

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

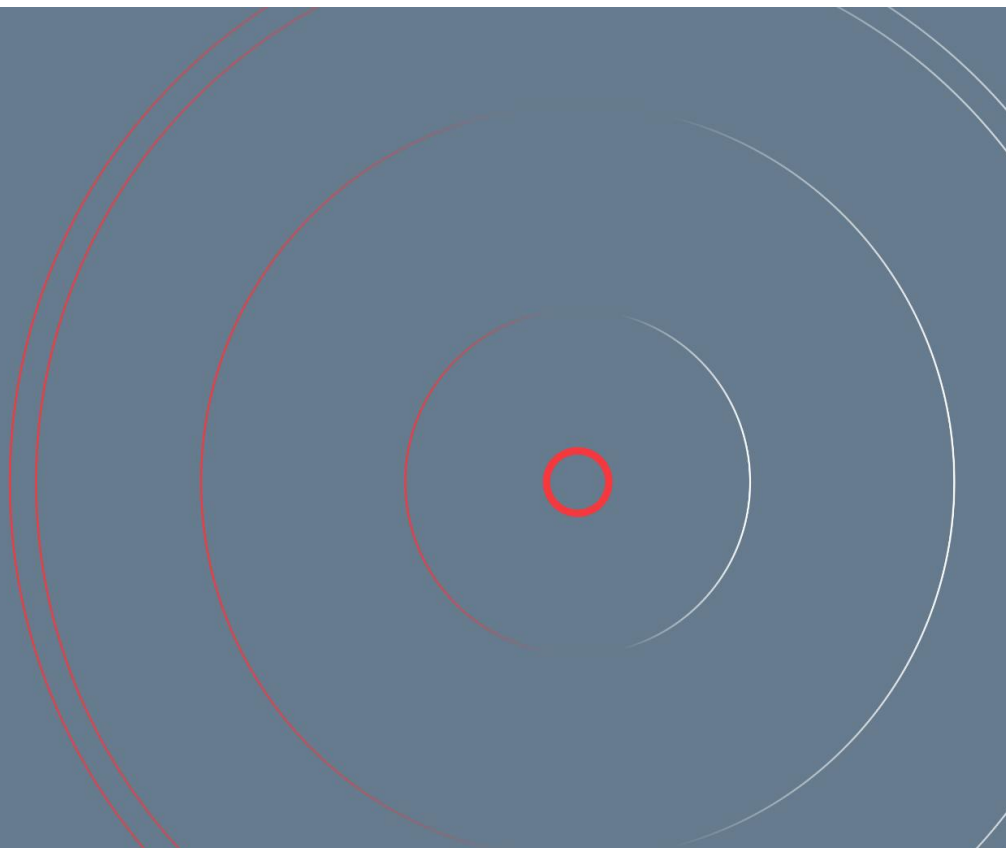
**Farhi Holdings Corporation**

# **PLANNING JUSTIFICATION REPORT**

**5855 Cabana Road East, Windsor ON**

**Zoning By-Law Amendment**

Revised July 2026 – 23-6242



## EXECUTIVE SUMMARY

This Planning Justification Report ('PJR') has been prepared to support a Zoning By-law Amendment ('ZBA') application for the lot municipally known as 5855 County Road 42 (referred to as the 'Subject Site'). The report has been prepared on behalf of the applicant, Farhi Holdings Corporation (or 'Applicant'). The requested Zoning By-law Amendment is proposed to rezone the entire Subject Site 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, to permit the development of a hotel and commercial building for a drive-through restaurant.

The proposed development of the 2.09 ha (5.17 ac) site includes an eight (8) storey hotel (Hotel 'B-1' adjoined with Hotel 'B-2') with a total of 200 rooms and a 410.26 m<sup>2</sup> (4,416.00 ft<sup>2</sup>) commercial building for a drive-through restaurant. Access to the Subject Site will be provided via driveways from 9<sup>th</sup> Concession Road and Cabana Road East (formerly County Road 42). The proposed development also includes 300 parking spaces proposed for the hotel and commercial building.

The surrounding area is designated as Business Park, Business Park Type Two, Business Park Type One, and Major Institutional, with surrounding uses that include the planned Windsor-Essex Acute Care Hospital. The proposed development will add to the mix of uses and economic development opportunities planned for this area of the City.

This report demonstrates that the proposal is suitable and compatible with the surrounding land uses, is consistent with the PPS, conforms to the intent and purpose of the City of Windsor Official Plan, and represents good planning. As such, it is our professional opinion that it would be appropriate for the support of the City of Windsor Council.

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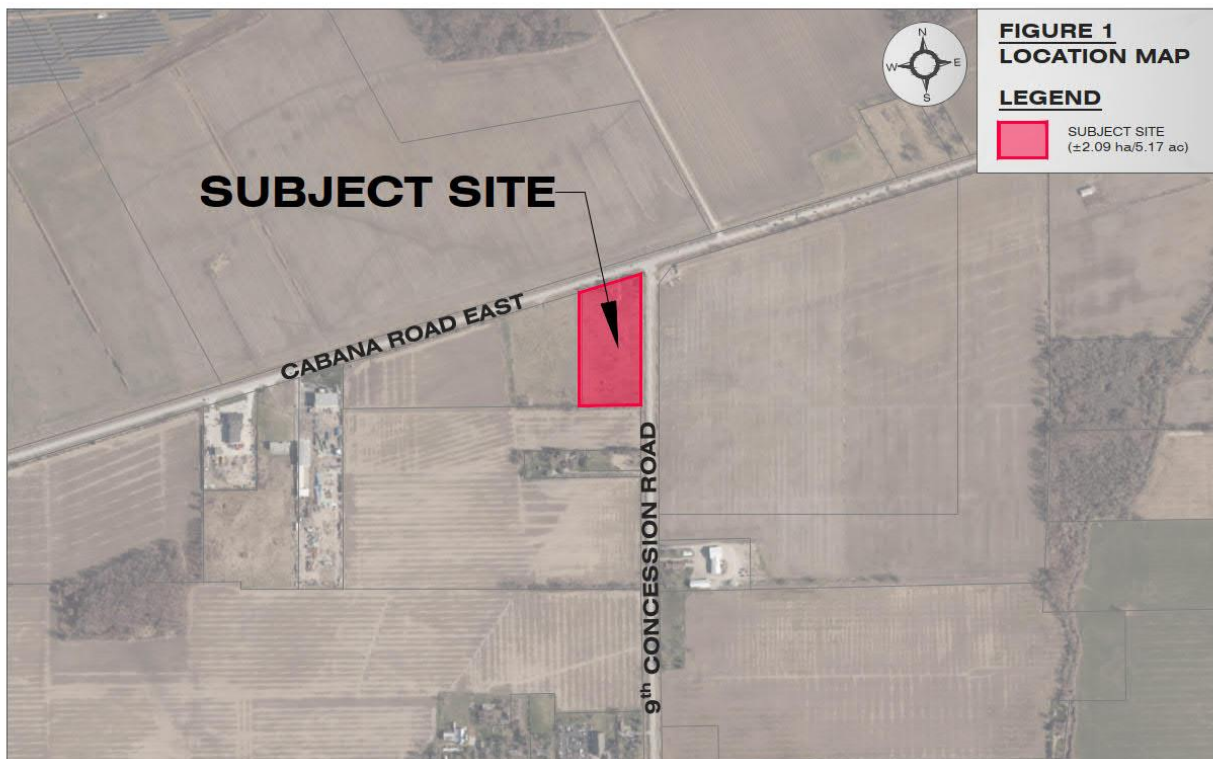
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# 1.0 INTRODUCTION

## 1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by Farhi Holdings Corporation, herein referred to as the ‘Applicant’, to assist in obtaining the necessary planning approvals associated with a proposed development, which is located at the southwest corner of the Cabana Road East (formerly County Road 42) and 9<sup>th</sup> Concession Road intersection. This area will be referred to as the “Subject Site.” It is municipally known as 5855 County Road 42 and has been illustrated through **Figure 1**.

**Figure 1 - Location Map**



*Source: City of Windsor Online Mapping (2024), Prepared by Counterpoint Land Development by Dillon Consulting.*

The Subject Site is 2.09 ha (5.17 ac) with frontage on Cabana Road East (formerly County Road 42) measuring approximately 104.9 m (344.16 ft). The proposed development of the Subject Site is for an eight (8) storey hotel (Hotel ‘B-1’ adjoined with Hotel ‘B-2’) with a total of 200 rooms and a 410.26 m<sup>2</sup> (4,416.00 ft<sup>2</sup>) commercial building for a drive-through restaurant. The following report has been prepared to support the required Zoning By-law Amendment application.

The Subject Site is designated within the Future Employment Area on Schedule “D” of the City of Windsor Official Plan, as indicated in **Figure 2**.

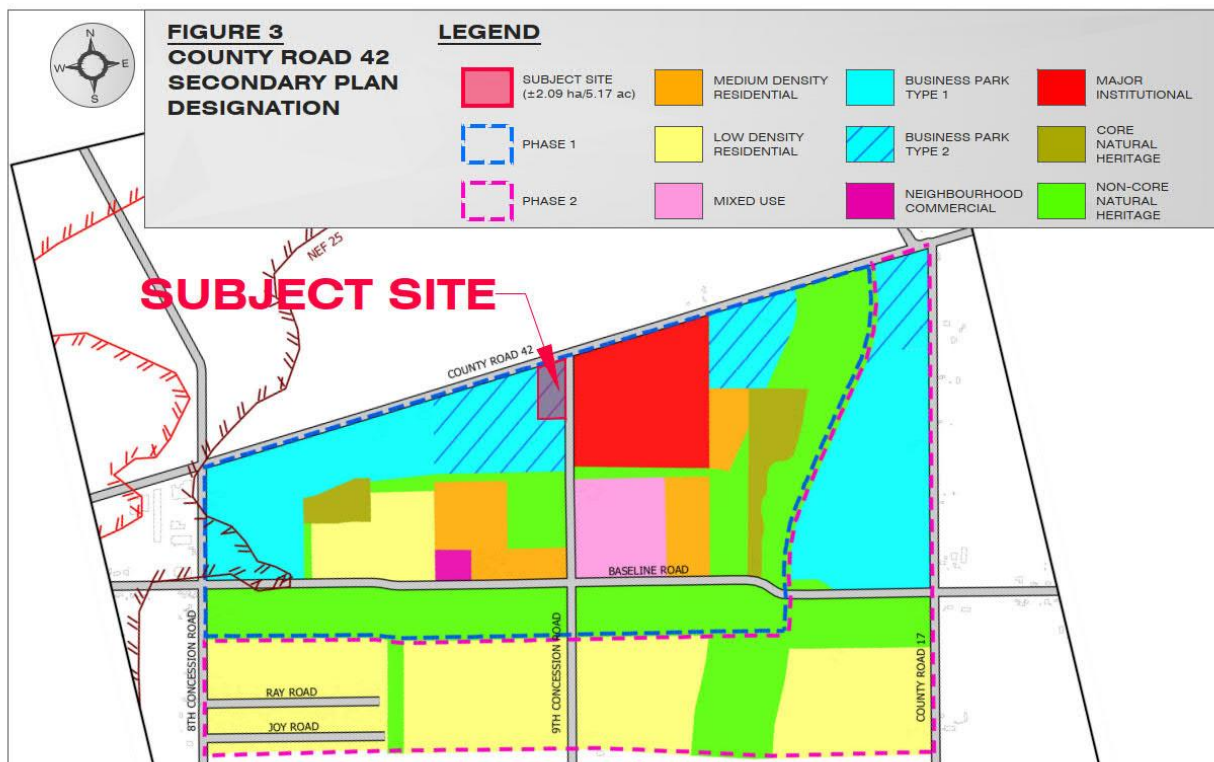
Figure 2 - City of Windsor Official Plan Designation



Source: City of Windsor Official Plan, Schedule "D" Land Use, Prepared by Counterpoint Land Development by Dillon Consulting.

The Subject Site is designated within the Business Park Type Two on Schedule "D" of the County Road 42 Secondary Plan, as indicated in Figure 3.

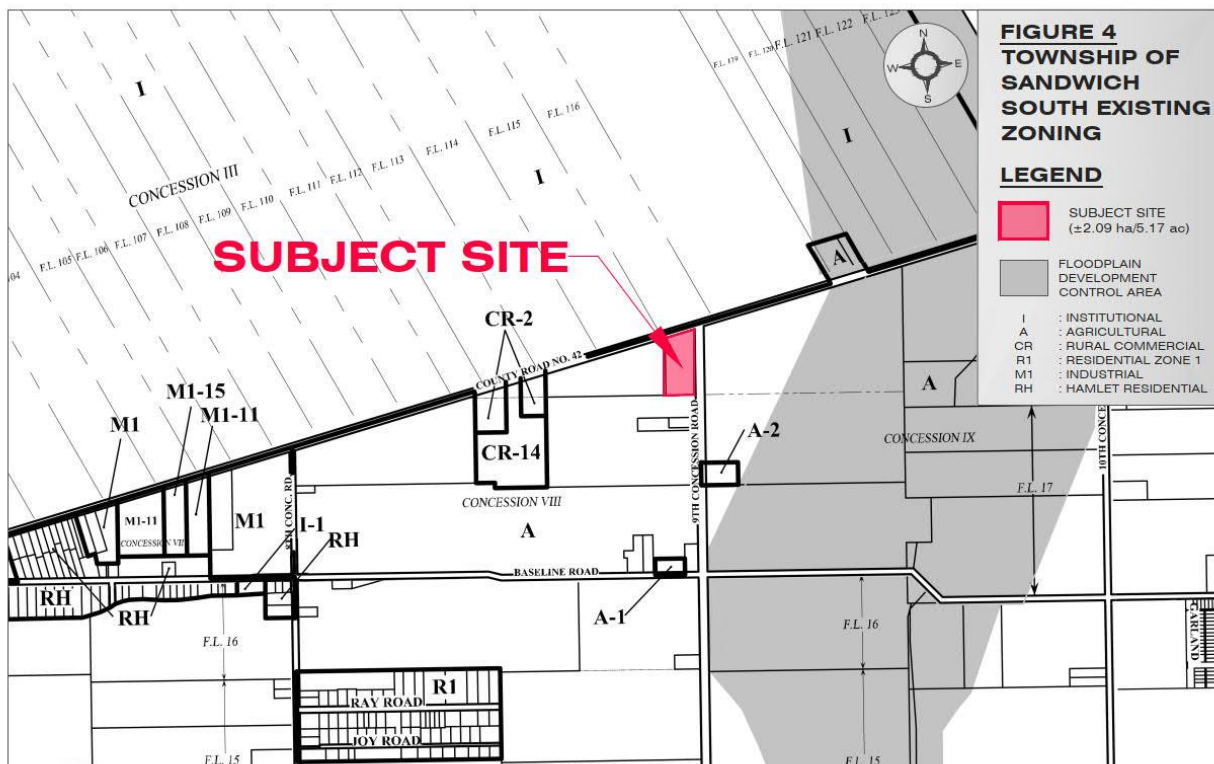
Figure 3 - County Road 42 Secondary Plan Designation



Source: County Road 42 Secondary Plan, Schedule "D" Land Use Plan, Prepared by Counterpoint Land Development by Dillon Consulting.

The Subject Site is zoned Agricultural (A) in the Township of Sandwich South Zoning By-law 85-18. This has been illustrated in Figure 4.

Figure 4 - Township of Sandwich South Existing Zoning



Source: Township of Sandwich South Zoning By-law 85-18, Prepared by Counterpoint Land Development by Dillon Consulting.

To facilitate the proposed development, a Zoning By-law Amendment is required for the Subject Site. A Zoning By-law Amendment is required to rezone the Subject Site to a 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. For the hotel, 245 parking spaces are required with 55 parking spaces required for the proposed drive-through restaurant. A total of 300 parking spaces are provided on the Subject Site, exceeding the required minimums.

The Applicant is requesting that Council approve this Zoning By-law Amendment to the Township of Sandwich South Zoning By-law 2002-55 and City of Windsor Zoning By-law 8600 in order to permit the development as proposed. The proposed Zoning By-law Amendment will have the affect of bringing the zoning of the Subject Site into compliance with the existing Official Plan designation.

## 1.2 DESCRIPTION OF SITE

The Subject Site is municipally known as 5855 County Road 42. It is located on the southeast side of Cabana Road East (formerly County Road 42), between 8<sup>th</sup> Concession Road and 9<sup>th</sup> Concession Road. (refer to [Figure 1 - Location Map](#)).

