

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED INDUSTRIAL DEVELOPMENT

4470 North Service Road East
Windsor, Ontario

Julu 17, 2026

Prepared by:



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1.0 INTRODUCTION

I have been retained by Atwan Development Inc. (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed industrial development located at 4470 North Service Road East (herein the "Site") in the City of Windsor, Province of Ontario.

The Site consists of one (1) parcel of land in Ward 5 of the Walker Farm Planning District.

The Site is currently being developed for an industrial condominium (plaza) and is under construction.

The development includes 3 structures containing a total of 41 industrial units.

One structure (Building 1) contains 12 industrial units, the next structure (Building 2) contains 13 industrial units, and the third structure (Building 3) contains 16 industrial units.

The Site has received Site Plan Approval (File No. SPC-2025-01) with an Agreement registered on title as Instrument Number CE1224410, on April 8, 2025.

The site plan approval, dated January 21, 2025, permits 100 vehicle parking spaces (including 4 Accessible parking spaces), 2 loading spaces, and 7 bicycle parking spaces.

The Site has received an exemption under Section 9(3) of The Condominium Act for approval of a plan of condominium (Standard Condominium File No. CDM 001-25 [CDM-7316]).

The Site has access to full municipal services.

The Applicant would like to add 'club' and 'health studio' as additional permitted uses to what is currently permitted on the Site.

Pre-consultation (stage 1) was completed by the Applicant (PC-030/26).

Pre-submission (stage 2) was not submitted as the proposed ZBA is minor in nature, and no open house was required.

An application for a Zoning By-law Amendment (ZBA) is required in order to permit additional uses as part of the existing development.

The purpose of this report 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 ZBA application.

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

2.0 SITE AND SURROUNDING LAND USES

2.1 Description of Site and Ownership

The Site has been owned by Atwan Development Inc. since 2024.

The Site consists of one (1) parcel of land in Ward 5 of the Walker Farm Planning District, located on the north side of North Service Road East ROW, west of Pillette Road (see the area in yellow on Figure 1 – Site Location).

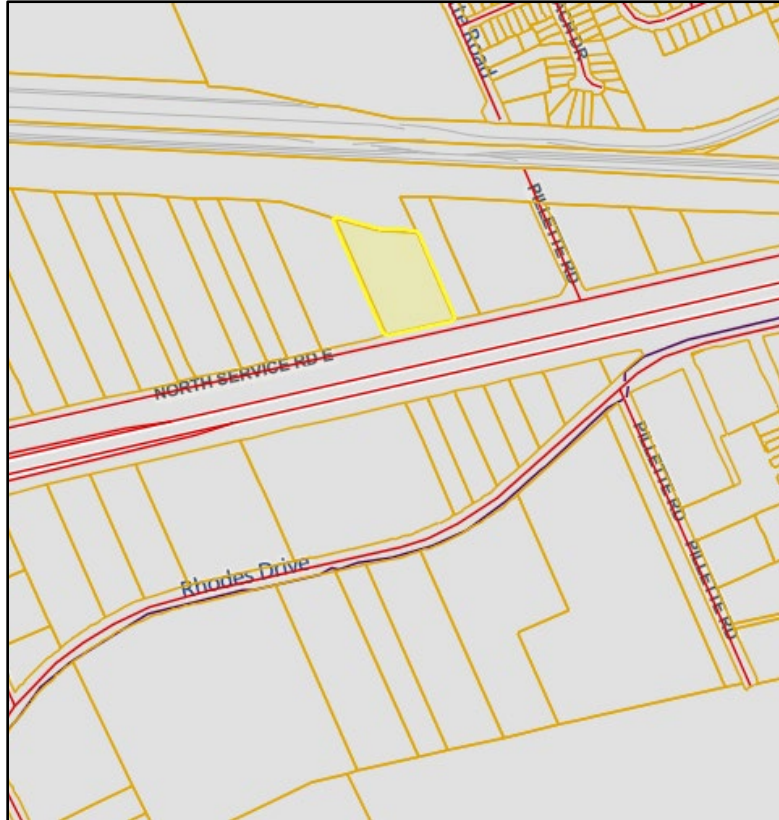


Figure 1 – Site Location (Source: City of Windsor GIS)

The Site is locally known as 4470 North Service Road East, City of Windsor, Province of Ontario, and is legally described as Part of Lot 108, Concession 2, PIN 01562-1055 LT (ARN 3739-070-305-00800-0000).

