

ZONING BY-LAW AMENDMENT APPLICATION

1. PLANNING CONSULTATION & SUPPORTING INFORMATION

Valid Planning Consultation Stage 1 and Stage 2 letters will list what supporting information you must submit with this application.

Planning Consultation
Stage 1 File Number:

PC- 016/26

Planning Consultation
Stage 2 File Number:

PC- 016/26

☐

No Valid Planning Consultation Letter

If the Planning Consultation Letter expired or you did not proceed with the Planning Consultation process, the review to determine if the application is complete will take longer and the City may deem the application incomplete, which will delay processing.

See pages 3 and 4 for file naming conventions. All drawings and plans shall be in JPG and PDF format. All other documents shall be in Word and PDF format. Flatten all PDF files with no layers and 'Printing' and 'Content Copying' allowed. If you are submitting companion applications, provide only one set of documents.

In addition to the requirements in the Planning Consultation letter, you must submit the following documents with this application:

- Property Deed, Transfer, Offer to Purchase, or Agreement of Purchase and Sale
- Corporation Profile Report if the Applicant or Registered Owner is a corporation.
- Plan, Sketch, or Survey of Subject Land showing existing conditions, buildings, & structures.
- Conceptual Site Plan – See Section 7 for drawing requirements.

The City makes all supporting information submitted with the application available for public review.

2. COMPANION APPLICATIONS & FUTURE APPLICATIONS

Indicate any companion application you are submitting with this application:

☐

Official Plan Amendment

☐

Plan of Condominium

☐

Plan of Subdivision

Indicate which applications you may submit in the future for the subject land:

☐

Part Lot Control

☐

Plan of Condominium

☐

Plan of Subdivision

☒

Consent to Sever

☐

Site Plan Control – see Note 1 below

Note 1: If a development proposal is subject to Site Plan Control, you may submit the Planning Consultation application for Site Plan Control after the Development and Heritage Standing Committee considers the zoning amendment. Final approval of a site plan is conditional on an amending by-law coming into effect.

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3. APPLICANT, REGISTERED OWNER, AND AUTHORIZED AGENT

If the applicant is a numbered company, provide the name of the principals of the company in a separate document. If there is more than one Applicant or Registered Owner copy this page, complete in full and submit with this application. All communication is with the Agent authorized by the Registered Owner. If there is no Agent, all communication is with the Applicant.

Applicant

Name	2047337 Ontario Inc.	Contact	Andre Abouasli
Address			
Phone			
Email			

Registered Owner ☒ Same as Applicant

Name		Contact	
Address			
Phone		Fax	
Email			

Authorized Agent ☒ Same as Applicant

Name		Contact	
Address			
Phone		Fax	
Email			

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4. SUBJECT LAND INFORMATION

Street address, roll number, legal description, and zoning may be available at the following links: [Public Property Inquiry](#) and [Property and Parcels Data Viewer](#). Copy and paste the information into the appropriate boxes below.

Street Address	3105 Rankin Ave. Windsor Ontario
Include	N9E 3B8
Postal Code	

Roll Number	080-200-08000-0000
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Legal Description	PLAN 1295 LOT604 PT BLK J
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Mortgages, Charges or Other Encumbrances	☒ None
Name/Address	

Easement or Restrictive Covenant	☒ None
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Date Acquired by Registered Owner	☐ Unknown July 30 2025
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Dimensions	Frontage / Width (m)	Depth (m)	Area (m²)
Metric Units	25.27	32.92	867.24

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Official Plan Designation

Residential

Zoning

RD1.4

Current Uses

Indicate how long uses have continued

it is now a residential vacant land

it has been used as a single family dwelling for over 66 years

Former Uses

Check all that apply

AGRICULTURAL

INSTITUTIONAL

VACANT LAND

COMMERCIAL

PARKLAND

OTHER

INDUSTRIAL

RESIDENTIAL

Contamination

Is there reason to believe that current or former uses on the subject land may have contaminated the subject or adjacent land?

NO

YES

UNKNOWN

If available, submit any Phase 1 or Phase 2 Environmental Site Assessment or any Record of Site Condition with this application.

5. PREVIOUS APPLICATIONS

Indicate the file numbers of previous applications. If unknown, leave blank.

Plan of Subdivision or Consent

NO

YES

File:

Plan of Condominium

NO

YES

File:

Official Plan Amendment

NO

YES

File:

Zoning By-law Amendment

NO

YES

File:

Site Plan Control

NO

YES

File:

Minister's Zoning Order

NO

YES

OR#:

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6. DESCRIPTION OF ZONING BY-LAW AMENDMENT (ZBA)

Be as descriptive as possible. Incorrect or incomplete information will delay processing.

