

Development & Heritage Standing Committee Meeting

Date: Monday, October 05, 2026

Time: 4:30 o'clock p.m.

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

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Members

Member Anthony Arbour

Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Robert Martini, Municipal Gaming Analyst

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

Denise Wright, Manager Real Estate Services

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

Elara Mehrilou, Supervisor, Coordinator Maintenance

Justina Nwaesei, Planner III – Development

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Sophia Di Blasi, Planner III – Senior Urban Designer
Averil Parent, Planner II - Development Review
Natasha McMullin, Clerk Steno Senior
Deborah Yankovic, Legal Assistant
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 11.1 Shawna Petzold, Permit World Consulting Services Inc., Applicant and Representative of Property Owner
Item 7.3 Tracey Pillon-Abbs, Pillon Abbs Inc., Agent for Applicant

Delegations—participating in person

Item 7.2 Andre Abouasli, 2047337 Ontario Inc., Applicant
Item 11.1 Daniela Ferro, Manager, Public Affairs, NextStar Energy
Item 11.2 Paul Belanger and Lucille Belanger, Area Residents
Item 11.3 Susanta Das, Area Resident

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None Disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held September 1, 2026

Moved by: Member Anthony Arbour
Seconded by: Member Robert Polewski

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THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held September 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 299/2026

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS

7.1. Zoning By-Law Amendment - Z 019-26 (ZNG-7385) & Official Plan Amendment OPA 204 (OPA-7386) 1356 Drouillard Road - Ward 5

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 869**

- I. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 16 and 17, Registered Plan 685, known municipally as 1356 Drouillard Road (Roll No. 010-160-04400), situated on the east side of Drouillard Road, between Franklin Street and Metcalfe Street, as a Special Policy Area.
- II. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that 'X' be replaced with the next available Special Policy area number:

1.X 1356 DROUILLARD ROAD

<i>Location</i>	1.X.1	The property described as Lots 16 and 17, Registered Plan 685 (Roll No. 010-160-04400), situated on the east side of Drouillard Road, between Franklin Street and Metcalf Street, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
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Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor designations of these lands on Schedule D: Land Use in Volume I: The Primary Plan, a Semi-Detached Dwelling, Townhome Dwelling, and Multiple Dwelling with 8 or less units shall be additional permitted main uses in accordance with the implementing zoning provisions.
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- III. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

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38. **EAST SIDE OF DROUILLARD ROAD, BETWEEN FRANKLIN STREET AND METCALFE STREET**

For the lands comprising of Lots 16 and 17, Registered Plan 685, a *Multiple Dwelling* shall be an additional permitted use and the following additional provisions shall apply:

1. For a *Semi-Detached Dwelling*, the following additional provisions shall apply:
 - a) *Front Yard Depth: minimum/maximum 2.0 m / 4.0 m*
 - b) *Gross Floor Area: maximum 480 m²*
 - c) Notwithstanding any other provisions in this by-law, parking shall be prohibited in a *required front yard*
2. For a *Multiple Dwelling*, the following additional provisions shall apply:
 - a) *Front Yard Depth: minimum/maximum 2.0 m / 4.0 m*
 - b) *Required Parking Spaces: minimum: 1 for each dwelling unit*

[ZDM 7; ZNG/7385]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:

- (16) Provide construction drawings confirming central air-conditioning and special building components recommended in the "Road/Rail Traffic and Stationary Noise Impact Study" completed by JJ Acoustic Engineering Ltd, dated February 23, 2026 to the satisfaction of the Chief Building Official.

V. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 16 and 17, Registered Plan 685, known municipally as 1356 Drouillard Road (Roll No. 010-160-04400), situated on the east side of Drouillard Road between Franklin Street and Metcalfe Street from CD4.1 to H(16)RD2.2x(38).

Carried.

Report Number: S 93/2026
Clerk's File: Z/15210 & Z/15211

7.2. Zoning By-Law Amendment - Z 020-26 (ZNG-7388) 3105 Rankin Avenue - Ward 1

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 870**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

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39. **WEST SIDE OF RANKIN AVENUE, BETWEEN WEST GRAND COURT AND NORFOLK STREET**

For the lands comprising of Lot 604, Part Block J, Registered Plan 1295, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

d) *Gross Floor Area: maximum 525 m²*

[ZDM 8; ZNG/7388]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 604, Part Block J, Registered Plan 1295, known municipally as 3105 Rankin Avenue (Roll No. 080-200-08000), situated on the west side of Rankin Avenue between West Grand Court and Norfolk Street from RD1.4 to RD1.4x(39).