These lands are legally described as:

- Part Lot 18 Concession 8 Sandwich East on PLAN R207769 in the Town of Tecumseh

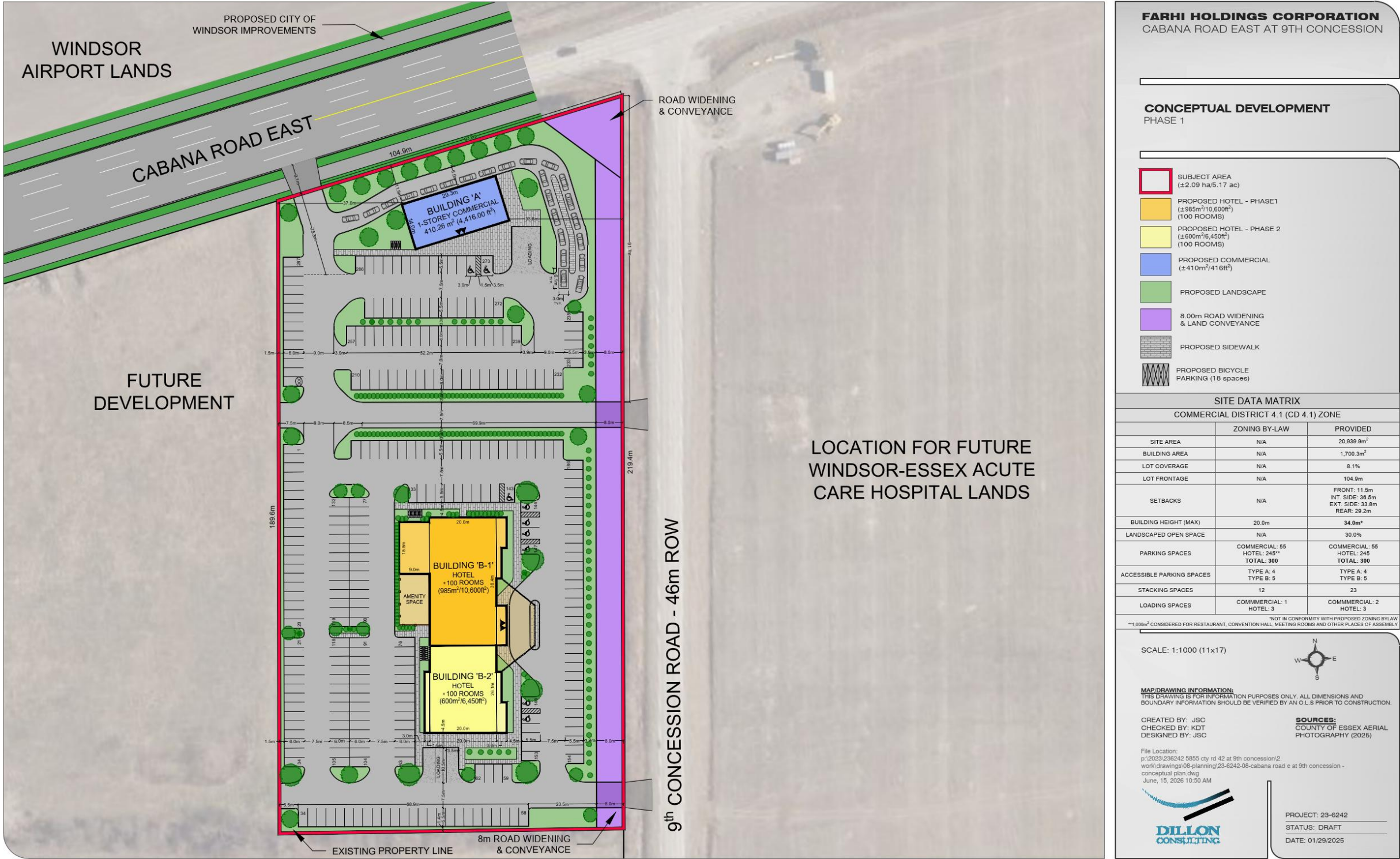
The total area of the Subject Site is approximately 2.09 ha (5.17 ac) with 104.9 m (344.16 ft) of frontage on Cabana Road East (formerly County Road 42).

## 1.3 PROPOSED DEVELOPMENT

The proposed development of the Subject Site contemplates the construction of an eight (8) storey hotel (Hotel 'B-1' adjoined with Hotel 'B-2') with a total of 200 rooms and a 410.26 m<sup>2</sup> (4,416.00 ft<sup>2</sup>) commercial building for a drive-through restaurant. The proposed development is Phase 1 of a future mixed-use development comprised of five (5) separate legal parcels. The Conceptual Development Plan illustrates the proposed development, which is shown in **Error! Reference source not found..**

Access to the Subject Site will be provided via driveways from 9<sup>th</sup> Concession Road and Cabana Road East (formerly County Road 42). There are 300 parking spaces proposed for the hotel and commercial building on the Subject Site.

Figure 5 - Conceptual Development Plan



## 2.0 EXISTING LAND USE

### 2.1 SUBJECT SITE

The physical attributes of the Subject Site are as follows:

- A total site area of 2.09 ha (5.17 ac);
- Irregular shape, with approximately 219.4 m (719.81 ft) of depth;
- 104.9 m (344.16 ft) on County Road 42;
- No significant environmental areas or hazards; and,
- Access to existing municipal services.

### 2.2 SURROUNDING LAND USE

The surrounding land uses are as shown in **Figure 6** and are described as follows:

#### North

- **Existing Uses:** Institutional (Windsor Airport) and vacant lands;
- **Official Plan Designation(s):** Industrial, Business Park, and Natural Heritage;
- **Zone(s):** Agricultural (A) and Institutional (I).

#### East

- **Existing Uses:** Vacant lands;
- **Official Plan Designation(s):** Future Employment Area and Future Urban Area;
- **Secondary Plan Designation(s):** Major Institutional, Non-Core Natural Heritage, Medium Density Residential, and Business Park Type Two; and,
- **Zone(s):** Agricultural (A).

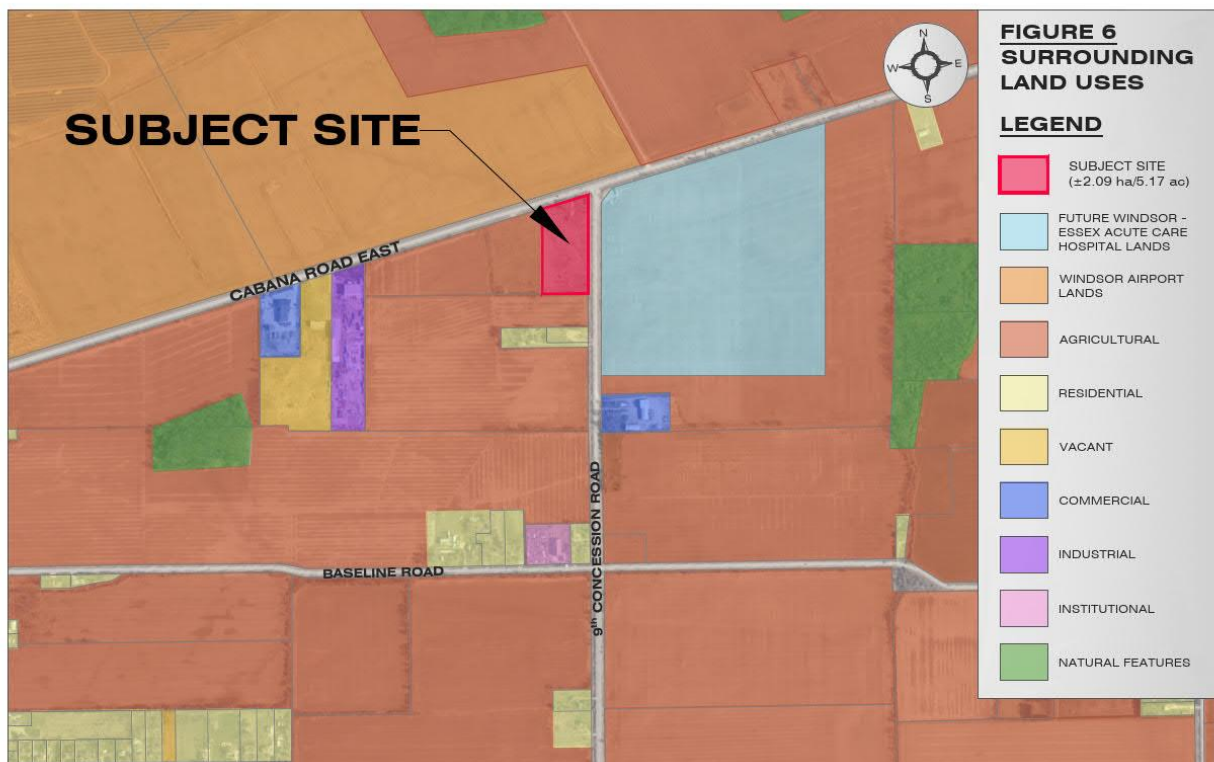
#### South

- **Existing Uses:** Vacant lands;
- **Official Plan Designation(s):** Future Urban Area and Open Space;
- **Secondary Plan Designation(s):** Non-Core Natural Heritage, Medium Density Residential, Neighbourhood Commercial, and Mixed Use; and,
- **Zone(s):** Agricultural (A).

## West

- **Existing Uses:** Rural Commercial;
- **Official Plan Designation(s):** Future Employment Area and Future Urban Area;
- **Secondary Plan Designation(s):** Business Park Type I, Non-Core Natural Heritage, and Core Natural Heritage; and,
- **Zone(s):** Rural Commercial (CR)

Figure 6 - Surrounding Land Uses



Source: City of Windsor Online Mapping (2024), Prepared by Counterpoint Land Development by Dillon Consulting.

## 3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement 2024;
- City of Windsor Official Plan;
- City of Windsor Zoning By-Law 8600 regulations; and,
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria and identify and evaluate the potential planning and land use related issues associated with the proposed recreational use.

A review of the relevant policies and regulations can be found in [Appendix A – Provincial & Windsor Policies](#) and [Appendix B – City of Windsor Zoning By-law 8600](#).

### 3.1 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and development providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments. The Provincial Planning Statement (PPS) is issued under section 3 of the Planning Act and came into effect in April 30, 2014. Following the compressive review of the PPS, the PPS, 2024 is considered a policy statement for the purpose of section 3 of the Planning Act. The PPS, 2024 applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024, subject to a possible transition regulation.

The proposed development is consistent with the revised Provincial Planning Statement (refer to [Appendix A – Provincial & Windsor Policies](#)).

### 3.2 CITY OF WINDSOR OFFICIAL PLAN

The local policy context is provided in the City of Windsor Official Plan (OP) which contains a holistic set of goals, objectives, and policies to manage and direct growth in the City.

The City of Windsor Official Plan provides the fundamental policy framework to guide:

- Where new development can locate;
- How existing and future neighbourhoods will be strengthened;
- How Windsor's environment will be enhanced;
- What municipal infrastructure, such as roads, watermains, sewers and parks, will be provided; and,

- When and in what order Windsor will grow.

The Subject Site is currently designated as Future Employment Area in the Official Plan. The proposed development is in conformance with the land use policies outlined in the OP (refer to **Appendix A – Provincial & Windsor Policies**).

### 3.3 COUNTY ROAD 42 SECONDARY PLAN

Direction for the development of the County Road 42 Planning Area is provided in the County Road 42 Secondary Plan. This policy document is intended to be read in conjunction with the goals, objectives and policies of the City of Windsor Official Plan (Volume I: the Primary Plan) insofar as they are not in conflict with the more specific goals, objectives and policies of the Secondary Plan. Where there is conflict, the goals, objectives and policies set out in the Secondary Plan shall take precedence.

The Subject Site is currently designated as Business Park Type Two in the Secondary Plan. The proposed development is in conformance with the land use policies outlined in the Secondary Plan (refer to **Appendix A – Provincial & Windsor Policies**).

### 3.4 CITY OF WINDSOR ZONING BY-LAW 8600

The Township of Sandwich South Zoning By-law 85-18 zones the Subject Site under the Agricultural (A) zone. A Zoning By-law Amendment is proposed to rezone the entire Subject Site as 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.

Excerpts of the proposed zone from Zoning By-law 8600 are included in **Appendix B – City of Windsor Zoning By-law 8600**.

### 3.5 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed development of the Subject Site is consistent with the Provincial Policy Statement and the City of Windsor Official Plan policies, exemplifying intensification of an existing site with access to full planned municipal services and infrastructure.

The proposed development will support the future growth of the County Road 42 Planning Area and provide land uses that are complimentary to the planned development on the area. The proposed development is compatible with the surrounding land uses.

#### 3.5.1 Site Suitability

The Subject Site is ideally suited for the proposed employment development for the following reasons:

- The land area is sufficient to accommodate the proposed hotel and commercial development;
- The proposed development makes use of planned municipal water, storm and sewer systems;
- The proposed development fronts onto a public road and can be adequately accommodated by existing and planned public services, utilities, and rights-of-way;

- Adequate off-street parking facilities are proposed to serve the development;
- There is direct access to the City's planned sidewalk network, enhancing opportunities for walking and supporting modes active transportation;
- The existing and planned rights-of-ways will provide direct vehicular connections to the development in a safe and efficient manner;
- The subject site is a prominent location within the City of Windsor – being adjacent to the Windsor International Airport and the planned Windsor-Essex Acute Care Hospital. The proposed development contributes to the overall planned new gateway and clusters permitted uses adjacent to the planned Windsor-Essex Acute Care Hospital;
- Introducing development along Cabana Road East (formerly County Road 42) and 9<sup>th</sup> Concession Road would enhance the attractiveness of the area through a mix of uses;
- The proposed development is in the vicinity to the Windsor International Airport and contemplates commercial uses, maximizing the economic development potential of the area;
- The proposed hotel and drive-through restaurant would be complimentary to the mix of development planned in the Secondary Plan area and the City as a whole; and,
- The location of the proposed development is appropriate in that it is adjacent to planned employment uses, institutional uses, and connections with the active transportation network in the surrounding area.

### 3.5.2 Compatibility of Development

At present, the area surrounding the Subject Site is largely vacant (refer to [Figure 6](#)). However, the proposed development is located in a planned area and is surrounded by lands planned for employment development to the south, west, and north with a major institutional use to the east (refer to [Figure 3](#)). The proposal is considered compatible with the surrounding area in terms of use, scale, massing, and setbacks.

The Windsor International Airport is located north of the Subject Site. The proposed development is located beyond the airport's '25 and 30 Noise Exposure Forecast' area, providing plenty of buffer to limit impacts to the hotel and commercial space. The development will not pose an aviation safety hazard.

### 3.5.3 Natural Environment Impacts

The proposed development will not have any significant negative natural environmental impacts. The Subject Site is not impacted by natural heritage features, flooding, or other development constraints mapped in the City of Windsor Official Plan. Environmental features are not located adjacent or within close proximity to the Subject Site. A small portion of the Subject Site fronting onto Cabana Road East (formerly County Road 42) and 9<sup>th</sup> Concession Road is within the Essex Region Conservation Authority Regulated Area, necessitating a permit prior to development.

### 3.5.4 Municipal Service Impacts

The proposed development will make use of existing and planned municipal services. It is not anticipated that the development will require additional servicing than currently existing or planned.

### 3.5.5 Social & Economic Considerations

The proposed development is compact, making efficient use of land as well as existing and planned municipal infrastructure. In addition, there is access to existing and planned public services and institutional uses to support the development within the Secondary Plan area. The proposed development of a hotel and drive-through restaurant directly supports the intent of creating a major employment centre by introducing service-commercial uses that would cater to the evolving needs of a localized workforce. This development is economically feasible for the City as the hotel and drive-through restaurant do not necessitate an extension to public infrastructure or increase demand for public services that cannot be provided. The development will make use of the services and infrastructure already planned for extension by the City.

Through the proposal, complimentary development will add to the mix of land uses planned for the County Road 42 Planning Area. The proposed development of a hotel and commercial space (drive-through restaurant) directly supports the planned Windsor-Essex Acute Care Hospital located adjacent to the Subject Site. Both employees, visitors, and patients of the hospital will be able to utilize the hotel and drive-through restaurant. Further, the proposal offers uses complimentary to other future development in the County Road 42 Secondary Plan area, including residential uses, natural heritage and recreational uses, as well as employment and commercial uses.

### 3.5.6 Public Information Centre (PIC)

A Public Information Centre (PIC) was held on Wednesday, May 7th, 2025, from 5:30 p.m. to 7:30 p.m. at the Windsor International Airport (YQG) Conference Room. The meeting was offered in a hybrid format, providing both in-person and virtual attendance options to encourage accessibility and foster broader community participation in the discussion regarding the proposed development. Notice was sent to property owners within 200 m of the site, with an additional two-week comment period following the meeting. The objective was to provide residents and stakeholders with an opportunity to learn more about the proposal, ask questions, and share feedback.

In total, one (1) attendee was present. They asked clarification questions about the proposed development but made no formal comment or vocalized concerns for the site.

Refer to [Appendix C](#) for the PIC materials, redacted attendance sheet and the PIC Notice.

### 3.5.7 Good Planning

The proposal represents good planning as it addresses the need for the City of Windsor to promote a healthy, and liveable community that follows the guiding principles of the PPS and Windsor OP.

