

**ELECTRONIC AND IN PERSON
PUBLIC OPEN HOUSE**

**PROPOSED
INDUSTRIAL
DEVELOPMENT**

**4325-4445 County Road 42
(Cabana Road East),
Windsor, ON**

Tuesday,

May 23, 2025

6:00 p.m. to 7:00 p.m.

Hosted by:

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

- Located in the City of Windsor Ward 9
- made up of 1 irregular-shaped corner parcel of land
- currently has several existing industrial buildings
- south side of County Road 42 (Cabana Road East)
- between 7th Concession Road and 8th Concession Road
- the area characteristics of the area are a mix of residential, agriculture and industrial
- within the Essex Region Conservation Authority (ERCA) regulated area
- part of the Sandwich South Planning District







Transit Logistics
NAMCO
WORLD MECHANICAL CONTRACTING INC.
CANADIAN MATERIAL REPACK
C3-M GROUP LTD.
D&L Mold Inc.
RAMSON META
HARVICK WELDS
519-969-4204
4325, 4355, 4365, 4375, 4445
COUNTY RD. 42



1213

What is Proposed

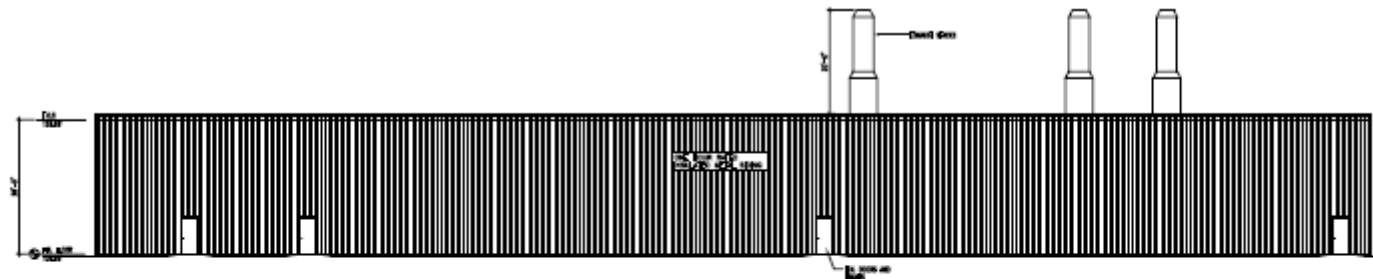
- addition to the existing industrial plaza
- proposed 1,875 m² building for a power generation station
- Located between 2 existing buildings
- includes a loading space and 10 new parking spaces
- building will not have any full time employees
- normal operation is 1-2 hours a day
- scheduled maintenance every 6 months for a week each time
- the generators will be operated remotely



Conceptual Site Plan

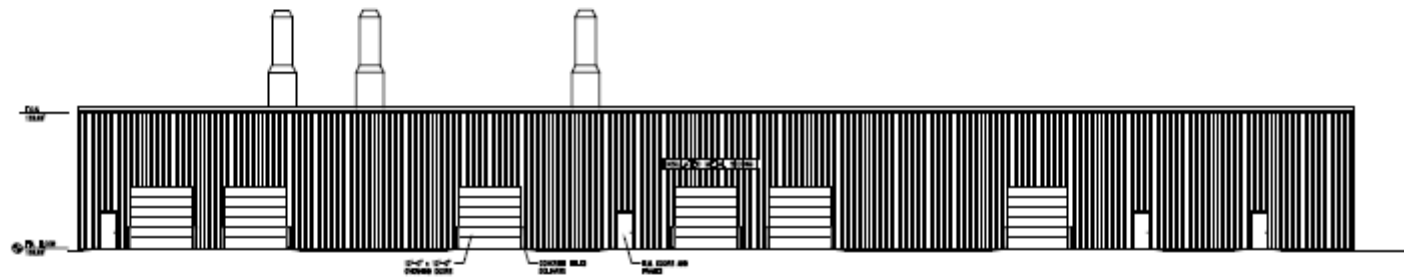


Conceptual Elevations



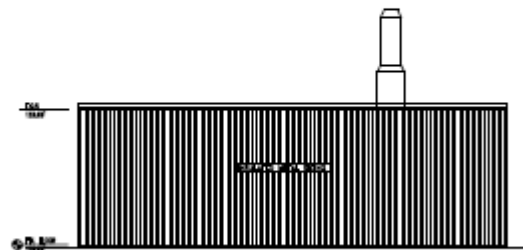
NORTH BUILDING ELEVATION

SCALE : 3/32" = 1'-0"