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of 1.443 ha, with a lot frontage of 97.22 m along North Service Road East and an irregular lot depth.

2.2.2 Existing Structures and Previous Use

The Site is currently being developed for an industrial condominium and is under construction.

The previous use of the Site was residential (Single Detached Dwelling Unit).

2.2.3 Vegetation

The Site has an existing grassed area.

2.2.4 Topography, Drainage and Soil

The Site is flat and is outside the regulated area of the Essex Region Conservation Authority (ERCA).

The Site is part of the Turkey Creek Subwatershed drainage area.

There is an open drainage ditch along North Service Road East.

The Site is not impacted by Source Water Protection.

The soil is made up of Brookstone Clay Loam (Bcl).

2.2.5 Other Physical Features

There is an entrance to the Site from North Service Road East.

There is existing fencing along portions of the Site boundary owned by others.

There is a rail corridor directly to the north of the Site.

2.2.6 Municipal Services

The property has access to full municipal services, including water, sewer and storm.

There are streetlights in the area.

The Site is in close proximity to major transportation corridors.

The Site is close to transit.

2.2.7 Nearby Amenities

There are several schools, parks and libraries nearby.

There is nearby shopping in the form of plazas and malls, as well as employment, residential areas, places of worship, medical facilities, and local amenities.

2.3 Surrounding Land Uses

Overall, the Site is located in an existing built up area.

North – The lands directly north of the Site, across the rail corridor, are used for employment.

South – The lands directly south of the Site are used for employment.

East – The lands east of the Site are used for employment.

West – The lands west of the Site are used for employment.

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is currently being developed for an industrial condominium (plaza) and is under construction.

The Applicant would like to add 'club' and 'health studio' as additional permitted uses to what is currently permitted on the Site.

The development includes 3 structures containing a total of 41 industrial units.

A Site Plan has been prepared (see Figure 2 – Concept Plan).

