

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING



Welcome!
Thank you for joining us.

Kinsmen Norman Road Park Public Open House

Zoning By-Law Amendment

June 26th, 2025
6:00 pm – 7:30 pm
St. Theresa's Catholic Church

PUBLIC OPEN HOUSE

KINSMEN NORMAN ROAD PARK (1730 OLIVE ROAD)

The Public Open House is being hosted to rezone the southern portion of the Park from Green District 1.1 (GD1.1) zone to Residential District 1.2 (RD1.2) zone; and to create six (6) Single Unit Dwelling lots. A Zoning By-Law Amendment is required to facilitate the proposed development.

The Public Open House is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

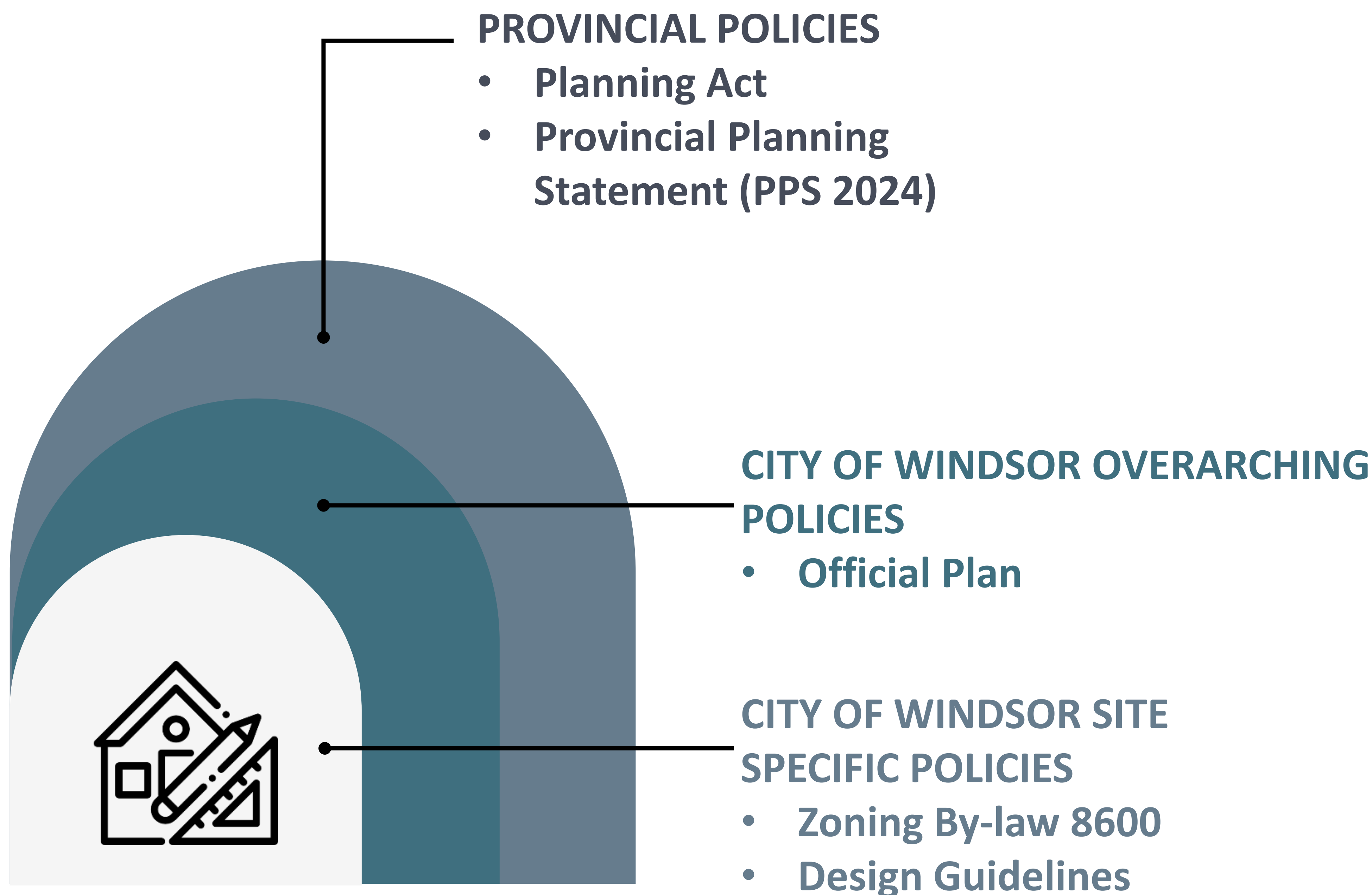
The goals of the Public Open House are as follows:

1. Provide Information on the planning process and development approvals process;
2. Provide information on the proposed development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed development as it continues through the approvals process.

Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to KNRparkdev@dillon.ca
3. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;
4. All comments will be accepted until [July 11th, 2025](#)

PLANNING PROCESS & OVERVIEW



PROJECT LOCATION



ZONING BY-LAW AMENDMENT PLAN

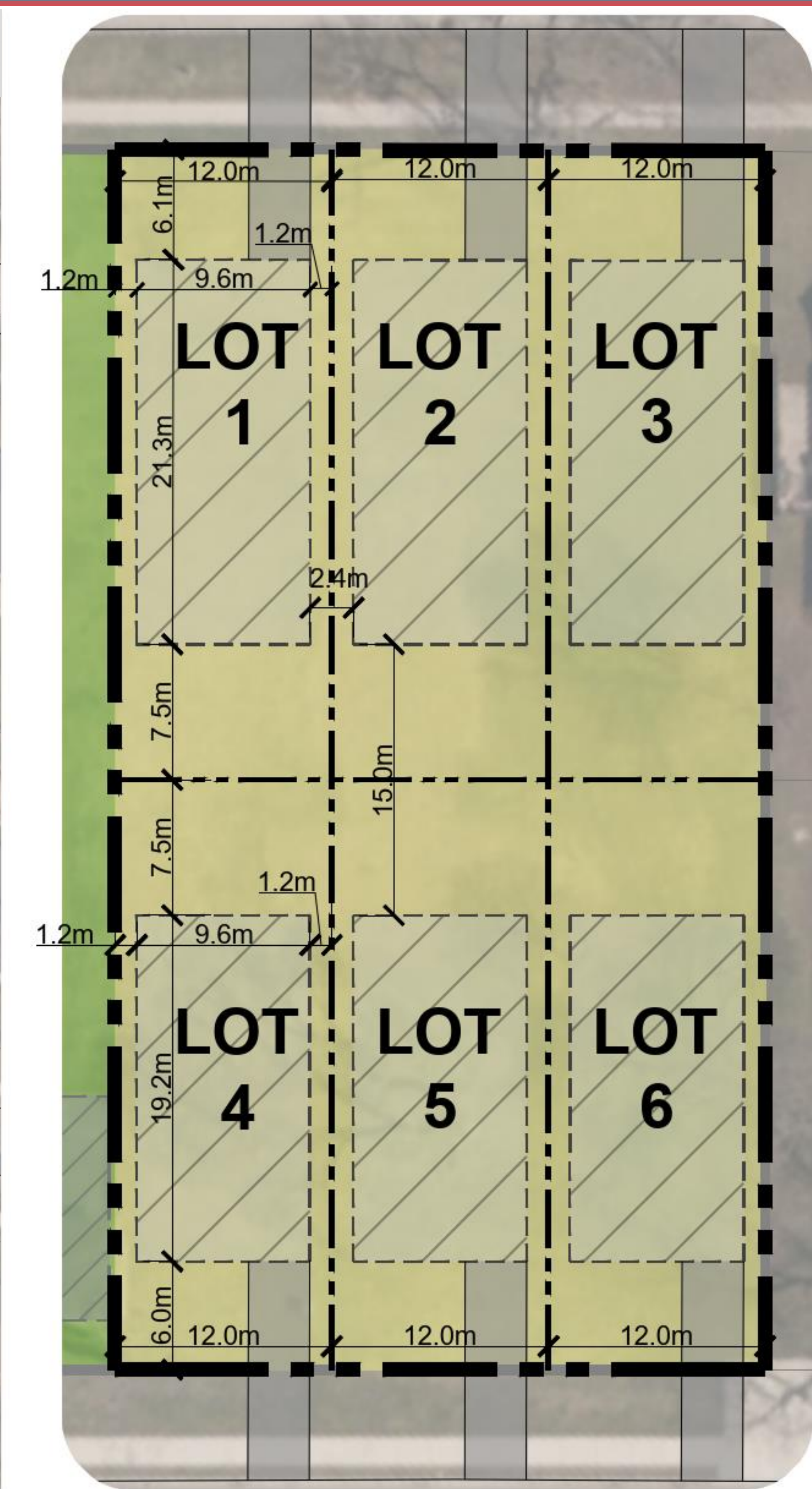


ZONING BY-LAW AMENDMENT

- TO REZONE THE SOUTHERN PORTION OF THE PARK FROM GREEN DISTRICT 1.1 (GD1.1) ZONE TO RESIDENTIAL DISTRICT 1.2 (RD1.2) ZONE;
- TO CREATE SIX (6) SINGLE UNIT DWELLING LOTS



