

ZONING BY-LAW AMENDMENT APPLICATION

INSTRUCTIONS

Revised 2026 March 18

Refer to your Planning Consultation Stage 2 Letter for application type, fees, and required supporting information. Complete this application in full. Be as detailed as possible. The City of Windsor ("City") will return an incomplete application. Direct questions to a Planner in the Development section.

Do not make payment until given instructions to do so. The City will refund or return any payment made before the City is ready to deem the application complete. Do not email any documents to a staff Planner. After 60 days of inactivity, the City will terminate the application without notice.

Submit all materials to the Senior Steno Clerk, Planning & Development Services by email at planningdept@citywindsor.ca, by mail to the address at the bottom of this page, or in person at City Hall, Second Floor, 350 City Hall Square West.

FEES

Fees subject to change. The City will provide payment options when the application is ready to be deemed complete. If the Applicant does not complete Stage 1 and Stage 2 of the Planning Consultation process, the City will double the Base Fee. ZBA = Zoning By-law Amendment

City of Windsor Fees	Minor ZBA	Major ZBA
Base Fee	\$2,455.00	\$3,300.00
GIS Fee	+ \$50.00	+ \$50.00
E-Permitting Fee	+ \$40.00	+ \$40.00
Total City of Windsor Fee	= \$2,545.00	= \$3,390.00

Essex Region Conservation Authority (ERCA) Fee

If the subject land is in the Limit of Regulated Area, the City will add an ERCA fee based on type of application to the Total City of Windsor Fee above. The ERCA fee is separate from any fees for a permit or clearance required by ERCA. The ERCA Fee Schedule is available on the ERCA [website](#).

Other Fees: The City may charge the following fees in the future:

Renotification Fee \$2,795.00

Required when an applicant requests a deferral after the City has given notice of a public meeting.

Legal Fee for Servicing Agreement \$730.00 plus \$50 per unit, lot, or block

Required when the preparation of a servicing agreement is a condition of approval.

CONTACT INFORMATION

Planning & Development Services
City of Windsor
350 City Hall Square West, Suite 320
Windsor ON N9A 6S1

Telephone: 519-255-6543
Fax: 519-255-6544
Email: planningdept@citywindsor.ca
Web Site: citywindsor.ca

ZONING BY-LAW AMENDMENT APPLICATION

ZONING BY-LAW AMENDMENT PROCESS

Review the [Planning Act](#) and relevant regulations, and the City of Windsor [Official Plan](#) for statutory requirements. Direct all questions to the assigned Planner. The process is as follows:

1. Within 30 days of the receipt of the application, you will receive written notification that the City is deeming the application incomplete or ready to be complete. If you completed the Planning Consultation process, this review period will be shorter.
2. If incomplete, the assigned Planner will indicate the revisions required prior to resubmitting the application - no further processing will occur. If the City is ready to deem the application complete, it will provide you with payment options. After the City processes payment, fees are not refundable, and the City will deem the application complete and circulate it to departments and external agencies for comment, and will make submitted documents [available](#) to the public.
3. Following circulation, the assigned Planner prepares, and the City Planner and other staff review, the draft staff report. When the draft report receives internal approval, the City will schedule the application for a future meeting of the Development and Heritage Standing Committee (DHSC).
4. The DHSC meeting is the public meeting required by the *Planning Act*. The City will advertise public notice of the DHSC meeting in the Windsor Star newspaper 20 days prior to the meeting. The City may mail a courtesy notice to property owners within 200 metres of the subject land.
5. Ten days prior to the DHSC meeting, the staff report is made available to DHSC members, the Applicant / Agent, and to the public at <https://opendata.citywindsor.ca/Tools/CouncilAgendas>.
6. At the DHSC meeting, the assigned Planner may make a presentation. Any party may make an oral submission or submit a written submission. The DHSC may ask questions of any party that made a submission. The DHSC may defer, recommend approval, or recommend denial.
7. If deferred, the DHSC will consider the application along with any additional information at a future DHSC meeting. If recommended for approval or denial, we will forward the staff report and the minutes of the DHSC meeting to City Council for decision at a future date. Council Services will notify the Applicant, Agent and all interested parties of the date, time, and location of the Council meeting. Call 311 or contact Council Services at [519-255-6211](tel:519-255-6211) or clerks@citywindsor.ca.
8. The application may be on the Consent Agenda of the Council Meeting, a part of the meeting where Council approves several matters with one motion. If the application is not on the Consent Agenda, the staff planner may make a presentation. Any party may make an oral submission or submit a written submission. Council may approve, deny, or defer the application.
9. If Council approves the application, Council will pass an amending by-law at a future meeting. Council Services will give notice of passing of the amending by-law to the applicant, property owners and public bodies within 15 days. There is a 20-day appeal period commencing the day after the City gives this notice. The notice will indicate the last day to file an appeal.
10. To file an appeal with the [Ontario Land Tribunal](#) (OLT), submit your request online through the [OLT E-File Portal](#) or completing the [appeal form](#) and submitting it to City of Windsor Council Services ([519-255-6211](tel:519-255-6211) or clerks@citywindsor.ca). If the City receives no appeal, the amending by-law is binding as of the date of Council's passing of the by-law.