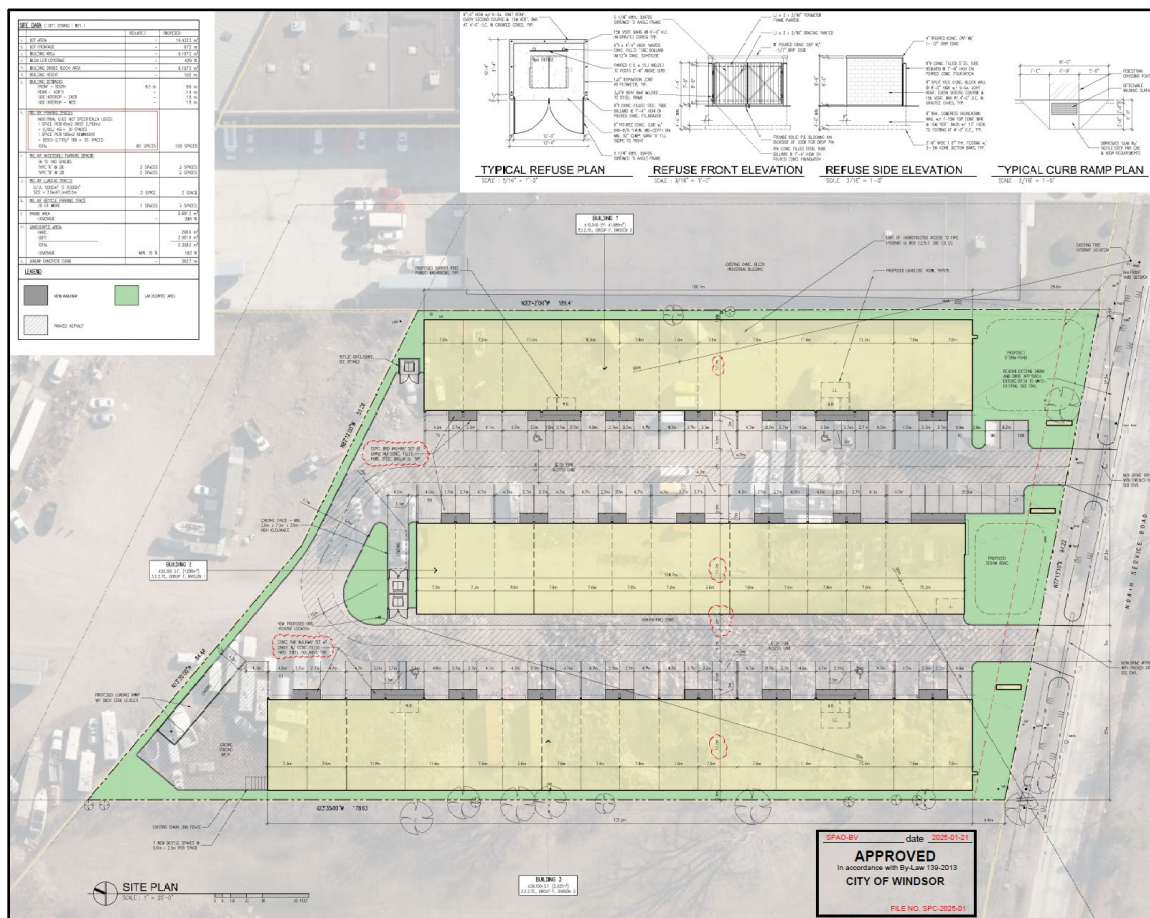


Figure 2 – Site Plan

The development includes 3 structures containing a total of 41 industrial units.

The proposed buildings will be 10.2 m in height.

One structure (Building 1) contains 12 industrial units, the next structure (Building 2) contains 13 industrial units, and the third structure (Building 3) contains 16 industrial units.

100 vehicle parking spaces (including 4 Accessible parking spaces), 2 loading spaces, and 7 bicycle parking spaces.

Access to the Site will be from North Service Road East with two (2) entrance locations.

Professional landscaping is provided.

Signage is being provided.

The Site has access to full municipal services. Stormwater facilities are provided.

The Site has received Site Plan Approval (File No. SPC-2025-01) with an Agreement registered on title as Instrument Number CE1224410, on April 8, 2025.

The site plan approval is dated January 21, 2025.

The Site has received an exemption under Section 9(3) of The Condominium Act for approval of a plan of condominium (Standard Condominium File No. CDM 001-25 [CDM-7316]).

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 the proposed development is existing and the ZBA application is minor in nature, no additional public consultation (open house) is proposed other than the required statutory public meeting.

4.0 APPLICATIONS AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (PC-030/26).

Pre-submission (stage 2) was not submitted as the proposed ZBA application is minor in nature, and no open house was required.

An application for a Zoning By-law Amendment (ZBA) is required in order to permit additional uses (club and health studio) as part of the existing development.

The following explains the purpose of the ZBA application.

No support studies were required as part of the ZBA application.

4.1 Zoning By-Law Amendment

A site specific Zoning By-law Amendment (ZBA) is required to permit additional uses.

Site is currently zoned Manufacturing District 1.1 (MD1.1) category, as shown on Map 12 of the City of Windsor Zoning By-Law (ZBL).

The Site is also subject to Section 402, which permits a transportation terminal as an additional permitted use.

It is proposed to further amend the zoning for the Site to a site specific Manufacturing District 1.1 (MD1.1-XX) zone category.

The purpose of the ZBA is to add 'club' and 'health studio' as additional permitted uses to what is currently permitted on the Site.

The proposed development will comply with all zone provisions set out in the MD1.1.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this PRR.

4.2 Other Application

Once the ZBA application is approved, the Applicant will proceed with a building permit for interior renovations.

SPC has already been approved for the entire Site.

The Draft Plan of Condominium has been registered for the first building only.

4.3 Supporting Studies

No following studies have been prepared to support the ZBA application.

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, providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

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 they relate to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.	Windsor has directed growth where the Site is located, which will contribute positively to promoting efficient land use and development patterns. Additional uses on the Site represent an efficient development pattern that optimizes the use of land and the existing development.
Chapter 2.1.1: Building Homes, Sustaining Strong and Competitive Communities	As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.	The proposed development will support the City's need for employment growth.
2.1.6	Planning authorities should support the achievement of complete communities by:	The proposed development will support the City's requirement to accommodate for

PPS Policy #	Policy	Response
	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;	employment to meet long-term needs.
2.3.1.1 – Settlement Areas	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, which is where growth should 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;	The proposed development promotes an efficient development and land use pattern as it uses an existing parcel of land within a settlement area. The Site has access to full municipal infrastructure and is close to nearby public service facilities. The buildings are existing.
2.8.1.1 - Employment	Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base,	The proposed additional uses offer a new employment opportunity. Adding more permitted uses to the existing zoning category primarily aims to increase land-use efficiency, encourage development, and