Employment uses on the Subject Site represents an efficient development pattern that exemplifies the planned use of land and optimizes municipal services. The proposed development is within a designated

employment area and proposes uses that will together to create an exciting area for employment and investment within Windsor.

The Subject Site is located advantageously along Cabana Road East (formerly County Road 42) and 9<sup>th</sup> Concession Road, which are planned for infrastructure upgrades. Having prime exposure to Cabana Road East (formerly County Road 42), the future Lauzon Parkway, and the Windsor International Airport, the proposed development along with the surrounding lands have an opportunity to showcase high caliber design. In addition, the new Windsor-Essex Acute Care Hospital is planned adjacent to the Subject Site. The proposed development will blend well with the existing and planned land uses, while providing employment intensive uses exhibiting a high standard of building design and landscaping within Windsor.

Development proposed for the Subject Site will support opportunities for walking and establishment of future transit routes with connectivity through the City of Windsor. Further, the proposal supports modes of active transportation due to the connectivity with the City's planned pedestrian sidewalk multi-use trail, and bicycle networks.

The proposed development contributes to a high quality of life by establishing a "live, work, and play" environment where existing and future residents will experience a strong sense of community and collective pride in their surroundings. The proposed development is consistent with the policies outlined in the PPS and Windsor OP representing good planning.

## 4.0 CONCLUSIONS

The proposed development of a hotel and commercial space located at 5855 Cabana Road East is appropriate, and should be approved by the City of Windsor Council as it:

- Is consistent with the PPS;
- Meets the intent and purpose of the City of Windsor Official Plan;
- Meets the intent and purpose of the County Road 42 Secondary Plan;
- Is a site that is physically suitable;
- Will not negatively impact the existing and planned employment, residential, institutional, and natural heritage uses in the surrounding area;
- Will not have negative natural environmental impacts;
- Will be integrated into the local multimodal transportation network;
- Will not have negative impacts on municipal services;
- Will not have negative social, environmental or economic impacts; and,
- Will have favourable positive impacts for the City of Windsor providing for compatible and complementary development of employment lands.

For the above reasons, it would be appropriate for the City of Windsor Council to provide support for the rezoning of the Subject Site to allow for a hotel and commercial space (drive-through restaurant). This report demonstrates that the proposal is suitable and compatible with the surrounding land uses, is consistent with the PPS, conforms to the intent and purpose of the City of Windsor Official Plan as well as the County Road 42 Secondary Plan, and represents good planning.

*Theresa O'Neill*

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Theresa O'Neill  
Planner

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# **APPENDIX A**

## **Provincial & City Policies**

# PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (2024) is a consolidated statement of the government’s policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, such as:

- Efficient use and management of land and infrastructure;
- The provision of sufficient housing to meet changing needs, including affordable housing;
- The protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water;
- Opportunities for economic development and job creation;
- The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs; and,
- The protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Essentially, the PPS (2024) supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The following table provides a summary of the key policy considerations of the PPS (2024), as it pertains to the proposed re-use of the subject site.

Our analysis concludes that the proposed development is consistent with the policies included below:

| PPS POLICY                                                        | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.0 Building Homes, Sustaining Strong and Competitive Communities |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                         |
| 2.1 Planning for People and Homes                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                         |
| 2.1.6                                                             | Planning authorities should support the achievement of complete communities by:<br>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; | The proposed development supports the achievement of complete communities by accommodating a mix of land uses – commercial space (restaurant) and a hotel, which are adjacent to a planned hospital on the lot east of 9 <sup>th</sup> Concession Road. |

| PPS POLICY                                                   | POLICY                                                                                                                                                                                                                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.3 Settlement Areas and Settlement Area Boundary Expansions |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.3.1 General Policies for Settlement Areas                  |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.3.1.1                                                      | Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.                                                                                                                                            | The Subject Site is located within the City's settlement area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.3.1.2                                                      | <p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) optimize existing and planned infrastructure and public service facilities;</li> <li>d) are transit-supportive, as appropriate.</li> </ul> | <p>The site is designated for future employment, avoiding specialty crop and prime agricultural areas. The development complies with minimum distance separation and does not impact the agricultural system. The proposed development will accommodate a mix of land uses (hotel and commercial uses), using existing and planned public infrastructure – Cabana Road East (formerly County Road 42) and 9th Concession Road as well as municipal sanitary, water, and waste waterservices.</p> <p>The proposed development is located adjacent to the planned Windsor-Essex Acute Care Hospital Lands, supporting planned public services facilities and future expansions to the transit network.</p> |
| 2.3.1.3                                                      | Planning authorities should support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary <i>infrastructure and public service facilities</i> .                                   | A complete community is supported by the proposed development as it contemplates intensification of the Subject Site, adding compatible and supportive uses to the area, adjacent to the planned hospital.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.3.1.5                                                      | Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. <i>Large and fast-growing municipalities</i> are encouraged to plan for a target of 50 residents and jobs per gross hectare in <i>designated growth areas</i> .                                                         | The proposed development contributes to the density target by introducing a hotel and a 5,000 square foot commercial building. This mixed-use development will create jobs, supporting the goal of achieving a higher density in the designated growth area.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2.3.1.6                                                      | Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly                                                                                                                                                                                    | The proposed hotel and commercial space represents orderly development of the City's planned employment area. It is aligned with the provision of infrastructure and public service facilities. The development will make                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| PPS POLICY                        | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RESPONSE                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | and aligns with the timely provision of the infrastructure and public service facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | use of the existing and planned infrastructure and public service facilities.                                                                                                                                                                                                                                                                              |
| 2.8 Employment                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                            |
| 2.8.1 Supporting a Modern Economy |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                            |
| 2.8.1.1                           | <p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> <li>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</li> <li>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</li> <li>c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</li> <li>d) encouraging <i>intensification</i> of employment uses and compatible, compact, mixed-use development to support the achievement of <i>complete communities</i>; and,</li> <li>e) addressing land use compatibility adjacent to <i>employment areas</i> by providing an appropriate transition to <i>sensitive</i> land uses.</li> </ul> | <p>The proposed development promotes economic development and competitiveness by providing a mix of complimentary uses within the planned employment area to meet long-term needs. The site is strategically located, making it suitable for intensification and compact, mixed-use development, contributing to the creation of a complete community.</p> |
| 2.8.2 Employment Areas            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                            |
| 2.8.2.1                           | Planning authorities shall plan for, protect and preserve <i>employment areas</i> for current and future uses and ensure that the necessary <i>infrastructure</i> is provided to support current and projected needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The planned upgrades of Cabana Road East (formerly County Road 42) and 9th Concession Road will support the uses contemplated as part of the proposed development.                                                                                                                                                                                         |
| 2.8.2.3                           | Planning authorities shall designate, protect and plan for all <i>employment areas</i> in <i>settlement areas</i> by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The proposed development includes a hotel and a commercial building (restaurant).                                                                                                                                                                                                                                                                          |

| PPS POLICY                                              | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RESPONSE                                                                                                                                                                                                                                                                                                                             |
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|                                                         | <ul style="list-style-type: none"> <li>a) planning for <i>employment area</i> uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;</li> <li>b) prohibiting residential uses, commercial uses, <i>public service facilities</i> and other institutional uses;</li> <li>c) prohibiting retail and office uses that are not associated with the primary employment use;</li> <li>d) prohibiting other <i>sensitive land uses</i> that are not ancillary to uses permitted in the <i>employment area</i>; and,</li> <li>e) including an appropriate transition to adjacent <i>non-employment areas</i> to ensure land use compatibility and economic viability.</li> </ul> | Residential uses, public service facilities, and other institutional uses are not included in the proposal.                                                                                                                                                                                                                          |
| 2.8.2.4                                                 | Planning authorities shall assess and update <i>employment areas</i> identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for <i>employment areas</i> , planning authorities shall maintain land use compatibility between <i>sensitive land uses</i> and <i>employment areas</i> in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.                                                                                                                                                                                                                                                                                                                                              | The proposed development is compatible with the existing and planned land uses in the surrounding area. The development is appropriate for the employment area, enhancing its economic viability. The proposed development maintains the long-term operational and economic viability of the planned uses and functions of the area. |
| 2.9 Energy Conservation, Air Quality and Climate Change |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                      |
| 2.9.1                                                   | <p>Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the <i>impacts</i> of a <i>changing climate</i> through approaches that:</p> <ul style="list-style-type: none"> <li>a) support the achievement of compact, <i>transit-supportive</i>, and <i>complete communities</i>;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The proposed development represents compact development through the intensification of the Subject Site and optimization of existing and planned infrastructure.                                                                                                                                                                     |
| 3.0 Infrastructure and Facilities                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                      |

| PPS POLICY                                                            | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                                                                 |
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| 3.1 General Policies for Infrastructure and Public Service Facilities |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |
| 3.1.1                                                                 | <p><i>Infrastructure and public service facilities</i> shall be provided in an efficient manner while accommodating projected needs.</p> <p>Planning for <i>infrastructure and public service facilities</i> shall be coordinated and integrated with land use planning and growth management so that they:</p> <ul style="list-style-type: none"> <li>a) are financially viable over their life cycle, which may be demonstrated through asset management planning;</li> <li>b) leverage the capacity of development proponents, where appropriate; and,</li> <li>c) are available to meet current and projected needs.</li> </ul> | The proposed development will utilize existing and planned infrastructure and public service facilities, representing land use planning that is financially viable and will meet the projected needs of development in the area.                                                                         |
| 3.2 Transportation Systems                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |
| 3.2.1                                                                 | <i>Transportation systems</i> should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.                                                                                                                                                                                                                                                                                                                                                                                            | The Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road rights-of-ways will serve as the main transportation system to facilitate the movement of goods and people to and from the Subject Site.                                                                              |
| 3.2.2                                                                 | Efficient use should be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The proposed development will utilize the existing and planned municipal transportation infrastructure -Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road.                                                                                                                  |
| 3.3 Transportation and Infrastructure Corridors                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |
| 3.3.1                                                                 | Planning authorities shall plan for and protect corridors and <i>rights-of-way</i> for <i>infrastructure</i> , including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.                                                                                                                                                                                                                                                                                                                                                                                | Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road are planned for infrastructure upgrades to meet the planned development of the surrounding area (County Road 42 Secondary Plan). The required road widenings have been accounted for as part of the proposed development. |
| 3.4 Airports, Rail and Marine Facilities                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                          |
| 3.4.1                                                                 | Planning for land uses in the vicinity of <i>airports, rail facilities and marine facilities</i> shall be undertaken so that:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Windsor International Airport is located north of the Subject Site. The proposed development is appropriately separated from the Windsor International Airport and                                                                                                                                   |

| PPS POLICY                       | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESPONSE                                                                                                                                                                                                                                    |
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|                                  | a) their long-term operation and economic role is protected; and,<br>b) <i>airports, rail facilities and marine facilities</i> and <i>sensitive land uses</i> are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5.                                                                                                                                                                                                                                                                                                                                                            | protected from the associated noise impacts. As such, the long-term operation and economic role of the Windsor International Airport is protected.                                                                                          |
| 3.4.2                            | <p><i>Airports</i> shall be protected from incompatible land uses and development by:</p> a) prohibiting new residential <i>development</i> and other <i>sensitive land uses</i> in areas near <i>airports</i> above 30 NEF/NEP;<br>b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the <i>airport</i> ; and,<br>c) prohibiting land uses which may cause a potential aviation safety hazard. | The proposed development is located beyond the airport's '25 and '30 Noise Exposure Forecast' area, providing plenty of buffer to limit impacts to the hotel and commercial space. The development will not pose an aviation safety hazard. |
| 3.5 Land Use Compatibility       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                             |
| 3.5.1                            | <p><i>Major facilities</i> and <i>sensitive land uses</i> shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential <i>adverse effects</i> from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of <i>major facilities</i> in accordance with provincial guidelines, standards and procedures.</p>                                                                                                                                                                          | The proposed development is compatible with the existing and planned land uses in the surrounding Future Employment Area and Business Park, avoiding potential adverse effects from odour, noise, and other contaminants.                   |
| 3.6 Sewage, Water and Stormwater |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                             |
| 3.6.2                            | <p><i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to human health and safety. For clarity, <i>municipal sewage</i></p>                                                                                                                                                                                                                                                                                                                                             | The proposed development will utilize planned municipal sewage and water services provided by the City of Windsor.                                                                                                                          |

| PPS POLICY                               | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                             |
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|                                          | <i>services</i> and <i>municipal water services</i> include both centralized servicing systems and decentralized servicing systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                      |
| 3.6.8                                    | <p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> <li>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</li> <li>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</li> <li>c) minimize erosion and changes in water balance including through the use of <i>green infrastructure</i>;</li> <li>d) mitigate risks to human health, safety, property and the environment;</li> <li>e) maximize the extent and function of vegetative and pervious surfaces;</li> <li>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and <i>low impact development</i>; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a <i>watershed scale</i>.</li> </ul> | The proposed development will utilize the planned municipal stormwater management systems, mitigating risks to human health, safety, property, and the environment.  |
| 4.0 Wise Use and Management of Resources |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                      |
| 4.1 Natural Heritage                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                      |
| 4.1.1                                    | Natural features and areas shall be protected for the long term.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The proposed development does not impact any natural heritage features, nor is it adjacent to lands designated or identified as part of the natural heritage system. |

| PPS POLICY                                              | POLICY                                                                                                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                |
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| 4.6 Cultural Heritage and Archaeology                   |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| 4.6.2                                                   | Planning authorities shall not permit <i>development</i> and <i>site alteration</i> on lands containing <i>archaeological resources</i> or <i>areas of archaeological potential</i> unless the <i>significant archaeological resources</i> have been <i>conserved</i> . | The Subject Site is located in an area of high Archaeological Potential as shown on Schedule “C-1” of the City of Windsor Official Plan. An Archaeological Assessment will be prepared, and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to confirm the lands do not contain archaeological resources. |
| 5.0 Protecting Public Health and Safety                 |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| 5.1 General Policies for Natural and Human-Made Hazards |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| 5.1.1                                                   | Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.                                                  | The proposed development is located away from areas of natural and human-made hazards. The Subject Site is located outside of the Essex Region Conservation Authority's regulated area.                                                                                                                                                 |

# CITY OF WINDSOR OFFICIAL PLAN (2000)

The City of Windsor Official Plan (2000) constitutes a policy framework to provide guidance for the physical development of a municipality over a 20-year period while taking into consideration important social, economic, and environmental matters. The City of Windsor Official Plan provides the fundamental policy framework that will guide:

- Where new development can locate;
- How existing and future neighbourhoods will be strengthened;
- How Windsor's environment will be enhanced;
- What municipal infrastructure, such as roads, watermain, sewers and parks, will be provided; and,
- When and in what order Windsor will grow.

The following table provides a summary of the key policy considerations of the City of Windsor Official Plan - Volume I (2000), as it pertains to the proposed mixed use development of the Subject Site.

