

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED
INDUSTRIAL
DEVELOPMENT**

**3858-3868 Peter Street,
Windsor, Ontario**

Tuesday,
April 22, 2025
6:00 p.m. to 7:00 p.m.

Hosted by the Applicant Agent:

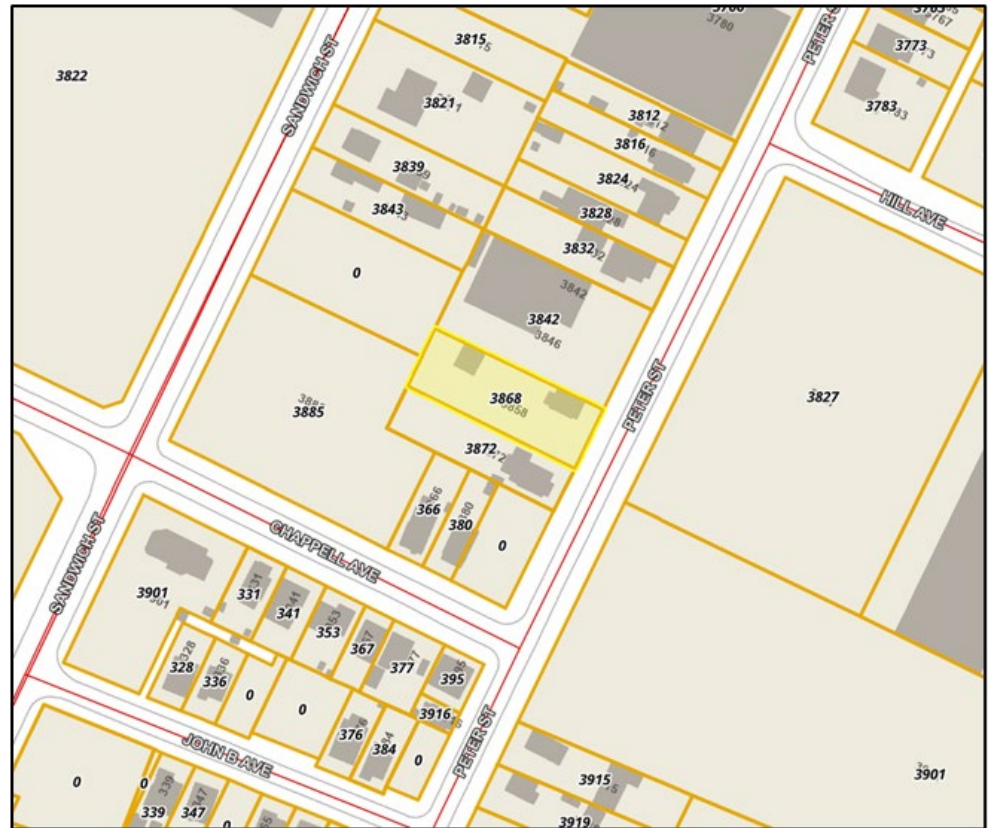
Pillon Abbs Inc.
Land Use Planning Consultant

Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- The open house is scheduled for 1 hour.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.
- Change is not always easy, but we want to hear your ideas on what you would like to see in your neighbourhood based on **planning matters**.

The Site

- City of Windsor Ward 2
- Sandwich Planning District
- made up of 1 existing parcel of land
- currently has an existing single detached dwelling and detached garage, which will be demolished
- interior lot
- north of Chappell Ave and south of Hill Ave
- outside of the Essex Region Conservation Authority (ERCA) regulated area