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FILE NAMING

Name your documents using the list below and adding the effective date of the document using the format YYYY-MM-DD. You can include your own project number or information after the file name and date. If there are multiple files of one type of document, add a number after the file name but before the effective date. All documents must be in a single folder.

For example: Planning Rationale Report 2026-11-24
Application Zoning By-law Amendment 2026-12-11
Concept Rendering 001 2026-12-31

FILE NAME

EFFECTIVE DATE

Agreement of Purchase and Sale	Confirmation of Acceptance Date
Application Planning Consultation Stage 1	Acknowledgements date
Application Planning Consultation Stage 2	
Application Official Plan Amendment	Sworn Declaration of Applicant date
Application Zoning By-law Amendment	
Application Plan of Subdivision	
Application Plan of Condominium	
Application Condominium Conversion	
Archaeological Assessment Stage 1	Report date
Archaeological Assessment Stage 2	
Archaeological Assessment Stage 3	
Archaeological Clearance Letter	Letter date
Block Plan	Date of plan
Climate Resiliency Study	Report date
Concept Drawings	Drawn / Revised On date
Concept Elevations	
Concept Floor Plans	
Concept Renders	
Concept Site Plan	
Corporate Profile Report	Report Generated on date
Energy Strategy	Report date
Environmental Evaluation Report	Report date
Environmental Impact Study	
Environmental Site Assessment Phase I	Report date
Environmental Site Assessment Phase II	
Functional Servicing Report / Functional Servicing Study	Report date

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FILE NAME	EFFECTIVE DATE SOURCE
Geotechnical Report	Report date
Heritage Impact Study	Report date
Lighting Study	Report date
Micro-Climate Study	Report date
Noise Study	Report date
Noise & Vibration Study	Report date
Open House Notice	Date Sent or Delivered
Open House Display Boards	Date of Open House
Open House Presentation	
Open House Registration Report	
Open House Sign in Sheet	
Open House Letter Name of Person	Date letter or email was sent
Ownership Deed of Land	"Registered as of" date
Ownership Parcel Register	Prepared For date
Ownership Transfer	Receipted on date
Parking Study	Report date
Plan of Survey	Surveyor's Certificate date
Planning Rationale Report	Report date
Sanitary Sewer Study	Report date
Shadow Study	Report date
Species at Risk Study	Report date
Stormwater Management Report	Report date
Transportation Impact Memo	Report date
Transportation Impact Statement	
Transportation Impact Study	
Tree Inventory and Preservation Study	Report date
Topographic Survey	Surveyor's Certificate date
Urban Design Brief / Urban Design Study	Report date
Vibration Study	Report date
Waste Disposal Letter	Date of Letter

ZONING BY-LAW AMENDMENT APPLICATION

1. PLANNING CONSULTATION & SUPPORTING INFORMATION

Valid Planning Consultation Stage 1 and Stage 2 letters will list what supporting information you must submit with this application.

Planning Consultation
Stage 1 File Number:

PC-099/24

Planning Consultation
Stage 2 File Number:

PC-035/25

☐ No Valid Planning Consultation Letter

If the Planning Consultation Letter expired or you did not proceed with the Planning Consultation process, the review to determine if the application is complete will take longer and the City may deem the application incomplete, which will delay processing.

See pages 3 and 4 for file naming conventions. All drawings and plans shall be in JPG and PDF format. All other documents shall be in Word and PDF format. Flatten all PDF files with no layers and 'Printing' and 'Content Copying' allowed. If you are submitting companion applications, provide only one set of documents.