Our analysis concludes that the proposed development is consistent with the policies included below:

| POLICY NUMBER                                 | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RESPONSE                                                                                                                                                                                                                               |
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| <b>3.0 Development Strategy Policies</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                        |
| <b>3.2.2 Vibrant Economy</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                        |
| 3.2.2.1                                       | Windsor's economy will be stimulated by active employment centres that serve the larger Census Metropolitan Area. These centres will cluster appropriate large scale employment, shopping and entertainment uses together to create exciting areas for employment and investment. With convenient access to major transportation routes, these centres will be transit friendly and poised to take advantage of Windsor's role as an international gateway. | The proposed development is within a designated employment area and proposes uses (hotel and commercial space) that will together to create exciting areas for employment and investment.                                              |
| <b>3.2.3 Sustainable, healthy Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                        |
| 3.2.3.1                                       | Windsor will work toward achieving a sustainable transportation system where all modes of transportation can play a more balanced role. The creation of mixed use and employment centres will allow businesses and services to be closer to homes and allow greater opportunities for walking, cycling and transit.                                                                                                                                         | The Subject Site is located advantageously along Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road, which are planned for infrastructure upgrades. In addition, the new Windsor-Essex Acute Care Hospital |

| POLICY NUMBER                   | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                     |
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|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | is planned adjacent to the Subject Site. The proposed development on the Subject Site will support opportunities for walking and future transit routes within the area.                                                                                      |
| <b>3.3 Nodes</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                              |
| 3.3.1.2                         | <p>Major Activity Centres are second in the hierarchy of nodes in Windsor. The following comprise Windsor's Major Activity Centres:</p> <p>a) Regional Employment Centres<br/>Regional Employment Centres are a type of Major Activity Centre where a large number of jobs are located. This type of node typically serves as a location for the large scale manufacturing or distribution of goods. Additionally, retail, office and personal service uses may be established as ancillary uses.</p> | The Subject Site is located within a Regional Employment Centre, as shown on Schedule J: Urban Structure Plan. The proposed development supports the creation of jobs and provides uses complimentary to the adjacent planned Regional Institutional Centre. |
| <b>6.0 Land Use Policies</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                              |
| <b>6.4 Employment</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                              |
| <b>6.4.2 General Policies</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                              |
| 6.4.2.3                         | <p>Council shall facilitate economic investment by: (a) planning and developing Industrial and Business Park areas:</p> <p>a) participating in the development or redevelopment of strategic areas of Windsor;<br/>b) fostering public-private partnerships to facilitate economic development; and,<br/>c) other measures as may be appropriate.</p>                                                                                                                                                 | The proposed development is located in a planned employment area, facilitating economic development in Windsor.                                                                                                                                              |
| 6.4.2.4                         | Council shall require all development within areas designated as Industrial and Business Park to be subject to site plan control, with the exception of Public Open Space uses.                                                                                                                                                                                                                                                                                                                       | An application for site plan control will be submitted for the proposed development at the appropriate time.                                                                                                                                                 |
| <b>6.13 Future Growth Areas</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                              |
| 6.13.2.2                        | Permitted uses in the Future Urban Area and Future Employment Area designations are as follows, provided that they do not jeopardize plans for future development:                                                                                                                                                                                                                                                                                                                                    | The proposed development is timed with planned infrastructure upgrades in the area by the City                                                                                                                                                               |

| POLICY NUMBER | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RESPONSE                                                                                                                                                                                                                                                                              |
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|               | <ul style="list-style-type: none"> <li>a) Uses existing prior to their redesignation to Future Urban Area or Future Employment Area in this Plan;</li> <li>b) Agricultural uses in accordance with the Agricultural Transition Area policies contained in Volume 2: Special Policy Areas &amp; Secondary Plans;</li> <li>c) Forestry and conservation uses;</li> <li>d) Public utilities.</li> </ul>                                                                                                                                                                                                                                                        | and planned future development. The proposed uses are permitted under the designation within the County Road 42 Planning Area Secondary Plan.                                                                                                                                         |
| 16.13.2.6     | Logical phasing of Future Urban Areas and Future Employment Areas is necessary to ensure efficient and cost-effective physical servicing of future growth and development. Phasing of development will be consistent with Master Servicing Studies or other applicable servicing studies completed by the City of Windsor, as amended from time to time.                                                                                                                                                                                                                                                                                                    | The proposed development will utilize existing and planned public infrastructure and servicing, representing land use planning that is cost-efficient. The proposed development is timed with planned infrastructure upgrades in the area by the City and planned future development. |
| 16.13.2.7     | <p>Phasing for physical servicing of Future Urban Areas and Future Employment Areas in the eastern part of the City will generally follow the sequencing and estimated timeframes identified on Schedule H and further described as follows:</p> <ul style="list-style-type: none"> <li>a) Phase 3: 2014 to 2017 for lands extending from County Road 42 to south of Baseline Road to the east limits of the City of Windsor.</li> </ul>                                                                                                                                                                                                                    | The proposed development is located on the lands between County Road 42 to south of Baseline Road within the City of Windsor and is timed with planned infrastructure upgrades.                                                                                                       |
| 16.13.2.11    | <p>Approval to initiate Secondary Plans within Future Urban Areas and Future Employment Areas will be considered on the basis of the following:</p> <ul style="list-style-type: none"> <li>a) The area to be planned represents a logical extension of growth for the City of Windsor, does not constitute 'leapfrog' development, and can appropriately integrate existing development;</li> <li>b) For Future Employment Areas, where the area is of a sufficient size to accommodate a range of employment uses; and</li> <li>c) The area can be adequately accessed from and integrated with the existing or planned transportation network.</li> </ul> | The County Road 42 Planning Area Secondary Plan was approved in 2018 and relevant policies apply to the Subject Site.                                                                                                                                                                 |

| POLICY NUMBER               | POLICY                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                 |
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| 16.13.4.1                   | The Future Employment Area designation is intended to accommodate future Industrial and Business Park designations.                                                                                                                                                 | The Subject Site is designated as Business Park under the County Road 42 Planning Area Secondary Plan.                                                                                   |
| 6.13.4.2                    | Redesignation or development of Future Employment Areas shall require completion of Secondary Plans and other appropriate studies relating to physical servicing, transportation, Class Environmental Assessment or others as required by this Official Plan.       | The County Road 42 Planning Area Secondary Plan, encapsulating the lands including the Subject Site, has been completed and approved by the City.                                        |
| 16.13.4.4                   | Future Employment Areas shall develop on full municipal physical services in accordance with the policies contained in Section 7.3 of this Plan.                                                                                                                    | The proposed development will utilize existing and planned public infrastructure and servicing.                                                                                          |
| 7.0 Infrastructure Policies |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
| 7.2 Transportation System   |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
| 7.2.2 General Policies      |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
| 7.2.2.5                     | Council shall promote development patterns that support an increase in walking, cycling and public transportation in accordance with the Land Use and Urban Design chapters of this Plan.                                                                           | The proposed development on the Subject Site will support opportunities for walking and future transit routes within the area as the surrounding area is planned for future development. |
| 7.2.2.12                    | Council shall require adequate off-street parking and loading facilities as a condition of development approval in accordance with the Land Use chapter of this Plan.                                                                                               | Off-street parking and loading facilities are accommodated within the Subject Site.                                                                                                      |
| 7.2.2.13                    | Council shall require parking lots to be designed in accordance with the Urban Design chapter of this Plan.                                                                                                                                                         | The parking area is proposed in accordance with the City's urban design policies.                                                                                                        |
| 7.2.2.18                    | Council shall recognize the link between land use and transportation systems by:<br>(b) Encouraging commercial and employment uses within 400 metres to 800 metres of residential areas to promote the use of active transportation and to promote transit service. | The Subject Site is located within 800 metres of planned residential areas, promoting the future establishment of transit services and modes of active transportation.                   |

| POLICY NUMBER                            | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>7.2.3 Pedestrian Network Policies</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 7.2.3.1                                  | Council shall require all proposed developments and infrastructure undertakings to provide facilities for pedestrian movements wherever appropriate by:<br>(a) Requiring safe, barrier free, convenient and direct walking conditions for persons of all ages and abilities;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The proposed development provides an opportunity for pedestrian facilities to support convenient walking conditions. Employees and visitors of all ages and abilities to the Subject Site will have safe and barrier free pedestrian connections to and within the development.                                                                                                                                                                                                                                                      |
| 7.2.3.2                                  | Council shall make pedestrian movement safer and more convenient by:<br>a) Requiring the provision of sidewalks in new developments as follows:<br>i. On both sides of all Class I and Class II Arterial Roads, Class I and Class II Collector Roads and Scenic Drives.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | As part of the infrastructure upgrades planned for Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road, sidewalks will be included within the right-of-way for both Class II Arterial Roads, making pedestrian movement safer.                                                                                                                                                                                                                                                                            |
| <b>7.2.6 Road Network Policies</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 7.2.6.5                                  | Council will provide for Class II Arterial Roads as follows:<br>a) Class II Arterial Roads shall be designated on Schedule 'F' and in any secondary plan or master plan where appropriate.<br>b) Operational and design characteristics:<br>i. Class II Arterial Roads may be designated as Controlled Access Highways and shall have a minimum right-of-way of 42 metres;<br>ii. Class II Arterial Roads shall be designed to carry high volume of traffic;<br>iii. New intersections shall not be permitted with Provincial Highways;<br>iv. New intersections with local roads shall be discouraged;<br>v. Cycling facilities may be permitted on Class II Arterial Roads;<br>vi. On street parking may be removed to facilitate the installation of turn lanes where turn lanes are warranted for capacity or safety reasons; and | The Subject Site has frontage on two existing Class II arterial roads - Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road. Direct access from both rights-of-ways is proposed. The direct access will be via shared driveways, with interconnected on-site circulation for the hotel and commercial building. Future development adjacent to the Subject Site can be accommodated via an extension of the interconnected on-site circulation system, limited direct access from the Class II Arterials. |

| POLICY NUMBER | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | RESPONSE                                                                                                                                                                                                                                       |
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|               | vii. Direct property access will be discouraged where other alternatives exist. Where direct property access is required, the use of shared driveways and interconnected on-site circulation systems with adjacent properties may be required to limit the number and spacing of driveways, and where appropriate the City may require support studies and additional information to demonstrate the need for additional access.                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                |
| 7.2.6.19      | All proponents of development may be required to complete a Traffic Impact Study to support the feasibility of a proposal, and if feasible, identify appropriate traffic management measures, in accordance with the Procedures chapter of this Plan.                                                                                                                                                                                                                                                                                                                                                                                             | A Traffic Impact Study will be prepared to demonstrate feasibility of the proposed development application.                                                                                                                                    |
| 7.2.6.21      | As a condition of development approval, council shall require gratuitous land conveyances to the Municipality where it has been determined that the existing right-of-way width is insufficient based on the requirements set out in Schedule 'X', or other provisions of this Official Plan. The size and dimension of each such conveyance shall be determined by what is identified in Schedule 'X', or other provisions of this Official Plan. Generally, equal widths of land will be taken from both sides of the road.                                                                                                                     | The required land conveyances to accommodate the proposed infrastructure upgrades to Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road have been accounted for as part of the Conceptual Development Plan.        |
| 7.2.6.22      | <p>Gratuitous land conveyances to the Municipality may also be required as a condition of development approval for, but not limited to any of the following elements:</p> <ul style="list-style-type: none"> <li>a) Corner cut offs;</li> <li>b) Intersection improvements;</li> <li>c) Roundabouts;</li> <li>d) Turn lanes;</li> <li>e) Acceleration or deceleration lanes;</li> <li>f) Transit infrastructure, including transit lanes, stations and transit stops including shelters;</li> <li>g) Cycling infrastructure, including bike lanes and multi-use recreational trails;</li> <li>h) Bus bays; and,</li> <li>i) Sidewalks.</li> </ul> | The required land conveyances have been accounted for as part of the proposed development to accommodate the planned infrastructure upgrades and roundabout at Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road. |

| POLICY NUMBER                      | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                              |
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| 7.2.10 Air Transportation Policies |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                       |
| 7.2.10.1                           | Council shall maximize the economic development potential provided by the Windsor Airport by promoting the development of Commercial and Employment uses, including multi-modal facilities in the vicinity of the airport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The Windsor International Airport is located north of the Subject Site. The proposed development is in the vicinity to the Windsor International Airport and contemplates commercial uses, maximizing the economic development potential of the area. |
| 7.2.10.2                           | <p>Council shall protect the Windsor Airport from incompatible development. Accordingly, all proponents of development within the Airport Operating Area designated on Schedule 'C': Development Constraint Areas shall be subject to the following:</p> <ul style="list-style-type: none"> <li>a) New sensitive land uses shall not be permitted in areas above 30 NEP/NEF as set out on maps approved by Transport Canada;</li> <li>b) Redevelopment of existing sensitive land uses may only be considered above 30 NEF/NEP provided the proponent successfully completes a noise study to: <ul style="list-style-type: none"> <li>i) Support the feasibility of the proposal;</li> <li>ii) Identify and implement appropriate mitigation measures (refer to Procedures chapter);</li> </ul> </li> <li>c) Redevelopment of existing residential uses and other sensitive land use in areas above 30 NEF/NEP may only be considered if it has been demonstrated that there will be no negative impacts on the long-term function of the airport;</li> <li>d) Land uses which may cause a potential aviation safety hazard are discouraged;</li> <li>e) Other land uses may be permitted within the Airport Operating Area provided the proponent completes a noise study to support the feasibility of the proposal and, if feasible identify and implement appropriate mitigation measures.</li> </ul> | The proposed development is located beyond the airport's '25 and 30 Noise Exposure Forecast' area, providing plenty of buffer to limit impacts to the hotel and commercial space. The development will not pose an aviation safety hazard.            |
| 7.3 Infrastructure                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                       |

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| 7.3.2.3                                                 | Council shall require all new developments to have full municipal infrastructure available, or agreements in place to provide such infrastructure, as a condition of approving a development proposal.                                                                                                                                                                                                                                   | The proposed development will utilize planned municipal infrastructure provided by the City of Windsor.                                                                                                                |
| 7.3.3.1                                                 | Council shall encourage the development of existing serviced, underutilized or undeveloped lands within Windsor prior to the extension of municipally owned and/or operated infrastructure to vacant areas within Windsor.                                                                                                                                                                                                               | The proposed development is located on existing lands planned for municipally owned and/or operated infrastructure. The extension of municipal services is not necessitated by the proposed development.               |
| 7.3.4 Sewerage and Stormwater Management Works Policies |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                        |
| 7.3.4.6                                                 | Council, in consultation with appropriate public agencies may require a proponent of development to submit studies of stormwater runoff and its impact on the water quality and quantity of receiving watercourse based on the Ministry of Environment's current provincial guideline manual for stormwater management design.                                                                                                           | A Stormwater Management Report has been prepared and submitted in support of the proposed development application.                                                                                                     |
| 7.3.4.7                                                 | <p>Council shall require proponents of development that require stormwater management systems to:</p> <ul style="list-style-type: none"> <li>a) Use stormwater management measures to manage the storage and controlled flow of water to receiving watercourses;</li> <li>b) Use stormwater management measures which prevent siltation and erosion and do not negatively impact the water quality of receiving watercourses.</li> </ul> | The proposed development will use publicly-planned stormwater management measures to manage storage, flow, and to avoid negatively impacting the water quality of receiving watercourses.                              |
| 7.3.4.8                                                 | Council, in consultation with appropriate public agencies shall require proponents of development to employ the best available methods in the planning, construction and eventual use of storm water management systems.                                                                                                                                                                                                                 | A Stormwater Management Report has been prepared and submitted in support of the proposed development application, proposing the best available methods for the of storm water management systems of the Subject Site. |

| POLICY NUMBER             | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                        |
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| 8.0 Urban Design Policies |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                 |
| 8.2 The Image of Windsor  |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                 |
| 8.2.2.7                   | <p>Council will ensure that a proposed development or infrastructure undertaking enhances the image of Windsor, its districts and/or its neighbourhoods by complementing and contributing to:</p> <p>a) The activity of the area together with the character, scale, appearance and design features of existing buildings.</p>                                                                                                                | <p>The proposed development enhances the image of Windsor by providing compatible and complimentary uses, adding to the activity of the character of the planned area. Together with the planned Windsor-Essex Acute Care Hospital, the proposed development helps shape a complete community for future community members.</p> |
|                           | 8.4 Pedestrian Access                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                 |
| 8.4.2.3                   | <p>Council will ensure that barrier-free features are well integrated within existing and proposed pedestrian networks.</p>                                                                                                                                                                                                                                                                                                                   | <p>The proposed development provides an opportunity for pedestrian facilities to support convenient walking conditions. Employees and visitors of all ages and abilities to the Subject Site will have safe and barrier free pedestrian connections to and within the development.</p>                                          |
|                           | 8.7 Built Form                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                 |
| 8.7.2.1                   | <p>Council will ensure that the design of new development:</p> <p>a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance;</p> <p>b) provides links with pedestrian, cycle, public transportation and road networks; and,</p> <p>c) maintains and enhances valued heritage resources and natural area features and functions.</p> | <p>The proposed development provides complimentary uses – a commercial space (restaurant) and hotel, to the planned development in the surrounding area.</p>                                                                                                                                                                    |
| 8.11 Streetscape          |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                 |
| 8.11.2.19                 | <p>Council will encourage the partial screening of surface parking lots through the use of low fences,</p>                                                                                                                                                                                                                                                                                                                                    | <p>The proposed development includes landscaping along the</p>                                                                                                                                                                                                                                                                  |

| POLICY NUMBER | POLICY                                                                                                                                                           | RESPONSE                                                                                                                                                                                                          |
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|               | walls, berms and other landscape elements, and through the location of lots away from street view, while still permitting views for orientation and safety       | frontages on Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road, providing the opportunity for partial screening of the surface parking lots through the use of landscaping features. |
| 8.11.2.20     | Council will encourage a reduction in the scale of large surface parking lots through subdivision into smaller areas by means of landscaping, fencing and walls. | The scale of the large surface parking area is reduced through the use of landscaping areas to subdivide into smaller parking surface areas.                                                                      |
| 8.12.2.4      | Council shall promote the design of circulation systems which ensure prompt access to adjacent buildings and properties for effective emergency services.        | The circulation system of the proposed development ensures prompt access and effective movement for emergency services to access the proposed buildings as needed.                                                |

