

**NOTICE OF PUBLIC MEETING  
TO CONSIDER AMENDMENTS TO THE CITY OF WINDSOR  
ZONING BY-LAW 8600**

**FILE NUMBERS Z-014/25 [ZNG/7308]**

**TAKE NOTICE** that a public meeting will be held to consider amendments to the City of Windsor  
**ZONING BY-LAW 8600:**

**DEVELOPMENT & HERITAGE STANDING COMMITTEE (DHSC)**

**Tuesday, August 5, 2025 at 4:30 p.m.**

**Please Note:** Members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended to allow for electronic meetings. The minutes will reflect this accordingly. Any personal information may become part of the public record. To register as a delegate, to appear either in person or by electronic participation, contact the City Clerk's office at [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca) or 519-255-6432, Monday through Friday, 8:30 a.m. to 4:30 p.m. by **12 noon on Friday, August 1, 2025**. This meeting will be streamed live at <https://citywindsor.ca/city-hall/city-council-meetings/streaming-video>.

This is the statutory public meeting required by the *Planning Act*. This meeting is to give the public an opportunity to comment, and for the DHSC to make recommendation to Council, on the proposed amendments. Written or oral comments are acceptable. To confirm the date, time and location of this meeting, or be listed as a delegation call Council Services at **519-255-6432**. For more information visit <https://www.citywindsor.ca/city-hall/city-council-meetings>, to access our agendas, reports, videos and minutes by meeting date. The Council Report will be available online ten days before the public meeting. For more information expand DHSC meeting date. All persons interested in attending the Council meeting should call 311 or check the Civic Corner in the Windsor Star or expand the most current City Council meeting. This matter may be removed from an agenda after delivery of the notice.

**Schedule 'A'** attached explains the purpose and effect of the proposed amendment and includes a description and a key map regarding the subject land, or an explanation why no description or key map is provided.

If you have any questions or wish to view the following proposed amendments, including information about appeal rights or related documents, maps, or studies, contact Frank Garardo at [FGarardo@citywindsor.ca](mailto:FGarardo@citywindsor.ca) or **519-255-6543 x.6446**.

**TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect to all or part of this ZONING BY-LAW 8600 may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Windsor (City): Clerk** as the Approval Authority or by mail to **Council Services, City of Windsor, 350 City Hall Square West, Suite 530, Windsor, Ontario N9A 6S1**, no later than 4:30 p.m. at a future determined date. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral or written submissions at the public meeting or to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision to any of the proposed amendments, send request to the above noted City of Windsor address or email [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca). Persons and/or public bodies that have made a written request to be notified of the decision shall be sent a 'Notice of Decision' of the by-law, if passed.

