> and on land that is <u>adjacent</u> to it, and (ii) in the applicant's opinion, may affect the application;	<input type="text"/>	<input type="text"/>
	f) the <u>current uses</u> of land that are <u>adjacent</u> to the subject land (<i>for example, residential, agricultural or commercial</i>)	<input type="text"/>	<input type="text"/>
	g) the <u>location</u> , <u>width</u> and <u>name</u> of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way (i.e. alley);	<input type="text"/>	<input type="text"/>
	h) if access to the subject land will be <u>by water only</u> , the location of the parking and boat docking facilities to be used; and	<input type="text"/>	<input type="text"/>
	i) the location and nature of any easement affecting the subject land.		
The required sketch map has been included with this application form.			
<input type="checkbox"/> Yes <input type="checkbox"/> No			

DECLARATION:

I/WE, Abdullah Kayali of the City (City/Town)
of Windsor (name City/Town) in the Province (County) of Ontario (name county) on
this 31st day of May, 2025, **SOLEMNLY DECLARE** that all statements contained in
this application are true and I/WE 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.

(Sign) X [Signature]
(Sign) X _____

DECLARED BEFORE ME at the Municipality of Chatham-Kent in the
Province of Ontario this 31st day of May, 2025.

[Signature] A Commissioner etc.
ELECTRONICALLY Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,
Province of Ontario, for Pillon Abbs Inc.
Expires August 4, 2026

*** THIS SECTION MUST BE COMPLETE

RECEIPT OF APPLICATION/AUTHORIZATION TO PROCESS

This application has been received and is accepted for processing, as the application is complete,

[Signature]
Secretary-Treasurer (or Designate)

Date: June 17/25

Minor variance for new construction: An approved variance is valid and must be acted upon within one (1) year. If a
granted variance is not used within required timeline, the application is deemed to be **null and void**. A new Committee of
Adjustment application will be required for any expired application. TPA (Please Initial)

**FOR AGENTS – The owner must complete and sign this authorization if you have been assigned to act on
their behalf**

AUTHORIZATION:

TO: The Secretary-Treasurer of The Committee of Adjustment for the City of Windsor.

DATE: May 31, 2025.

I (We) (Owners of the subject lands) Abdullah Kayali
of the (municipality where you reside) City of Windsor, hereby authorize
and instruct (agent(s)) Pillon Abbs Inc. to submit an application to the
Committee of Adjustment in respect to (municipal address or legal description) 1561 Armanda Street, Windsor, ON

Which I (we) am (are) the registered owner(s), and this shall be my (our) good and sufficient authority to act on my (our) behalf.

[Signature] X(Sign) Note: if the owner is a Corporation, affix seal (if any)
X (Sign)

SEVERANCE SKETCH
OF
LOTS 629 TO 638 (Incl.)
REGISTERED PLAN 708
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:200

0 2.00 4.00 8.00 12.00 20.00 METRES

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	4681600.34	329532.80
ORP-B	4681537.80	329704.77
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B'
BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17
(81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999934

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR
PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11(4) OF O.REG. 525/91.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB ♂ DENOTES ROUND IRON BAR
CC ♂ DENOTES CUT-CROSS
CP DENOTES CONCRETE PIN
PB DENOTES PLASTIC BAR
□ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JDB
WIT. DENOTES WITNESS J DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
(NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(PROP) DENOTES PROPORTION (CALC) DENOTES CALCULATED
(P) DENOTES PLAN 12R-28243
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
N = NORTH; S = SOUTH; E = EAST; W = WEST

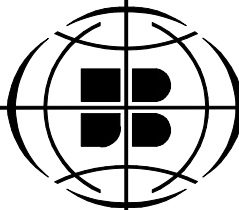
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE DAY OF