What is Proposed

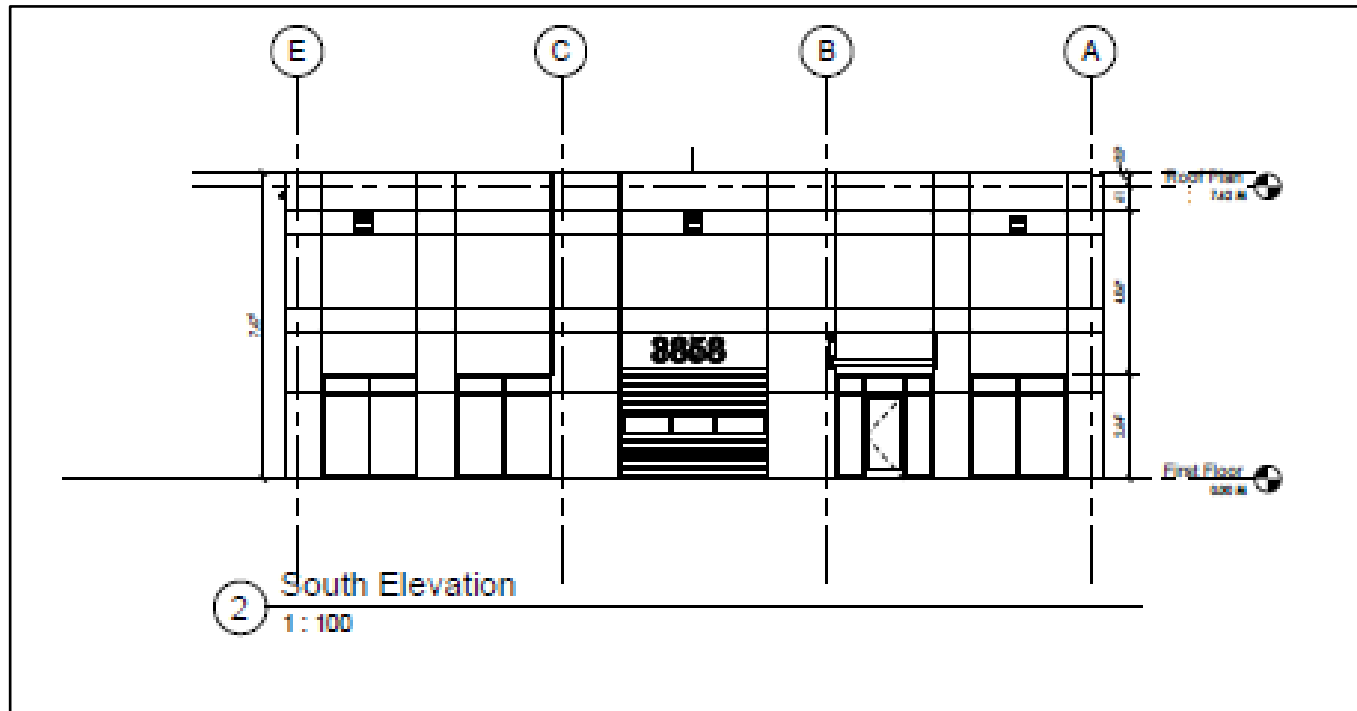
- proposed to construct a new warehouse
- 1 storey in height
- 871.43 m² (9,380 ft²) in size
- total of 9 parking spaces are proposed
- to be located within the front yard
- access from Peter Street

