

**NOTICE OF PUBLIC MEETING  
TO CONSIDER AMENDMENTS TO THE CITY OF WINDSOR  
ZONING BY-LAW 8600**

**FILE NUMBERS Z-032/24 [ZNG/7237]**

**TAKE NOTICE** that a public meeting will be held to consider amendments to the City of Windsor **ZONING BY-LAW 8600**:

**DEVELOPMENT & HERITAGE STANDING COMMITTEE**

**Monday, January 6, 2025 at 4:30 p.m.**

**Please Note:** All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. This meeting will also be streamed live on the City of Windsor's website at <https://www.citywindsor.ca/cityhall/City-Council-Meetings>.

Any delegations will have the option of participating in person in Council Chambers or electronically. For more information to register as a delegate, contact the City Clerk's office by phone at 519-255-6432, during office hours Monday through Friday, 8:30 a.m. to 4:30 p.m., or email [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca). Written submissions are encouraged and Persons wishing to provide written comments to the Standing Committee are strongly encouraged to also contact the City Clerk's office by **12 noon on Friday, January 3, 2025**.

This is the statutory public meeting required by the *Planning Act*. The purpose of this meeting is to give the public an opportunity to comment, and for the Development & Heritage Standing Committee (DHSC) to make recommendation to Council, on the proposed amendments. This matter may be removed from the agenda after this notice is delivered.

The meeting is open to any person. You will have an opportunity to speak on the proposed amendments. Written or oral comments are acceptable. Any personal information may become part of the public record.

The Council Report will be available ten days before the public meeting on the City of Windsor website at <http://www.citywindsor.ca> (Search – "Development & Heritage Standing Committee Agenda" and click on the meeting date stated above).

All persons interested in attending the Council meeting should call 311 or check the Civic Corner in the Windsor Star or the City of Windsor website at <http://www.citywindsor.ca> (Search – "Current Council Agenda"). To confirm the date, time and location of this meeting, to speak on a matter and be listed as a delegation call **Council Services** at **519-255-6432**.

**Schedule 'A'** attached explains the purpose and effect of the proposed amendment, and includes a description of the subject land, a key map showing the subject land, or an explanation why no description or key map is provided.

For more information about this matter, including information about appeal rights, and to inspect any additional information and material, contact **Adam Szymczak** at [aszymczak@citywindsor.ca](mailto:aszymczak@citywindsor.ca) or **519-255-6543 x6250**.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this ZONING BY-LAW 8600 may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Windsor (City): Clerk** as the Approval Authority or by mail to **Council Services, City of Windsor, 350 City Hall Square West, Suite 530, Windsor, Ontario N9A 6S1**, no later than 4:30 p.m. at a future date. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).

If you wish to be notified of the decision of the City of Windsor in respect to the proposed amendment you must make a written request to: **Council Services, City of Windsor, 350 City Hall Square West, Suite 530, Windsor, Ontario N9A 6S1**. Only those persons and/or public body that have made a written request to be notified of the decision shall be mailed a 'Notice of Passing' of the zoning by-law, if passed.