DATE JUNE 5, 2025

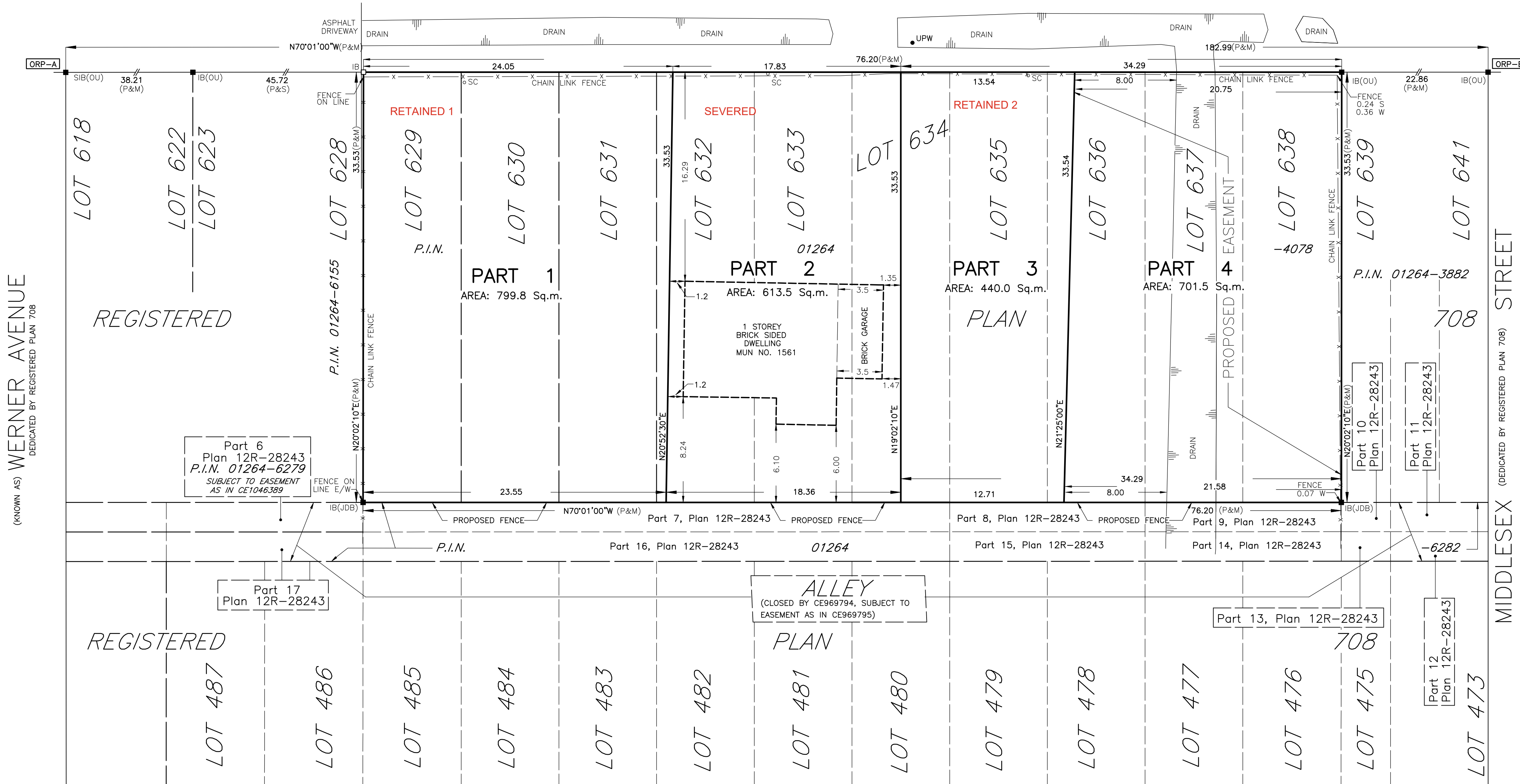
Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

 **VERHAEGEN**
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: A.J.M.	CHECKED BY: KH/RAS	REFERENCE NO.: 24-47-659-008
CAD File: 24-47-659-008.dwg CAD Date: June 9, 2025 3:58 PM		File: E-708-63

Known as ARMANDA (ALBERTA STREET DEDICATED BY REGISTERED PLAN 708) STREET
P.I.N. 01263-1123



(KNOWN AS) WERNER AVENUE
DEDICATED BY REGISTERED PLAN 708

MIDDLESEX STREET (DEDICATED BY REGISTERED PLAN 708)

79cm x 0.4 (9.0 m²)
48cm x 31.0 w (4.1 ft²)

PLANNING RATIONALE REPORT SCOPED

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**1561 Armanda
Windsor, Ontario**

June 10, 2025

Prepared by:



Tracey Pillon-Abbs, RPP
Principal Planner
Chatham, ON
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

