Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, April 2, 2024
Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

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. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
1.	**CALL TO ORDER**

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (Planning Act) of its meeting held March 4, 2024 **(SCM 81/2024)**

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7.1. Zoning By-law Amendment Application for 3842 Woodward Boulevard, Z-030/23 [ZNG-7151], Ward 9 **(S 18/2024)**
Clerk's Note: Maria Inglesi, area resident, submitting the ***attached*** email dated February 22, 2024 as a written submission
a) Tracey Pillon-Abbs, RPP, Principal Planner, available for questions (via Zoom)

7. PLANNING ACT MATTERS

8. ADOPTION OF THE MINUTES

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11.1. Windsor Sign By-law Billboard Review and Amendments **(S 116/2024)**
Clerk's Note: Administration submitting the ***attached*** additional information memo to provide minor corrections to the report **(AI 4/2024)**
a) Stefan Fediuk, Landscape Architect / Acting Senior Urban Designer (PowerPoint)
b) David Meikle, Business Owner, Signal Out of Home, available for questions (in person)

10. HERITAGE ACT MATTERS

11. ADMINISTRATIVE ITEMS

11.2. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1000506202 Ontario Inc. for 1567 Ouellette Avenue (Ward 3) **(S 36/2024)**

11.3. Sandwich Town CIP Application, 3573 Peter Street; Owner: Sarin Ty and Soknao Tieng (Ward 2) **(S 34/2024)**

12. COMMITTEE MATTERS

12.1. Minutes of the Property Standards Committee of its meeting held February 12, 2024 **(SCM 57/2024)**

13. QUESTION PERIOD

14. ADJOURNMENT

THE CITY OF WINDSOR ONTARIO, CANADA

Additional Information: AI 4/2024

Subject: Additional Information Memo to S116/2023: Windsor Sign By-law Billboard Review and Amendments

Reference:

Date to Council: April 2, 2024
Author: Stefan Fediuk
Landscape Architect / (A) Sr. Urban Designer
519-255-6543 ext.6025
Planning & Building Services
Report Date: 3/27/2024
Clerk's File #: SB2024

To: Mayor and Members of City Council

Additional Information:

There are no proposed revisions to the Recommendations found in this report.

Appendix 'A' - Proposed Amendments to the Sign By-law has been updated to correct two typos as follows:

Page 3 – Item 7:
2.62.13 DIGITAL SIGN means an electronically and/or computer controlled SIGN, or a part thereof, which **does not** contain ILLUMINATED copy whose content can be changed.

Should read

2.62.13 DIGITAL SIGN means an electronically and/or computer controlled SIGN, or a part thereof, which **does contain** ILLUMINATED copy whose content can be changed.

Page 4 – Item 12:
4.2.6

(f) Preapproval from the Ministry of Transportation of Ontario for any ELECTRONIC CHANGE COPY SIGN situated within **300m** of any street or route under the Ministry's JURISDICTION.

Should read to align with MTO standards as:

4.2.6
(f) Preapproval from the Ministry of Transportation of Ontario for any ELECTRONIC CHANGE COPY SIGN situated within **400m** of any street or route under the Ministry's JURISDICTION.

Approvals:

Name	Title
Stefan Fediuk	Landscape Architect / (A) Sr.Urban Designer
John Revell	CBO, Chief Building Official
Jason Campigotto for Thom Hunt	Manager of Growth/Deputy City Planner
Kate Tracey	Senior Legal Counsel
Wira Vendrasco	City Solicitor
John Revell for Jelena Payne	Commissioner of Economic Development
Joe Mancina	Chief Administrative Officer

Notifications:

Name	Address	Email
List provided to clerks office		

Appendices:

1 Revised Appendix 'A' - PROPOSED AMENDMENTS

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
SECTION 2.0 - DEFINITIONS AND INTERPRETATION			
1		**2.47** **OPERATIONAL APPROVAL** means confirmation by the AUTHORITY HAVING JURISDICTION that all required inspections relating to a SIGN PERMIT in accordance with Section 4.8 herein have been satisfied.	Definition added for clarity
2		**2.56** **SENSITIVE USE** means a USE of a LOT that is zoned as either Residential or Institutional land under the ZONING BY-LAW, which USE may include the presence of a building or structure on such LOT being used as a dwelling, school, long-term care facility, hospital, day nursery, crisis residence, group home or group residence.	Definition added for clarity
3		**2.57.4** **FIRST PARTY ADVERTISING SIGN** means a SIGN which identifies or directs attention to a business, profession, commodity, service, event or other activity being conducted, sold or offered on the property on which the sign is located.	Definition added for clarity
4		**2.57.8** **THIRD PARTY ADVERTISING SIGN** means a SIGN which identifies or directs attention to a business, profession, commodity, service, event or other activity not being conducted, sold or offered on the property on which the sign is located.	Definition added for clarity