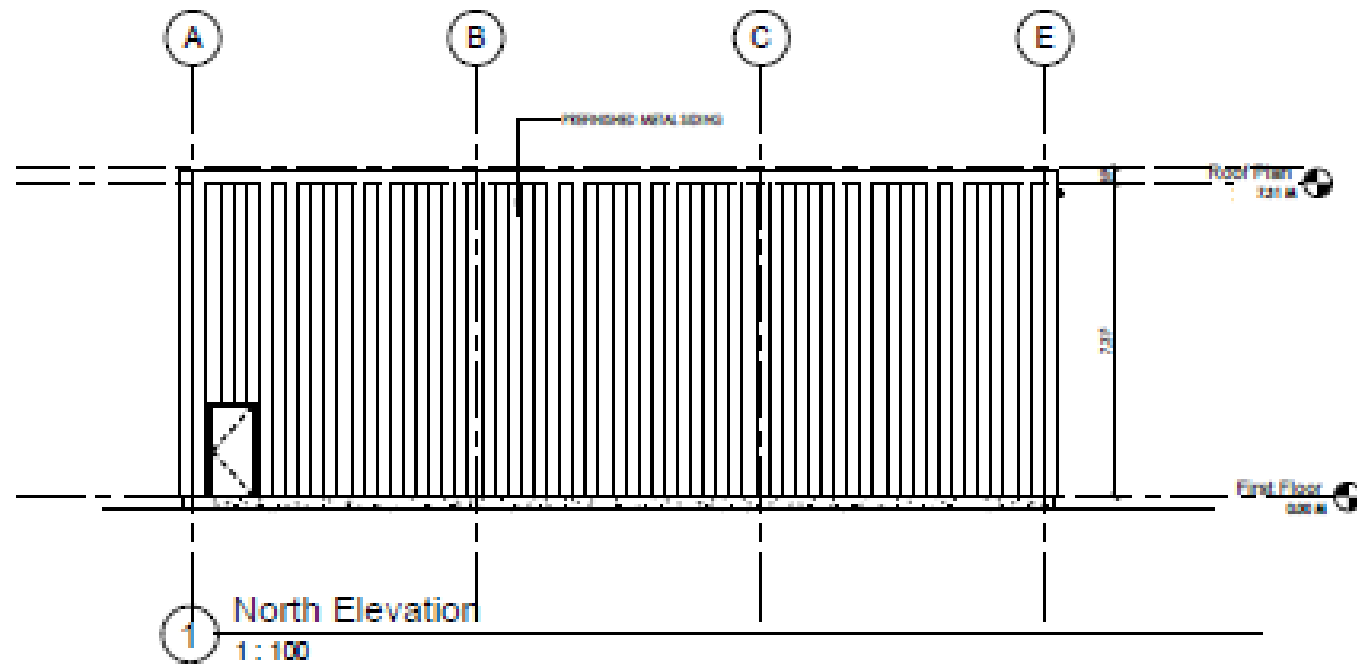


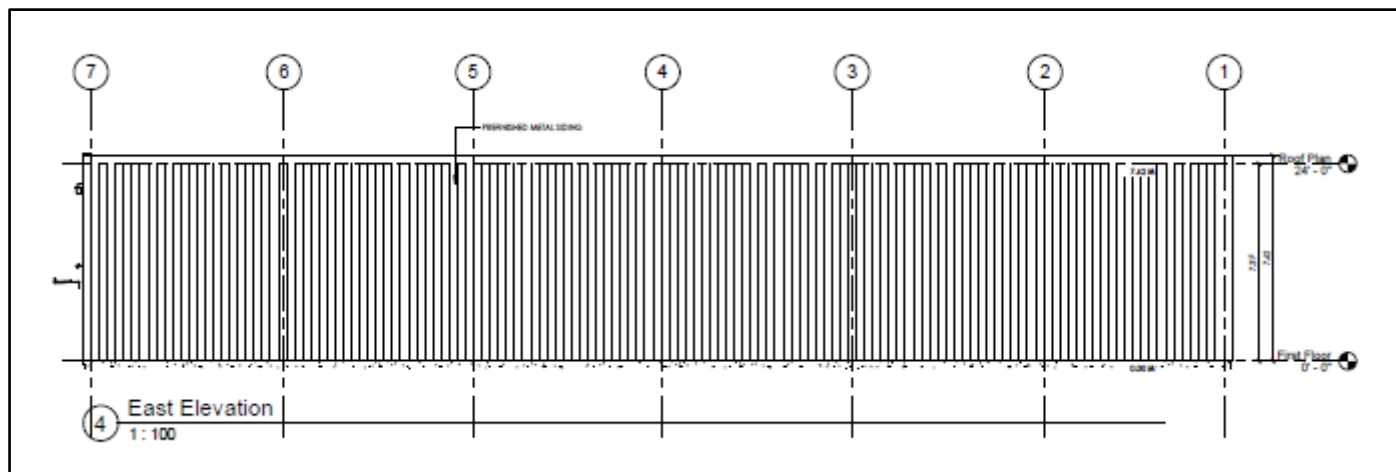
Conceptual Site Plan

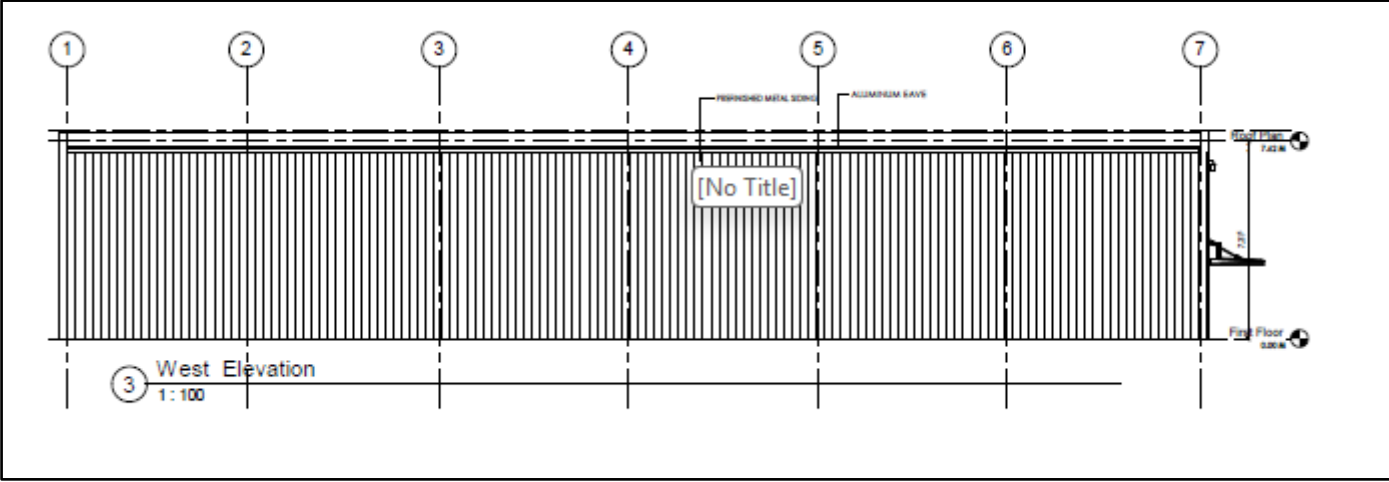


Conceptual
Elevation



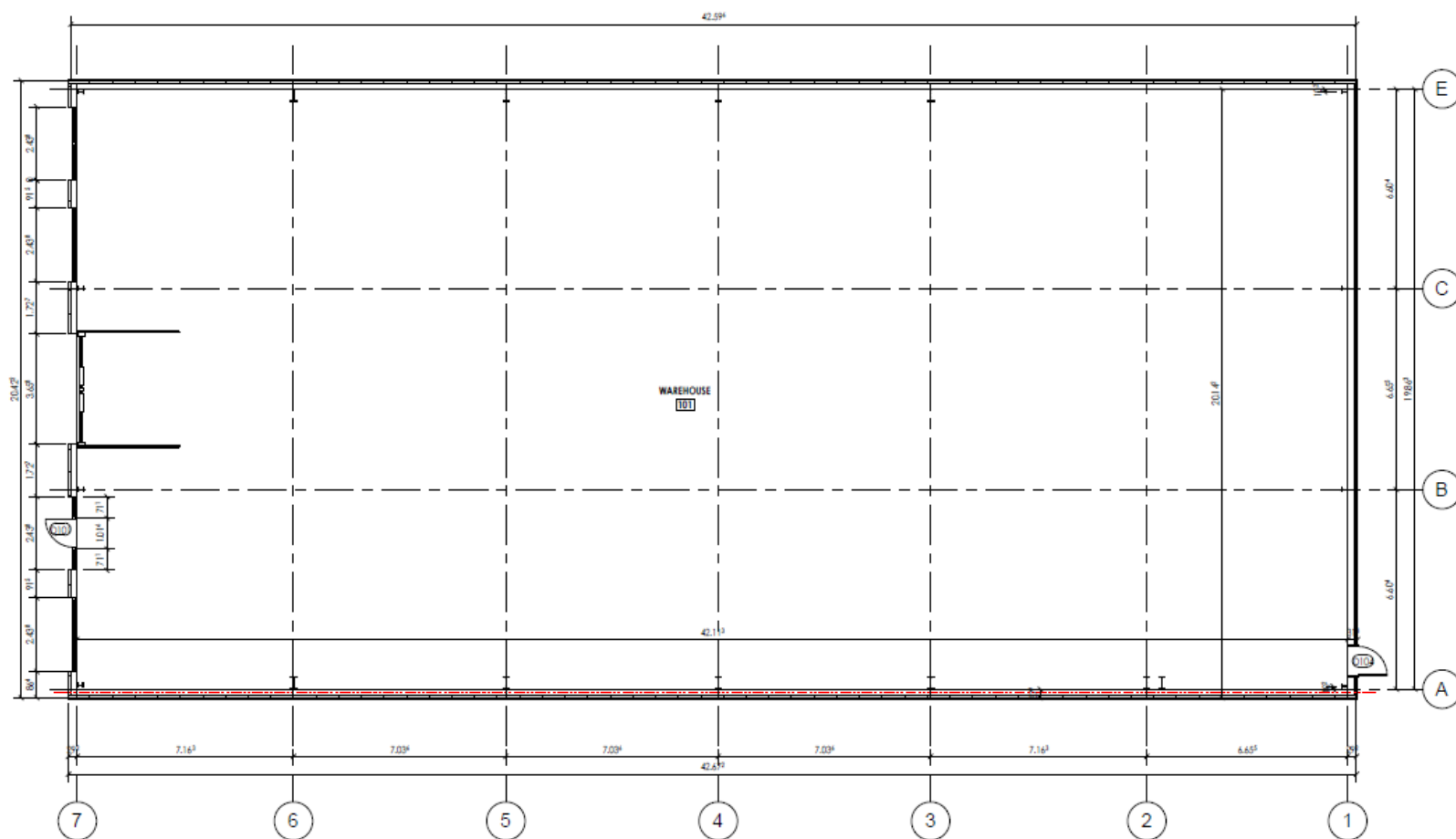








Conceptual Floor Plan

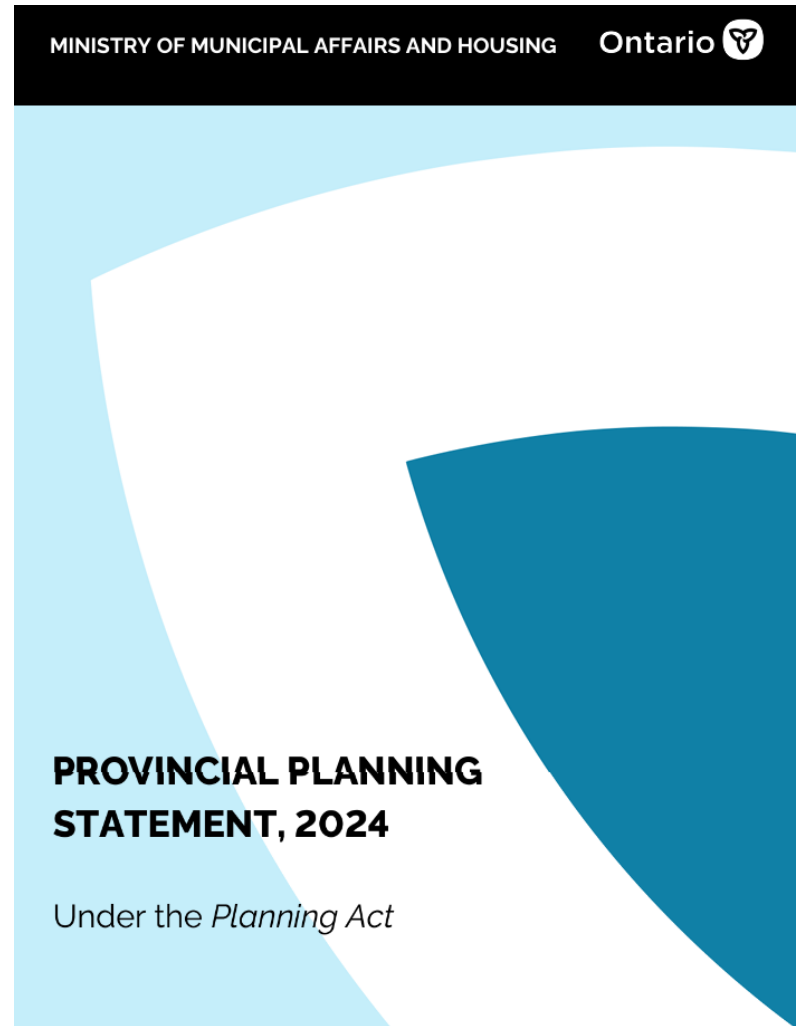


1 First Floor
1 : 100

Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping throughout
- Paved sidewalks
- Paved driveway and parking area
- Refuse (garbage and recycling) to be stored indoors
- Proposed development will be subject to Site Plan Control (SPC)
- Lot may be merged with the abutting industrial operation

Land Use Planning in Ontario – Provincial Planning Statement (PPS)



Four Main PPS Policies:

- BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES
- INFRASTRUCTURE AND FACILITIES
- WISE USE AND MANAGEMENT OF RESOURCES
- PROTECTING PUBLIC HEALTH AND SAFETY

