

July 31, 2026

EMAIL ONLY

The Corporation of the City of Windsor
Planning Division
350 City Hall Square West, Suite 210
Windsor, ON
N9A 6S1

Attention: Greg Atkinson,
Manager, Development/ Deputy City Planner

Zoning By-law Amendment Application (ZBA)
5855 Cabana Road East (formerly County Road 42)
City of Windsor, Ontario

Dillon Consulting Limited (Dillon) is pleased to provide the following materials on behalf of our client, Farhi Holdings Corporation (Applicant), in support of the Zoning By-law Amendment (ZBA) application, regarding the proposed development located at 5855 Cabana Road East in the City of Windsor.

We have included the following materials, as identified in the Stage 2 Planning Consultation Letter (PC-035/25), dated June 5, 2025, required for the ZBA application:

- Zoning By-law Amendment Application Form;
- Planning Justification Report (PJR);
- Concept Site Plan;
- Archaeological Assessment Stage 1-2;
- Functional Servicing Report; and
- NAV Canada Correspondence.

A Transportation Impact Study (TIS) is required in support of the application. However, it is our understanding that the city is currently undertaking a TIS with regards to the Environmental Assessment (EA) and associated right-of-way design work for Cabana Road East and 9th Concession Road. We understand that the anticipated traffic generated by the proposed development will be considered as part of the City's ongoing transportation analysis. Accordingly, the Applicant is relying on the City's TIS for the purposes of this application.

The application fees will be paid upon request.

We look forward to your update on the progress of this application. Should you have any questions or require additional information, please contact Karl Tanner at (519) 791-2168 or ktanner@dillon.ca.

Sincerely,

Dillon Consulting Limited



Karl Tanner, MCIP RPP
Partner

KDT: mk

cc: Shmuel Farhi - Farhi Holdings Corporation
Paolo Collavino – PCR Constructors Inc.
Theresa O'Neill – Dillon Consulting Limited

Our file: 23-6242