THE CITY OF WINDSOR
ONTARIO, CANADA

BY-LAW: 101-2022
FILE: Z/14384
DHSC: June 6, 2022
CCL. RES: CR264/2022

PLANNING ACT, R.S.O. 1990
Section 34(18)

NOTICE OF PASSING OF A ZONING BY-LAW
To Amend Zoning By-Law 8600
By The Corporation of The City of Windsor

TAKE NOTICE that the Council of The Corporation of the City of Windsor passed By-law Number **101-2022** on **July 11, 2022**.

THE LAST DATE for filing a notice of appeal is: ***Tuesday, August 2, 2022.***

ANY NOTICE OF APPEAL:

(a) Must be filed with the City Clerk of the City of Windsor;

(b) Must set out the reasons for the appeal; and

(c) Must be accompanied by the fee required by the Tribunal ***($1,100.00 per person/per appeal)*** prescribed under the Ontario Land Tribunal (OLT The fee is made payable to the ***'Minister of Finance' and must be a certified cheque or money order***.

If you wish to appeal to the Ontario Land Tribunal (OLT), a copy of the prescribed submission form is available from the OLT website at https://olt.gov.on.ca/appeals-process/

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

PLEASE BE ADVISED THAT Council considered written and oral submissions related to the Official Plan Amendment or Zoning By-law Amendment before adoption. No edits were made to the Official Plan Amendment or Zoning By-law Amendment as a result of the written and oral submissions.

FURTHER BE ADVISED that the lands to which the Zoning Amendment applies is also the subject of an application under The Planning Act, R.S.O. 1990 for the following:

(a)	Official Plan Amendment	(*OPA/6757 OPA 159*)
(b)	Plan of Subdivision Application	(*Not applicable*)
(c)	Minister's Zoning Order	(*Not applicable*)
(d)	Application for a Consent	(*Not applicable*)

A COPY OF BY-LAW 101-2022 together with an explanation of the purpose and effect of the by-law describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies, are attached.

DATED at the City of Windsor this 15th day of July, 2022.

ANNA CIACELLI, DEPUTY CITY CLERK
WINDSOR, ONTARIO

SCHEDULE 1

This is a copy of By-law 101-2022

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW

Passed the 11th day of July, 2022.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That By-law 8600 be amended by adding to Section 3.10 the following:

   GROSS FLOOR AREA – MAIN BUILDING means the total combined floor area in square metres of the *main building* on a *lot,* excluding the *cellar* of any *building*, measured from the outside face of the exterior walls of the *main building.*

2. That the said by-law be further amended by deleting Section 10.1.5.4 and substituting the following therefor:

.4	Main Building Height - maximum	9.0 m	9.0 m	9.0 m

3. That the said by-law be further amended by adding to Section 10.1.5.8 the following:

.8	Gross Floor Area – Main Building- maximum	400 m^2	400 m^2	400 m^2

4. That the said by-law be further amended by deleting Section 10.2.5.4 and substituting the following therefor :

.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m

5. That the said by-law be further amended by adding to Section 10.2.5.8 the followings:

.8	Gross Floor Area – Main Building - maximum	400 m^2	400 m^2	400 ^{2}

6. That the said by-law be further amended by deleting Section 10.3.5.4 and substituting the following therefor :

.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m

7. That the said by-law be further amended by adding to Section 10.3.5.8the following :

.8	Gross Floor Area – Main Building- maximum	400 m^2	400 m^2	400 m^2

8. That the said by-law be further amended by deleting Section 10.4.5.4 and substituting the following therefor:

.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m

9. That the said by-law be further amended by adding to Section 10.4.5.8 the following:

.8	Gross Floor Area – Main	400 m^2	400 m^2	400 m^2

Building - maximum

10. Delete and substitute 10.5.5.4 as follows

.4	Main Building Height – maximum	9.0 m

K.

Add Section 10.5.5.8 as follows:

.8	Gross Floor Area – Main Building - maximum	400 m^2

L.

Delete and substitute 11.1.5.4 as follows

.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m

M.

Add Section 11.1.5.8 as follows:

.8	Gross Floor Area – Main Building - maximum	400 m^2	400 m^2	400 m^2

N

Delete Section 11.2.5 and substitute with a new Section 11.2.5 as follows:

11.2.5 PROVISIONS

.1 Duplex Dwelling

.1	Lot Width – minimum	12.0 m
.2	Lot Area – minimum	360.0 m^2
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.20 m
.10	Gross Floor Area – Main Building – maximum	400 m^2

.2 Semi-Detached Dwelling

.1	Lot Width – minimum	15.0 m
.2	Lot Area – minimum	450.0 m^2
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.20 m
.10	Gross Floor Area – Main Building– maximum	400 m^2

.3 Single Unit Dwelling

.1	Lot Width – minimum	9.0 m
.2	Lot Area – minimum	270.0 m^2
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.20 m
.10	Gross Floor Area – Main Building– maximum	400 m^2

.4 Double Duplex Dwelling or Multiple Dwelling

.1	Lot Width – minimum	18.0 m
.2	Lot Area – minimum	540.0 m^2
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.80 m

.5 Townhome Dwelling

.1	Lot Width – minimum	20.0 m
.2	Lot Area – per *dwelling unit* – minimum	200.0 m^2
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.50 m

O. Delete and substitute 11.3.5.4 as follows

.4	Main Building Height – maximum	9.0 m	9.0 m	9.0 m

P. Add Section 11.3.5.8 as follows:

.8	Gross Floor Area – Main Building - maximum	400 m^2	400 m^2	400 m^2

Q. Delete and substitute 11.4.5.4 as follows

.4	Main Building Height – maximum	9.0 m	9.0 m

R. Add Section 11.4.5.8 as follows:

.8	Gross Floor Area – Main Building- maximum	400 m^2	400 m^2

S. Delete Section 5.2.20.1

DREW DILKENS, MAYOR

CITY CLERK

First Reading - July 11, 2022
Second Reading - July 11, 2022
Third Reading - July 11, 2022

SCHEDULE 2

1. By-law 101-2022 has the following purpose and effect:

   The Official Plan Amendment and Zoning By-law Amendment implement the findings of the Multi-Residential Interim Control Bylaw Study. The land use policies and zoning provisions direct intensification to areas within the City where present and future residents will be in proximity to goods and services, public transportation and employment areas. It will build strong, more complete neighbourhoods within the City while balancing intensification and infill within existing neighbourhoods.

   To achieve this, the amendments to the City of Windsor Official Plan identify the location of, and direct intensification to, mixed use centres, mixed use corridors, and mixed use nodes. They identify mature neighbourhoods where intensification should be encouraged in a manner that is compatible with the existing neighbourhood. Urban design guidelines are also proposed.

   The amendments to Zoning By-law 8600 implement the direction in the official plan. The Zoning By-law Amendment reduces the maximum building height from 10 metres to 9 metres in the RD1.1, RD1.2, RD1.3, RD1.4, RD1.5, RD2.1, RD2.2, RD2.3, and RD2.4. It will also limit the total maximum gross floor area to 400m^2 (~4,305 ft^2) for the main building and eliminate the minimum dwelling unit size from the Zoning By-law. These changes are intended to make sure that the scale and height of new development is more consistent with what is currently found within many neighbourhoods.