

WINDSOR-ESSEX REGIONAL Chamber of Commerce

August 17, 2006

CHAMBER'S POSITION ON THE CITY OF WINDSOR'S ANNEXED LANDS MASTER PLAN

Background:

On January 1, 2003 the City of Windsor Annexed a parcel of land that was previously the jurisdiction of the Town of Tecumseh. The Annexed lands included areas adjacent to Highway 401 and Windsor Airport lands.

The annexed lands represent future growth opportunities for Windsor and Essex County for the next 20 to 30 years. As such, it is critical that growth within the annexed lands is properly planned, and that plans are followed.

In July 2006 the City of Windsor asked Annexed Lands stakeholders to provide input regarding needs, issues and priorities to assist in preparing a land use concept acceptable to stakeholders.

During the summer of 2006 the Chamber held meetings (of an ad hoc committee) to discuss the Chamber's position on what the City of Windsor calls the Windsor Annexed Lands Master Planning Study.

Because of the importance of these lands to the regional economy and the impact of their use on Windsor and Essex County's shared future, we submit the following principles for inclusion in the Master Plan.

Chamber's Position:

In planning the annexed lands the City needs to:

- Provide a serviced industrial park that would encompass a continuous land parcel of at least 300-400 acres.
- Choose a location for an industrial park adjacent to, and with easy access to Highway 401.
- Provide industrial park capacity that would accommodate various kinds of industry (small to large industrial operations).

- Maintain and/or build effective buffer zones to isolate the industrial land from other land uses. Plan woodlots surrounding the industrial lands to act as an effective visual and auditory barrier, as part of the buffer zone design.
- Preserve woodlots and other green spaces in the Annexed Lands.
- Upgrade existing infrastructure, including widening the existing roads and improving intersections.
- Provide for an immediate extension of Lauzon Parkway to Highway 401.
- Include a main arterial service road with controlled access interchanges (a freeway) from Highway 401 to EC Row Expressway.