Carried.

Report Number: S 99/2026
Clerk's File: Z/15212

7.3. Zoning By-law Amendment for 4470 North Service Road East; Applicant: Atwan Development Inc., File No. Z-017/26 [ZNG/7382]; Ward 5

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 871**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following clause to Section 91.10:

37 **NORTH SIDE OF NORTH SERVICE ROAD EAST, WEST OF PILLETTE ROAD**

For the land comprising Pt Lot 108 Concession 2 (PIN 01562-1055 LT), one *Club* and one *Health Studio* shall be additional permitted *main uses* subject to the following additional provisions:

a) *Lot Frontage*: along North Service Road: *minimum 97.00 m*

b) *Lot Area*: *minimum 1.44 ha*

[ZDM 12; ZNG/7382]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following site specific holding condition clause to Section 95.20:

(17) Registration of an amended Site Plan Agreement that includes the fencing requirement and Railway Warning clauses indicated in Appendix C to Report S 97/2026 to the satisfaction of the City Planner.

[ZNG/7382]

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- III. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Pt Lot 108 Concession 2 (PIN 01562-1055 LT), situated on the north side of North Service Road East, west of Pillette Road (known as 4470 North Service Road East; Roll Number 070-305-00800) from MD1.1 to H(17)MD1.1x(37).
- IV. THAT the H symbol may be removed when the applicable holding conditions in section 95.20 clause (17) of Zoning By-law 8600 are satisfied. It is the responsibility of the property owner to satisfy the applicable holding conditions, and to submit an application including the fee, to remove the H symbol.

Carried.

Report Number: S 97/2026

Clerk's File: Z/15209

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:34 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:35 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Amendment to Sign By-law 250-2004 3501 Banwell Road, SGN-001/26 (Proposed First Party Electronic Changing Copy Ground Sign) - Ward 9

Daniela Ferro, Manager, Public Affairs, NextStar Energy

Daniela Ferro, Manager, Public Affairs, NextStar Energy, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 29, 2026, entitled "Amendment to Sign By-law 250-2024 3501 Banwell Road, SGN-001/26 (Proposed First Party Electronic Changing Copy Ground Sign) - Ward 9" to outline NextStar Energy's plans for the proposed electronic sign, explaining that it will be used to celebrate milestones, advertise career opportunities, and highlight community initiatives.

Shawna Petzold. Permit World Consulting Services Inc., Agent for Applicant

Shawna Petzold. Permit World Consulting Services Inc., Agent for Applicant, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report dated June 29, 2026, entitled "Amendment to Sign By-law 250-2024 3501 Banwell Road, SGN-001/26 (Proposed First Party Electronic Changing Copy Ground Sign) - Ward 9" to provide further information regarding NextStar Energy's permit application. She states the sign will be used to communicate information about the facility to the public, while being designed to be compatible with the surrounding area. She concludes by highlighting the safeguards that have been incorporated into the proposal, stating that the sign will not contain flashing displays, animation, video content, or moving or scrolling images, and will have limits on message changes and operating hours.

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Councillor Jim Morrison requests clarification from administration regarding whether the sign's proximity to E.C. Row Expressway will pose a distraction to drivers. Sophia Di Blasi, Planner III – Urban Design, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 29, 2026, entitled "Amendment to Sign By-law 250-2024 3501 Banwell Road, SGN-001/26 (Proposed First Party Electronic Changing Copy Ground Sign) - Ward 9" and indicates that the sign will exceed the controlled access highway setback required by the sign by-law by 25 meters, and is therefore acceptable.

Councillor Jim Morrison inquires if administration has assurances that the sign will not have rapidly changing, distracting images. Ms. Di Blasi replies that the proposed by-law amendment will specify that displayed messages shall not change more frequently than once every two hours.