Table of Contents

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	4
2.1	Legal Description and Ownership	4
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension	6
2.2.2	Existing Structures and Previous Use	7
2.2.3	Vegetation	7
2.2.4	Topography and Drainage	7
2.2.5	Other Physical Features	7
2.2.6	Municipal Services	7
2.2.7	Nearby Amenities	8
2.3	Surrounding Land Uses	8
3.0	PROPOSAL AND CONSULTATION	9
3.1	Development Proposal	9
3.2	Public Consultation Strategy	10
4.0	APPLICATION AND STUDIES	11
4.1	Consent	11
4.2	Other Applications	11
4.3	Supporting Studies	11
5.0	PLANNING ANALYSIS	12
5.1	Policy and Regulatory Overview	12
5.1.1	Provincial Planning Statement	12
5.1.2	Official Plan	18
5.1.3	Zoning By-law	26
6.0	SUMMARY AND CONCLUSION	29
6.1	Context and Site Suitability Summary	29
6.1.1	Site Suitability	29
6.1.2	Compatibility of Design	29

6.1.3 Good Planning	29
6.1.4 Environment Impacts	29
6.1.5 Municipal Services Impacts	30
6.1.6 Social, Cultural, and Economic Conditions	30
6.2 Conclusion	30

1.0 INTRODUCTION

I have been retained by 1998308 Ontario Inc c/o A&A Management (herein the “Applicant”) to provide a scoped land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 1561 Armanda Street (herein the “Site”) in the City of Windsor, Province of Ontario.

The Site, in Ward 1, is made up of 10 parcels of land, which currently have an existing single detached dwelling. Each parcel of land can be legally conveyed. The existing single detached dwelling is located on 3 lots.

The Site is located on the south side of Armanda Street, east of Wepner Avenue and west of Malden Road.

It is proposed that the Site be developed for residential use.

A severance is proposed to create 1 severed parcel and 2 retained parcels.

The severed parcel will have the existing single detached dwelling.

One retained parcel will be located on the west side of the existing residential dwelling, and one on the east side of the existing residential dwelling.

The proposed parcel on the east side will also provide for a proposed drainage easement.

The proposed consent application will bring the Site closer into compliance with the zoning requirements for lot frontage and lot area.

Parking is to be provided on-site.

The Site has access to full municipality services.

Pre-consultation with the City has been completed.

The application for consent requires approval from the City of Windsor Committee of Adjustment.

Once the consent applications have been approved, the Applicant will proceed with a building permit.

The purpose of this scoped PRR is to review the relevant land use documents, including the Provincial Planning Statement 2024 (PPS), the City of Windsor Official Plan (OP), and the City of Windsor Zoning By-law (ZBL) as it pertains to the consent application.

This report will demonstrate that the proposed development is a suitable, is consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

[illegible]

Each parcel of land can be legally conveyed.

The Site is owned, locally known as and legally described as follows:

Address	Legal Description	PIN	ARN	Owner	Purchased Date
1561 Armanda Street, City of Windsor, Province of Ontario.	LT 629 PL 708 SANDWICH WEST; LT 630 PL 708 SANDWICH WEST; LT 631 PL 708 SANDWICH WEST; LT 632 PL 708 SANDWICH WEST; LT 633 PL 708 SANDWICH WEST; LT 634 PL 708 SANDWICH WEST; LT 635 PL 708 SANDWICH WEST; LT 636 PL 708 SANDWICH WEST; LT 637 PL 708 SANDWICH WEST; LT 638 PL 708 SANDWICH WEST; WINDSOR	01264 - 4078 LT	3739-080-830-22505-0000	1998308 ONTARIO INC.	2024
	LT 476 PL 708 SANDWICH WEST; LT 477 PL 708 SANDWICH WEST; WINDSOR	01264 - 3930 LT			
	LT 478 PL 708 SANDWICH WEST; LT 479 PL 708 SANDWICH WEST; WINDSOR	01264 - 3929 LT			
	LT 480 PL 708 SANDWICH WEST; LT 481 PL 708 SANDWICH WEST; LT 482 PL 708 SANDWICH WEST; LT 483 PL 708 SANDWICH WEST; LT 484 PL 708 SANDWICH WEST; LT 485 PL 708 SANDWICH WEST; WINDSOR	01264 - 3945 LT			

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The entire Site is a rectangular-shaped lot and consists of a total area of 2,554.99 m², with 76.20 m along Armanda Street and a depth of 33.53 m (see Figure 1c – Street View).



Figure 1c – Street View (Source: Google Map)

2.2.2 Existing Structures and Previous Use

The Site currently has a single detached dwelling with an attached brick garage.

The previous is unknown.

2.2.3 Vegetation

The property currently has a mown lawn. There are some trees located on the Site.

2.2.4 Topography and Drainage

The Site is generally level and is within the Essex Region Conservation Authority (ERCA) regulated area.