## 9.0 Heritage Conservation Policies

### 9.3 Policies

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                |
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| 9.3.2.1 | <p>Council will identify Windsor's heritage resources by:</p> <p>a) Preparing and maintaining an archaeological management plan that identifies known archaeological resources and areas of archaeological potential in Schedule C-1 Archaeological Potential and that provides direction and requirements for the identification, City of Windsor Official Plan1 Volume I 1 Heritage Conservation 9 - 3 evaluation, conservation and management of archaeological resources in accordance with the Ontario Heritage Act. Maintenance will include updating the inventory of registered archaeological sites and lands for which an archaeological assessment has been completed by a provincially licensed archaeological consultant in accordance with provincial standards and guidelines. Schedule C-1 of the Official Plan is a map indicating areas of archaeological potential in Windsor.</p> | <p>The Subject Site is located in an area of high Archaeological Potential as shown on Schedule "C-1" of the City of Windsor Official Plan. An Archaeological Assessment will be prepared, and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to confirm the lands do not contain archaeological resources.</p> |
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| POLICY NUMBER | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | RESPONSE                                                                                                                                                                                                                                                                                                                                       |
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| 9.3.4.1       | <p>Council will protect heritage resources by:</p> <p>a) Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan. Where archaeological resources must be preserved in situ, avoidance and protection measures must be implemented under the direction of a licensed archaeological consultant in accordance with provincial standards and guidelines.</p>                                                                                                                                         | <p>The Subject Site is located in an area of high Archaeological Potential as shown on Schedule “C-1” of the City of Windsor Official Plan. An Archaeological Assessment will be prepared, and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to confirm the lands do not contain archaeological resources.</p> |
| 9.3.7.1       | <p>Council will integrate heritage conservation into the development and infrastructure approval process by:</p> <p>a) An archaeological assessment is required as part of a complete application for all development or site alteration application, including municipal projects, if it is determined using the archaeological management plan potential mapping that any part of a potential development area possesses archaeological potential or known archaeological resources as set out in Schedule C-1 Archaeological Potential. Projects involving in-water works may require a marine archaeological assessment if so determined using the Criteria for Evaluating Marine Archaeological Potential checklist published by the Archaeology Program Unit, MCM.</p> <p>Archaeological assessments shall be undertaken to the appropriate stage of assessment by a consultant archaeologist in compliance with provincial requirements and standards.</p> | <p>An Archaeological Assessment will be prepared, and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to confirm the lands do not contain archaeological resources.</p>                                                                                                                                          |

| POLICY<br>NUMBER | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RESPONSE |
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|                  | <p>All archaeological assessments reports shall be provided to the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism in accordance with the Ontario Heritage Act. The assessment report shall be provided to the City of Windsor for comment to ensure that the scope is adequate and consistent with the conservation objectives of the WAMP. A copy of the Ministry review letter will be provided to the City by the licensed archaeologist who completed the assessment or the proponent. The City will maintain copies of all reports and review letters for information purposes.</p> <p>Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report shall be provided by the consultant to the appropriate Indigenous communities.</p> <p>Where Stage 3 or Stage 4 archaeological assessments are undertaken on Indigenous archaeological resources, the consultant archaeologist shall engage with appropriate Indigenous communities in accordance with Ministry Standards and Guidelines for Consultant Archaeologists.</p> |          |

# COUNTY ROAD 42 SECONDARY PLAN (2018)

The County Road 42 Secondary Plan (2018) provides direction for the development of the County Road 42 Planning Area. The Secondary Plan was prepared in conformity with the City of Windsor Official Plan 2002, as amended. The County Road 42 Secondary Plan is intended to be read in conjunction with the goals, objectives and policies of the City of Windsor Official Plan (Volume I: the Primary Plan) insofar as they are not in conflict with the more specific goals, objectives and policies of the Secondary Plan. Where there is conflict, the goals, objectives and policies set out in the Secondary Plan shall take precedence.

The following table provides a summary of the key policy considerations of the County Road 42 Secondary Plan (2018), as it pertains to the proposed development of the Subject Site.

Our analysis concludes that the proposed development is consistent with the policies included below:

| POLICY NUMBER                                               | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>8.3 DEVELOPMENT PROCESS</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>8.3.1 Development Phasing and Guideline Plans</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>8.3.1.1</b>                                              | Development shall be phased according to Schedule H of this Secondary Plan. Development will be phased as follows:<br><br>(a) Development in the Phase 1 area can occur at any time provided that the infrastructure to support the development is available.                                                                                                                                                                                                                                                                                                                            | The Subject Site is located within Phase 1 on Schedule H. The development will align with planned municipal infrastructure to support the development.                                                                                                                                                                                                                                                                     |
| <b>8.3.1.3</b>                                              | Prior to draft approval for development in any phase, the City shall approve a plan for the entire development phase as described in the following section. Large scale single site developments within the Business Park Areas or Major Institutional Areas may be considered in the absence of a Guideline Plan should the City be satisfied that the design of the site, connectivity of roads, trails and services and the impacts of the proposed development on the comprehensive development within the neighbourhood and adjacent neighbourhoods has been adequately considered. | The proposed development does not include a plan of subdivision. The Subject Site is a single site within the Business Park Areas proposed for development that provides appropriate connections with the existing and planned network of roads and trails. The proposed development is not anticipated to negatively impact development potential or plans for the surrounding neighbourhood and adjacent neighbourhoods. |
| <b>8.3.2 Cultural Heritage and Archaeological Potential</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>8.3.2.1</b>                                              | In accordance with Section 9.3.2 of the Volume 1 Plan, six identified sites with cultural heritage values have been identified in the Secondary Plan Area as follows:<br>a) County Road 42 (Transportation Roadscape);                                                                                                                                                                                                                                                                                                                                                                   | Due to the location of the Subject Site along Cabana Road East (formerly County Road 42) and the address (5855 County Road 42), it                                                                                                                                                                                                                                                                                         |

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|                                     | <p>b) 5855 and 5865 County Road 42 (farm complex).</p> <p>Prior to any development that may impact the cultural heritage resource being considered, a Cultural Heritage Evaluation Report (CHER) shall be completed and appropriate mitigation of the impacts shall be determined. The recommendations of that CHER shall be implemented through subdivision or site plan agreements.</p> <p>In the case of County Road 42, the cultural heritage values shall be addressed in the detailed design process and thorough photographic documentation prior to the initiation of construction.</p>           | <p>is identified as a site as potentially containing cultural heritage value. An Archaeological Assessment will be prepared, and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to assess the lands for archaeological resources prior to work being initiated.</p>                             |
| 8.3.2.2                             | <p>Where development or infrastructure undertakings are proposed on lands containing archaeological resources the proponent shall conserve significant archaeological resources through documentation and removal or mitigation in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Master Plan.</p> <p>Where any grading, construction or soil removal is proposed within 300 metres of a waterway or within 200 metres of County Road 42 or County Road 17, a Stage II archaeological Study will be required.</p> | <p>A Stage 1 &amp; 2 Archaeological Assessment will be prepared and submitted to the Ministry of Citizenship and Multiculturalism for acceptance, to assess the lands for archaeological resources prior to work being initiated.</p>                                                                                          |
| <b>8.4 LAND USE DESIGNATIONS</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                |
| <b>8.4.4 Business Park Type Two</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                |
| 8.4.4.1.1                           | <p>To provide for a major employment centre adjacent to the Lauzon Parkway and County Road 42 in a highly desirable visible location.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposed development of a hotel and drive-through restaurant directly support the intent of creating a major employment centre by introducing service-commercial uses that cater to the evolving needs of a localized workforce. The proposal for hospitality and quick-service options in this highly visible node</p> |

| POLICY NUMBER           | POLICY                                                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                         |                                                                                                                                                  | <p>enhances the overall viability and attractiveness of the surrounding Business Park. Furthermore, the hotel provides necessary overnight accommodations and meeting spaces that will directly support businesses within the Business Park, as well as the adjacent Windsor Airport and the planned Windsor-Essex Acute Care Hospital. This clustering of uses optimizes land-use efficiency along Cabana Road East (formerly County Road 42). Ultimately, the proposed development strengthens the planned economic development of the area, supporting the Business Park to function as a comprehensive employment hub.</p>                                                                                                                                                                                      |
| <p><b>8.4.4.1.2</b></p> | <p>To create an attractive new gateway to the City of Windsor that will demonstrate the City's progressive approach to economic development.</p> | <p>As the subject site is a prominent location within the City of Windsor – being adjacent to the Windsor International Airport and the planned Windsor-Essex Acute Care Hospital, the proposed development contributes to the new gateway location and reflects the City's economic development initiatives.</p> <p>The development of a hotel and drive-through restaurant directly support the establishment of the planned Business Park Type Two Area. The proposed uses are permitted within this land use designation and are complimentary to the existing and planned uses in the surrounding area.</p> <p>The proposed development contributes to the creation of a new gateway in this location, effectively showcasing the City's commitment to economic development in support of employment uses.</p> |

| POLICY NUMBER                       | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RESPONSE                                                                                                                                                                                                                                                                                                                                                                         |
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| 8.4.4.2                             | <p>Within the Business Park Type Two Areas the primary use of land shall be limited to:</p> <p>Primary Uses.</p> <p>Research and development facilities; Business and professional offices; Business support services; Medical clinics and laboratories; Warehousing and wholesaling including businesses related to medical and other health related goods within wholly enclosed buildings; Education, training, meeting, or conference facilities.</p>                                                                                                                                                                             | <p>The Subject Site is a single site within the larger Business Park Type 2 Area. Development of the proposed hotel and commercial space (restaurant) are supportive and complimentary uses that will serve the needs of the surrounding area, being located adjacent to the planned Windsor-Essex Acute Care Hospital.</p>                                                      |
| 8.4.4.3                             | <p>Within the Business Park Type Two Areas the following uses of land shall be permitted provided they occur as subordinate to permitted uses:</p> <p>Secondary Uses:</p> <p>Hotels, restaurants, conference centres and service-related uses that serve the needs of the surrounding area; Small scale retail uses that are subordinate to the main use of a building; and Service commercial uses that are subordinate to the main use of a building</p>                                                                                                                                                                            | <p>The proposed development includes a hotel and commercial space for a restaurant. These uses are permitted within the Business Park Type 2 Area designation. The proposed development will provide services uses within the planned area.</p>                                                                                                                                  |
| <b>8.4.4.4 Development Policies</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |
| 8.4.4.4.1                           | <p>Unless specified otherwise, the Business Park Type Two uses shall be developed in accordance with the policies of Chapters 6 and 8 of the Official Plan Volume I.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>The proposed development of the Subject Site is in accordance with the policies of Chapters 6 and 8 of the Official Plan Volume I.</p>                                                                                                                                                                                                                                        |
| <b>8.4.4.5 Design Guidelines</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                  |
| 8.4.4.5.1                           | <p>(a) Buildings will be of high quality architectural design and use high quality building materials, such as, but not limited to: brick, stone, masonry, pre-finished steel, glazed block, wood, marble, enamel, glass, or composite panels of the forgoing.</p> <p>(b) The height of buildings shall recognize any height restrictions associated with the operation and future development of the Windsor International Airport.</p> <p>(c) The design of buildings shall be unique to the site and project. Building facades shall provide visual interest through the use of materials, design, and architectural features.</p> | <p>Following approval of the proposed Zoning By-law Amendment, the development will be subject to site plan control. The proposed development will be designed in accordance with the urban design guidelines identified in the Secondary Plan and those found in the City of Windsor's Site Plan Review Manual, as confirmed during the site plan control approval process.</p> |

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|               | <p>(d) All sides of the building shall have consistent architectural style, materials, colours, and details. Blank walls shall not be permitted.</p> <p>(e) Main entrances shall be visible and direct accessible from the primary access street.</p> <p>(f) Roof top equipment including vents, stacks, louvers, roof ventilators, and similar mechanical equipment shall be screened from all directions. Screening shall be integrated with the architectural form of the building or designed to be compatible in form, material, and colour.</p> <p>(g) Building entrances should be prominent and highly visible with features such as canopies, awnings and other architectural elements.</p> <p>(h) Major building components may be illuminated to complement the building and enhance site features. However, light trespass onto adjacent sites shall not be permitted.</p> <p>(i) Loading and service areas shall not be located along major roadways.</p> <p>(j) Utility equipment, hydro transformers, and switching boxes should be positioned to not be visible from the public street and shall be incorporated into the design of the building. Utility equipment, hydro transformers, and switching boxes that are required to be located in the landscape shall be recessed below grade wherever possible.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8.4.4.5.2     | <p>(a) Business Park Type Two lands shall include a significant landscape element in all exterior yards;</p> <p>(b) Boulevards shall be sodded and treed;</p> <p>(c) Trees shall be placed in all exterior side and front yards along the roadway at appropriate intervals for the species of trees and required site specific screening or buffers and shall be resilient to climate change;</p> <p>(d) Signage should complement the site and architecture of the building in its scale, materials, consistency and design and shall comply with the City's Sign By-law;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The proposed development will be designed in accordance with the urban design guidelines identified in the Secondary Plan and those found in the City of Windsor's Site Plan Review Manual, as confirmed during the site plan control approval process.</p> <p>The Conceptual Development Plan provides opportunity for landscaping to accommodate the required features (e.g. tree planting and lighting), support on-site infiltration, and provide</p> |

| POLICY NUMBER | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|               | <p>(e) Garbage and recycling shall be stored internally or to the rear of the building and not be visible from major roadways;</p> <p>(f) Parking in the Business Park Type Two designation should not dominate the site design and shall be:</p> <ul style="list-style-type: none"> <li>i) primarily permitted only in rear and side yards with limited visitor and short-term parking in the front yard,</li> <li>ii) paved in a manner designed to encourage on-site infiltration and natural treatment of stormwater</li> <li>iii) designed to have internal landscaping areas comprised of at least 10 per cent of the parking area utilizing broad canopy deciduous shade trees at an appropriate density to reduce the urban heat island effect created by hard surface paving and;</li> <li>iv) include planting islands along the perimeter of the parking areas with a mix of deciduous and evergreen shrubs to reduce light trespass from vehicles within the parking area to abutting properties and/or traffic along the street.</li> <li>v) Screened with a combination of high quality coated wire mesh screening (not chain link) and plant material such as vines, trees, and narrow evergreens as appropriate.</li> </ul> <p>(g) Landscape areas shall be provided with lighting for purpose of enhancing important elements of the building and throughout the landscape, such as architectural elements, art, major entrances and gardens while avoiding light trespass and protecting the dark sky.</p> | <p>appropriate screening from the adjacent streetscapes.</p> <p>The proposed development includes surface parking areas located within the side and rear yards of the proposed hotel and drive-through restaurant, designed to minimize the dominance of vehicles and asphalt along the prominent streetscapes of Cabana Road East and 9th Concession Road.</p> <p>The proposed surface parking area of the Subject Site is designed to have internal landscaping areas, breaking up the paved surface area and provide the opportunity for soft landscaping features at an appropriate density to mitigate the urban heat island effect.</p> <p>Along the exterior property boundaries, perimeter planting strips are proposed that provide the opportunity to intercept and buffer headlight glare from reaching adjacent roadways and neighbouring lands.</p> <p>Finally, parking and loading zones will be screened using a combination of soft and hard landscaping materials, establishing a polished and attractive gateway aesthetic.</p> |

## 8.5 TRANSPORTATION AND INFRASTRUCTURE

### 8.5.2 Transportation Policies

|                |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8.5.2.1</b> | Roads within the County Road 42 Secondary Plan Area shall be planned for the safe and efficient movement of people and goods and designed to accommodate all roadway users including active transportation and emergency services. Roads within the County Road 42 Secondary Plan Area | As part of the infrastructure upgrades planned for Cabana Road East (formerly County Road 42) and 9 <sup>th</sup> Concession Road, sidewalks will be included within the right-of-way for both Class II Arterial Roads, |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| POLICY NUMBER                           | POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | shall include sidewalks on both sides of all Class I and Class II Arterial Roads, Class I and Class II Collector Roads and Scenic Drives; and on at least one side of all Local Roads, per Section 7.2.3.2 of the Volume 1 Plan.                                                                                                                                                                                                                        | making pedestrian movement safe and efficient.                                                                                                                                                                                                                                                                                                                                                               |
| 8.5.2.6                                 | Development of the County Road 42 Secondary Plan Area will include a connected active transportation system throughout the Secondary Plan Area and connected beyond that area. Detailed trail, walkway and cycling routes will be incorporated into Guideline Plans and reflected in plans of subdivision and site plans approved within the Secondary Plan Area.                                                                                       | As shown on Schedule F, the Subject Site is located on Cabana Road East (formerly County Road 42) is planned to contain a Multi-Use Trail and Bicycle Lane. The City's planned infrastructure and design upgrades will provide a connected active transportation system throughout the Secondary Plan Area. The proposed land uses will support the utilization of the planned active transportation system. |
| <b>8.5.3 Infrastructure Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8.5.3.1                                 | Development of infrastructure within the County Road 42 Secondary Plan Area will be subject to the policies in Chapter 7 Infrastructure of the Official Plan: Volume I.                                                                                                                                                                                                                                                                                 | The proposed development of the Subject Site is in accordance with the policies of Chapter 7 of the Official Plan Volume I.                                                                                                                                                                                                                                                                                  |
| 8.5.3.5                                 | Functional Servicing Report will be prepared in conjunction with plans of subdivision, re-zoning and site plan applications. These reports will provide a level of detail sufficient for inclusion in development agreements and for construction purposes. These plans must be consistent with the Master Servicing Report required pursuant to Section 8.5.3.3.                                                                                       | A Functional Servicing Report has been prepared and submitted in support of the proposed development application.                                                                                                                                                                                                                                                                                            |
| 8.5.3.6                                 | Development in the Secondary Plan Area is contingent on the availability of stormwater management facilities, municipal services and utilities to service the development.                                                                                                                                                                                                                                                                              | A Stormwater Management Report has been prepared and submitted in support of the proposed development application.                                                                                                                                                                                                                                                                                           |
| 8.5.3.7                                 | All habitable buildings in the Secondary Plan Area shall be connected to full municipal services. Those uses that are connected to existing private services will be required to connect to full municipal services within a reasonable time following the installation of the municipal services. In these situations the municipal connection fees shall reflect the costs to connect to the services and the cost of the infrastructure development. | The proposed development will fully utilize planned municipal infrastructure provided by the City of Windsor.                                                                                                                                                                                                                                                                                                |