PPS Policy #	Policy	Response
	including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.	adapt to modern urban planning needs. The proposed development will be suitable for the Site. The proposed development uses the land and existing building(s) in an appropriate way and is compact. Infrastructure is provided. The proposed development has been designed to be compatible with the existing built-up area. Transition between uses is not required.
2.8.1.2	Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.	The proposed use can be located in the existing buildings(s) adjacent to residential uses without adverse effects. Existing buffering and setbacks are provided as a way to mitigate use.
2.8.1.3	In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing	The proposed MD1.1 uses are appropriate for the area and do not cause any noise, dust, or vibration.

PPS Policy #	Policy	Response
	or planned employment areas, in accordance with provincial guidelines.	
2.8.2.1 – Employment Areas	Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.	The Site will continue to be used for employment, which is what it was intended to be used for. Adding more permitted industrial uses to a zoning category increases flexibility, allowing for more productive, efficient, and intensive use of limited industrial land.
2.8.2.3	Planning authorities shall designate, protect and plan for all employment areas in settlement areas by: a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;	The proposed development has been designated by the City in its OP for industrial use. The OP does allow for some ancillary uses.
	c) prohibiting retail and office uses that are not associated with the primary employment use;	The intent of this PPS policy is not to prohibit all office or service-based uses, but to prevent the conversion of employment lands into commercial plazas. In this case, the current industrial uses will remain. No retail or offices are proposed. Further, not all units will be used for the requested additional uses.

PPS Policy #	Policy	Response
		The proposed uses of a "Club" and "Health Studio" will not have any major retail component and will blend well with the other industrial uses. There will be no displacement of industrial operations. The PPS is protecting the function of employment areas, not banning all non-industrial uses.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The Site has access to infrastructure and nearby public service facilities.
3.5.1 – Land Use Compatibility	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	The proposed MD1.1 uses are appropriate for use and do not cause any noise, dust, or vibration. Broadening permitted uses allows for greater efficiency of the existing building(s), maximizing the utility of existing land and reducing the need for new developments in non-industrial areas.
3.6.2 – Sewage, Water and Stormwater	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage	The development can proceed with full municipal services.

PPS Policy #	Policy	Response
	services and municipal water services include both centralized servicing systems and decentralized servicing systems.	
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;	Stormwater has been reviewed as part of SPC approval.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2.1 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; minimizing potential	The Site is outside the regulated area of ERCA.
4.6.1 - Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	There are no cultural heritage features that apply to this 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	There are no natural or human-made hazards. The Site is outside of any source water protection areas.

PPS Policy #	Policy	Response
	create new or aggravate existing hazards.	

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 lands are designated "Industrial" according to Schedule "D" Land Use attached to the OP for the City of Windsor (see Figure 3 – OP).

