

April 27, 2026

The Corporation of the City of Windsor
Planning Division
350 City Hall Square West, Suite 210
Windsor, ON
N9A 6S1

Attention: Averil Parent
Planner II – Development Review

Zoning By-law Amendment (ZBA) Application
1785 Turner Road
City of Windsor

Dillon Consulting Limited (Dillon) is pleased to submit, on behalf of our client, Delta Chi Early Childhood Centres, a Zoning By-law Amendment (ZBA) Application for the proposed development located at 1785 Turner Road, in the City of Windsor (subject site).

The proposed development includes the adaptive reuse of the existing building to accommodate the proposed child care centre. The site configuration will generally remain unchanged, with the exception of the introduction of additional fenced areas to accommodate future outdoor play space.

The subject site is designated Residential in the City of Windsor Official Plan and is zoned Commercial District 1.4 (CD1.4) under the City's Zoning By-law 8600. A site-specific Zoning By-law Amendment (ZBA) is required to add 'Child Care Centre' as a permitted use to the existing Commercial District 1.4 (CD1.4) zone.

As required in the Stage 1 Planning Consultation Letter (PC-008/26), dated February 25, 2026, the following supporting materials are provided in support of the proposed ZBA application:

- Zoning By-law Amendment Application Form;
- Conceptual Development Plan, dated April 2026;
- Planning Justification Report, dated April 2026; and
- Noise Impact Study, dated April 2026.

The application fee will be paid upon request.

We look forward to your update on the progress of this application as well as staff and agency comments when available. Should you have any questions or require additional information please do not hesitate to contact the undersigned at afarkas@dillon.ca.

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Sincerely,

DILLON CONSULTING LIMITED



Amy Farkas, MCIP RPP
Associate

Our File: 25-2569

cc: Cheryl Sprague – Delta Chi Early Childhood Centres
Rukma Ramdenee – Dillon Consulting Limited