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 872**

- I. THAT the application for a site-specific amendment to Sign By-law 250-2004, as amended, to permit a First-Party Electronic Changing Copy Ground Sign at 3501 Banwell Road **BE APPROVED**.
- II. THAT Schedule "E" – Special Provisions for Individual Signs of the Sign By-law **BE AMENDED** by adding the following as section **E. 25**:
 - E. 25** Despite any other provision of this By-law, a Ground Sign incorporating Electronic Changing Copy may be erected at 3501 Banwell Road, subject to the following:
 - a. The sign shall not include flashing illumination, and the displayed message shall not change more frequently than once every two hours;
 - b. That the manufacturer of the sign confirm compliance with the lighting restrictions in accordance with Section 3 for electronic message signs;
 - c. That the sign does not have any animation including scrolling letters, television or video message, or any moving sign message objects;
 - d. The sign shall comply with the illumination requirements of subsection 3.3.1(c), and its brightness shall be automatically adjusted by an ambient-light sensor;
 - e. The sign shall only be illuminated between the hours of 6:00 AM and 11:00 PM;
 - f. The sign shall be limited to First-Party Advertising only; and
 - g. A physical barrier shall be installed along the north edge of each sign face to further restrict visibility from the residential properties to the north.
- III. THAT the City Solicitor **BE DIRECTED** to prepare the by-law to amend the Sign By-law.

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Carried.

Report Number: S 81/2026

Clerk's File: SBS2026

11.2. Closure of the east/west alley located west of Bridge Avenue, east of Partington Avenue, and south of College Avenue, SAA-7210, Ward 2

Paul Belanger and Lucille Belanger, Area Residents

Paul Belanger and Lucille Belanger, Area Residents, appear before the Development & Heritage Standing Committee regarding the administrative report dated September 16, 2026, entitled "Closure of the east/west alley located west of Bridge Avenue, east of Partington Avenue, and south of College Avenue, SAA-7210, Ward 2" and are available for questions.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 873**

- I. THAT the 6.14 metre-wide east/west alley located west of Bridge Avenue, east of Partington Avenue, and south of College Avenue, as shown on Drawing No. CC-1860 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition to the owner of the abutting property known municipally as 993 Bridge Avenue, and legally described as south Part Lot 168, Lot A, Registered Plan 369; Windsor, and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. An Easement, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Enbridge Gas Inc. to accommodate existing infrastructure.
 - b. The owner of 993 Bridge Avenue obtaining a driveway permit from Right-of-Way to maintain the driveway approach as per City Standards AS-222 or AS-221.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
 - a. For alley conveyed to abutting lands zoned RD1.3 and RD2.5, \$600 per front foot without easements, plus HST and \$300 per front foot with easements, plus HST.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1860.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

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- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 104/2026
Clerk's File: SAA2026

11.3. Closure of the east/west alley located north of Giles Boulevard West, east of Church Street, south of Grove Avenue, SAA-7359, Ward 3

Susanta Das, Area Resident

Susanta Das, Area Resident, appears before the Development & Heritage Standing Committee regarding the administrative report dated September 15, 2026, entitled "Closure of the east/west alley located north of Giles Boulevard West, east of Church Street, south of Grove Avenue, SAA-7359, Ward 3" and is available for questions.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 874**

- I. THAT the 3.05-metre-wide east/west alley, located north of Giles Boulevard West, east of Church Street, and south of Grove Avenue, and shown on Drawing No. CC-1885 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.
- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves, to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Cogeco Connexion Inc. to accommodate existing infrastructure;
 - ii. ENWIN Utilities Ltd. to accommodate existing 120/240V overhead hydro distribution;
 - iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:

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- a. For alleys abutting lands zoned RD1.3, \$1.00 plus deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - b. For alley conveyed to abutting lands zoned RD1.3 where acquisition would increase frontage of lands on Church Street, \$600 per front foot without easements and \$300 per front foot with easements.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1885.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to **EXECUTE** the necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Report Number: S 102/2026

Clerk's File: SAA2026

11.4. Closure of the north/south alley located east of Henkel Place, south of Riverside Drive East, and west of Rossini, SAA-7177, Ward 5

Councillor Jim Morrison calls upon administration to explain an amendment to be made to the report.

Denise Wright, Manager, Real Estate Services, appears before the Development & Heritage Standing Committee regarding the administrative report dated September 15, 2026, entitled "Closure of the north/south alley located east of Henkel Place, south of Riverside Drive East, and west of Rossini, SAA-7177, Ward 5" to explain that there is a small, triangular section to the southern end of the north/south alley to be included in the closure which was inadvertently missed from a drawing in the report. Ms. Wright states that an Additional Information memo correcting this error will be included when the report goes to council.