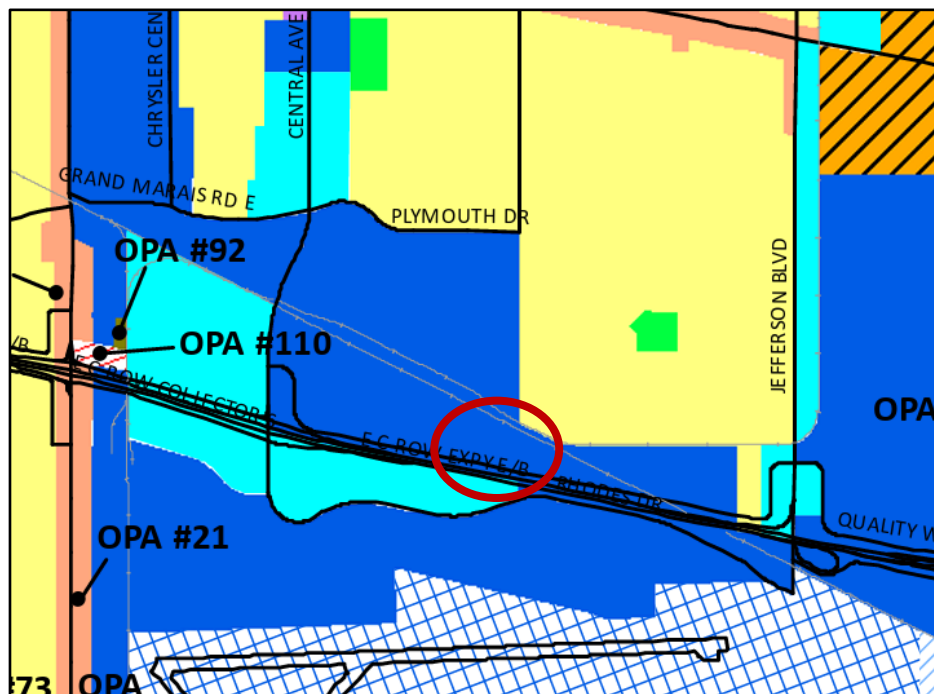


Figure 3 – OP

The Site is also subject to the following:

- *Schedule 'A' - Planning Districts & Policy Areas - "Walker Farm"*
- *Schedule 'B' – Greenway System – North Service Rd is designated as a "recreationway"*
- *Schedule 'C' – Development Constraint Areas – "Railyard" located to the north*
- *Schedule 'C-1' – Development Constraint Areas: Archaeological Potential*
- *Schedule 'F' - Roads & Bikeways - North Service Rd is designated as a Class I Collector*
- *Schedule 'F-1' – Railways/Rail Corridors and Railyards –located to the north (abutting)*

It is proposed to maintain the existing 'Industrial' designation.

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

OP Policy #	Policy	Response
3.1	The planning of Windsor's future is guided by the following vision taken from Dream Dare Do – The City of Windsor Community Strategic Plan.	The proposed development will support the City's vision by providing additional employment in an existing built-up area where citizens can live, work and play. The existing building(s) will be used. The additional permitted uses of a club and health studio will complement the existing vision for the area.
4.0 - Healthy Community	The implementing healthy community policies are interwoven throughout the 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 additional uses will support the City's goal of promoting a healthy community. The proposed development is close to nearby transit, shopping, local/regional amenities and parks. The proposed uses will cater to the workers who are employed in the area.

OP Policy #	Policy	Response
4.2.6.1 – Employment Opportunities	To provide for a wide range of employment opportunities at appropriate locations throughout Windsor.	The proposed development will provide more employment opportunities. The request for additional uses does not introduce a use that competes with or displaces industrial employment. A more flexible, active, and fully utilized MD1.1 Zone will generate higher economic returns, which support the local tax base and generate revenue.
4.2.6.2 – Economic Development	To encourage a range of economic development opportunities to reach full employment.	The proposed development will support economic development in the area. The proposed development will help diversify employment opportunities needed in the area. The building remains an industrial plaza.
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach, which balances environmental, social and economic considerations.	The proposed development supports the policy set out in the OP as it is suited for the employment needs of the City. A health studio is increasingly recognized as an employment-supportive service, particularly in industrial districts where workers benefit from on-site or nearby wellness services. A club is also employment-supportive and will complement the existing industrial uses.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve:	The proposed development supports the goals set out in the

OP Policy #	Policy	Response
	6.1.4 The retention and expansion of Windsor's employment base.	OP as it provides more employment opportunities. Employment is encouraged in the area. Broadening permitted uses allows for greater efficiency of uses, which maximizes the utility of existing land, reducing the need for new developments in non-industrial areas.
6.4.1.1 – Employment (Positive Business Environment)	To ensure Windsor continues to be an attractive place to establish businesses and locate employees.	The proposed development supports this policy. It introduces new employment opportunities, strengthens the local industrial base, and makes productive use of serviced employment lands. By facilitating business growth and job creation, the proposal helps reinforce Windsor as an attractive location for both employers and employees.
6.4.1.3 – Compatible Development	To ensure that employment uses are developed in a manner which are compatible with other land uses.	The proposed uses support this policy. The proposed uses do not introduce any new sensitive receptors. A club and health studio is proposed as an additional permitted use to the existing list of uses in the ZBL and is compatible with the surrounding area. Employment use was always intended for the Site. Buffering (ie fencing and landscaping) has been