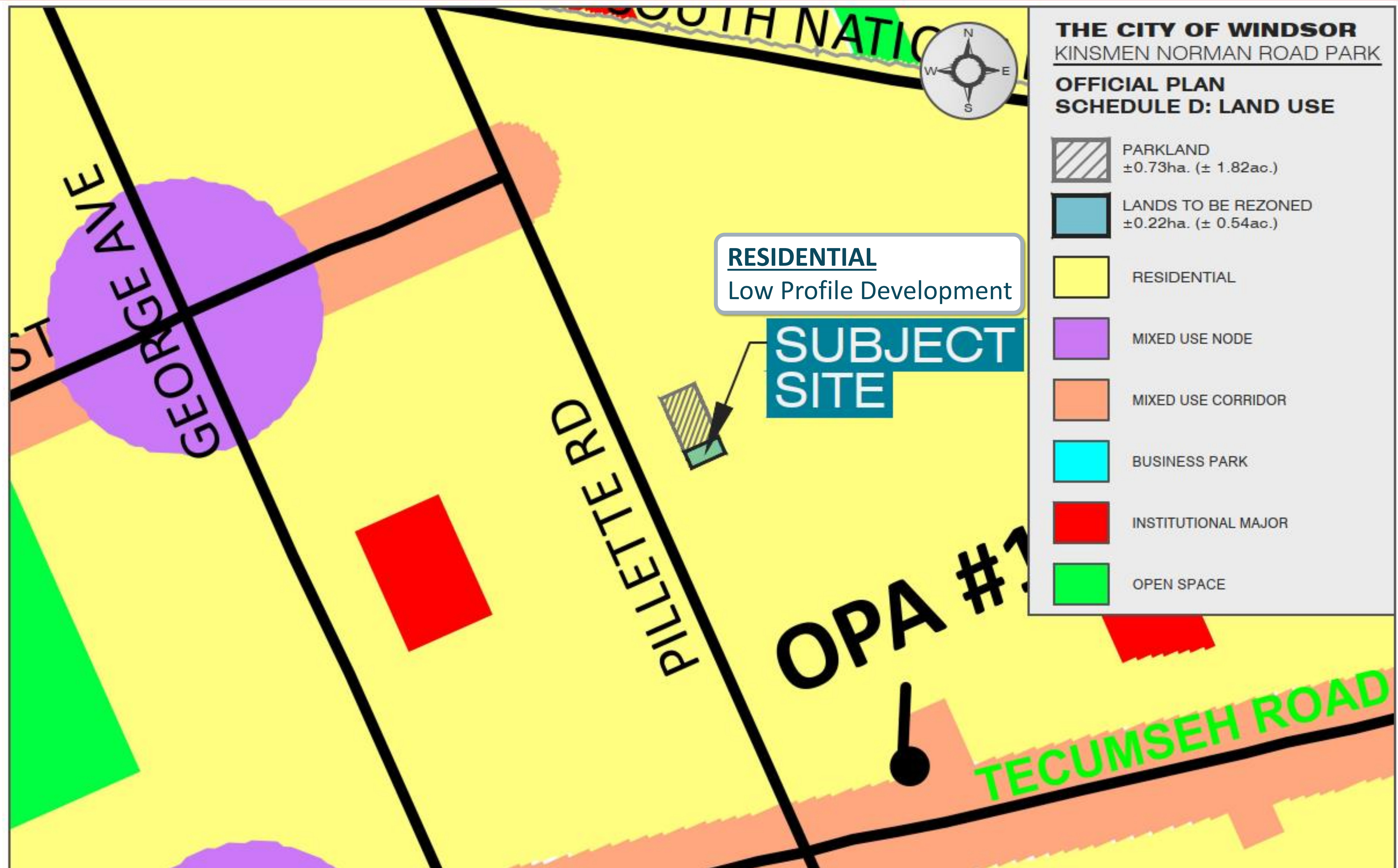
CONCEPTUAL DEVELOPMENT PLAN



SITE DATA MATRIX	
RESIDENTIAL DISTRICT 1.2 (RD1.2) PROVISIONS	
SUBJECT SITE AREA	2,430.0 sq.m
LOT WIDTH	12.0 m
MIN. LOT AREA	360.0 sq.m
MAX. LOT COVERAGE	45.00%
MAX. BUILDING HEIGHT	9.0 m
MIN. FRONT YARD DEPTH	6.0 m
MIN. REAR YARD DEPTH	7.5 m
MIN. SIDE YARD DEPTH	1.2 m
MAX. GROSS FLOOR AREA	400.0 sq.m
LOTS 1-3	
LOT DEPTH	34.8m
LOT WIDTH	12.0m
LOT AREA	417.0sq.m
MAX. LOT COVERAGE	45%/ 187.7sq.m
LOTS 4-6	
LOT DEPTH	32.7m
LOT WIDTH	12.0m
LOT AREA	392.0sq.m
MAX. LOT COVERAGE	45%/ 176.4sq.m

EXISTING KINSMEN NORMAN ROAD PARK (±9,826m ²)	SUBJECT SITE (RD1.2) (±2,430.0 sq.m)	BUILDING SETBACKS
PARKLAND (GD1.1) (±7,396.0 sq.m)	PROPOSED SINGLE DETACHED DWELLING LOTS (6)	MAX. DEVELOPEABLE AREA