Councillor Jim Morrison asks if this omission has any material impact on decision making regarding the closure, and Ms. Wright replies that it does not, and that the objection to the closure received as a written submission relates to the northern end of the alley.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 875**

- I. THAT the 35.7 metre length of the 4.57 metre-wide north/south alley, located east of Henkel Place, south of Riverside Drive East and west of Rossini Boulevard and shown on Drawing No. CC-1854 (attached hereto as Appendix "A"), and hereinafter referred to as the "Subject Alley", **BE ASSUMED** for subsequent closure.

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- II. THAT the Subject Alley **BE CLOSED AND CONVEYED** in as is condition in two equal halves to the abutting property owners and as necessary, in a manner deemed appropriate by the City Solicitor, subject to the following:
- a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;
 - ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240 volt distribution, poles and down guy wires;
 - iii. Managed Network System Inc. (MNSi) to accommodate existing aerial infrastructure.
 - b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.
- III. THAT Conveyance Cost **BE SET** as follows in accordance with CR106/2003, as amended by CR427/2003 & CR182/2005:
- a. For alley conveyed to abutting lands zoned RD1.6 and RD1.1, \$1.00 plus HST, deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Solicitor **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1854.
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to **EXECUTE** the necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Report Number: S 101/2026
Clerk's File: SAA2026

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12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee meeting held on September 2, 2026

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 876**

THAT the minutes of the International Relations Committee of its meeting held September 2, 2026 **BE RECEIVED** as presented.

Carried.

Report Number: SCM 300/2026

12.2. International Relations Committee 2026 Annual Report

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 877**

THAT the International Relations Committee 2026 Annual Report **BE APPROVED** as presented.

Carried.

Report Number: SCM 304/2026

13. QUESTION PERIOD

None requested.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 4:46 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on November 2, 2026.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

Development & Heritage Standing Committee Meeting
(*Planning Act* Matters)

Date: Monday, October 05, 2026

Time: 4:30 o'clock p.m.

Members Present:

Councillors

Ward 1 - Councillor Fred Francis

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 4 - Councillor Mark McKenzie

Members

Member Anthony Arbour

Member Robert Polewski

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM
ADMINISTRATION:**

Robert Martini, Municipal Gaming Analyst

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM
ADMINISTRATION:**

Jelena Payne, Deputy Chief Administrative Officer / Commissioner, Economic Development

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Stacey McGuire, Executive Director Operations

Denise Wright, Manager Real Estate Services

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

Elara Mehrilou, Supervisor, Coordinator Maintenance

Justina Nwaesei, Planner III – Development

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Sophia Di Blasi, Planner III – Senior Urban Designer
Averil Parent, Planner II - Development Review
Natasha McMullin, Clerk Steno Senior
Deborah Yankovic, Legal Assistant
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 11.1 Shawna Petzold, Permit World Consulting Services Inc., Applicant and Representative of Property Owner
Item 7.3 Tracey Pillon-Abbs, Pillon Abbs Inc., Agent for Applicant

Delegations—participating in person

Item 7.2 Andre Abouasli, 2047337 Ontario Inc., Applicant
Item 11.1 Daniela Ferro, Manager, Public Affairs, NextStar Energy
Item 11.2 Paul Belanger and Lucille Belanger, Area Residents
Item 11.3 Susanta Das, Area Resident

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None Disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held September 1, 2026

Moved by: Member Anthony Arbour
Seconded by: Member Robert Polewski

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee of its meeting held September 1, 2026 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 299/2026

7. PLANNING ACT MATTERS

7.1. Zoning By-Law Amendment - Z 019-26 (ZNG-7385) & Official Plan Amendment OPA 204 (OPA-7386) 1356 Drouillard Road - Ward 5

Averil Parent (author), Planner II – Development Review, is available for questions.

Moved by: Councillor Fred Francis
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 869**

- I. THAT Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 16 and 17, Registered Plan 685, known municipally as 1356 Drouillard Road (Roll No. 010-160-04400), situated on the east side of Drouillard Road, between Franklin Street and Metcalfe Street, as a Special Policy Area.
- II. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as below, and that ‘X’ be replaced with the next available Special Policy area number:

1.X 1356 DROUILLARD ROAD

Location	1.X.1	The property described as Lots 16 and 17, Registered Plan 685 (Roll No. 010-160-04400), situated on the east side of Drouillard Road, between Franklin Street and Metcalf Street, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
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Additional Permitted Main Uses	1.X.2	Notwithstanding the Mixed Use Corridor designations of these lands on Schedule D: Land Use in Volume I: The Primary Plan, a Semi-Detached Dwelling, Townhome Dwelling, and Multiple Dwelling with 8 or less units shall be additional permitted main uses in accordance with the implementing zoning provisions.
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- III. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