6A. Which Zoning By-law are you amending? 8600 ☒ 85-18 ☐

6B. Describe the zoning amendment you are requesting:

I am requesting to amend the use from a single family dwelling
to a semi detached dwelling as an additional permitted use

6C. Describe the nature and scope of the proposed development:

the proposed development is a semi detached dwelling building
two semi detached dwelling units in total with one on each side
it would be two story building that includes a cellar and a garage for each unit

6D. Provide the information below. If left empty, the application will be returned. If the proposed development consists of multiple buildings, provide an overall total for Gross Floor Area, Landscaped Area, Parking Spaces (including Accessible & Bicycle) & Loading Spaces below and attach a document that provides this information for each building.

Total Dwelling Units:	2	Parking Spaces:	4
Number of Buildings:	1	Accessible Parking Spaces:	0
Gross Floor Area (m²):	521	Bicycle Parking Spaces:	0
Landscaped Area (m²):	597.73	Loading Spaces:	0
Building Height (m):	9.46	Building Height (storeys):	2

6E. Explain how the amendment is consistent with the [Provincial Planning Statement 2024](#):

The amendment is consistent with PPS 2024 in the matters of intensification by creating more residential units for current and future residents
and by helping to meet the projected needs of those residents by using the land and resources efficiently and effectively keeping in mind a clean and healthy
environment and economic growth for the long term. As well as increasing the mix housing options for full range of housing affordability needs.
this proposal is keeping with other aspect of the PPS by optimizing the use of Infrastructure, public facilities and public transit

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6F. Explain how the amendment conforms to the City of Windsor Official Plan:

The City Of Windsor Official Plan directed to accommodate the projected growth through the efficient use of land that compact developments and balanced transportation system

It promotes low profile and compatible residential, commercial and employment growth to be directed toward existing neighbourhoods to reduce development and infrastructure costs and provide opportunities to live, work and shop in proximity. This will help Windsor to grow and have a vibrant community in a healthy environment.

The Plan encourage a range of housing type to ensure that people live in their homes through all the stages of they lives.

More housing in mature areas means less sprawl onto agricultural and natural lands. This amendment conform with all of these policies and more

6G. If the application will remove land from an area of employment, provide details of the applicable Official Plan policy or Official Plan Amendment that deals with this matter:

this application will not remove land from an area of employment

7. CONCEPTUAL SITE PLAN

- Dimensions shall be in metric. Include a conceptual site plan of the proposed development showing:
- a) The boundary and dimension, in metres, of the subject land.
 - b) The location, size, and type of any existing and proposed building and structure (including any berm, fence, noise barrier, refuse bin) on the subject land, including their distance / setback from all lot lines and their height in metres, the number and dimensions of parking spaces, accessible parking spaces, visitor parking spaces, bicycle spaces, loading spaces, and the dimensions of parking aisles, collector aisles, and access areas.
 - c) The approximate location of natural and artificial features (building / structure, railway, driveway, access area, watercourse, drain, ditch, swale, banks of river or stream, wetland, wooded area, well, septic tank, etc.) that is located on the subject land and on land adjacent to it.
 - d) The current uses of all land that is adjacent to the subject land.
 - e) The location and name of any road and alley within or abutting the subject land, indicating if it is a municipal road, a provincial highway, other public road, a private road, a right-of-way, or an unopened road or alley allowance.
 - f) If access to the subject land will be water only, the location of the parking and docking facilities and their distance from the subject land in metres or kilometres.
 - g) The location and nature of any easement affecting the subject land.

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8. INFRASTRUCTURE

WATER: How will you be providing water to the subject land?

- ☒ Public piped water system ☐ Private individual well ☐ Private communal well

SANITARY SEWAGE: How will you be disposing of sanitary sewage from subject land?

- ☒ Public sanitary sewage system ☐ Private individual septic system - see Note 2 ☐ Private communal septic system - see Note 2

Note 2: If the application would permit development on private individual or communal septic system and will produce more than 4,500 litres of effluent per day because of completion of the development, you must submit a Servicing Options Report and a Hydrogeological Report with this application.

STORM DRAINAGE: How will you be providing storm drainage? Check all that apply.

- ☒ Sewers ☐ Ditches ☐ Swales ☐ Other

ACCESS: How will you access the subject land? Check all that apply.

- ☒ Municipal Road ☐ Provincial Highway ☐ Other Right-of-way ☐ Water See Note 3 below

Note 3: If access to the subject land is by water only, describe the parking and docking facilities used or that you will use and provide the distance (metres or kilometres) of these facilities from the subject land and the nearest public road:

☐	See attached drawing or Conceptual Site Plan
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9. PROPOSED PUBLIC CONSULTATION STRATEGY

What is your strategy for consulting with the public? Check all that apply.