OP Policy #	Policy	Response
		provided when the SPC application was reviewed.
6.4.1.4 – Range of Uses	To accommodate a full range of employment activities in Windsor.	The proposed development supports this policy. It represents a compatible, job-generating activity that fits within the City's intended range of employment uses and helps ensure that Windsor can continue to offer varied opportunities for businesses and workers.
6.4.2.2 – Attract Business	Council shall encourage businesses and industries to locate and expand in Windsor.	The proposed development supports this policy. By establishing new operations and creating employment opportunities, the proposal contributes to Windsor's economic growth and aligns with Council's objective of encouraging business expansion within the City.
6.4.2.4 – Site Plan Control	Council shall require all development within areas designated as Industrial and Business Park to be subject to site plan control, with the exception of Public Open Space uses.	The Site has received Site Plan Approval (File No. SPC-2025-01) with an Agreement registered on title as Instrument Number CE1224410, on April 8, 2025. The site plan approval is dated January 21, 2025.
6.4.3.1 – Industrial (Permitted Uses)	Uses permitted in the Industrial land use designation identified on Schedule D: Land Use include establishments which may exhibit any or all of the following characteristics: (a) large physical size of site or facilities; (b) outdoor storage of materials or products; (c) large production volumes or large product size; (d) frequent or continuous shipment of products and/or	The current designation is Industrial. The proposed uses are not permitted as a main use; however, they are considered ancillary. No OPA is required. The land use designation supports several ancillary uses,

OP Policy #	Policy	Response
	materials; (e) long hours of production and shift operations; (f) likelihood of nuisances, such as noise, odour, dust or vibration; (g) multi-modal transportation facilities; (h) is dependent upon, serves or otherwise complements the industrial function of the area; and (i) service and repair facilities.	which are permitted in the MD1.1 zone. The proposed uses would not create any nuisances. It is not anticipated that the nearby rail corridor will have any impacts on the Site. No outside storage is proposed. The proposed uses are dependent upon services and complement the existing industrial uses in the area.
6.4.3.2 – Ancillary Uses	In addition to the uses permitted above, Council may also permit the following ancillary uses in areas designated as Industrial on Schedule D: Land Use without requiring an amendment to this Plan: (a) Open Space uses; (b) convenience stores and restaurants provided that: (i) by their size the uses are designed to serve the employees in the Industrial area; and (ii) the evaluation criteria of policy 6.5.3.7 are satisfied. (d) Motor vehicle sales; club; athletic or sports facility; wholesale store; the sale of goods produced by an industrial use and accessory thereto; retail sale of building supplies and materials, home improvement products, nursery products.	While the policy identifies specific ancillary uses that <i>may</i> be permitted without amendment, it does not limit Council's ability to consider other compatible, employment-supportive uses. The list is not exhaustive; rather, it identifies uses that <i>may</i> be approved administratively without altering the OP. Section 6.4.3.2 d) of the OP permits club and athletic facilities. The proposed uses are considered appropriate as they do not compromise the industrial function of the area. Therefore, an OPA is not required.
6.4.3.3 – Locational Criteria	Industrial development shall be located where:	The Site is located within an industrial land use designation.

OP Policy #	Policy	Response
	(a) the industrial use can be sufficiently separated and/or buffered from sensitive land uses; (b) there is access to an arterial road; (c) full municipal physical services can be provided; (d) industry related traffic can be directed away from residential areas; (e) peak period public transportation service can be provided; and (f) there is access to designated truck routes.	Buffering from the abutting uses has been provided (i.e., fencing and landscaping). North Service Road East is a Class 1 roadway. Full municipal services are available. Traffic can be directed away from residential areas. The Site is close to transit. There is access to a designated truck route.
6.4.3.4 – Evaluation Criteria	At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed industrial development 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) within a site of potential or known contamination; (iii) where traffic generation and distribution is a provincial or municipal concern; and (iv) adjacent to sensitive land uses and/or heritage resources. (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) capable of being	This PRR has undertaken the required evaluation of provincial legislation in Section 5.1.1. There are development constraints that impact this Site, such as rail and archaeological potential. However, neither the rail interface nor the archaeological screening results present any limitations that would affect the feasibility, safety, or appropriateness of the proposed uses. As a result, while these factors were duly considered in the planning process, they do not generate any impacts that would preclude or modify the proposed land use. The abutting rail corridor will not impact the Site. There are no sensitive land uses proposed.