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# **APPENDIX B**

## **City of Windsor Zoning**

### **By-law 8600**

## **SECTION 17 – COMMERCIAL DISTRICTS 4. (CD4.)**

[ZNG/3590; ZNG/3930; ZNG/5271]

(B/L 9017 Jun 8/1987; B/L 33-2001 Oct 23/2001 OMB Order 1716 PL010233; B/L 370-2001 Nov 15/2001; B/L 256-2002 Sep 30/2002; B/L 363-2002 Dec 31/2002; B/L 167-2003 Jun 27/2003; B/L 375-2004 Dec 21/2004; B/L 142-2006 Aug 24/2006; B/L 232-2006 Jan 18/2007; B/L 164-2010 Nov 17/2010; B/L 129-2012 Oct 6/2012; B/L 31-2013 Mar 28/2013; B/L 158-2013 Nov 13/2013; B/L 7-2018 Feb 23/2018)

### **17.1 COMMERCIAL DISTRICT 4.1 (CD4.1)**

#### **17.1.1 PERMITTED USES**

*Ambulance Service*  
*Automobile Collision Shop*  
*Automobile Detailing Service*  
*Automobile Repair Garage*  
*Automobile Sales Lot*  
*Building Materials Recycling Store*  
*Business Office*  
*Car Wash Automatic*  
*Car Wash Coin-Operated*  
*Commercial School*  
*Contractor's Office*  
*Equipment Rental Shop*  
*Food Outlet – Drive-Through Food*  
*Food Outlet – Take-Out*  
*Funeral Establishment*  
*Gas Bar*  
*Hotel*  
*Medical Appliance Facility*  
*Medical Office*  
*Micro-Brewery*  
*Motor Vehicle Dealership*  
*Personal Service Shop*  
*Place of Entertainment and Recreation*  
*Print Shop*  
*Professional Studio*  
*Public Hall*  
*Public Parking Area*  
*Repair Shop – Light*  
*Restaurant*  
*Restaurant with Drive-Through*  
*Retail Store*  
*Service Station*  
*Temporary Outdoor Vendor's Site*  
*Towing Service*  
*Veterinary Office*  
*Warehouse*  
*Wholesale Store*  
*Workshop*

The following *existing* uses: Any use permitted in Section 18(1)(a)(i) to (v).  
Any use accessory to the preceding uses.

(Continued on next page)

**17.1 COMMERCIAL DISTRICT 4.1 (CD4.1) – Continued**

**17.1.5 PROVISIONS**

|     |                                                   |                        |
|-----|---------------------------------------------------|------------------------|
| .1  | Lot Width – <i>Automobile Sales Lot</i> – minimum | 30.0 m                 |
| .4  | Main Building Height – maximum                    | 20.0 m                 |
| .10 | Gross Floor Area – <i>Workshop</i> – maximum      | 1,100.0 m <sup>2</sup> |

**17.2 COMMERCIAL DISTRICT 4.2 (CD4.2)**

**17.2.1 PERMITTED USES**

*Motor Vehicle Dealership*  
Any use accessory to a *Motor Vehicle Dealership*

**17.2.5 PROVISIONS**

|    |                                      |                        |
|----|--------------------------------------|------------------------|
| .1 | Lot Frontage – minimum               | 60.0 m                 |
| .2 | Lot Area – minimum                   | 5,000.0 m <sup>2</sup> |
| .4 | Building Height – maximum            | 9.0 m                  |
| .8 | Landscaped Open Space Yard – minimum | 15.0% of lot area      |

**17.3 COMMERCIAL DISTRICT 4.3 (CD4.3)**

**17.3.1 PERMITTED USES**

*Hotel*  
*Micro-Brewery*  
*Restaurant*  
Any use accessory to the preceding uses. An *Outdoor Storage Yard* is prohibited.

**17.3.5 PROVISIONS**

|    |                                      |                          |
|----|--------------------------------------|--------------------------|
| .4 | Building Height – maximum            | 20.0 m                   |
| .8 | Landscaped Open Space Yard – minimum | 15.0% of <i>lot area</i> |

**17.4 COMMERCIAL DISTRICT 4.4 (CD4.4)**

**17.4.1 PERMITTED USES**

Customs and Immigration Inspection Offices and Facilities  
Motor Vehicle Bridge  
Any one or more of the following uses in combination with a Motor Vehicle Bridge:  
*Business Office, Retail Store, Warehouse.*  
*Public Parking Area*  
Any use accessory to the preceding uses

**17.4.5 PROVISIONS**

|     |                                                       |                        |
|-----|-------------------------------------------------------|------------------------|
| .4  | Building Height – maximum                             | 23.0 m                 |
| .10 | Gross Floor Area – Total for all <i>Retail Stores</i> | 2,500.0 m <sup>2</sup> |

**17.5 COMMERCIAL DISTRICT 4.5 (CD4.5)**

**17.5.1 PERMITTED USES**

*Public Utility*  
Pumping Station – Sewage  
Treatment Plant – Sewage  
Any use accessory to the preceding uses

**17.5.5 PROVISIONS**

|    |                           |        |
|----|---------------------------|--------|
| .4 | Building Height – maximum | 20.0 m |
|----|---------------------------|--------|

**24.20.5 REQUIRED PARKING SPACES – ALL OTHER AREAS AND USES  
NOT LISTED IN TABLES 24.20.1.1 AND 24.20.3.1**

**(B/L 144-2015 Nov 6/2015; B/L 169-2018 Dec 19/2018)**

- .1 The required minimum number of parking spaces shall be as shown opposite the respective use as shown in Table 24.20.5.1:

| <b>TABLE 24.20.5.1 – REQUIRED PARKING SPACES</b> |                                                                                                                                                           |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>USE</b>                                       | <b>PARKING RATE – MINIMUM</b>                                                                                                                             |
| Adult Entertainment Parlour                      | 1 for each 7.5 m <sup>2</sup> GFA                                                                                                                         |
| Art Gallery                                      | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Automatic Car Wash                               | 0                                                                                                                                                         |
| Automobile Repair Garage                         | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Automobile Sales Lot                             | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Bake Shop                                        | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Bakery                                           | 1 for each 45m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND<br>1 for each additional 180 m <sup>2</sup>                                    |
| Billiard Hall                                    | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Bingo Hall                                       | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Bowling Alley                                    | 4 per alley                                                                                                                                               |
| Building Material Recycling Centre               | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Business Office                                  | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Church (including a Church Hall)                 | 1 for each 5.5 m <sup>2</sup> GFA uses as a church, chapel or sanctuary AND<br>1 for each 36 m <sup>2</sup> GFA not used as a church, chapel or sanctuary |
| Club                                             | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Coin Operated Car Wash                           | 0                                                                                                                                                         |
| College Student Residence                        | 1 for each 4 beds                                                                                                                                         |
| Collision Shop                                   | 1 for each 45 m <sup>2</sup> GFA                                                                                                                          |
| Combined Use Building – Dwelling Units           | 1.25 for each dwelling unit                                                                                                                               |
| Commercial School                                | 2.5 for each classroom or teaching area<br>AND 1 for each 22.5 m <sup>2</sup> of GFA of cafeteria, auditorium, gymnasium and other area of assembly       |
| Confectionary                                    | 1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>                                      |
| Confectioner's Shop                              | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Contractor's Office                              | 1 for each 45 m <sup>2</sup> GFA used as a business office AND 1 for each 200 m <sup>2</sup> GFA used as a warehouse                                      |
| Convenience Store                                | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                        |
| Convent or Monastery                             | 1 for each 4 beds                                                                                                                                         |
| Correctional Facility                            | 1 for each 2 beds                                                                                                                                         |

| <b>TABLE 24.20.5.1 – REQUIRED PARKING SPACES</b>           |                                                                                                                                                 |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>USE</b>                                                 | <b>PARKING RATE – MINIMUM</b>                                                                                                                   |
| Day Nursery                                                | 1.5 for each classroom or teaching area                                                                                                         |
| Double-duplex Dwelling                                     | 4                                                                                                                                               |
| Drive-through Food Outlet                                  | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                              |
| Drive-through Restaurant                                   | 1 for each 7.5 m <sup>2</sup> GFA                                                                                                               |
| Duplex Dwelling                                            | 2                                                                                                                                               |
| Elementary School                                          | 1.5 for each classroom or teaching area                                                                                                         |
| Entertainment Lounge                                       | 1 for each 7.5 m <sup>2</sup> GFA                                                                                                               |
| Exhibition Hall                                            | 1 for each 36 m <sup>2</sup> GFA                                                                                                                |
| Financial Office                                           | 1 for each 45 m <sup>2</sup> GFA                                                                                                                |
| Food Convenience Store                                     | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                              |
| Fraternity or Sorority House                               | 1 for each 4 beds                                                                                                                               |
| Funeral Home                                               | 1 for each 5.5 m <sup>2</sup> GFA used for a chapel, sanctuary or repose room                                                                   |
| Games Arcade                                               | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                              |
| Garden Centre                                              | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                              |
| Gas Bar                                                    | 1 for each 45 m <sup>2</sup> GFA                                                                                                                |
| General Salvage Operation                                  | 1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>                            |
| Group Home                                                 | 1                                                                                                                                               |
| Health Studio                                              | 1 for each 36 m <sup>2</sup> GFA                                                                                                                |
| Heavy Repair Shop                                          | 1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>                            |
| Hospital                                                   | 1 for each bed                                                                                                                                  |
| Hotel                                                      | 1 for each guest room AND 1 for each 22.5 m <sup>2</sup> GFA used for a restaurant, convention hall, meeting room and other places of assembly. |
| Library                                                    | 1 for each 45 m <sup>2</sup> GFA                                                                                                                |
| Light Repair Shop                                          | 1 for each 45 m <sup>2</sup> GFA                                                                                                                |
| Lodging House                                              | 1 for each 6 beds                                                                                                                               |
| Major Commercial Centre<br>(exclusive of a hotel or motel) | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                              |
| Marina                                                     | 0.5 for each 1 boat docking space AND 1 for each 1 boat anchorage space                                                                         |
| Material Transfer Centre                                   | 1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>                            |
| Medical Office                                             | 1 for each 13.5 m <sup>2</sup> GFA                                                                                                              |
| Micro-brewery                                              | 1 for each 45 m <sup>2</sup> GFA                                                                                                                |

| TABLE 24.20.5.1 – REQUIRED PARKING SPACES                  |                                                                                                                                                                                                                                                  |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE                                                        | PARKING RATE – MINIMUM                                                                                                                                                                                                                           |
| Minor Commercial Centre                                    | 1 for each 22.5 m <sup>2</sup> GFA and when the combined GFA of all restaurants and entertainment lounges Exceeds 30% of the GFA of the Centre, 1 for each 7.5 m <sup>2</sup> GFA of all restaurants and entertainment lounges in excess thereof |
| Mobile Home                                                | 1                                                                                                                                                                                                                                                |
| Motel                                                      | 1 for each guest room AND<br>1 for each 22.5 <sup>2</sup> GFA used for a restaurant, convention hall, meeting room and other places of assembly                                                                                                  |
| Motor Vehicle Dealership                                   | 1 for each 45 m <sup>2</sup> GFA                                                                                                                                                                                                                 |
| Motor Vehicle Salvage Operation                            | 1 for each 45 m <sup>2</sup> GFA for the first 2,700 m <sup>2</sup> GFA AND 1 for each additional 180 m <sup>2</sup>                                                                                                                             |
| Multiple Dwelling containing a maximum of 4 Dwelling units | 1 for each dwelling unit                                                                                                                                                                                                                         |
| Multiple Dwelling containing a minimum of 5 Dwelling units | 1.25 for each dwelling unit                                                                                                                                                                                                                      |
| Museum                                                     | 1 for each 45 m <sup>2</sup> GFA                                                                                                                                                                                                                 |
| Outdoor Market                                             | 0                                                                                                                                                                                                                                                |
| Pawnshop                                                   | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                                                                                                               |
| Personal Service Shop                                      | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                                                                                                               |
| Pharmacy                                                   | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                                                                                                               |
| Place of Entertainment and Recreation                      | 1 for each 36 m <sup>2</sup> GFA                                                                                                                                                                                                                 |
| Power Generation Plant                                     | 1 for each 200 m <sup>2</sup> GFA                                                                                                                                                                                                                |
| Professional Studio                                        | 1 for each 45 m <sup>2</sup> GFA                                                                                                                                                                                                                 |
| Public Hall                                                | 1 for each 7.5 m <sup>2</sup> GFA                                                                                                                                                                                                                |
| Residential Care Facility                                  | 1 for each 4 beds                                                                                                                                                                                                                                |
| Restaurant                                                 | 1 for each 7.5 m <sup>2</sup> GFA                                                                                                                                                                                                                |
| Retail Store                                               | 1 for each 22.5 m <sup>2</sup> GFA                                                                                                                                                                                                               |
| Secondary School                                           | 1.5 for each classroom or teaching area AND 1 For each 22.5 m <sup>2</sup> of GFA of cafeteria, auditorium, gymnasium and other area of assembly                                                                                                 |
| Self-storage Facility                                      | 2                                                                                                                                                                                                                                                |
| Semi-Detached Dwelling                                     | 1 for each dwelling unit                                                                                                                                                                                                                         |
| Service Station                                            | 1 for each 45 m <sup>2</sup> GFA                                                                                                                                                                                                                 |
| Shelter                                                    | 1 for each 6 beds                                                                                                                                                                                                                                |
| Single Unit Dwelling                                       | 1                                                                                                                                                                                                                                                |
| Stacked Dwelling Unit                                      | 1 for each dwelling unit                                                                                                                                                                                                                         |

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# APPENDIX C

## Public Information Centre

## Public Information Centre

### Cabana Road East Development

Proposed Hotel and Drive-Through Restaurant at  
5855 Cabana Road East (formerly County Road 42)

On behalf of our client, Farhi Holdings Corporation, Dillon Consulting Limited is hosting a hybrid Public Information Centre to inform neighbours on a Zoning By-law Amendment application that will be submitted for a property municipally known as 5855 Cabana Road East (formerly County Road 42), located at the southwest intersection of Cabana Road East and 9<sup>th</sup> Concession Road. During this session, guests will be able to:

- Meet the project team;
- Become informed about the planning process; and
- Discuss comments and questions relating to the proposed rezoning application.

This meeting is the next step in the planning process to rezone the property from Agricultural (A) in the Township of Sandwich South Zoning By-law 85-18, to a site-specific Commercial District 4.1 (CD4.1) zone with an increase in height to 34.0 meters. This amendment seeks to facilitate the construction of an eight (8) storey hotel with 200 rooms, and a 410.3 m<sup>2</sup> commercial building for a drive-through restaurant.

This meeting is being held in advance of a statutory public meeting required under the *Planning Act* to obtain approvals. The City of Windsor will be inviting all residents and landowners within 120 metres of the property limits to additional meetings in the near future.

The Public Information Centre will be a drop-in format with project materials available for viewing, and representatives available to chat. A virtual attendance option is available.

## Subject Site



**Date**  
May 7<sup>th</sup>, 2025

**Time**  
5:30 pm to 7:30 pm

**Location**  
Windsor International Airport  
Terminal - Conference Room (West Entrance)  
3200 Cabana Road East, Windsor, ON N8V 0A1  
Paid Parking Available

**Virtual attendance options are available.**

**COUNTERPOINT** | **DILLON**  
LAND DEVELOPMENT BY CONSULTING

Application to the City of Windsor

Public Information Centre

Summary of Resident Comments

Application Review by City of Windsor

Development & Heritage Standing  
Committee

Council Meeting

Contact:

Theresa O'Neill, Project Planner  
Dillon Consulting Limited  
1 Riverside Drive West, 12<sup>th</sup> Floor,  
Windsor, ON, N9A 5K3  
T – (905) 901-2912 ext. 3458

Email [cabanadevelopment@dillon.ca](mailto:cabanadevelopment@dillon.ca) to sign up virtually or provide a written comment by May 14<sup>th</sup>, 2025. Virtual sign-ups will be received until May 7<sup>th</sup>, 2025 at 11:59 am.