In addition to the requirements in the Planning Consultation letter, you must submit the following documents with this application:

- a) Property Deed, Transfer, Offer to Purchase, or Agreement of Purchase and Sale
- b) Corporation Profile Report if the Applicant or Registered Owner is a corporation.
- c) Plan, Sketch, or Survey of Subject Land showing existing conditions, buildings, & structures.
- d) Conceptual Site Plan – See Section 7 for drawing requirements.

The City makes all supporting information submitted with the application available for public review.

2. COMPANION APPLICATIONS & FUTURE APPLICATIONS

Indicate any companion application you are submitting with this application:

☐ Official Plan Amendment ☐ Plan of Condominium ☐ Plan of Subdivision

Indicate which applications you may submit in the future for the subject land:

☐ Part Lot Control ☐ Plan of Condominium ☐ Plan of Subdivision
☐ Consent to Sever ☒ Site Plan Control – see Note 1 below

Note 1: If a development proposal is subject to Site Plan Control, you may submit the Planning Consultation application for Site Plan Control after the Development and Heritage Standing Committee considers the zoning amendment. Final approval of a site plan is conditional on an amending by-law coming into effect.

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3. APPLICANT, REGISTERED OWNER, AND AUTHORIZED AGENT

If the applicant is a numbered company, provide the name of the principals of the company in a separate document. If there is more than one Applicant or Registered Owner copy this page, complete in full and submit with this application. All communication is with the Agent authorized by the Registered Owner. If there is no Agent, all communication is with the Applicant.

Applicant

Name

Farhi Holdings Corporation

Contact

Shmuel Farhi

Address

Phone

Email

Registered Owner

☒ Same as Applicant

Name

Contact

Address

Phone

Fax

Email

Authorized Agent

☐ Same as Applicant

Name

Dillon Consulting Limited

Contact

Theresa O'Neill

Address

Phone

Email

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4. SUBJECT LAND INFORMATION

Street address, roll number, legal description, and zoning may be available at the following links: [Public Property Inquiry](#) and [Property and Parcels Data Viewer](#). Copy and paste the information into the appropriate boxes below.

Street Address	5855 County Road 42
Include	Windsor, ON
Postal Code	N8N 2M1

Roll Number	090-020-09200
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Legal Description	Part Lot 18 Concession 8 Sandwich East on PLAN R207769 in the Town of Tecumseh
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Mortgages, Charges or Other Encumbrances	☐ None Unknown
Name/Address	

Easement or Restrictive Covenant	☐ None Unknown
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Date Acquired by Registered Owner	☒ Unknown
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Dimensions	Frontage / Width (m)	Depth (m)	Area (m ²)
Metric Units	Approx. 104.9	Approx. 219.4	20,939 sq m / 2.09 ha / 5.17 ac

ZONING BY-LAW AMENDMENT APPLICATION

Official Plan Designation**Future Employment Area**

Business Park Type 2 (County Road 42 Secondary Plan)

Zoning**Agricultural (A)****Zoning By-law 85-18****Current Uses**

Indicate how long uses have continued

Vacant (agricultural lands)
Unknown length of use**Former Uses**

Check all that apply

AGRICULTURAL

☒

COMMERCIAL

☐

INDUSTRIAL

☐

INSTITUTIONAL

☐

PARKLAND

☐

RESIDENTIAL

☐

VACANT LAND

☐

OTHER

☐**Contamination** Is there reason to believe that current or former uses on the subject land may have contaminated the subject or adjacent land?NO ☒YES ☐UNKNOWN ☐

If available, submit any Phase 1 or Phase 2 Environmental Site Assessment or any Record of Site Condition with this application.

5. PREVIOUS APPLICATIONS

Indicate the file numbers of previous applications. If unknown, leave blank.

Plan of Subdivision or Consent

NO ☒YES ☐

File: _____

Plan of Condominium

NO ☒YES ☐

File: _____

Official Plan Amendment

NO ☒YES ☐

File: _____

Zoning By-law Amendment

NO ☒YES ☐

File: _____

Site Plan Control

NO ☒YES ☐

File: _____

Minister's Zoning Order

NO ☒YES ☐

OR#: _____

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6. DESCRIPTION OF ZONING BY-LAW AMENDMENT (ZBA)

Be as descriptive as possible. Incorrect or incomplete information will delay processing.

6A. Which Zoning By-law are you amending? 8600 ☐ 85-18 ☒

6B. Describe the zoning amendment you are requesting:

The subject site is currently zoned Agricultural (A) Zone in the Township of Sandwich South Zoning By-law 85-18. A ZBA is requested to rezone the Subject Site to to a site specific Commercial District 4.1 (CD4.1) zone with an increased main building height of 34.0 meters (eight (8) storeys) under the City of Windsor Zoning By-law 8600.