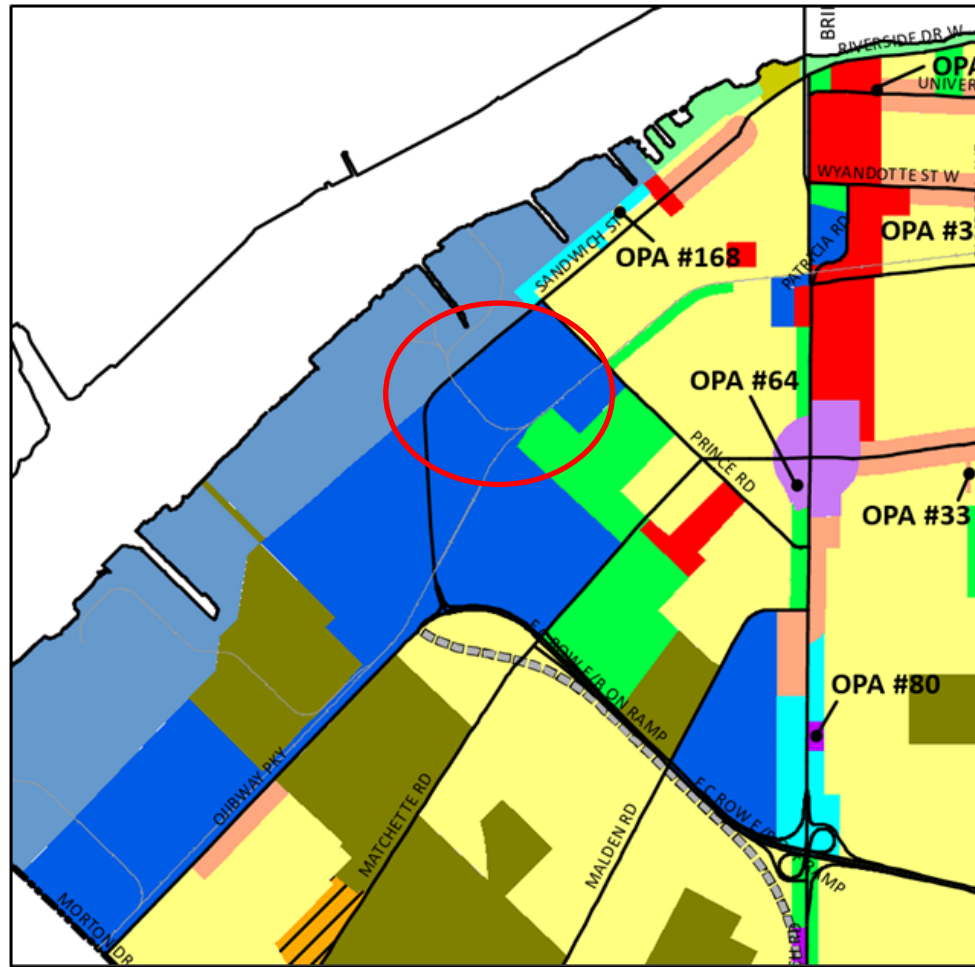
Windsor Official Plan (OP)



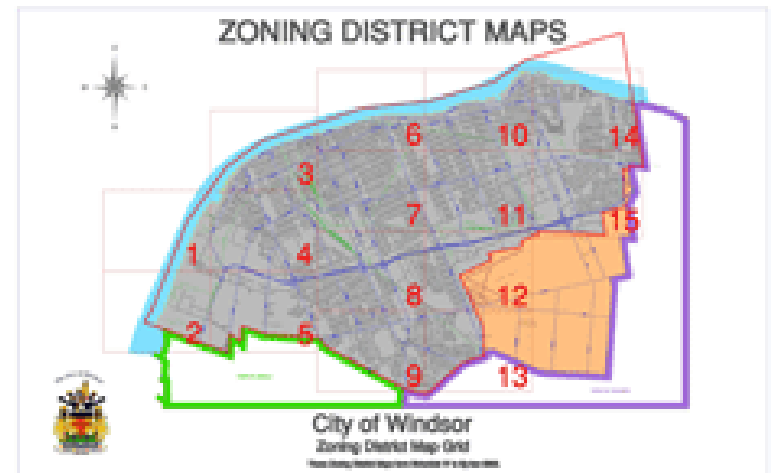
Key OP Policies

- Designated “Industrial” in the City OP (Schedule D)

OP - Schedule 'D'