OP Policy #	Policy	Response
	provided with full municipal physical services and emergency services; (d) provided with adequate off-street parking; and (e) compatible with the surrounding area in terms of siting, orientation, setbacks, parking and landscaped areas.	The Site will provide for new employment opportunities in an existing built-up area. No anticipated traffic or parking concerns. The proposed development has been strategically located to provide efficient ease of access to the Site. The Site is capable of accommodating the proposed development in terms of scale, massing, height and siting. The Site was always intended to be used for manufacturing. Zoning compliance can be achieved with no requested relief (ie setback, lot coverage, parking, etc). The design and style of the building(s) have been constructed to blend well with the existing surrounding area. Municipal services can be provided. Landscaping is provided.
6.4.3.5 – Design Guidelines	The following guidelines shall be considered when evaluating the proposed design of an Industrial development: (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan; (b) the provision of appropriate landscaping or	The Site is capable of accommodating the proposed development in terms of scale, massing, height and siting. The building(s) are existing. The signage is functional and attractive.

OP Policy #	Policy	Response
	other buffers to enhance: (i) (ii) (c) all parking lots, and outdoor loading, storage and service areas; and the separation between the industrial use and adjacent sensitive uses, where appropriate. motorized vehicle access is oriented in such a manner that industry related traffic will be discouraged from using Local Roads where other options are available; (d) pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient; (e) (f) loading bays and service areas are located to avoid conflict between pedestrian circulation, service vehicles and movement along the public right-of-way; and the design of the development encourages and/or accommodates public transportation services. (g) The design of the development encourages the retention and integration of existing woodlots, vegetation and drainage corridors where feasible to provide amenity areas for employees and to create a positive visual image of industry in Windsor.	On-site parking is paved. Professional landscaping is provided. Loading space is provided.
7.0 - Infrastructure	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	The proposed development is close to nearby transit, off a major transportation corridor and has access to municipal services.

OP Policy #	Policy	Response
	to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	

Therefore, based on the above-noted analysis, the proposed development conforms to the purpose and intent of the City of Windsor OP, and no OPA is required.

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 providing for its day-to-day administration.

According to Map 12 attached to the ZBL the Site is currently zoned Manufacturing District 1.1 (MD1.1) category (see Figure 4 – ZBL).

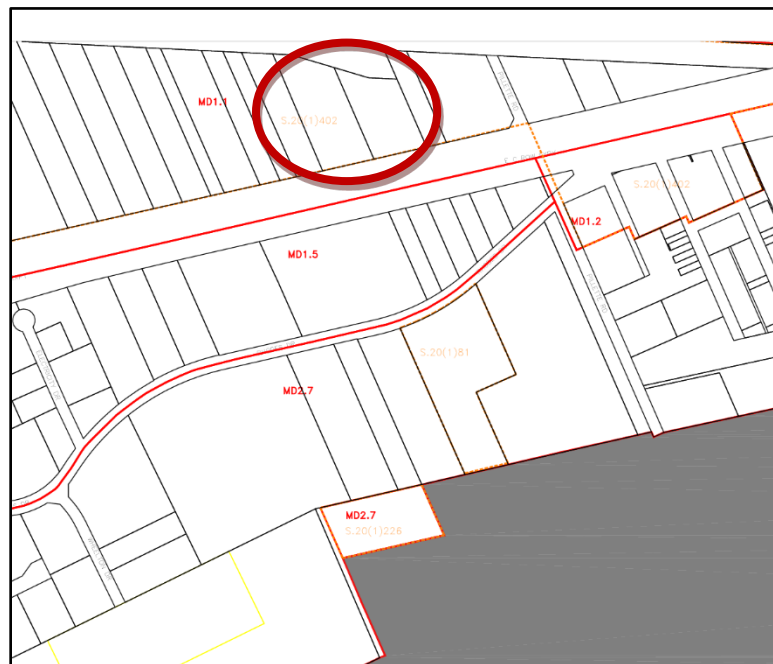


Figure 4 –ZBL

The Site is also subject to Section 402, which permits a transportation terminal as an additional permitted use.

It is proposed to further amend the zoning for the Site to a site specific Manufacturing District 1.1 (MD1.1-XX) zone category.

The purpose of the ZBA is to add 'club and 'health studio' as additional permitted uses to what is currently permitted on the Site.

CLUB means a building used exclusively by a chartered non-profit organization for a social, cultural, recreational, philanthropic or patriotic purpose.