- ☒ Public Notice & Public Meeting as required by the *Planning Act*

- ☒ Open House. If known, date, time & location:

- ☐ Website. Enter URL:

- ☐ Other. Describe:

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10. AUTHORIZATION

Authorization to Enter Upon the Subject Land and Premises and for Applicant and any Agent to Submit the Application and Required Information

I, 2047337 Ont. Inc.

am the Registered Owner of the subject land described in Section 4 and hereby authorize members of City Council & the Development & Heritage Standing Committee and staff of The Corporation of the City of Windsor to enter upon the subject land and premises for the purpose of evaluating this application and the Applicant and Agent listed in Section 3 to submit this application and required information.

This is their authority for doing so.



2026-07-11

Signature of Registered Owner

Date YYYY-MM-DD

If Corporation, I have authority to bind the Corporation

11. ACKNOWLEDGEMENT

Application Processing: Submission of this application does not constitute a complete application. The City will review all materials to determine completeness. Inaccurate or missing information will delay processing. Once the application is deemed complete, fees are non-refundable. If there is no activity on the file for 60 days, the City may terminate the application without notice.

Sharing of Information: Subject to the [Planning Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), the City may share the application and submitted material with external agencies and the public for the purpose of evaluating the application.

Archaeological Resources: If archaeological resources are found during grading, construction, or soil removal activities all work in that area must cease immediately. I will [notify](#) the City's Planning & Development Services and Manager of Culture and Events, and the Ontario Archaeology Program Unit (APU) to confirm that all archaeological requirements are satisfied before resuming work.

Human Remains: If human remains are encountered during grading, construction or soil removal activities all work in that area must cease. I will secure the site and contact the Windsor Police Service at 911 or the coroner so that they may determine whether the skeletal remains are human and whether the remains constitute a part of a crime scene. The police or coroner will notify the APU and the Registrar at the Ontario Ministry of Public and Business Service Delivery and Procurement, if needed, and the APU will provide notification and satisfactory confirmation.

CONTINUED ON NEXT PAGE

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11. ACKNOWLEDGEMENT (Continued)

Potentially Contaminated Site: I am responsible for complying with provincial legislation, guidelines, and the City's Official Plan policies regarding potentially contaminated lands. Reasonable effort must be made to identify contamination on the subject property. As a condition of approval, the City may require a Record of Site Condition (RSC), signed by a qualified person and filed in the Environmental Site Registry, along with acknowledgment from the Ministry of the Environment, Conservation and Parks (MECP). The City may also require a Declaration from the qualified person confirming that the City may rely on the RSC. The City is not responsible for identifying or remediating contaminated sites, and I agree not to hold the City, its officers, employees, or agents liable for any loss, damage, or costs related to environmental cleanup or claims.

Species at Risk: Under Ontario's *Endangered Species Act, 2007*, it is my responsibility to ensure compliance with all provisions protecting endangered and threatened species and their habitats. This may include registering an activity or obtaining permits or authorizations from MECP prior to undertaking any work that could impact protected species. Approval under the Planning Act does not constitute approval under the Endangered Species Act, nor does it exempt the applicant from obtaining necessary authorizations. For guidance, contact MECP at SAROntario@ontario.ca or visit <https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>

My signature below is acknowledgement that I read, understand, and agree with, the above statements.



Applicant ☒ Agent ☐

2026-07-11

DATE: YYYY-MM-DD

Complete Section 12 on the next page

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12. SWORN DECLARATION OF APPLICANT

Complete in the presence of a Commissioner for Taking Affidavits. If you administer this declaration remotely, you must be able to see, hear and communicate with the Commissioner throughout the entire transaction and show documentation that confirms your identity.

I, Andre Abouasli, solemnly declare that the information required by the *Planning Act, Schedule 1 to Ontario Regulation 545/06*, and the City of Windsor and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with *Ontario Regulation 431/20*, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

[Signature]
Signature of Applicant
*Sign in the presence of a
Commissioner for Taking Affidavits*

Windsor ON
Location of Applicant at
Time of Declaration

The administration of this declaration is in accordance with *Ontario Regulation 431/20*.
Every person who administers a declaration remotely shall keep a record of the transaction. ☐

Declared [Signature]
before me MICHAEL DENNIS HURST at the CITY OF WINDSOR, ON
Signature of Commissioner for Taking Affidavits Location of Commissioner

this 11 day of JULY, 2026
day month year

Place an imprint of, or if administered remotely enter the information on, your stamp below



LAST PAGE OF THIS APPLICATION