OFFICIAL PLAN DESIGNATIONS



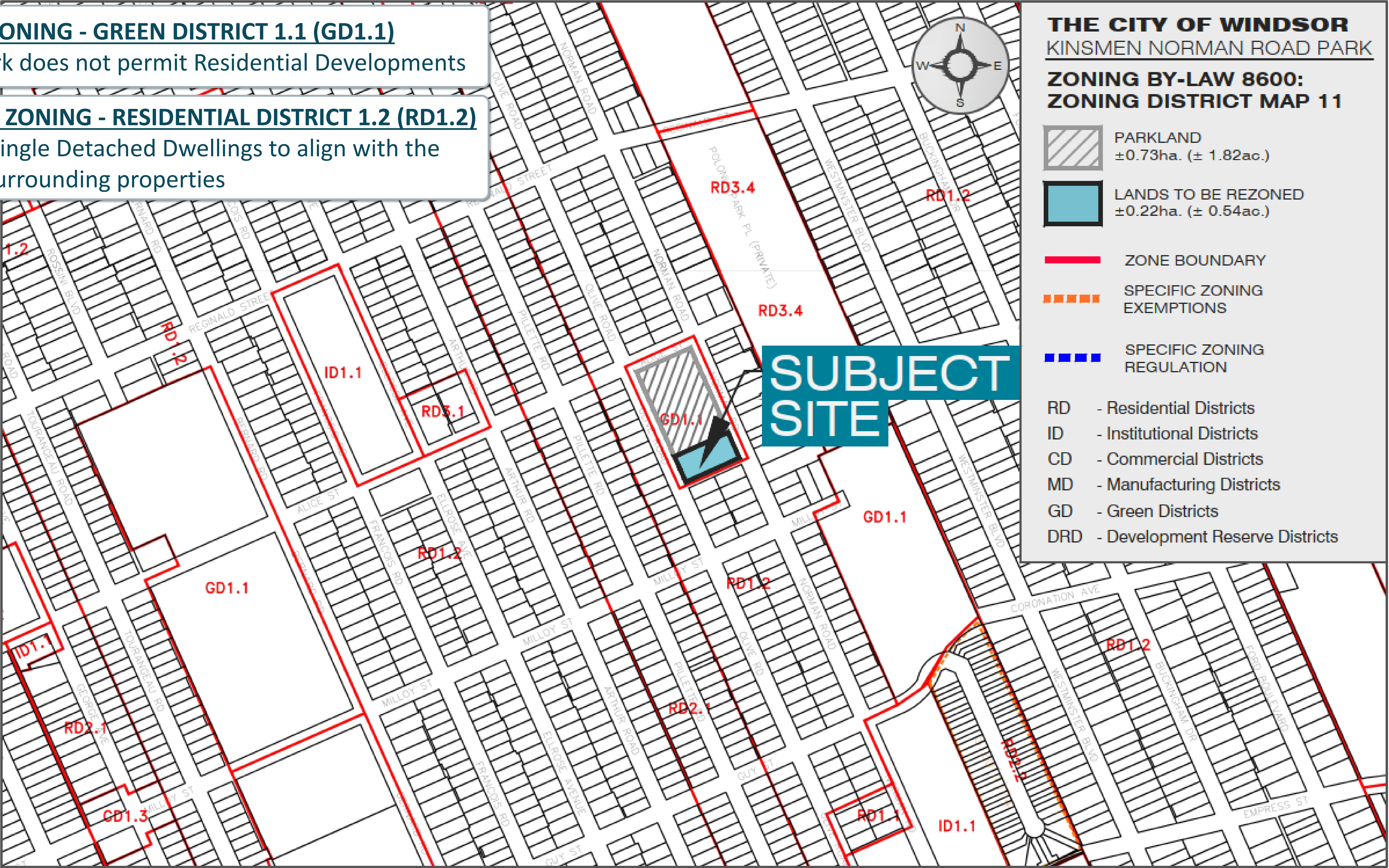
ZONING BY-LAW DESIGNATIONS

EXISTING ZONING - GREEN DISTRICT 1.1 (GD1.1)

Existing Park does not permit Residential Developments

PROPOSED ZONING - RESIDENTIAL DISTRICT 1.2 (RD1.2)

To permit Single Detached Dwellings to align with the zoning of surrounding properties

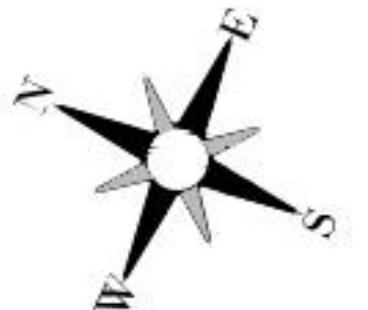


KINSMEN NORMAN ROAD PARK REDEVELOPMENT PLAN



- LEGEND:
- PROPOSED PARCEL
 - 1 SHADE STRUCTURE & PICNIC TABLES
 - 2 MULTI-USE TRAIL (270m)
 - 3 BASKETBALL COURT
 - 4 OUTDOOR FITNESS STATION
 - 5 SOCCER FIELD
 - 6 COMMUNITY GARDEN/POLLINATOR/STORM OVERFLOW FEATURE
 - EXISTING TREE
 - PROPOSED TREE
 - BIKE RACK
 - BENCH
 - SOLAR LIGHT

JUNE 2025



NEXT STEPS



1. Finalize background reports
2. Submission of Planning Consultation Stage 2 Application to the City of Windsor
3. Submission of Zoning By-law Amendment Application to the City of Windsor
4. Statutory Public Meeting / Development and Heritage Standing Committee
5. Council Meeting

Stay Involved



Ask questions today and provide your feedback

Contact Us



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