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
5	**2.58.10 <u>SIGN FACE</u>** means that portion of the SIGN, excluding the supporting STRUCTURE, borders and frames, upon which, against, or through which COPY is DISPLAYED or is capable of being DISPLAYED. Further: (a) **<u>SINGLE SIGN FACE</u>**: means a SIGN having only one face plane. (b) **<u>DOUBLE SIGN FACE</u>**: means a SIGN having two sign face planes with each SIGN FACE being of equal area and identical length and width, and with two parallel opposing (back-to-back) faces. (c) **<u>MULTIPLE SIGN FACE</u>**: means a SIGN having more than two SIGN FACES.	**2.58.10 <u>SIGN FACE</u>** means that portion of the SIGN, excluding the supporting STRUCTURE, borders and frames, upon which, against, or through which COPY is DISPLAYED or is capable of being DISPLAYED. Further: (a) **<u>SINGLE SIGN FACE</u>**: means a SIGN having only one face plane. (b) **<u>DOUBLE SIGN FACE</u>**: means a SIGN having two sign face planes with each SIGN FACE being of equal area and identical length and width, and, i. with two parallel opposing (back-to-back) faces, or ii. creating a "V-shape" with an interior angle of less than or equal to 90 degrees. (c) **MULTIPLE SIGN FACE**: means a SIGN having more than two SIGN FACES, or a BILLBOARD SIGN with two SIGN FACES creating a "V-shape" with an interior angle greater than 90 degrees.	Language revised under subsections 2.58.10 (b) and (c) to include industry standards and reduce the need for Minor Variances
6	**2.62.7 <u>BILLBOARD SIGN</u>** means a GROUND or WALL SIGN, which has COPY fastened in such a manner so as to permit its periodic replacement, which is owned and maintained by a PERSON engaged in the rental or leasing of the SIGN FACE AREA for advertising goods, products, services or facilities that are not present or sold on the PROPERTY on which the SIGN is located.	**2.62.7 <u>BILLBOARD SIGN</u>** means a THIRD PARTY ADVERTISING SIGN that is either a GROUND SIGN or a WALL SIGN, which has COPY fastened in such a manner so as to permit its periodic replacement, which for greater certainty does not include a FIRST PARTY ADVERTISING SIGN .	Language added for clarity
7		**2.62.13 <u>DIGITAL SIGN</u>** means an electronically and/or computer controlled SIGN, or a part thereof, which does contain ILLUMINATED copy whose content can be changed.	Definition added for clarity

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
8	**2.62.26** **MOBILE SIGN** means a SIGN designed to be readily moved from one location to another and which does not rely on a BUILDING or fixed foundation for its structural support. This definition shall include a MANUAL CHANGING COPY SIGN in which the letters or numerals conveying the message can be manually rearranged or changed. This definition includes a T-frame SIGN, but does not include an A-FRAME SIGN.	**2.62.26** **MOBILE SIGN** means a SIGN designed to be readily moved from one location to another and which does not rely on a BUILDING or fixed foundation for its structural support. This definition shall include a MANUAL CHANGING COPY SIGN but shall not include an ELECTRONIC CHANGING COPY SIGN mounted to a vehicle. This shall include a T-frame SIGN, but shall not include an A-FRAME SIGN.	Revised definition to exclude Electronic Change Copy Signs mounted to a vehicle
9		**2.62.31** **POSTER BILLBOARD SIGN** means a BILLBOARD SIGN comprised of paper panels affixed by adhesive means, that is neither a DIGITAL SIGN nor an ELECTRONIC CHANGING COPY SIGN.	Definition added for clarity between Billboard Sign types
10		**2.62.42** **WALL SIGN** means a SIGN that is supported by, erected on or attached to an exterior wall of any BUILDING or other STRUCTURE .	Definition added for clarity
SECTION 3.0 - GENERAL REGULATIONS			
11	**3.3.3** Notwithstanding section 3.3.2, BILLBOARD GROUND and BILLBOARD WALL SIGNS may have changing COPY that occurs at intervals of not less than 10 seconds.	**3.3.3** Notwithstanding section 3.3.2, BILLBOARD GROUND and BILLBOARD WALL SIGNS may have changing COPY that occurs at intervals of not less than 8 seconds.	Decreased timing intervals to align with industry standards