**FARHI HOLDINGS CORPORATION**  
CABANA ROAD EAST AT 9TH CONCESSION

**CONCEPTUAL DEVELOPMENT**  
PHASE 1

- SUBJECT AREA  
(± 2.09 ha/5.17 ac)
- PROPOSED HOTEL - PHASE 1  
(± 985m²/10,600ft²)  
(100 ROOMS)
- PROPOSED HOTEL - PHASE 2  
(± 600m²/6,450ft²)  
(100 ROOMS)
- PROPOSED COMMERCIAL  
(± 410m²/416ft²)
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- 8.00m ROAD WIDENING  
& LAND CONVEYANCE

| SITE DATA MATRIX                      |                                              |                                                                     |
|---------------------------------------|----------------------------------------------|---------------------------------------------------------------------|
| COMMERCIAL DISTRICT 4.1 (CD 4.1) ZONE |                                              |                                                                     |
|                                       | ZONING BY-LAW                                | PROVIDED                                                            |
| SITE AREA                             | N/A                                          | 20,939.9m²                                                          |
| BUILDING AREA                         | N/A                                          | 1,700.3m²                                                           |
| LOT COVERAGE                          | N/A                                          | 8.1%                                                                |
| LOT FRONTAGE                          | N/A                                          | 104.9m                                                              |
| SETBACKS                              | N/A                                          | FRONT: 11.5m<br>INT. SIDE: 36.5m<br>EXT. SIDE: 33.8m<br>REAR: 29.2m |
| BUILDING HEIGHT (MAX)                 | 20.0m                                        | 34.0m*                                                              |
| LANDSCAPED OPEN SPACE                 | N/A                                          | 33.0%                                                               |
| PARKING SPACES                        | COMMERCIAL: 55<br>HOTEL: 245**<br>TOTAL: 300 | COMMERCIAL: 55<br>HOTEL: 245<br>TOTAL: 300                          |
| ACCESSIBLE PARKING SPACES             | TYPE A: 4<br>TYPE B: 5                       | TYPE A: 4<br>TYPE B: 5                                              |
| LOADING SPACES                        | COMMERCIAL: 1<br>HOTEL: 3                    | COMMERCIAL: 2<br>HOTEL: 3                                           |

\*NOT IN CONFORMITY WITH PROPOSED ZONING BYLAW  
\*\*1,000m² CONSIDERED FOR RESTAURANT, CONVENTION HALL, MEETING ROOMS AND OTHER PLACES OF ASSEMBLY

SCALE: 1:1000 (11x17)



**MAP/DRAWING INFORMATION:**  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: JSC  
CHECKED BY: KDT  
DESIGNED BY: JSC

**SOURCES:**  
COUNTY OF ESSEX AERIAL PHOTOGRAPHY

File Location:  
c:\pw working directory\projects 2023\dillon\_32esb\dms20933\county road 42 at 9th concession - conceptual plan.dwg  
March, 07, 2025 10:22 AM



PROJECT: 23-6242  
STATUS: DRAFT  
DATE: 01/29/2025

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

# **FARHI HOLDINGS CORPORATION**

5855 CABANA ROAD EAST, CITY OF WINDSOR  
ZONING BY-LAW AMENDMENT

MAY 2025

# PUBLIC INFORMATION CENTRE

## 5855 CABANA ROAD EAST

The Public Information Centre is being hosted to inform neighbours of the Zoning By-law Amendment application to rezone the above noted property from Agricultural (A) in the Township of Sandwich South Zoning By-law 85-18, to a site-specific Commercial District 4.1 (CD4.1) under the City of Windsor Zoning By-law 8600.

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

### The goals of the Public Information Centre are as follows:

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

### Collecting Feedback:

1. Comment forms are available for attendees to complete.
2. Comments may also be emailed to [Cabanadevelopment@dillon.ca](mailto:Cabanadevelopment@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 [May 14<sup>th</sup>, 2025](#).

To Submit Comments: [Cabanadevelopment@dillon.ca](mailto:Cabanadevelopment@dillon.ca)

# SUBJECT SITE

The Subject Site is municipally known as **5855 Cabana Road East (formerly County Road 42)**. It is located at the corner of Cabana Road East and 9<sup>th</sup> Concession Road.



## Site Size

2.09 hectares (5.17 acres)

## Official Plan

Future Employment Area

## Secondary Plan

Business Park Type Two

## Existing Zoning

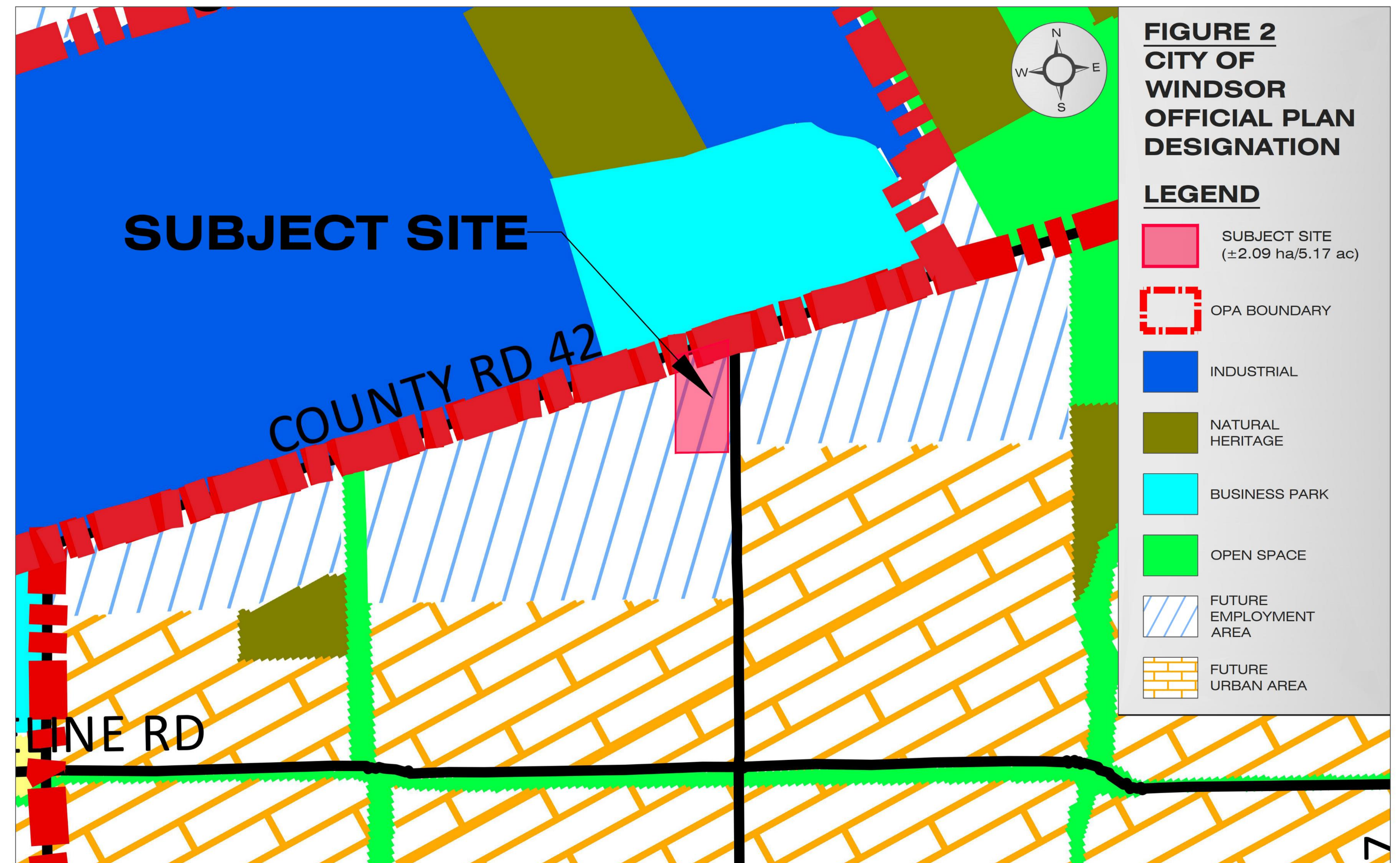
Agricultural

The Official Plan guides the City's vision and growth strategy across an overarching planning horizon. The site is designated as **Future Employment Area** on Schedule D of the City of Windsor Official Plan.

## FUTURE EMPLOYMENT AREA

The **Future Employment Area** designation was created to hold lands to anticipate for future growth. Development on these lands shall only occur when a Secondary Plan\* is established for the area.

\*The County Road 42 Secondary Plan was adopted in 2018, which permits the redesignation and development of these lands.



This Secondary Plan was developed with the intention to develop an employment area with access to major transportation corridors and the Windsor International Airport. The site is currently designated **Business Park Type Two**.

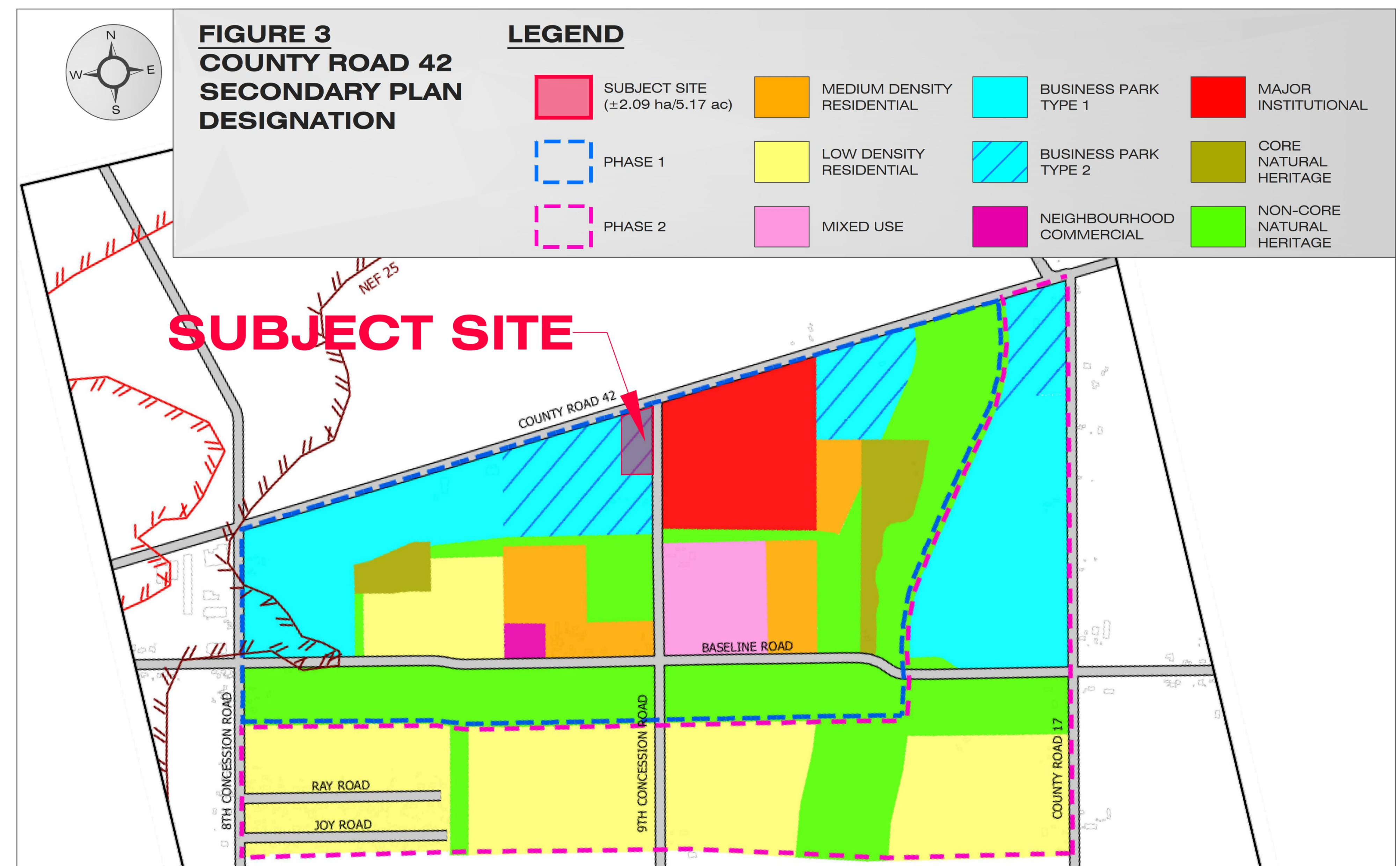
## Permitted Uses

The **Business Park Type Two** designation was designed to support a range of employment uses, including:

- Research and development;
- Medical clinics and laboratories; and
- Education, training, meeting or conference facilities.

Secondary to the above, this designation permits:

- Hotels and restaurants;
- Conference centers; and
- Service-related uses that serve the needs of the surrounding area.



# ZONING BY-LAW 85-18

## EXISTING ZONING

Agricultural (Zoning By-law 85-18)

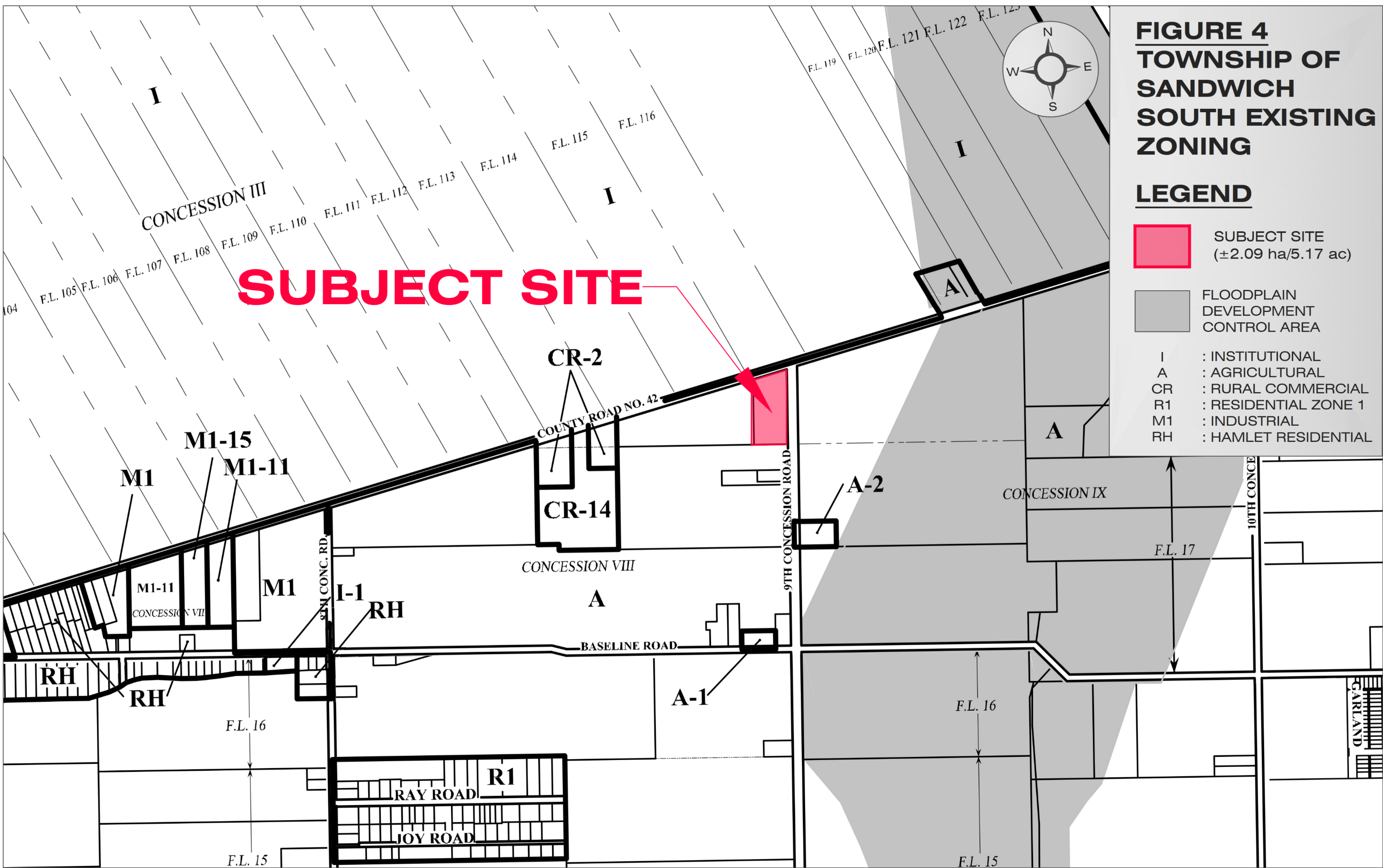
## PROPOSED ZONING

Site-specific Commercial District 4.1  
(Zoning By-law 8600)

### CD4.1 Overview

|                                             |            |
|---------------------------------------------|------------|
| Lot Width Minimum<br>(Automobile Sales Lot) | 30.0 m     |
| Maximum Building Height                     | 20.0 m*    |
| Maximum Gross Floor Area<br>(Workshop)      | 1,100.0 m2 |

\*Site-specific relief is being requested for the  
Maximum Building Height from 20.0 m to 34.0  
m.