HEALTH STUDIO means a building used for athletic or fitness instruction in combination with facilities for exercise or athletic training. It may include as an accessory use, one retail store for the sale of athletic equipment provided that the gross floor area of the retail store does not exceed 25.0 percent of the gross floor area of the health studio.

A review of the MD1.1 zone provisions, as set out in Section 18.1 of the ZBL, is as follows:

Zone Regulations	Required MD1.1 Zone (Current)	Proposed MD1.1XX Zone	Compliance and/or Relief Requested with Justification
Permitted Uses	Ambulance Service Building Materials Recycling Store Bulk Storage Facility Contractor's Office Equipment Rental Shop Food Catering Service Food Processing Facility Laundry Plant Manufacturing Facility Medical Appliance Facility Micro-Brewery Public Parking Area Repair Shop – Heavy Repair Shop – Light Self-Storage Facility Towing Service Warehouse Water Transportation Facility Welding Shop	All listed permitted uses in the MD1.1 Zone ---and--- 'club' and 'health studio' as additional permitted uses	Subject to the ZBA (additional permitted use) The proposed club and health studio function in a manner similar to the ancillary uses already contemplated by the ZBL. The uses proposed are low-impact, employment-supportive, and compatible with surrounding industrial operations. The additional uses will provide more employment opportunities. The proposes uses provide services that support employees working in the industrial area and contribute to the overall attractiveness and functionality of the existing development.

Zone Regulations	Required MD1.1 Zone (Current)	Proposed MD1.1XX Zone	Compliance and/or Relief Requested Justification with
	Any of the following Ancillary Uses: Automobile Sales Lot Car Wash Automatic Car Wash Coin Operated Club (Existing) Food Outlet – Take-Out Gas Bar Retail Store – Equipment & Supplies Veterinary Office Wholesale Store Any of the following Existing Uses: Transport Terminal Any use accessory to any of the above uses, including a Caretaker's Residence		
Max. Building Height	14.0 m	10.2 m	Complies
Min. Front Yard Depth	6.0 m	6.4 m - 24.6 m	Complies
Min. Side Yard Width	a) From a side lot line that abuts a lot on which a dwelling or dwelling unit is located - 6.0 m b) From an exterior lot line – 3.0 m	N/A	N/A
Min. Landscaped Open Space Yard	15.0% of lot area	16.3 % of lot area	Complies

Therefore, in addition to the permitted use, the proposed development will comply with the purpose and intent of the ZBL, as well as comply with all zone provisions set out in the MD1.1.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for development (additional permitted uses) for the following reasons:

- The land area is sufficient to accommodate the development,
- The Site is generally level, which is conducive to easy vehicular movements,
- The Site will be able to accommodate municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no natural heritage concerns,
- There are no cultural heritage concerns,
- There are no hazards.

6.1.2 Compatibility of Design

The existing development has been designed to be compatible with the existing built-up area. Additional permitted uses will complement the building(s).

The existing development incorporates sufficient setbacks to allow for appropriate landscaping and buffering.

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

The proposed uses do not introduce sensitive land uses, do not constrain industrial activities, and do not result in the loss or conversion of industrial land.

The proposed uses will be located in the existing built space within an established industrial condominium (plaza) and will not alter the long-term employment function of the area.

The proposed MD1.1 permitted uses are appropriate for the Site.

The proposed uses do not cause any noise, dust or vibration.

The proposed development will help diversify employment opportunities needed in the area and create new jobs.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City to provide economic development and employment opportunities.

Adding more permitted uses to the current MD1.1 zoning category increases flexibility, allowing for more productive, efficient, and intensive use of limited industrial land.

By diversifying activities, municipalities can attract a broader range of businesses, support evolving industries like e-commerce, and increase employment opportunities within the local tax base.

The Site was always intended to be used for industrial uses, including ancillary uses.

The proposed use of the Site represents an efficient development pattern that optimizes the use of land.

The proposed development will not change lotting or street patterns in the area.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts.

6.1.5 Municipal Services Impacts

Municipal services are available, which is the preferred form for development.

There are no parking or traffic concerns.

6.1.6 Social, Heritage and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors, transit, residential, open space and community amenities.

Development in an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposal does not cause any public health and safety concerns. 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.

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

In summary, it would be appropriate for the Council for the City of Windsor to approve the ZBA application to permit the proposed development (health studio and club as additional permitted uses) on the Site.

This 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