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
SECTION 4.0 – SIGN PERMITS AND INSPECTIONS			
12		**4.2.6** (e) Preapproval from the Windsor Airport Authority for any ELECTRONIC CHANGE COPY SIGN situated within **300m** of the airport property lands. (f) Preapproval from the Ministry of Transportation of Ontario for any ELECTRONIC CHANGE COPY SIGN situated within **400m** of any street or route under the Ministry's JURISDICTION.	New requirements added as s. 4.2.6(e) and (f) for Billboard Sign Permit added to assist in enforcement related to health and safety concerns.
13		**4.3.3** Where a SIGN PERMIT for a BILLBOARD SIGN has been transferred by the previous OWNER of the SIGN to a new OWNER of the SIGN, the new OWNER of the SIGN shall provide written notification of the transfer to the AUTHORITY HAVING JURISDCTION in a form and manner satisfactory to the Chief Building Official, and shall pay the fee prescribed in accordance with the City of Windsor's current Schedule of Fees and Service Charges	New clarification added for the transfer of a sign permit to a new owner
14		**4.5.4** A SIGN PERMIT to modify or restore a BILLBOARD SIGN expires in the same period of time for expiration of a SIGN PERMIT for the erection or display of the SIGN in accordance with Sections 4.5.1 – 4.5.3 herein. **4.5.5** Where a SIGN PERMIT has expired, the OWNER of the SIGN shall immediately remove the SIGN, and in the case of a BILLBOARD SIGN, the OWNER of such SIGN shall also remove the identifier required by Section 6.3 herein.	New s. 4.5.4 and s. 4.5.5 added to assist in enforcement related to health and safety concerns
15		**4.6.1** (e) The OWNER of the SIGN has submitted a written request to revoke the SIGN PERMIT.	New requirement added as s. 4.6.1(e) to allow owner ability

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
			to discontinue use of a Sign prior to Building Permits being revoked by the City
16		**4.9 <u>Renewal Applications</u>** **4.9.1**. OPERATIONAL APPROVAL of a BILLBOARD SIGN shall expire five (5) years from the issuance of such OPERATION APPROVAL. **4.9.2** The OPERATIONAL APPROVAL of a BILLBOARD SIGN will automatically expire upon removal of the BILLBOARD SIGN, as of the date such SIGN is removed. **4.9.3.** Prior to the expiry of an OPERATIONAL APPROVAL, provided no modifications or restorations are proposed to the SIGN, the OWNER of a BILLBOARD SIGN may submit, in a form and manner satisfactory to the Chief Building Official, a renewal application for a further five (5) year OPERATIONAL APPROVAL period. **4.9.4** The OWNER of a BILLBOARD SIGN applying for renewal of the OPERATIONAL APPROVAL shall file with the AUTHORITY HAVING JURISDICTION all information and documents required, in a form and manner satisfactory to the Chief Building Official, and shall pay the fee prescribed in accordance with the City of Windsor's current Schedule of Fees and Service Charges. **4.9.5** Where a modification or restoration to a BILLBOARD SIGN is proposed, a renewal of the OPERATIONAL APPROVAL cannot be granted, and the OWNER will be required to	New Regulation added to assist in enforcement related to health and safety concerns by providing appropriate contact and insurance information. These regulations will assist in reducing sign clutter and blight created by abandoned billboards as well as those in disrepair.

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
		submit an application to the Chief Building Official for a new SIGN PERMIT. **4.9.6** Notwithstanding Subsection 4.9.4, where an existing BILLBOARD SIGN with a unexpired OPERATIONAL APPROVAL no longer complies with this Bylaw due to a variance or by-law amendment being granted by the AUTHORITY HAVING JURISDICTION permitting the erection of another BILLBOARD SIGN, the OWNER of such BILLBOARD sign may submit a renewal application rather than an application for a new SIGN PERMIT.	
SECTION 5.0 - SIGNS NOT REQUIRING A SIGN PERMIT			
17		5.1.4 A SIGN PERMIT is not required for changes to a POSTER BILLBOARD SIGN or an ELECTRONIC CHANGING COPY SIGN, provided the existing shape and dimensions of such BILLBOARD SIGN are not altered or modified in any way.	New s. 5.1.4 to clarify when new sign permits are not required.
SECTION 6.0 - REGULATIONS FOR PERMANENT SIGNS ON PRIVATE PROPERTY			
18	**Table 6.3.1** **Permitted Locations for BILLBOARD GROUND and WALL SIGNS** Unless specifically provided in this By-law, a BILLBOARD GROUND or WALL SIGN shall be permitted only on a LOT within a Manufacturing District or a Commercial District, provided that such LOT abuts one of the following STREETS and is not within a SPECIAL DISTRICT: i. Central Avenue, south of Tecumseh Road; ii. Crawford Avenue, between Wyandotte Street West and Tecumseh Road West; iii. Division Road;	**6.3.2 Permitted Locations** Unless specifically provided in this By-law, a BILLBOARD GROUND or WALL SIGN shall be permitted only on a lot within a Manufacturing District or a Commercial District, provided that such lot abuts one of the following STREETS and the proposed Billboard Sign is oriented to be primarily visible from traffic on that street: i. Central Avenue, south of Tecumseh Road; ii. Crawford Avenue, between Wyandotte Street West and Tecumseh Road West; iii. Division Road; iv. Dougall Avenue, south of the Essex Terminal Railway and north of Liberty	Moved table to body of the chart to provide clarity for applicants. Permitted locations changed to remove those streets where residential intensification will make it impossible to erect billboards and open new streets where possibilities are