6C. Describe the nature and scope of the proposed development:

The proposed development is Phase 1 of a future mixed-use development comprised of five (5) separate legal parcels. The proposed development of the Subject Site contemplates the construction of an eight (8) storey hotel (Hotel A adjoined with Hotel B) with a total of 200 rooms and a 410.26 m² (4,416.00 ft²) commercial building for a Drive-through Restaurant. Access to the Subject Site will be provided via driveways from 9th Concession Road and Cabana Road East. There are 300 parking spaces proposed for the hotel and commercial building. Please refer to the Conceptual Development Plan and Planning Justification Report for further details.

6D. Provide the information below. If left empty, the application will be returned. If the proposed development consists of multiple buildings, provide an overall total for Gross Floor Area, Landscaped Area, Parking Spaces (including Accessible & Bicycle) & Loading Spaces below and attach a document that provides this information for each building.

Total Dwelling Units:	N/A	Parking Spaces:	300
Number of Buildings:	2	Accessible Parking Spaces:	9
Gross Floor Area (m ²):	1,995.26	Bicycle Parking Spaces:	18
Landscaped Area (m ²):	30%	Loading Spaces:	5
Building Height (m):	34	Building Height (storeys):	8

6E. Explain how the amendment is consistent with the [Provincial Planning Statement 2024](#):

Please refer to the Planning Justification Report submitted under separate cover.

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6F. Explain how the amendment conforms to the City of Windsor Official Plan:

Please refer to the Planning Justification Report submitted under separate cover.

6G. If the application will remove land from an area of employment, provide details of the applicable Official Plan policy or Official Plan Amendment that deals with this matter:

Please refer to the Planning Justification Report submitted under separate cover.

7. CONCEPTUAL SITE PLAN

Dimensions shall be in metric. Include a conceptual site plan of the proposed development showing:

- a) The boundary and dimension, in metres, of the subject land.
- b) The location, size, and type of any existing and proposed building and structure (including any berm, fence, noise barrier, refuse bin) on the subject land, including their distance / setback from all lot lines and their height in metres, the number and dimensions of parking spaces, accessible parking spaces, visitor parking spaces, bicycle spaces, loading spaces, and the dimensions of parking aisles, collector aisles, and access areas.
- c) The approximate location of natural and artificial features (building / structure, railway, driveway, access area, watercourse, drain, ditch, swale, banks of river or stream, wetland, wooded area, well, septic tank, etc.) that is located on the subject land and on land adjacent to it.
- d) The current uses of all land that is adjacent to the subject land.
- e) The location and name of any road and alley within or abutting the subject land, indicating if it is a municipal road, a provincial highway, other public road, a private road, a right-of-way, or an unopened road or alley allowance.
- f) If access to the subject land will be water only, the location of the parking and docking facilities and their distance from the subject land in metres or kilometres.
- g) The location and nature of any easement affecting the subject land.

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8. INFRASTRUCTURE

WATER: How will you be providing water to the subject land?

- ☒ Public piped water system ☐ Private individual well ☐ Private communal well

SANITARY SEWAGE: How will you be disposing of sanitary sewage from subject land?

- ☒ Public sanitary sewage system ☐ Private individual septic system - see Note 2 ☐ Private communal septic system - see Note 2

Note 2: If the application would permit development on private individual or communal septic system and will produce more than 4,500 litres of effluent per day because of completion of the development, you must submit a Servicing Options Report and a Hydrogeological Report with this application.

STORM DRAINAGE: How will you be providing storm drainage? Check all that apply.

- ☒ Sewers ☐ Ditches ☐ Swales ☐ Other

ACCESS: How will you access the subject land? Check all that apply.

- ☒ Municipal Road ☐ Provincial Highway ☐ Other Right-of-way ☐ Water See Note 3 below

Note 3: If access to the subject land is by water only, describe the parking and docking facilities used or that you will use and provide the distance (metres or kilometres) of these facilities from the subject land and the nearest public road:

- ☒ See attached drawing or Conceptual Site Plan

9. PROPOSED PUBLIC CONSULTATION STRATEGY

What is your strategy for consulting with the public? Check all that apply.

- ☒ Public Notice & Public Meeting as required by the *Planning Act*

- ☒ Open House. If known, date, time & location:

- ☐ Website. Enter URL:

- ☒ Other. Describe: