

ZONING BY-LAW 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 Avenue

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 in 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 Official Plan Amendment application? NO ☐ YES ☒

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

Are you submitting a companion Site Plan Control application? NO ☒ YES ☐

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5. SUBJECT LAND INFORMATION

Municipal Address 673 Wellington Ave

Legal Description Lots 43-53, RP 68

Assessment Roll Number 3739 040 230 00700

If known, the date the subject land was acquired by the current owner: _____

Frontage (m) 109.73 Depth (m) 36.88 Area (sq m) 4,047 sq. m

Official Plan Designation Industrial

Current Zoning Manufacturing District 1 (MD1.2)

Existing Uses former industrial building

If known, the lengths of time that the existing uses have continued: _____

Previous Uses since the mid 50's the building has been used for some form of industrial use

List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land:

Are there any easements or restrictive covenants affecting the subject lands? NO ☒ YES ☐

If yes, describe the easement or restrictive covenant and its effect:

If known, has the subject land ever been subject of: *(leave blank if unknown)*

An application for a Plan of Subdivision or Consent: NO ☐ YES ☐ File: _____

An application for an amendment to a Zoning By-law: NO ☐ YES ☐ File: _____

An application for approval of a Site Plan: NO ☐ YES ☐ SPC- _____

A Minister's Zoning Order (Ontario Regulation): NO ☒ YES ☐ OR#: _____

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6. DESCRIPTION OF AMENDMENT

Amendment to Zoning By-law from: Manufacturing District 1 (MD1.2)
to: (site-specific) Manufacturing District 1 (MD1.2)
Proposed uses of subject land: retail (grocery store)

Describe the nature and extent of the amendment(s) being requested:
to amend zoning to a site-specific MD1.2 to permit the proposed use and limited
other commercial uses permitted in the MD1.2 (outlined in PJR)

Why is this amendment or these amendments being requested?
current zoning does not permit proposed use

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement:

☒ See Planning Rationale Report _____

Explain how the application conforms to the City of Windsor Official Plan:

☒ See Planning Rationale Report _____

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter:

☒ See Planning Rationale Report ☐ See Official Plan Amendment