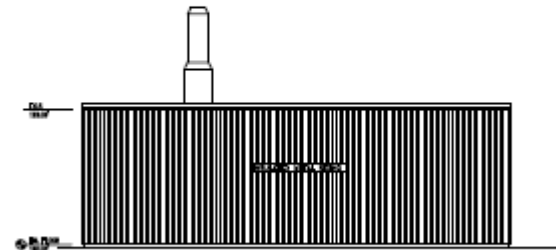
SOUTH BUILDING ELEVATION

SCALE : 3/32" = 1'-0"



EAST BUILDING ELEVATION

SCALE : 3/32" = 1'-0"

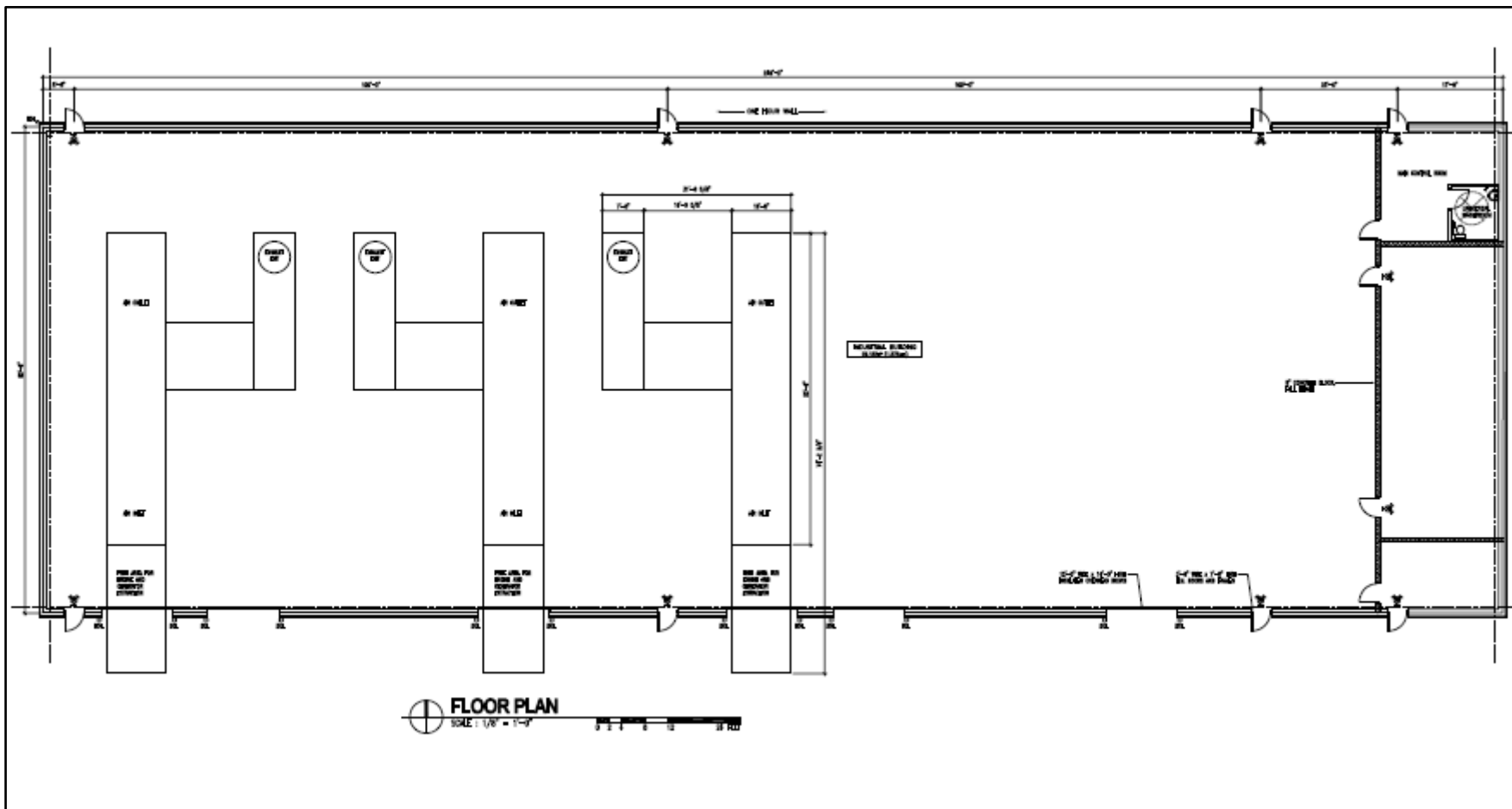


WEST BUILDING ELEVATION

SCALE : 3/32" = 1'-0"




Conceptual Floor Plans



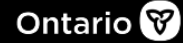
Key Site Features

- The area of the proposed building is currently an existing gravel area
- No trees are to be removed
- Existing driveway to be used
- Full municipal services are available (sewers, storm and water)
- Landscaping and paved sidewalks throughout the Site



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

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

Four Main Provincial Policies:

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

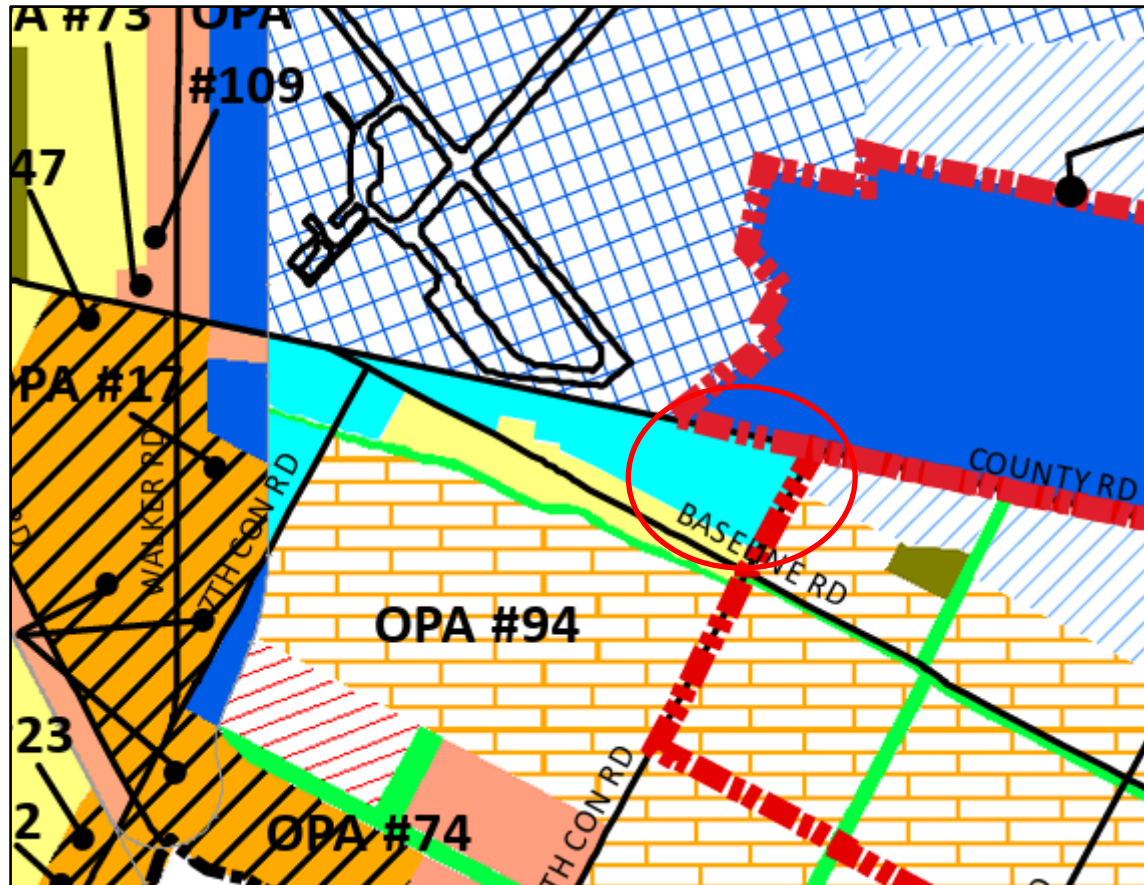
Windsor Official Plan (OP)



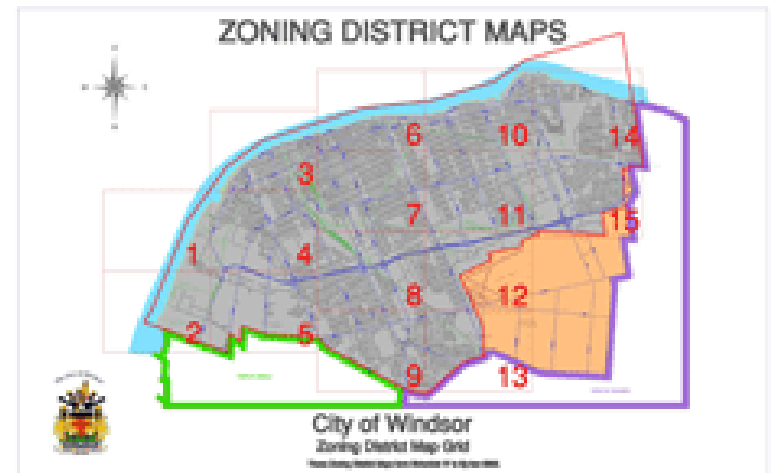
Key OP Policies

- Designated “Business Park” in the City OP (Schedule D)
- Industrial development is permitted
- Employment is encouraged
- The proposed use is compatible with the surrounding area

OP - Schedule 'D'



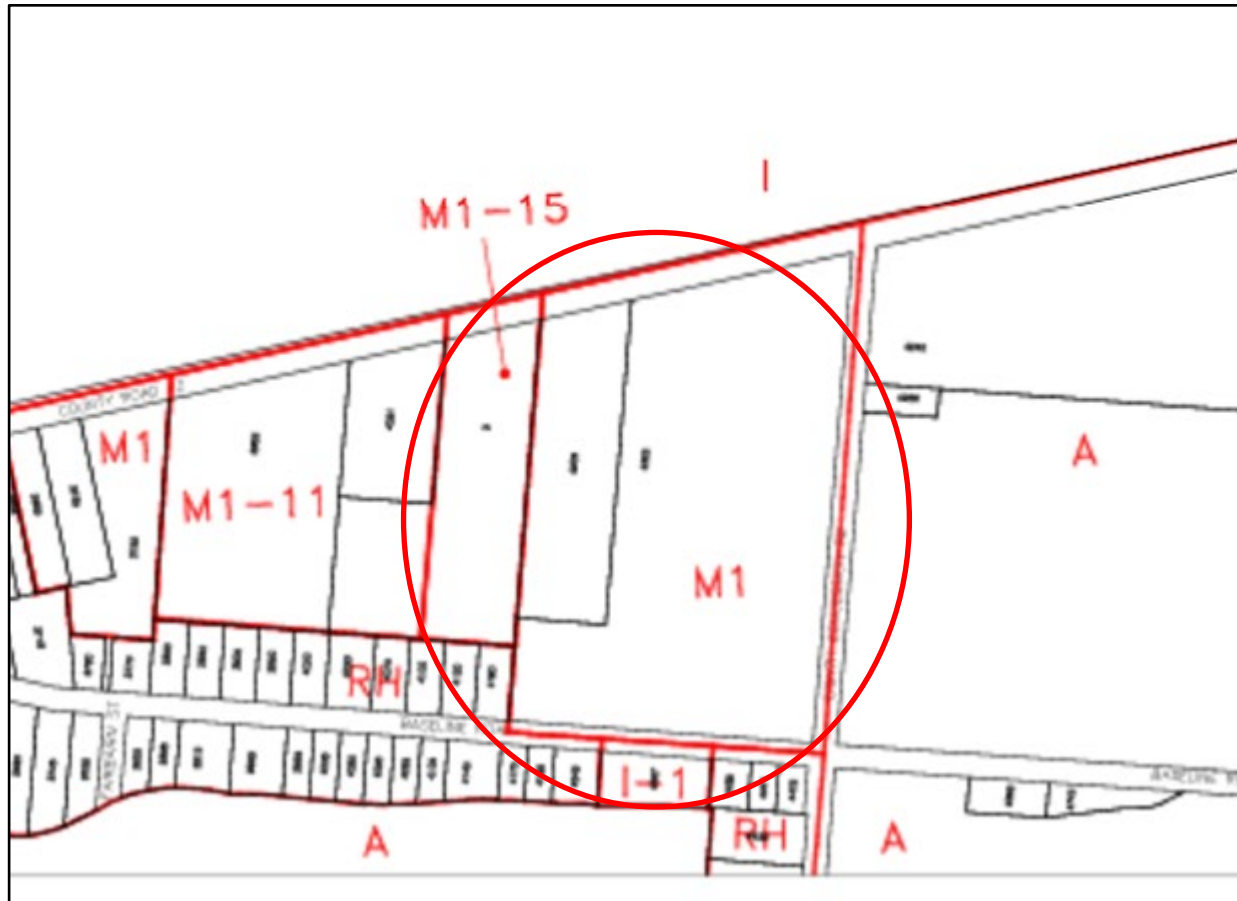
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently in the Industrial Zone (M1) category
- Map T12 of the City ZBL 85-18 (former Tecumseh)
- Current permitted uses include (sample):
 - *Automotive body repair shop*
 - *Construction company*
 - *Contractor's yard or shop*
 - *Machine or welding shop*
 - *Metal fabricating*
 - *Repair depots, including machine repair shops*
 - *Service shop*
 - *Tire repair shop*
 - *Tool and die companies*
 - *Warehousing and supply or storage uses (outdoor and indoor)*
 - *Woodworking shops*
 - *Accessory buildings and uses*

ZBL- Map 'T12'



Required Planning Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to **further amend** the existing M1 Zone category
- To permit the proposed development
 - Power generation station
- 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
- Informal Open House
- Planning Rationale Report
- Species at Risk Assessment
- Transportation Impact Memo
- Final Conceptual Plan and Elevations

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 application** is submitted, the City will be processing the application 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 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 is a solid dark blue. A large, lighter blue circle is positioned on the right side, partially overlapping the edge. A vertical line of a slightly different shade of blue runs down the right side of the image, intersecting the circle.

Questions and
Feedback?