**DATED** at the City of Windsor **December 9, 2024**.

**Original signed copy in file Z/14877**  
ANNA CIACELLI, DEPUTY CITY CLERK  
WINDSOR, ONTARIO

# SCHEDULE 'A'

PART 1 An explanation of the proposed zoning change

**APPLICANT: RAFCO Property Trust Ltd.**

**LOCATION: 0 Howard Ave.**

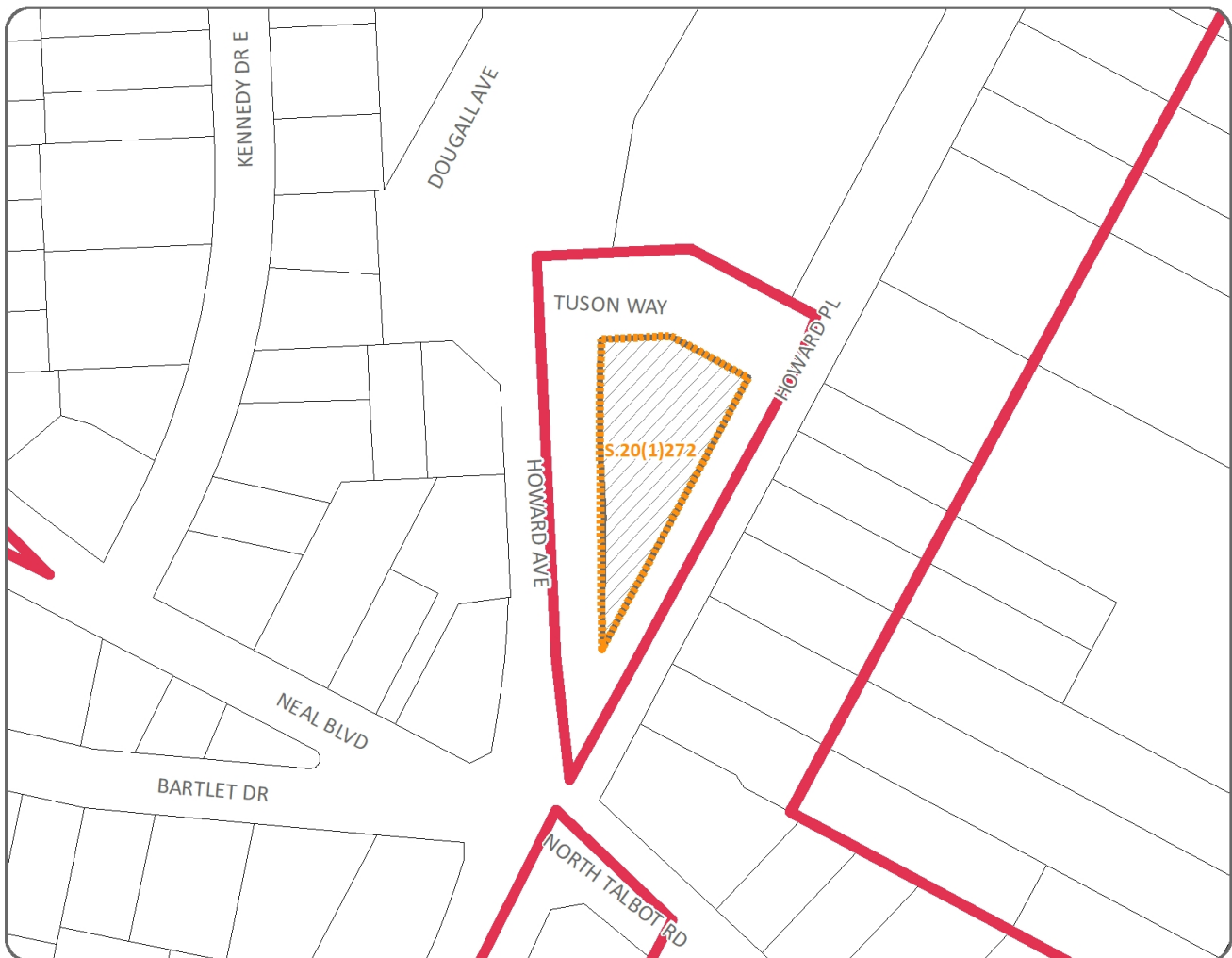
The Applicant is requesting an amendment to Zoning By-law 8600, changing the zoning from Commercial District 1.1 (CD1.1) to a residential zoning to permit the development of 3 six-unit multiple dwellings with a height of 7.8 m over three storeys, 22 total parking spaces including two accessible parking spaces, 3 bicycle spaces, and one loading space. Vehicular access is to be from Howard Place.

The parcel is designated Residential on Schedule D: Land Use in the Official Plan, zoned CD1.1 and S.20(1)272 by Zoning By-law 8600, is an irregular shape, has a frontage of 104.5 m along Howard Avenue, 52.9 m along Tuson Way, and 103.9 m along Howard Place, has an area of 2,760.8 m<sup>2</sup>, and is vacant. The parcel was previously occupied by a Service Station.

The development as proposed is subject to Site Plan Control.

**NOTE:** For additional information contact Adam Szymczak – Senior Planner - Development at [asymczak@citywindsor.ca](mailto:asymczak@citywindsor.ca).

PART 2 A key map showing the location of the lands affected by the zoning change



N.T.S.

## SCHEDULE 'A'

Applicant: Rafco Property Trust Ltd.



SUBJECT LANDS