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
	iv. Dougall Avenue, south of Eugenie Street West and north of West Grand Boulevard; v. Eugenie Street, between Howard Avenue and Dougall Road vi. Howard Avenue, between Tecumseh Road East and Talbot Road; vii. Huron Church Road, between Tecumseh Road West and Cabana Road; viii. Jefferson Boulevard, south of Tecumseh Road; ix. Provincial Road; x. Tecumseh Road East and West; xi. Wyandotte Street East and West.	Street; v. Eugenie Street, between Howard Avenue and Dougall Road vi. Howard Avenue, between the Canadian Pacific Railway Underpass and Cabana Road East; vii. Huron Church Road, between Tecumseh Road West and E.C. Row Expressway; viii. Jefferson Boulevard, south of Tecumseh Road; ix. Provincial Road; x. Tecumseh Road East, between Lauzon Parkway and the eastern City Boundary; xi. Tecumseh Road West, between McKay Avenue and Janette Avenue; xii. Walker Road South of E.C. Row; xiii. Ojibway Parkway.	evident and were not previous allowed.
19	**6.3.3 SIGN Classifications** ADVERTISING or INFORMATION SIGNS	**6.3.3 SIGN Classifications** THIRD PARTY ADVERTISING SIGN or INFORMATION SIGNS	To provide clarity that Billboards are related only to Third Party Advertising.

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
20	**6.3.4 Maximum Number of SIGNS** One (**1**) BILLBOARD GROUND SIGN per LOT **or** One (**1**) BILLBOARD WALL SIGN per LOT.	**6.3.4 Maximum Number of SIGNS** One (1) BILLBOARD SIGN of any type per lot where: i) a) No FIRST PARTY ADVERTISING SIGN, including GROUND SIGNS and WALL SIGNS, currently exists, or a) If two (2) or more FIRST PARTY ADVERTISING SIGNS that are GROUND SIGNS have been authorized for the lot in accordance with this Bylaw, then one (1) of the existing FIRST PARTY ADVERTISING SIGNS may be replaced by a maximum of one (1) BILLBOARD SIGN; ii) The allowed cumulative total sign face area of all FIRST PARTY ADVERTISING SIGNS will not be exceed the Maximum Total Sign Face Area through the introduction of a BILLBOARD SIGN; and, iii) There are no variances on the property to exceed the maximum allowable number of SIGNS or the MAXIMUM SIGN FACE AREA on the property.	Revised language to reduce sign clutter on properties.
21	**6.3.5 Number of SIGN FACES (for BILLBOARD GROUND SIGN)** SINGLE and/or DOUBLE SIGN FACES	**6.3.5 Number of SIGN FACES (for BILLBOARD GROUND SIGN)** i) One (1) Single and/or double sign faces or ii) One (1) 'V'-shaped Sign with an interior angle of less than or equal to 90 degrees.	Second clause added to align with industry standards
22	**6.3.7 MAXIMUM TOTAL SIGN FACE AREA** **20.0 m^2** per SIGN FACE	**6.3.7 MAXIMUM TOTAL SIGN FACE AREA** **22.0 m^2** per SIGN FACE	Increased to align with industry standards.
23	**6.3.8 MAXIMUM CHANGING COPY AREA** ROTATING and ELECTRONIC CHANGING COPY permitted. **(added B/L 84-2019, June 17, 2019)**	**6.3.8 MAXIMUM CHANGING COPY AREA** Not Permitted on POSTER BILLBOARD SIGNS or,	Revised for clarity purposes between Poster and Electric

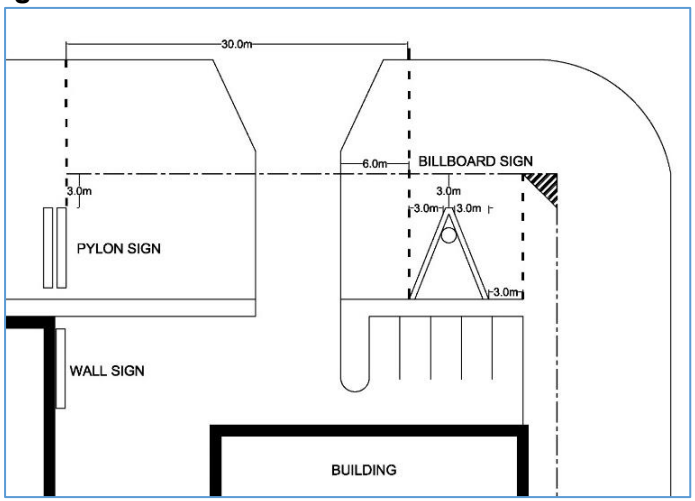
APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
		100% required for ELECTRONIC CHANGING COPY SIGNS	Changing Copy Signs.
24	**6.3.9 SIGN FACE EXTENSIONS** A maximum of five percent (**5%**) of the permitted TOTAL SIGN FACE AREA may extend beyond the main panel of the SIGN FACE AREA.	**6.3.9 SIGN FACE EXTENSIONS** A maximum of five percent (**5%**) of the permitted total SIGN FACE AREA may extend beyond the main panel of the SIGN FACE of a POSTER BILLBOARD SIGN or, Not Permitted on ELECTRONIC CHANGING COPY SIGNS	Revised for clarity purposes between Poster and Electric Changing Copy Signs.
25	**6.3.10 ANIMATION** Not Permitted And **6.3.12 ROTATION** Not Permitted	**6.3.10 ANIMATION OR ROTATION** Not Permitted	Combined as similar issues.
26	**6.3.11 ILLUMINATION** NON-ILLUMINATED, EXTERNAL or INTERNAL ILLUMINATION	**6.3.11 ILLUMINATION** NON-ILLUMINATED, or EXTERNAL ILLUMINATION of a POSTER BILLBOARD SIGN or, INTERNAL or DIGITAL ILLUMINATION of an ELECTRONIC CHANGING COPY SIGN	Revised for clarity purposes between Poster and Electric Changing Copy Signs.
278		**6.3.12 OPERATIONAL APPROVAL** OPERATIONAL APPROVAL is required for each BILLBOARD GROUND and WALL SIGN, and may be renewed in accordance with Section 4.9 of this By-law.	

