

OFFICIAL PLAN AMENDMENT APPLICATION

3. APPLICANT, REGISTERED OWNER AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, fax number and email address.

If the applicant or registered owner is a numbered company, provide the name of the principals of the company. 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 Owner to file the application. If there is no Agent, all communication is with the Applicant.

Applicant

Name: 1000621124 Ontario Inc. Contact: Mike Abu & Mohammad Howidi
Name of Contact Person

Address: 673 Wellington Ave

Address: Windsor, ON Postal Code: N9A 5J5

Phone: _____ Fax: _____

Email: mike.londonqualitymeat@gmail.com / mhowidi@hotmail.com

Registered Owner ☒ Same as Applicant

Name: _____ Contact: _____
Name of Contact Person

Address: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____

Email: _____

Agent Authorized by the Owner to File the Application (Also complete Section A1 of Schedule A)

Name: Oakview Land Use Planning Contact: Robert Brown
Name of Contact Person

Address: 6 Royal Cres/PO Box 188

Address: Pain Court, ON Postal Code: N0P 1Z0

Phone: 519-809-4539 Fax: _____

Email: rbrown@oakviewlup.ca

4. COMPANION APPLICATIONS

Are you submitting a companion Zoning Amendment application? NO ☐ YES ☒

Are you submitting a companion Plan of Subdivision/Condominium application? NO ☒ YES ☐

Please note that if a development proposal requires site plan approval, that application can only be submitted after the zoning amendment has been considered by City Council and the appeal period has concluded.

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5. SUBJECT LAND INFORMATION

Municipal Address	673 Wellington Ave				
Legal Description	Lots 43 to 53 / RP 68				
Assessment Roll Number	3739 040 230 00700				
Frontage (m)	109.73m	Depth (m)	36.88m	Area (sq m)	4,047 sq. m
Current Official Plan Designation	Industrial				
What land uses are permitted by the Official Plan Designation?	Industrial uses				

6. DESCRIPTION OF OFFICIAL PLAN AMENDMENT (OPA)

Name of Official Plan proposed to be amended: *The City of Windsor Official Plan*

Amendment to Official Plan from Industrial to Mixed Use Corridor

Purpose of the proposed OPA: to facilitate the redevelopment of the for a commercial use

What land uses will the proposed official plan amendment (OPA) authorize? retail store (grocery)

Does the proposed OPA change, replace or delete a policy in the Official Plan? No ☒ Yes ☐

If yes, the policy to be changed, replaced or deleted: _____

Does the proposed OPA add a policy to the Official Plan? No ☐ Yes ☒

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6. DESCRIPTION OF OFFICIAL PLAN AMENDMENT (OPA) - Continued

Does the proposed OPA change or replace a designation in the Official Plan? No ☐ Yes ☒

If yes, the designation to be changed or replaced: Industrial

If a policy is being changed, replaced or deleted or if a policy is being added, the text of the proposed OPA:

☐ Not Applicable ☒ See Planning Rationale Report ☐ See Attached

If the proposed OPA changes or replaces a schedule in the Official Plan, the requested schedule and the text that accompanies it:

☐ Not Applicable ☒ See Planning Rationale Report ☐ See Attached

If the proposed OPA alters all or any part of the boundary of an area of a settlement or establishes a new area of settlement, the current official policies, if any, dealing with the alteration or establishment of an area of settlement:

☒ Not Applicable ☐ See Planning Rationale Report ☐ See Attached

If the proposed OPA removes the subject land from an area of employment, the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

☐ Not Applicable ☒ See Planning Rationale Report ☐ See Attached

Explain how the proposed OPA is consistent with the Provincial Policy Statement:

☒ See Planning Rationale Report ☐ See Attached

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7. OTHER APPLICATION INFORMATION

Is the subject land or land within 120 metres the subject of an application by the applicant under the Planning Act for:

A Minor Variance or Consent? No ☒ Yes ☐

File number: _____ Status: _____

Approval authority: _____

Affected lands: _____

Purpose of Minor Variance or Consent: _____

Effect on the proposed OPA: _____

An amendment to an Official Plan, a Zoning By-law or a Minister's Zoning Order? No ☐ Yes ☒

File number: TBD Status: to be filed

Approval authority: Council

Affected lands: 673 Wellington Ave

Purpose of OP or ZBL amendment or Zoning Order: to amend zoning to a site-specific
Manufacturing District 1.2 (MD1.2)

Effect on the proposed OPA: will implement propose OPA

Approval of a plan of subdivision or a site plan? No ☐ Yes ☒

File number: TBD Status: to be filed after OP/ZBA

Approval authority: City of Windsor

Affected lands: 673 Wellington Ave

Purpose of plan of subdivision or site plan: to provide details of new parking and access
layout along with other supporting details required by the City

Effect on the proposed OPA: none