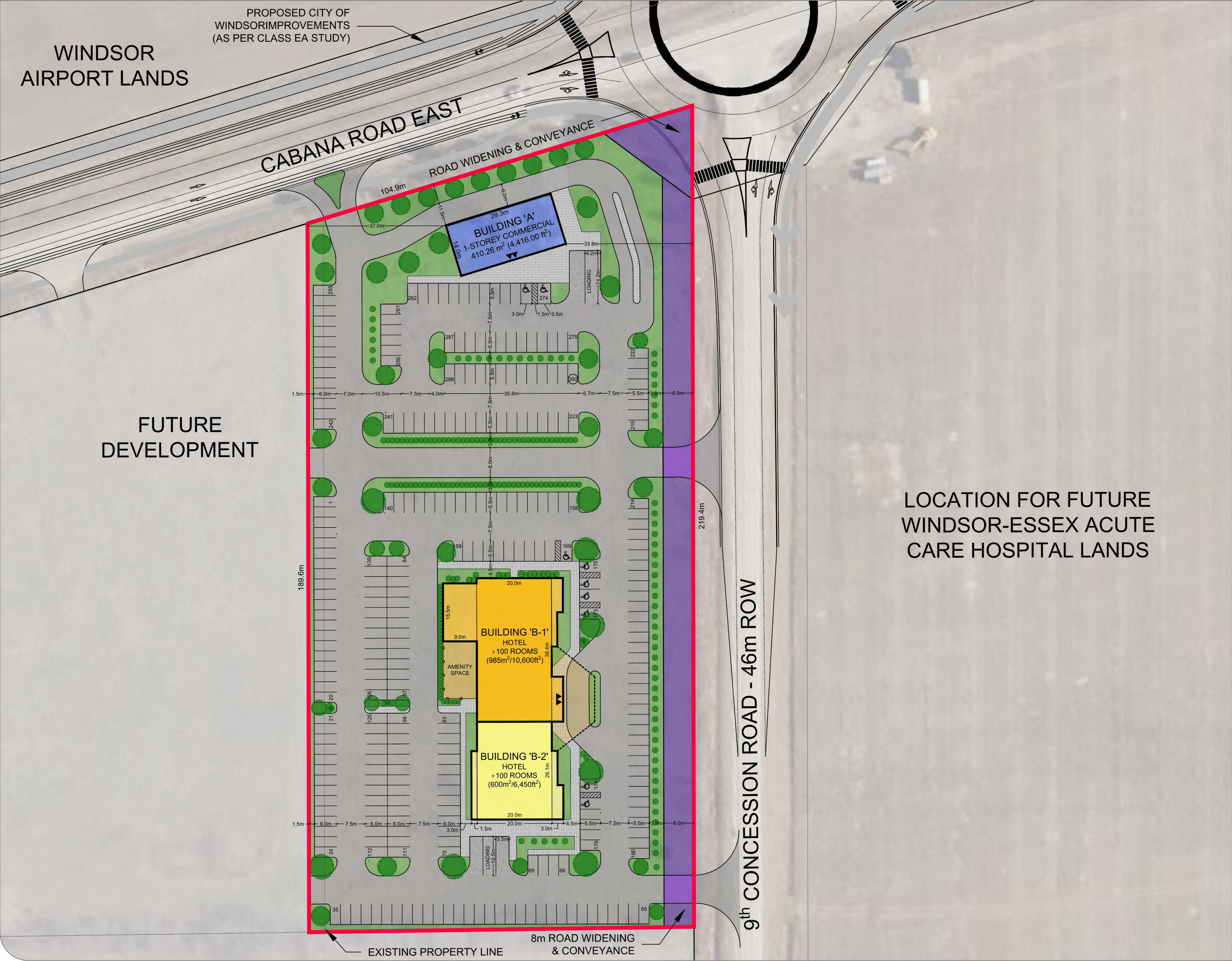


# CONCEPTUAL DEVELOPMENT PLAN

One Drive-through  
Restaurant

Two phases  
of a Hotel  
development  
totalling 200  
rooms

300 Parking  
Spaces



LOCATION FOR FUTURE  
WINDSOR-ESSEX ACUTE  
CARE HOSPITAL LANDS

FARHI HOLDINGS CORPORATION  
CABANA ROAD EAST AT 9TH CONCESSION

## CONCEPTUAL DEVELOPMENT PHASE 1

- SUBJECT AREA  
(±2.09 ha/5.17 ac)
- PROPOSED HOTEL - PHASE 1  
(±985m²/10,600ft²)  
(100 ROOMS)
- PROPOSED HOTEL - PHASE 2  
(±600m²/6,450ft²)  
(100 ROOMS)
- PROPOSED COMMERCIAL  
(±410m²/416ft²)
- PROPOSED LANDSCAPE
- PROPOSED SIDEWALK
- 8.00m ROAD WIDENING  
& LAND CONVEYANCE

### SITE DATA MATRIX

#### COMMERCIAL DISTRICT 4.1 (CD 4.1) ZONE

|                           | ZONING BY-LAW                                | PROVIDED                                                            |
|---------------------------|----------------------------------------------|---------------------------------------------------------------------|
| SITE AREA                 | N/A                                          | 20,939.9m²                                                          |
| BUILDING AREA             | N/A                                          | 1,700.3m²                                                           |
| LOT COVERAGE              | N/A                                          | 8.1%                                                                |
| LOT FRONTAGE              | N/A                                          | 104.9m                                                              |
| SETBACKS                  | N/A                                          | FRONT: 11.5m<br>INT. SIDE: 36.5m<br>EXT. SIDE: 33.5m<br>REAR: 29.2m |
| BUILDING HEIGHT (MAX)     | 20.0m                                        | 34.0m*                                                              |
| LANDSCAPED OPEN SPACE     | N/A                                          | 33.0%                                                               |
| PARKING SPACES            | COMMERCIAL: 55<br>HOTEL: 245**<br>TOTAL: 300 | COMMERCIAL: 55<br>HOTEL: 245<br>TOTAL: 300                          |
| ACCESSIBLE PARKING SPACES | TYPE A: 4<br>TYPE B: 5                       | TYPE A: 4<br>TYPE B: 5                                              |
| LOADING SPACES            | COMMERCIAL: 1<br>HOTEL: 3                    | COMMERCIAL: 2<br>HOTEL: 3                                           |

\*NOT IN CONFORMITY WITH PROPOSED ZONING BYLAW  
\*\*1,000m² CONSIDERED FOR RESTAURANT, CONVENTION HALL, MEETING ROOMS AND OTHER PLACES OF ASSEMBLY

SCALE: 1:1000 (11x17)



MAP/DRAWING INFORMATION:  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND  
BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S. PRIOR TO CONSTRUCTION.

CREATED BY: JSC  
CHECKED BY: KDT  
DESIGNED BY: JSC

SOURCES:  
COUNTY OF ESSEX AERIAL  
PHOTOGRAPHY

File Location:  
c:\pw working directory\projects 2023\dillon\_32esb\dms20933\county road 42 at  
9th concession - conceptual plan.dwg  
March, 07, 2025 10:22 AM



PROJECT: 23-6242  
STATUS: DRAFT  
DATE: 01/29/2025

# CONCEPTUAL RENDERINGS

COUNTERPOINT  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING



EASTERN RENDERING prepared by 360 SmartDesign

# CONCEPTUAL RENDERINGS

COUNTERPOINT  
LAND DEVELOPMENT BY

DILLON  
CONSULTING



**NORTHEAST RENDERING 1**  
prepared by 360 SmartDesign



**EAST RENDERING** prepared by 360 SmartDesign

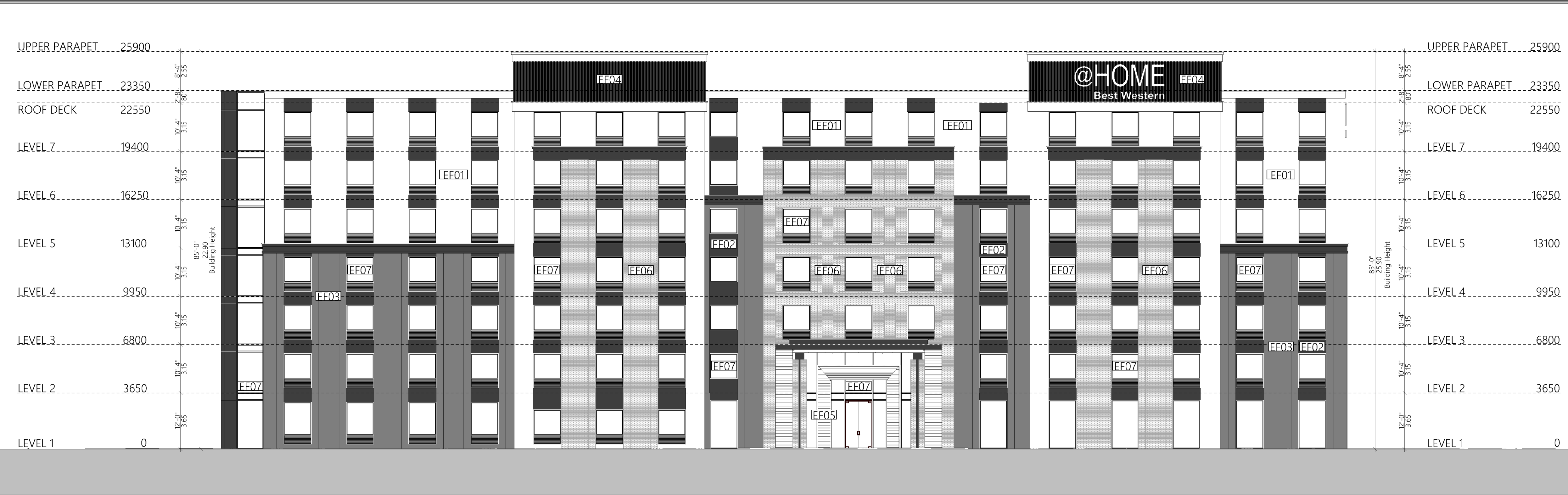


**NORTHEAST RENDERING 2**  
prepared by 360 SmartDesign

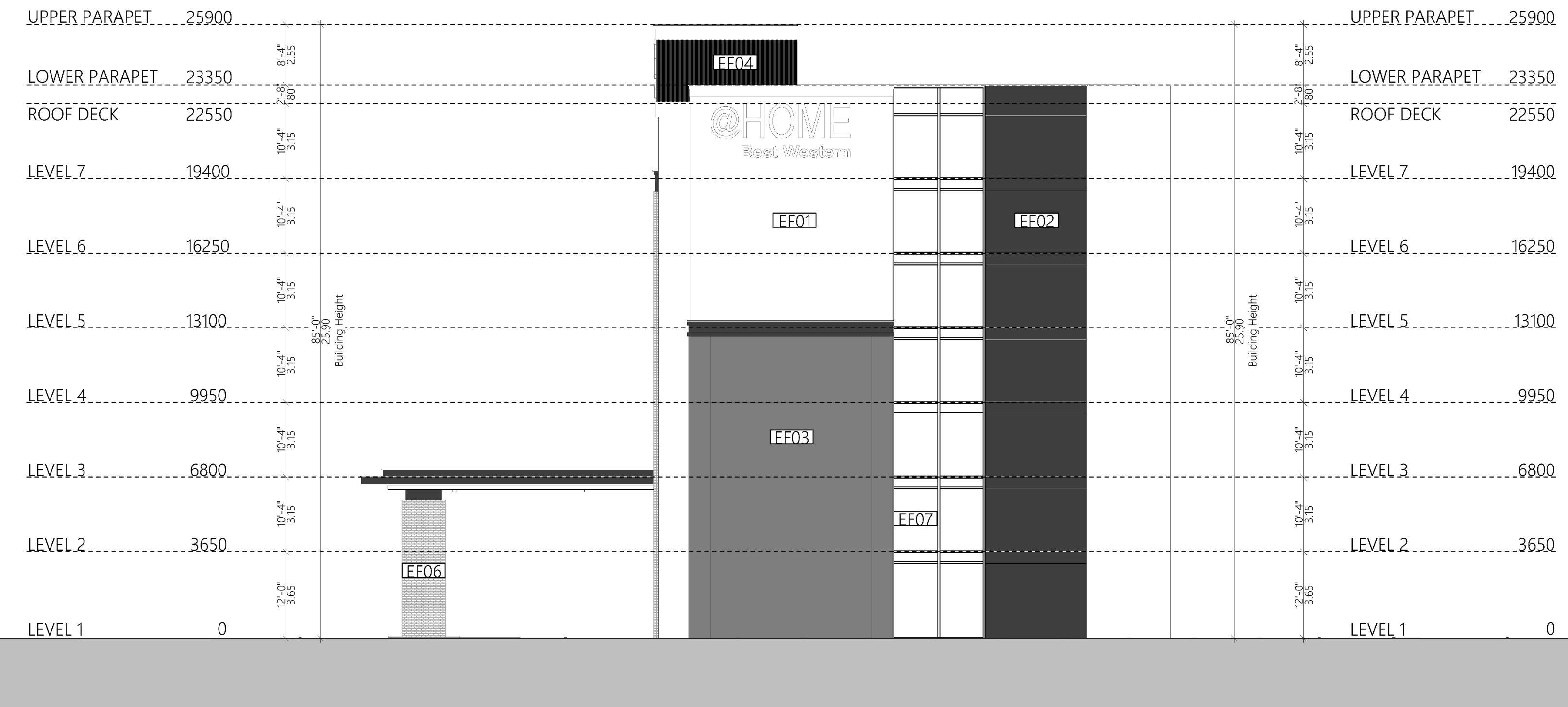


**SOUTHEAST RENDERING**  
prepared by 360 SmartDesign

ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS prepared by 360 SmartDesign

- EF01 EFIS FINISH SYSTEM  
- FINISH: SANDBLAST (FINE)  
- COLOR: WHITE
- EF02 EFIS FINISH SYSTEM  
- FINISH: SANDBLAST (FINE)  
- COLOR: DARK GREY
- EF03 EFIS FINISH SYSTEM  
- FINISH: SANDBLAST (FINE)  
- COLOR: LIGHT GREY
- EF04 CORRUGATED METAL WALL PANEL SYSTEM  
- FINISH: SANDBLAST (FINE)  
- COLOR: DARK GREY
- EF05 LONGBOARD ALUMINIUM CLADDING  
- FINISH: SANDBLAST (FINE)  
- COLOR: CEDAR
- EF06 BRICK  
- COLOR: GREY
- EF07 GLAZING SYSTEM



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ALL CONTRACTORS AND SUB CONTRACTORS TO EXECUTE THEIR WORK ACCORDING TO THE LATEST ADDITION OF THE ONTARIO BUILDING CODE (OBC). ALL CONTRACTORS AND SUB CONTRACTORS SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ANY VARIATIONS DURING CONSTRUCTION FROM THESE DRAWINGS MUST BE REPORTED TO THE ARCHITECT IN WRITING FOR APPROVAL. AS-BUILT DRAWINGS MUST BE MAINTAINED BY THE GENERAL CONTRACTOR ON SITE. THIS SET MUST BE FORWARDED TO THE ARCHITECT IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION.

360 SMART DESIGN  
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Cambridge, ON N1S 1A7  
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**PROJECT**

Cabana Road East & 9th  
Concession Road, Windsor, On.

**CLIENT**

**FARHI**  
HOLDINGS CORPORATION

**FARHI HOLDINGS CORPORATION**  
201 - 620 Richmond St. London  
Muky Pundaky Email: muky@fhc.ca  
Phone: 519-645-6666

**DRAWING TITLE**

EAST AND NORTH  
ELEVATION

|                                                  |                          |        |
|--------------------------------------------------|--------------------------|--------|
| SCALE                                            | Revision:                | Issue: |
| DRAWN BY:<br>REBEKA YATU<br>RAZVAN EUGEN DUMITRU | DRAWING NO.<br><b>A3</b> |        |
| REVIEWED BY:<br>CRISTINA PODARIU                 |                          |        |

Public Information Centre | Sign In  
5855 Cabana Road East | 23-6242 | May 7, 2025

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

| Name | Postal Code | Email | I would like to receive updates about this project. (Yes/No) |
|------|-------------|-------|--------------------------------------------------------------|
|      | N8V 0A1     |       | Yes                                                          |