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
28	**6.3.14 SIGN Restrictions:** **No part of any BILLBOARD GROUND or WALL SIGN shall:** i. Be ERECTED within a **200.0 m** radius of any BILLBOARD GROUND or WALL SIGN. ii. Be ERECTED within **6.0 m** of the intersection of any PUBLIC ROAD ALLOWANCE; iii. Be ERECTED within **25.0 m** of any Residential District; iv. Be ERECTED within **30.0 m** of any GROUND SIGN ERECTED on the same LOT or on an abutting LOT. v. Be ERECTED within a prohibited location at a controlled intersection, pedestrian crossing or railway crossing as identified in Table 6.3.2 if the sign contains ELECTRONIC CHANGING COPY. xi. Be ERECTED within **150 meters** of any Residential Zoning District if the SIGN utilizes ELECTRONIC CHANGING COPY and if the SIGN FACE will be directly visible from any point in the Residential Zoning District.	**6.3.14 SIGN Restrictions:** **No part of any BILLBOARD GROUND or WALL SIGN shall:** i. Be ERECTED within **6.0 m** of the intersection of a DRIVEWAY, ALLEY or ACCESS LANE with any PUBLIC ROAD ALLOWANCE; ii. Be ERECTED within **30.0 m** of any FIRST PARTY ADVERTISING GROUND or WALL SIGN erected on the same LOT or on an abutting LOT;	Moved clauses from 6.3.14 related to billboard separation distances, residential Uses and traffic stopping distances to a new 6.3.16 & 6.3.17 Prohibitions due to health and safety concerns, as well as reduce potential for driver distraction, aligning with other municipalities' standards. Non-compliances to Prohibitions would require Sign Bylaw Amendments, whereas Non-compliances to Restrictions would be heard as minor variances. 6.3.14 (i) & (ii) Provides better clarity for applicants,
29	**6.3.14 SIGN Restrictions: (for BILLBOARD GROUND SIGNS)** **No part of any BILLBOARD GROUND SIGN shall:** iii. Be ERECTED on a LOT with a STREET FRONTAGE of less than **12.0m**; iv. Be ERECTED within **4.0 m** of the PUBLIC	**6.3.14 SIGN Restrictions: (for BILLBOARD GROUND SIGNS)** **No part of any BILLBOARD GROUND SIGN shall:** iii. Be ERECTED on a LOT with a STREET FRONTAGE of less than **30.0 m**; iv. Be ERECTED within **3.0 m** of the PUBLIC	Distances changed to align with other municipalities' standards. Added restriction from daylight

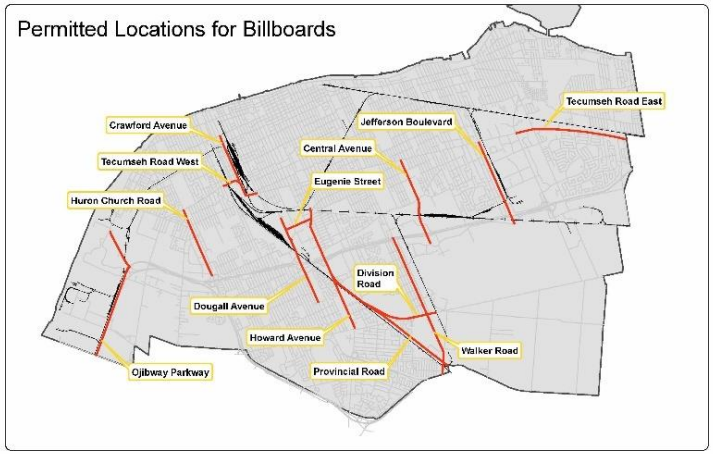
Revision Number	Existing	Proposed	Rationale
	ROAD ALLOWANCE; v. Be ERECTED within 3.0 m of a side lot line; vi. Be ERECTED within 6.0 m of a rear lot line; vii. Be ERECTED less than 2.4 m above grade.	ROAD ALLOWANCE v. Be ERECTED within 3.0 m of a side lot line; vi. Be ERECTED within 6.0 m of a rear lot line; vii. Be ERECTED less than 2.4 m above grade; viii. Be ERECTED within a DAYLIGHT CORNER.	corners to be consistent with other Ground Signs.
30		**6.3.15 SPECIAL PROVISIONS (FOR BILLBOARD GROUND SIGN)** ii. Notwithstanding the provisions of Section 6.3.2, no part of any BILLBOARD SIGN shall be erected closer than 300m of any Special Districts identified in Section 9 of the Sign Bylaw.	Added new s. 6.3.15 (ii) regarding separation from Special Districts to align with other municipalities
31 **32**		**6.3.16 PROHIBITIONS:** **No part of any POSTER BILLBOARD GROUND or WALL SIGN shall:** i. Be ERECTED within a **200.0** m radius of any type of BILLBOARD GROUND or WALL SIGN. ii. Be ERECTED within **60.0** m of any RESIDENTIAL or SENSITIVE USE, where the SIGN STRUCTURE or the SIGN FACE will be directly visible from any point of a RESIDENTIAL or SENSITIVE USE in any Building. **6.3.17 PROHIBITIONS:** **No part of any ELECTRONIC CHANGE COPY GROUND or WALL SIGN shall:** i. Be ERECTED within a **200.0 m** radius of any Poster/Paper BILLBOARD GROUND or WALL SIGN, ii. Be ERECTED within a minimum distance of **500.0 m** any other ELECTRONIC CHANGE COPY SIGN OR DIGITAL SIGN, and provided that the two ELECTRONIC	Moved clauses from 6.3.14 related to billboard separation distances, residential Uses and traffic stopping distances to a new 6.3.16 & 6.3.17 Prohibitions due to health and safety concerns, as well as reduce potential for driver distraction, aligning with other municipalities' standards. Non-compliances to Prohibitions would require Sign Bylaw Amendments, whereas Non-compliances to

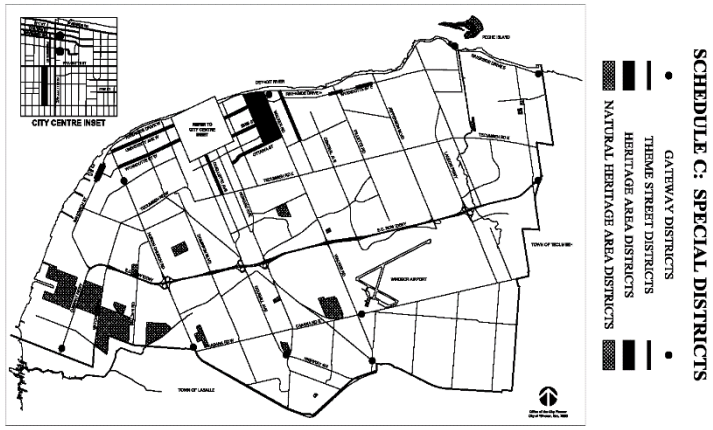
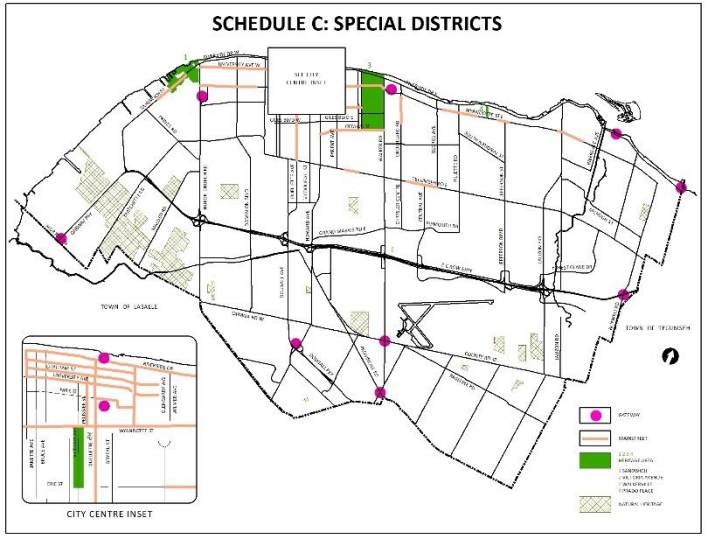
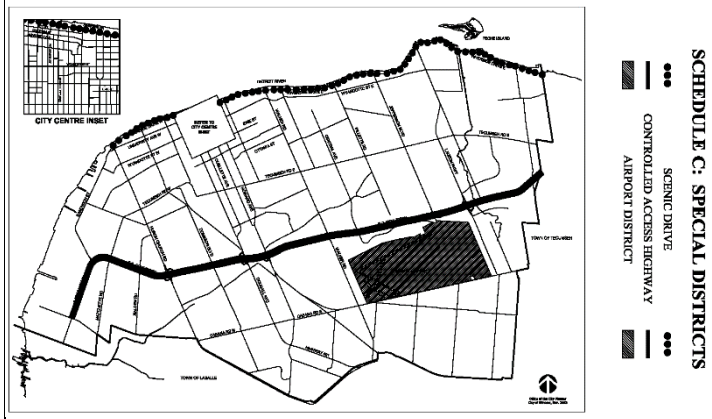
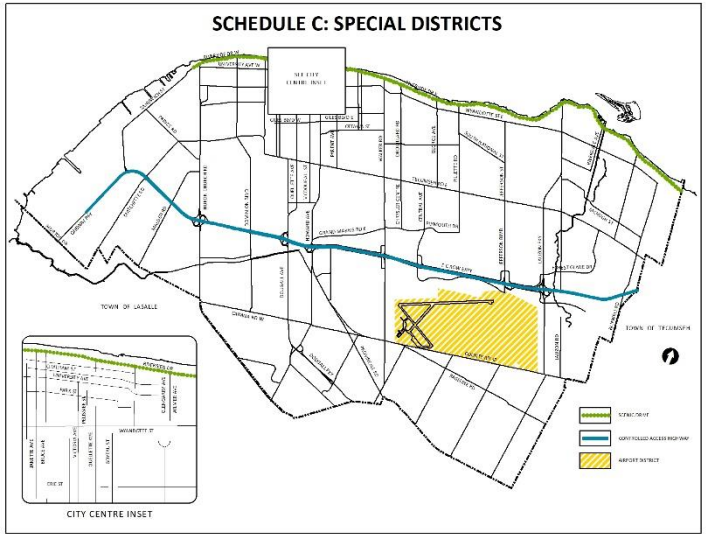
<table>
<tr><th>Revision Number</th><th>Existing</th><th>Proposed</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>CHANGE COPY SIGN or DIGITAL SIGN cannot be seen simultaneously in the same direction of travel,
iii. Be ERECTED within 300.0m of any residential use or SENSITIVE USE, where the SIGN STRUCTURE or the SIGN FACE will be directly visible from any point of a residential use or SENSITIVE USE in any Building, or
iv. Be ERECTED within a prohibited location at a controlled intersection, pedestrian crossing or railway crossing as identified in Table 6.3.2 if an ELECTRONIC CHANGING COPY SIGN.</td><td>Restrictions would be heard as minor variances.</td></tr>
<tr><td>33</td><td>Table 6.3.2
Prohibited location for erecting ELECTRONIC CHANGING COPY BILLBOARDS
<table>
<tr><td>subsection</td><td>(a)</td><td>(b)</td><td>(c)</td><td>(d)</td></tr>
<tr><td>Table 6.3.2</td><td>Posted Speed Limit (km/hour)</td><td>Distance before Stop Line (m)</td><td>Distance after Stop Line (m)*</td><td>Lateral Offset Prohibited Location on both sides of street (m)**</td></tr>
<tr><td></td><td>50 or less</td><td>85</td><td>150</td><td>21</td></tr>
<tr><td></td><td>60</td><td>105</td><td>170</td><td>24</td></tr>
<tr><td></td><td>70</td><td>160</td><td>200</td><td>31</td></tr>
<tr><td></td><td>80 or more</td><td>185</td><td>215</td><td>35</td></tr>
</table></td><td>Table 6.3.1
Prohibited location for erecting ELECTRONIC CHANGING COPY BILLBOARDS
<table>
<tr><td>subsection</td><td>(a)</td><td>(b)</td><td>(c)</td><td>(d)</td></tr>
<tr><td>Table 6.3.1</td><td>Posted Speed Limit (km/hour)</td><td>Distance before Stop Line (m)</td><td>Distance after Stop Line (m)*</td><td>Lateral Offset Prohibited Location on both sides of street (m)**</td></tr>
<tr><td></td><td>50 or less</td><td>65</td><td>90</td><td>16</td></tr>
<tr><td></td><td>60</td><td>85</td><td>110</td><td>20</td></tr>
<tr><td></td><td>70</td><td>110</td><td>125</td><td>23</td></tr>
<tr><td></td><td>80 or more</td><td>140</td><td>130</td><td>26</td></tr>
</table></td><td>Renumbering to Table 6.3.1 due to consolidation of Permitted locations with subsection 6.3.2

Distances revised to reflect TAC guidelines.</td></tr>
</table>

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
34		**Figure 6.3.2: BILLBOARD SIGN OFFSETS**  	Added for clarity of regulations regarding distances.
SECTION 9.0 - REGULATIONS FOR SIGNS ON PRIVATE PROPERTY WITHIN SPECIAL DISTRICTS			
35	**9.6.1** The designated CONTROLLED ACCESS HIGHWAY is as follows (refer to Schedule "C" for CONTROLLED ACCESS HIGHWAY map): (a) The **E C Row Expressway** and **Ojibway Parkway** PUBLIC ROAD ALLOWANCE.	**9.6.1** The following are each a designated CONTROLLED ACCESS HIGHWAY (refer to Schedule "C" for CONTROLLED ACCESS HIGHWAY map): (b) The **E. C. Row Expressway** PUBLIC ROAD ALLOWANCE; (c) The **Ojibway Parkway** PUBLIC ROAD ALLOWANCE; and (d) The **Herb Gray Parkway** PUBLIC ROAD ALLOWANCE.	Added routes that are Provincial highways and where parts are under MTO jurisdiction
36		**9.6.3** All BILLBOARD SIGNS must be ERECTED or DISPLAYED at a minimum distance of a 400 metre setback: (a) from the PUBLIC ROAD ALLOWANCE of a CONTROLLED ACCESS HIGHWAY; or (b) of any on-off ramp of a CONTROLLED ACCESS HIGHWAY.	Added new s. 9.6.3 that align with Provincial highway regulations for health and safety concerns related to distracted driving. Current Regulation of 9.6.2 only addresses First Party Signs

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
37	**9.7.2** No PERSON shall ERECT, cause to ERECT, DISPLAY or cause to DISPLAY any of the following SIGNS within a NATURAL HERITAGE AREA: (a) Any ILLUMINATED SIGN; (b) Any TEMPORARY SIGN; (c) Any BILLBOARD SIGN.	**9.7.2** No PERSON shall ERECT, cause to ERECT, DISPLAY or cause to DISPLAY any of the following SIGNS within a NATURAL HERITAGE AREA: (a) Any ILLUMINATED SIGN; (b) Any TEMPORARY SIGN; (c) Any BILLBOARD SIGN; OR (d) Any ELECTRONIC CHANGING COPY SIGN, and further, no PERSON shall ERECT, cause to ERECT, DISPLAY or cause to DISPLAY any ELECTRONIC CHANGING COPY SIGN within 300 metres of a NATURAL HERITAGE AREA.	Amendment to include proper setback from Sensitive Use Area.
38		**9.7.5** No PERSON shall ERECT, cause to ERECT, DISPLAY or cause to DISPLAY any ELECTRONIC CHANGING COPY SIGN within 300 metres of a HERITAGE AREA	Language added to include proper setback from Sensitive Use Area.

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
SECTION 10.0 - PROHIBITIONS AND RESTRICTIONS			
39		**10.1.1** (l) An ELECTRONIC CHANGING COPY SIGN mounted to a vehicle.	Subsection 10.1.1(l) added to prohibit signs within Sensitive Use Area.
Schedule "B" PERMITTED LOCATIONS FOR BILLBOARDS			
40	**SCHEDULE "B" FEES**	**SCHEDULE "B" PERMITTED LOCATIONS FOR BILLBOARDS** 	Fees removed to be reviewed and updated annually, and replaced with map for clarity for applicants

APPENDIX 'A' SIGN BY-LAW AMENDMENT - BILLBOARD SIGNS TABLE			
Revision Number	Existing	Proposed	Rationale
Schedule "C" SPECIAL DISTRICTS			
41	**SCHEDULE 'C-2' SPECIAL DISTRICTS** 		Replace to Colour version to provide clarity for applicants
42	**SCHEDULE 'C-3' SPECIAL DISTRICTS** 		Replace to Colour version to provide clarity for applicants

From: Maria Inglesi
Sent: February 22, 2024 7:59 AM
To: clerk@cityofwindsor.ca <clerk@cityofwindsor.ca>
Subject: File Number ZNG/7151 Z030/23

February 22, 2024

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed zoning amendment and construction of two-semi-detached dwellings on the property described as 3842 Woodward Blvd., Windsor, Ontario. My husband, Giuseppe Inglesi and myself, Maria Inglesi are the registered owners of [redacted] Windsor, Ontario. Our property borders the proposed development on the south side. I believe that this project would have a detrimental impact on our community and are opposed to the proposed development.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our infracture leading to increased traffic congestion, noise pollution and strain on our public services.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of low-income residents, which would lead to increased crime rates and other negative effects. It would drastically alter the aesthetics of our area. The proposed development would replace the existing greenery and open spaces with the proposed development of two large, vertical structures resulting in a decrease in sunlight and loss of direct views and privacy.

In addition, as we are the bordering neighbors and are in close proximity to the proposed development, our property would suffer less privacy and direct sunlight would be blocked. Also, the noise pollution would quadruple and the impact on traffic congestion of the proposed development of two dwelling units on said property would disintigrate the character of our quiet and calm street.

Finally, I am deeply concerned about the impact that this proposed development would have on the property values of the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their home and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While, I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Maria Inglesi