The Titcombe drain is located on the Site. An initial consultation has been conducted with ERCA and City Engineering.

Permits will be required prior to any site alterations or construction.

2.2.5 Other Physical Features

Fencing is located along a portion of the Site.

2.2.6 Municipal Services

The property has access to municipal water, storm, and sanitary services.

The Site is located close to major roadways (Malden Road and Matchette Road) and a nearby transit stop (corner of Matchette and Armanda Street, 650 m from the Site).

2.2.7 Nearby Amenities

There are schools, hospitals, parks, libraries, places of worship, commercial uses, transit and local amenities in the City.

2.3 Surrounding Land Uses

Overall, the Site is located in an established area with residential uses surrounding the Site. There are several different lot frontages and lot areas of neighbouring properties.

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

It is proposed that the Site be developed for residential use.

A severance is proposed to create 1 severed parcel and 2 retained parcels.

A draft reference plan has been prepared (see Figure 2 – Draft Reference Plan).

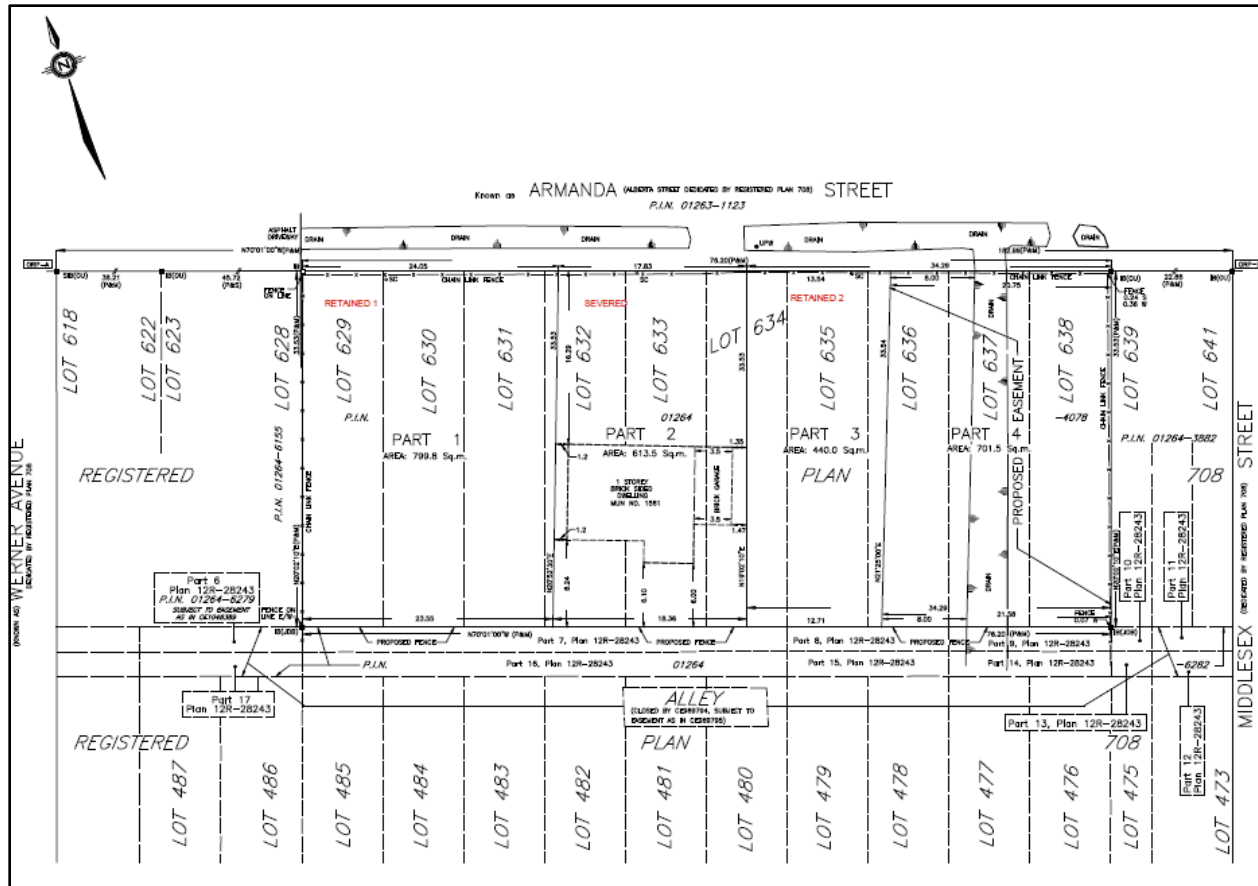


Figure 2 –Draft Reference Plan

The severed parcel (part 2) will have the existing single detached dwelling.

One retained parcel (part 1) will be located on the west side of the existing residential dwelling, and one (parts 3 and 4) on the east side of the existing residential dwelling.

The proposed parcel on the east side will also provide for a proposed drainage easement (lots 635, 636 and 637).

Parking is to be provided on-site.

The Site has access to full municipality services.

The final design of the dwellings will be addressed as part of the building permit.

3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, the public meeting will be sufficient, and no open house is proposed as the scale of the development is small.

4.0 APPLICATION AND STUDIES

Pre-consultation with the City has been completed.

The following explains the purpose of the application as well as a summary of the required support studies.

4.1 Consent

Applications for lot line adjustment (consent applications) are required to sever the lots and merge them with the abutting lots.

The application for consent requires approval from the City of Windsor Committee of Adjustment.

The consent application is detailed, and the justification is set out in Sections 5.1.1, 5.1.2 and 5.1.3 of this scoped PRR.

4.2 Other Applications

Once the consent application has been approved, the Applicant will proceed with a building permit.

The final design of the proposed single detached dwellings will be addressed as part of the building permit.

4.3 Supporting Studies

No supporting studies were identified as required as part of the applications for consent.

A fence plan has been provided, as shown on the draft reference plan. Pictures of the fence have also been provided.

An initial consultation has been conducted with ERCA and City Engineering regarding the location of the drain.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024.

The following provides a summary of the key policy considerations of the PPS as it relates to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through	The proposed development will help provide for new housing and density to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;	The proposed development is consistent with the policy to achieve complete communities as the Site is located in an existing settlement area. The proposed development will provide for more housing. The Site has access to transportation options, public service facilities, other institutional uses, and parks. Accessibility will be addressed at the time of the building permit.
2.2.1 - Housing	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) establishing and implementing minimum targets for the provision of	The proposed development provides for more housing in the area. The proposed development supports the City's housing targets. The needs of the residents can be accommodated as the

PPS Policy #	Policy	Response
	<p>housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) 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 in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including</p>	<p>Site is located near local and regional amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The existing lots are vacant and underutilized.</p> <p>The proposed density is appropriate for the Site as there are other single detached dwellings in the area.</p>

PPS Policy #	Policy	Response
	potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor, where development is encouraged to occur.
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; d) are transit-supportive, as appropriate.	<p>The Site offers an opportunity for intensification and the use of vacant parcels of land.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p> <p>The proposed development is an efficient use of the Site.</p> <p>Residents will have immediate access to local amenities.</p> <p>Transit and active transportation are available in the area.</p> <p>The Site is located close to major roadways.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by	The proposed development provides an infill opportunity for an existing parcel of land.

PPS Policy #	Policy	Response
	planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The Site was always intended for residential use. The design of the proposed development will be appropriate.
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The City has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services. There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors. Armanda Street is an existing roadway.
3.6.2	Municipal sewage services and municipal water services are the preferred form of	The proposed development will be serviced by municipal sewer, water and storm,

PPS Policy #	Policy	Response
	servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	which is the preferred form of servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	<p>It is not anticipated that any natural heritage features will be impacted by the proposed severance.</p> <p>Building permits could be issued without the proposed severance application, as the Site is made up of legal lots of record.</p> <p>The Site is already subject to existing impacts and development.</p>
4.1.5	Development and site alteration shall not be permitted in: e) significant areas of natural and scientific interest;	It is not anticipated that any natural heritage features will be impacted by the proposed severance.
4.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	It is not anticipated that any natural heritage features will be impacted by the proposed severance.
4.1.8	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies	The subject property is designated Environmental Protection Area - A (EPA-A) and within the adjacent lands of a Significant Area of

PPS Policy #	Policy	Response
	4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	Natural Scientific Interest - Life Science (ANSI). It is not anticipated that any natural heritage features will be impacted by the proposed severance.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Site is within the ERCA regulated area. Permits will be obtained. The proposed easement will protect the drain and allow for maintenance.
4.6.1 – Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	It is not anticipated that any cultural heritage features will be impacted on the Site.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public.

Therefore, the proposed development is consistent with the PPS and the Province's vision for long-term prosperity and social well-being.

5.1.2 Official Plan

The City of Windsor Official Plan (OP) was adopted by Council on October 25, 1999, approved in part by the Ministry of Municipal Affairs and Housing (MMAH) on March 28, 2000, and the remainder approved by the Ontario Municipal Board (OMB) on November 1, 2002. The office consolidation version is dated September 7, 2012.

The OP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The current land use designation of the Site, subject to development, is 'Residential', as shown on Schedule D: Land Use of the City of Windsor Official Plan (see Figure 3 –OP).

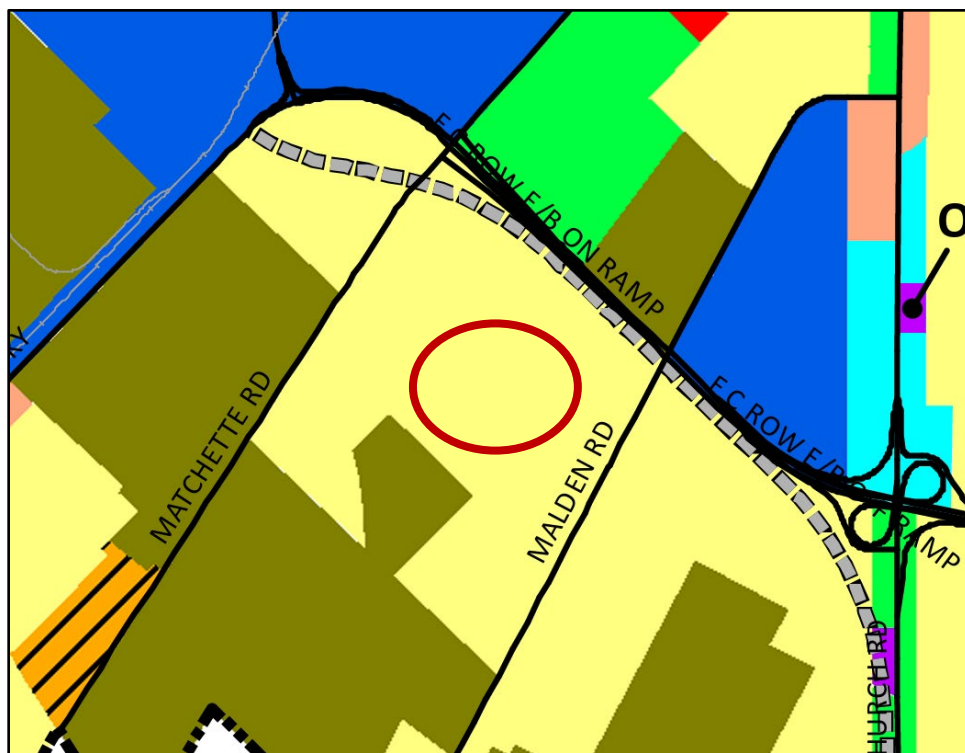


Figure 3 – OP

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
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.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the	The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.

OP Policy #	Policy	Response
	remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	The proposed development is close to nearby transit, employment, shopping, libraries, local amenities, and parks.
5.3.4.6 – Natural Heritage	Proponents of development or infrastructure undertakings within an Environmental Policy Area A or B shall be required to complete an Environmental Evaluation Report or other suitable study to the satisfaction of the Municipality in accordance with the Procedures chapter of this Plan.	<p>Due to the nature of the land already subject to existing impacts and development, Environmental Policy staff are in a position to waive the requirements of an EER with the recommendation that the Ministry of Environment, Conservation, and Parks (MECP) is consulted with regarding Species at Risk (SAR) and any provincial requirements provided by the MECP are implemented, if required.</p> <p>It is not anticipated that any natural heritage features will be impacted by the proposed severance.</p>
6.1 - Goals	<p>In keeping with the Strategic Directions, Council's land use goals are to achieve:</p> <p>6.1.1 Safe, caring and diverse neighbourhoods.</p> <p>6.1.3 Housing suited to the needs of Windsor's residents.</p> <p>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</p>	<p>The proposed development supports the goals set out in the OP.</p> <p>The proposed residential use will provide new housing in an existing neighbourhood.</p> <p>Municipal services, transportation and community facilities are available.</p> <p>The proposed development will support the need for infill and intensification of vacant land.</p>

OP Policy #	Policy	Response
6.2.1.2 - General Policies, Type of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height; (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.	The proposed development is considered low profile. Single detached dwellings are proposed on the newly consolidated lots.
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed single detached dwelling will complement the existing neighbour. The height will be similar to a single detached dwelling located in the area.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development is close to major roadways.
6.3.1.3	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The proposed development will provide for infilling and intensification. The Site is currently vacant and underutilized.
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile , and Medium Profile dwelling units. High	The proposed development is considered low profile.