**DATED** at the City of Windsor **July 7, 2025**.



ANNA CIACELLI, DEPUTY CITY CLERK  
WINDSOR, ONTARIO



# SCHEDULE 'A'

PART 1 An explanation of the proposed zoning change

**APPLICANT:** Agbaba Holdings Corp.

**LOCATION:** 2121 Riverside Dr. W.

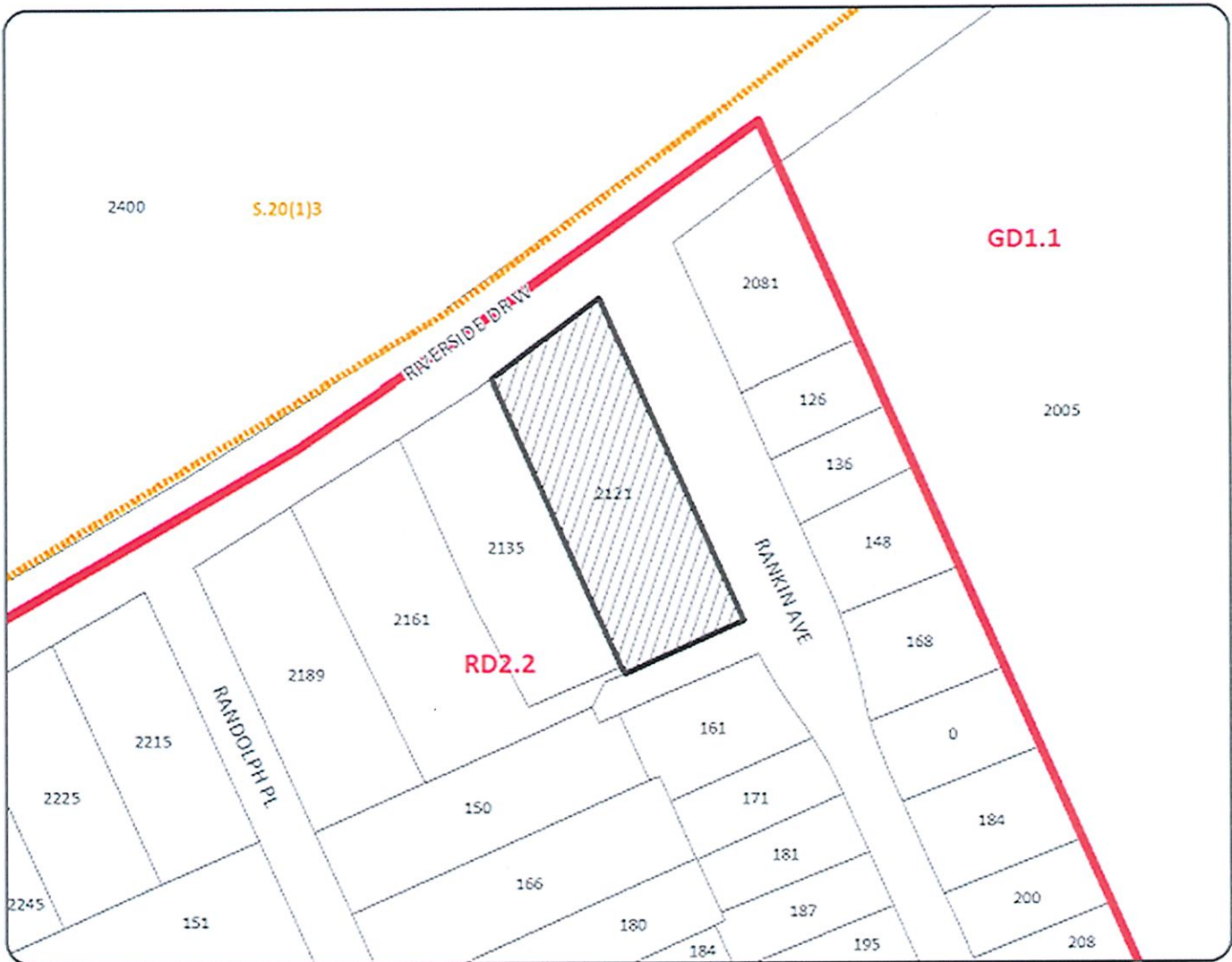
The applicant is requesting an amendment to Zoning By-law 8600 to change the zoning from Residential District 2.2 (RD2.2) to a site-specific Residential District 2.2 (RD2.2) to construct a three and half storey (3.5) multiple dwelling with forty six (46) dwelling units and twelve (12) on-site parking spaces.

The proposal includes several zoning exceptions, including, an increase in residential density from a maximum of four (4) dwelling units to forty-six (46) dwelling units; an increase in building height from 9.0 metres to 11.7 metres (14 metres including mechanical equipment); a reduction in parking spaces from 57 to 12; the elimination of loading spaces (from 1 to 0); and relief from various parking area setback requirements. Vehicle access is proposed from Rankin Avenue.

The subject parcel is designated Residential on Schedule D: Land Use in the Official Plan and zoned RD2.2 under Zoning By-law 8600. The parcel has an area of 1247 m<sup>2</sup>, with a frontage of 22.5 m and a depth of 59 m. It is currently occupied by a single dwelling unit that will be demolished. The development as proposed is subject to Site Plan Control.

**NOTE:** For additional information contact **Frank Garardo** –Senior Planner – Growth at [FGarardo@citywindsor.ca](mailto:FGarardo@citywindsor.ca) or 519-255-6543 ext. 6446.

PART 2 A key map showing the location of the lands affected by the zoning change



## SCHEDULE 'A'

Applicant: Agbaba Holdings Corp.



SUBJECT LANDS