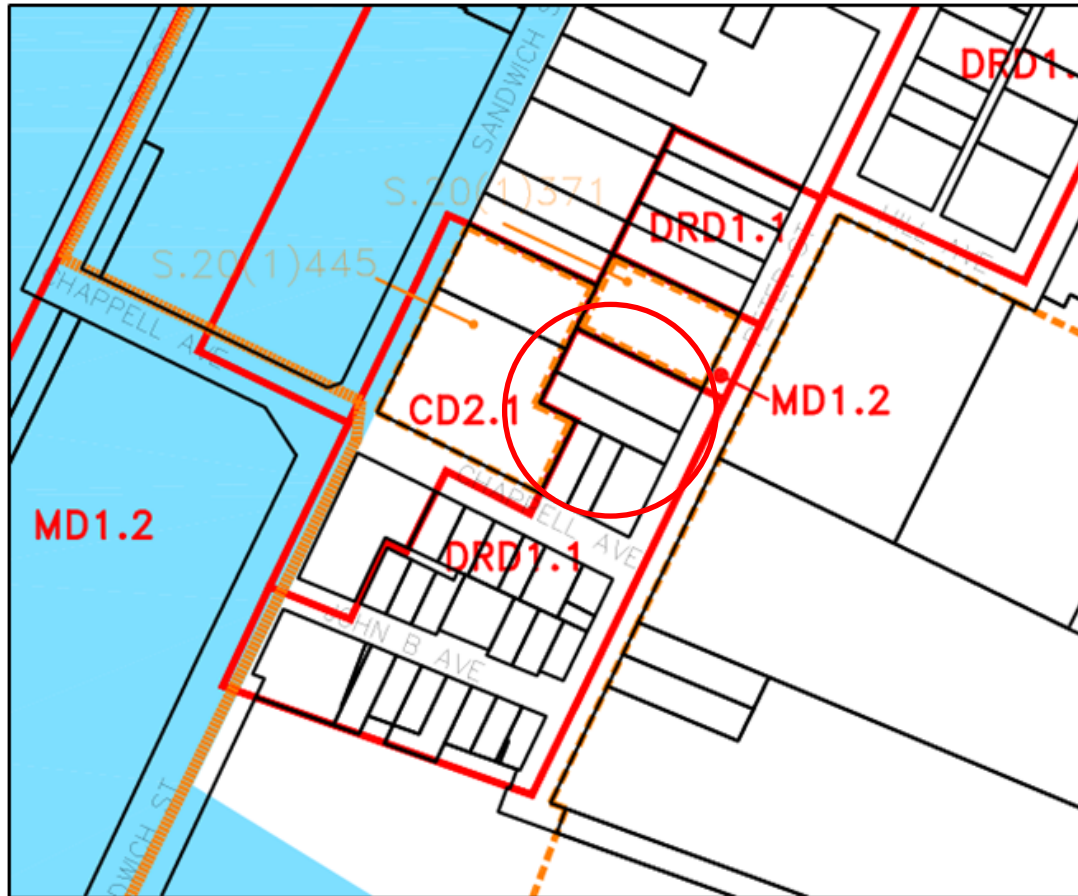
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Development Reserve District 1.1 (DRD1.1) category
- Map 4 of the City ZBL
- Current permitted uses include:
 - *Existing Dwelling*
 - *Any use accessory to an Existing Dwelling*

ZBL– Map '4'



Required Planning Applications

- Zoning By-law Amendment (ZBA)

ZBA

- the ZBA for the Site proposes to change the existing Development Reserve District 1.1 (DRD1.1) category
- to a site-specific Manufacturing District 1.2 (RD 1.2- S.20(1)XXX) category
 - warehousing
 - Relief, TBD

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit **the ZBA application**, we are required to also provide the following:

- Application and Fees
- Conceptual Elevations and Floor Plans
- Conceptual Site Plan
- Planning Rationale Report (PRR)
- Waste Disposal Site Report
- Archaeological Assessment
- Informal Open House (summary notes in the PRR)

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report



Once the **ZBA** applications are submitted, the City will process them in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website (and possibly a sign on site)



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:

Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.

23669 Prince Albert Road, Chatham, ON N7M 5J7

226-340-1232

tracey@pillonabbs.ca

- Phone, email, or mail written comments
- Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports
- Presentation material is available upon request

The background consists of a dark blue field with several lighter blue geometric elements: a vertical rectangle on the left, a horizontal rectangle at the bottom, and a large circle on the right side. The text is centered in the middle of the slide.

Questions and
Feedback?