OP Policy #	Policy	Response
	Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	
6.3.2.3 – Types of Low Profile Housing	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; and (b) large scale forms: buildings with more than 8 units.	A single-detached dwelling is permitted use in the City OP. The area was always intended for residential use.
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. New residential development and intensification shall be located where: (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	The Site is close to major roadways, has access to full municipal services, and is close to nearby amenities.
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within	This scoped PRR has evaluated the PPS in Section 5.1.1.

OP Policy #	Policy	Response
	<p>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:</p> <p>(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. In Mature Neighbourhoods as shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style and materials, landscape character and setback between the buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical</p>	<p>ERCA permits will be obtained.</p> <p>There are no adjacent nuisances.</p> <p>There is no known contamination.</p> <p>Traffic generation is not anticipated to have any significant impact.</p> <p>There are no negative impacts anticipated on natural or heritage resources on or near the Site.</p> <p>There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>The Site is a large lot and will comply to all zoning requirements.</p> <p>The proposed building height will be similar to the single detached dwelling in the area.</p> <p>The massing of the development has been carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>The building will be oriented to face the roadway, similar to the existing built environment.</p>

OP Policy #	Policy	Response
	<p>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.</p>	<p>Lot area and lot frontages in the area currently vary in size.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing and siting.</p> <p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided for each single detached dwelling (garages and driveways).</p> <p>Amenity areas and landscaping will be provided.</p> <p>Full municipal and emergency services are available.</p> <p>No transition between uses is required as part of the building design.</p>
7.0 - Infrastructure	<p>The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.</p>	<p>The proposed development is close to transit, off a major roadway, and has access to full municipal services.</p>
11.4.3.2 Consent Policies	<p>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</p>	<p>The application for consent is proposed, which is a supported approach by the OP policies.</p>

OP Policy #	Policy	Response
	<p>lands. The consent process will be used for matters such as granting easements and rights of way, leases or other interests in land lasting in excess of 21 years or lot line adjustments. Consents may be used for lot creation in the following circumstances;</p> <p>b) Lot line adjustments;</p>	
11.4.3.6 – Evaluation Criteria	<p>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) d) 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; Impact of the development on adjacent properties and the lot pattern and density in the community; and f) The requirements or comments of Municipal departments and public agencies or authorities</p>	<p>This scoped PRR has evaluated the PPS in Section 5.1.1 and the OP in Section 5.1.2.</p> <p>There are no secondary plans or special policy areas that impact the Site.</p> <p>There are no support studies required as part of the application submission.</p> <p>The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.</p> <p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.</p> <p>The proposed development promotes efficient development and land use patterns, which sustain the financial well-being of the Municipality.</p> <p>The proposed development will be a compatible density for</p>

OP Policy #	Policy	Response
		<p>the Site and with the surrounding area.</p> <p>ERCA permits will be obtained.</p>
9.3.7.1 – Heritage Resources	(a) An archaeological assessment is required as part of a complete application for all development or site alteration application.	<p>The subject property is located within the Archaeological Potential Zone (as per the recently adopted Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1).</p> <p>It is not anticipated that any cultural heritage features will be impacted on the Site.</p>

Therefore, the proposed development will conform to the purpose and intent of the City of Windsor OP.

5.1.3 Zoning By-law

The City of Windsor Zoning By-law (ZBL) #8600 was passed by Council on July 8, 2002, and then a further Ontario Municipal Board (OMB) decision was issued on January 14, 2003.

A ZBL implements the PPS and the City OP by regulating the specific use of property and provide for its day-to-day administration.

The current zoning of the Site, subject to development, is Residential District 1.1 (RD1.1) category, as shown on Map 5 of the City of Windsor Zoning By-law #8600 (see Figures 4 – ZBL).

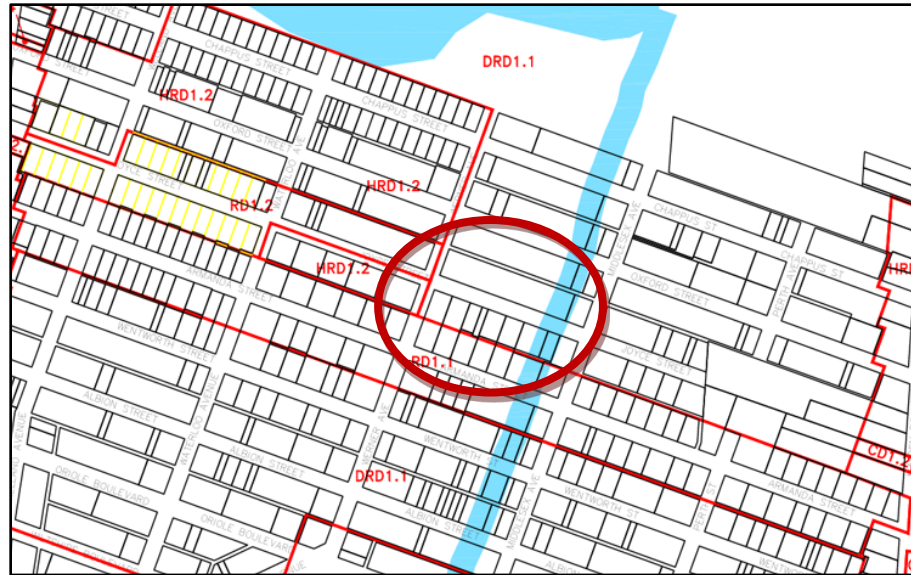


Figure 4 – ZBL

A review of the RD1.1 zone provisions for lots 629, 630, 631 and 632 (west of the existing dwelling), as set out in Section 10.1 of the ZBL is as follows:

Zone Regulations	Required RD1.1 Zone (Single Unit Dwelling)	Proposed Part 1 – Retained 1	Proposed Part 2 - Severed	Proposed Parts 3 and 4 – Retained 2	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit Dwelling Any use accessory to the preceding uses	New Single Unit Dwelling	Existing Single Unit Dwelling	New Single Unit Dwelling And Easement	Complies
Lot Width – minimum	15.0 m	24.05 m	17.86 m	34.29 m	Complies

Zone Regulations	Required RD1.1 Zone (Single Unit Dwelling)	Proposed Part 1 – Retained 1	Proposed Part 2 - Severed	Proposed Parts 3 and 4 – Retained 2	Compliance and/or Requested Justification Relief with
		(23.8 m average)	(18.09 m average)		
Lot Area – minimum	450.0 m ²	799.8 m ²	613.5 m ²	1,141.5 m ²	Complies
Lot Coverage – maximum	45.0%	TBD	>45.0%	TBD	Shall comply
Main Building Height - maximum	9.0 m	TBD	Existing	TBD	Shall comply
Front Yard Depth – minimum	6.0 m	TBD	Existing	TBD	Shall comply
Rear Yard Depth – minimum	7.50 m	TBD	Existing	TBD	Shall comply
Side Yard Width – minimum	1.20 m	TBD	West – 1.2 m East – 1.35 m	TBD	Shall comply
Gross Floor Area – Main Building – maximum	400 m ²	TBD	Existing	TBD	Shall comply

Therefore, the proposed development will conform to the purpose and intent of the City of Windsor ZBL.

Further, all zone provisions set out in the RD1.3 Zone shall comply.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level,
- The Site will be able to accommodate municipal water, storm and sewer,
- There are no anticipated traffic or parking concerns,
- There are no anticipated concerns with natural or heritage resources, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The proposed development will be a compatible density for the Site and with the surrounding area.

The proposed applications will bring the Site closer into compliance with the zoning requirements for lot frontage and lot area.

The proposed residential use will provide new housing in an existing built-up area.

The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.

The proposed easement will protect the drain and provide for maintenance.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the development of a vacant and underutilized parcel of land, which contributes to affordability and intensification requirements.

Residential use on the Site represents an efficient development pattern that optimizes the use of land.

The Site was always intended to be used for residential purposes.

6.1.4 Environment Impacts

It is anticipated that the proposal will not have any negative impact on the natural environment.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the proposed use will not add to the capacity in a significant way.

6.1.6 Social, Cultural, and Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors and nearby amenities.

The proposed development promotes efficient development and land use patterns, which sustain the financial well-being of the Municipality.

The proposal does not cause any public health and safety concerns. ERCA permits will be obtained.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.

It is anticipated that there will be no cultural heritage resources that impact the Site.

6.2 Conclusion

In summary, it would be appropriate for the City of Windsor Committee of Adjustment to approve the consent application to permit the proposed development on the Site.

This scoped PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the OP and ZBL and represents good planning.

Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.


Tracey Pillon-Abbs, RPP
Principal Planner