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38. **EAST SIDE OF DROUILLARD ROAD, BETWEEN FRANKLIN STREET AND METCALFE STREET**

For the lands comprising of Lots 16 and 17, Registered Plan 685, a *Multiple Dwelling* shall be an additional permitted use and the following additional provisions shall apply:

1. For a *Semi-Detached Dwelling*, the following additional provisions shall apply:
 - a) *Front Yard Depth: minimum/maximum 2.0 m / 4.0 m*
 - b) *Gross Floor Area: maximum 480 m²*
 - c) Notwithstanding any other provisions in this by-law, parking shall be prohibited in a *required front yard*
2. For a *Multiple Dwelling*, the following additional provisions shall apply:
 - a) *Front Yard Depth: minimum/maximum 2.0 m / 4.0 m*
 - b) *Required Parking Spaces: minimum: 1 for each dwelling unit*

[ZDM 7; ZNG/7385]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following to section 95.20:

- (16) Provide construction drawings confirming central air-conditioning and special building components recommended in the "Road/Rail Traffic and Stationary Noise Impact Study" completed by JJ Acoustic Engineering Ltd, dated February 23, 2026 to the satisfaction of the Chief Building Official.

V. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 16 and 17, Registered Plan 685, known municipally as 1356 Drouillard Road (Roll No. 010-160-04400), situated on the east side of Drouillard Road between Franklin Street and Metcalfe Street from CD4.1 to H(16)RD2.2x(38).

Carried.

Report Number: S 93/2026
Clerk's File: Z/15210 & Z/15211

7.2. Zoning By-Law Amendment - Z 020-26 (ZNG-7388) 3105 Rankin Avenue - Ward 1

Averil Parent (author), Planner II – Development Review, is available for questions.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 870**

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Development & Heritage Standing Committee Tuesday, September 3, 2024

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I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

39. **WEST SIDE OF RANKIN AVENUE, BETWEEN WEST GRAND COURT AND NORFOLK STREET**

For the lands comprising of Lot 604, Part Block J, Registered Plan 1295, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

d) *Gross Floor Area: maximum 525 m²*

[ZDM 8; ZNG/7388]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 604, Part Block J, Registered Plan 1295, known municipally as 3105 Rankin Avenue (Roll No. 080-200-08000), situated on the west side of Rankin Avenue between West Grand Court and Norfolk Street from RD1.4 to RD1.4x(39).

Carried.

Report Number: S 99/2026
Clerk's File: Z/15212

7.3. Zoning By-law Amendment for 4470 North Service Road East; Applicant: Atwan Development Inc., File No. Z-017/26 [ZNG/7382]; Ward 5

Justina Nwaesei (author), Senior Planner – Development, is available for questions.

Tracey Pillon-Abbs (agent), Pillon Abbs Inc., is available for questions.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 871**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following clause to Section 91.10:

37 **NORTH SIDE OF NORTH SERVICE ROAD EAST, WEST OF PILLETTE ROAD**

For the land comprising Pt Lot 108 Concession 2 (PIN 01562-1055 LT), one *Club* and one *Health Studio* shall be additional permitted *main uses* subject to the following additional provisions:

a) *Lot Frontage*: along North Service Road: *minimum 97.00 m*

b) *Lot Area*: *minimum 1.44 ha*

[ZDM 12; ZNG/7382]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following site specific holding condition clause to Section 95.20:

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- (17) Registration of an amended Site Plan Agreement that includes the fencing requirement and Railway Warning clauses indicated in Appendix C to Report S 97/2026 to the satisfaction of the City Planner.

[ZNG/7382]

- III. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Pt Lot 108 Concession 2 (PIN 01562-1055 LT), situated on the north side of North Service Road East, west of Pillette Road (known as 4470 North Service Road East; Roll Number 070-305-00800) from MD1.1 to H(17)MD1.1x(37).
- IV. THAT the H symbol may be removed when the applicable holding conditions in section 95.20 clause (17) of Zoning By-law 8600 are satisfied. It is the responsibility of the property owner to satisfy the applicable holding conditions, and to submit an application including the fee, to remove the H symbol.

Carried.

Report Number: S 97/2026

Clerk's File: Z/15209

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:35 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services