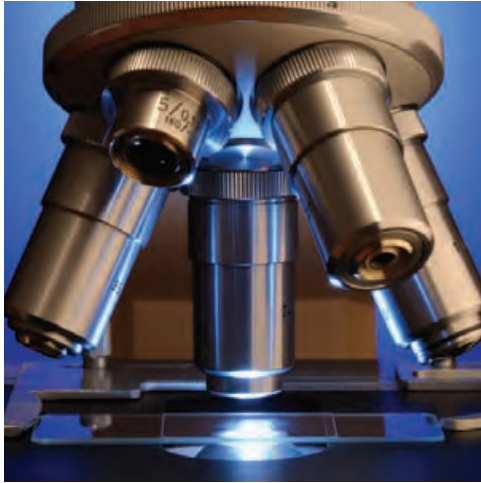
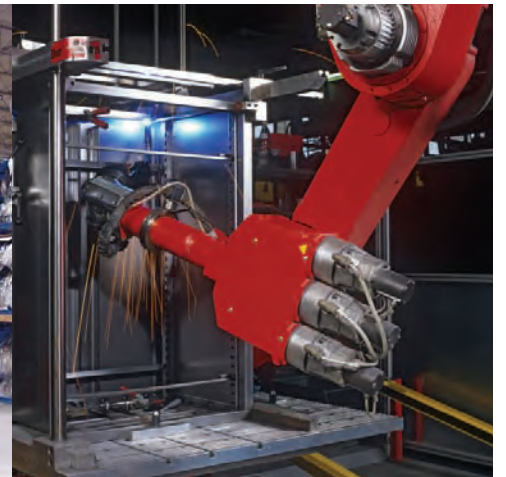




GRAND
CENTRAL
BUSINESS PARK

grandcentralpark.com

WINDSOR, ONTARIO, CANADA



THE HEART OF ESSEX COUNTY

200 Mile Radius Map



"In excess of 5.5 million people within a one-hour drive of the Ambassador Bridge and Detroit-Windsor Tunnel border crossings".

WINDSOR ESSEX QUICK FACTS

Regional Population

Windsor	Essex	Windsor CMA
2001	374,975	307,877
2006	393,402	323,342
2010 (projected)	374,975	342,551

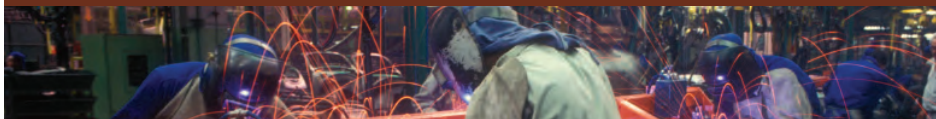
Source: FP Markets-Canadian Demographics, 2008;
Statistics Canada, 2006 Census

Labour Force-Windsor CMA

Unemployment Rate:	2007	9.5%
	2006	8.8%
Size of Labour Force:	2007	174,800

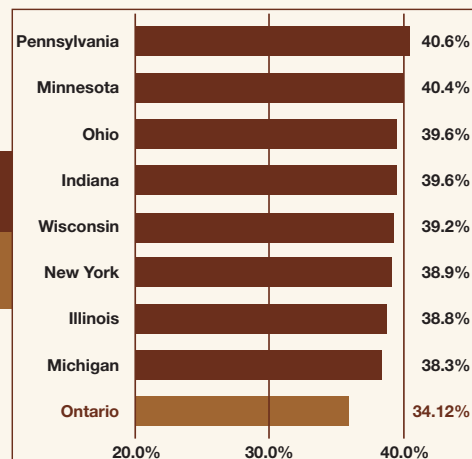
Source: Statistics Canada, 2008

CORPORATE INCOME TAX RATES FOR MANUFACTURING



Aren't Taxes Higher in Ontario?

No. Ontario's combined Federal/ Provincial corporate tax rate is lower than in many leading manufacturing states.



Sources: Ontario Ministry of Finance. Rates at January 1, 2006

RESEARCH & DEVELOPMENT INCENTIVES



The Place to be for R&D

Ontario's auto industry is a leader in materials and manufacturing, powertrain, fuels and emissions, design processes, intelligent systems and sensors, photonics and intelligent highway systems.

Ontario has one of the most generous R&D tax credit programs in the world:

the after-tax cost of a \$100 R&D expenditure is less than \$41

R&D deductions can be carried forward indefinitely

more costs qualify for R&D tax credits in Ontario.

Source: Warda, Jacek, Ratings Canada's R&D Tax Treatment, A 2003 Update

Italy	129
Germany	129
France	123
U.K.	120
Japan	116
U.S.	115
Canada	100

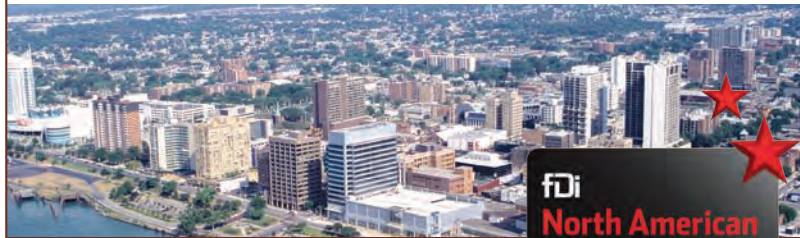
CANADA'S BEST PLACES TO LIVE & DO BUSINESS

Small cities : 100,000 - 500,000 population

Windsor, Ontario ranks as North America's leading "small" City of the Future, scoring well for business-friendly policies and a strong development program that includes several large-scale projects involving public and private investment.

2007/2008 fDi North American Cities of the Future - Canada

Small cities : 100,000 - 500,000 population



1 Windsor, Ontario

- 2 London, Ontario
- 3 Waterloo, Ontario
- 4 Chatham-Kent, Ontario
- 5 Saskatoon, Saskatchewan
- 6 Halifax, Nova Scotia
- 7 Barrie, Ontario
- 8 Gatineau, Quebec
- 9 Moncton, New Brunswick
- 10 Sherbrooke, Quebec
- 11 St. Johns, Newfoundland

fDi
North American
Small Cities
of the Future
2007/08
Overall Winner
WINDSOR,
CANADA

INTERMODAL ACCESSIBILITY

CN Intermodal Terminals and Ports



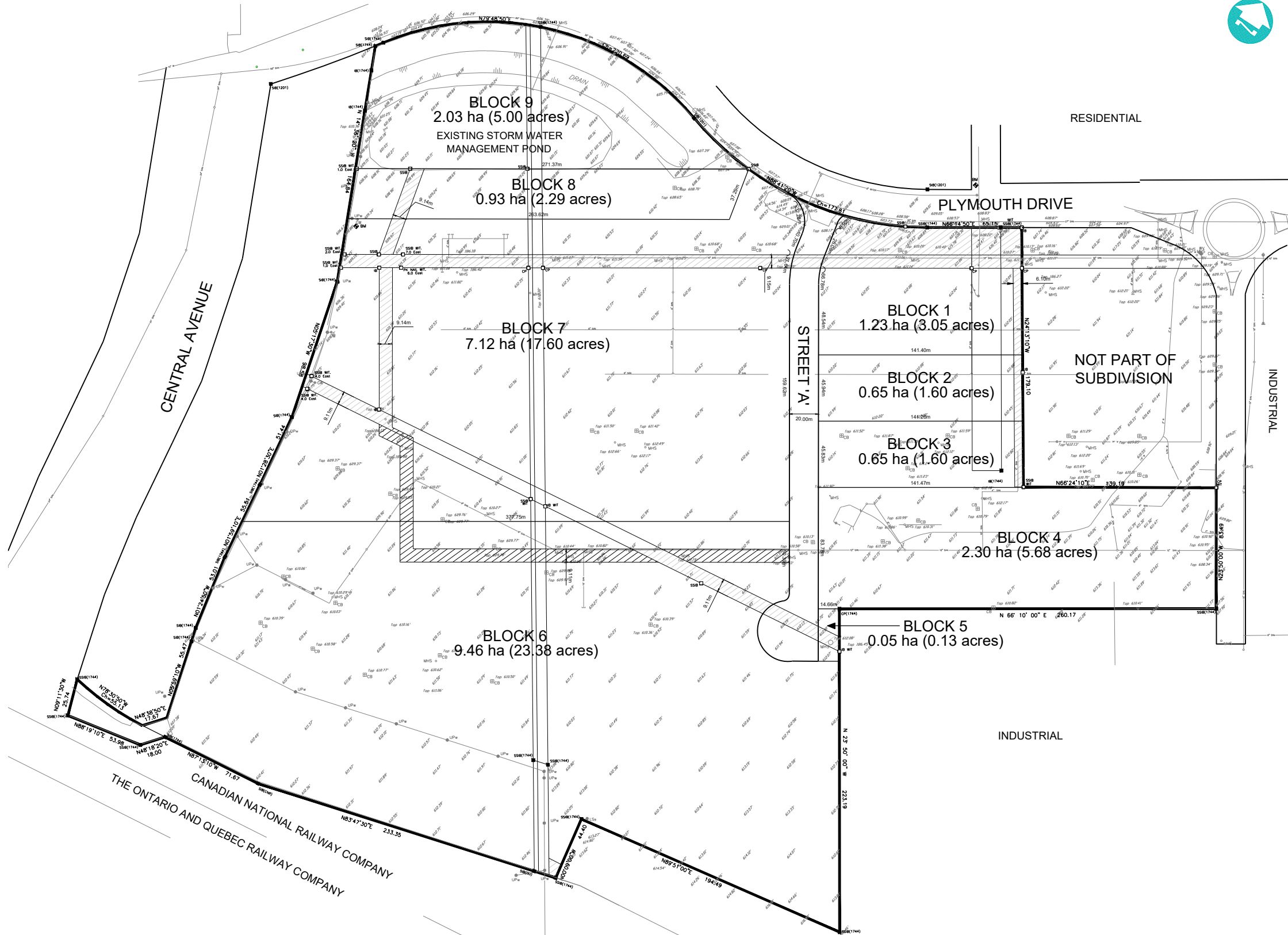
ACCESSIBILITY & FEATURES

GRAND CENTRAL BUSINESS PARK FEATURES

- 160 acres of prime land available
- Close proximity to all major roads & US-Canada border crossings
- Fully serviced site
- Rail yard access
- Great visibility & exposure from Central
- Build to suit & leasebacks
- Close to Windsor Airport
- Access to major expressways & highways



Jun 18, 2020 - 10:05pm C:\projectwise\working directory\active\32mm\05794445\176424-08-DPS-DES.dwg



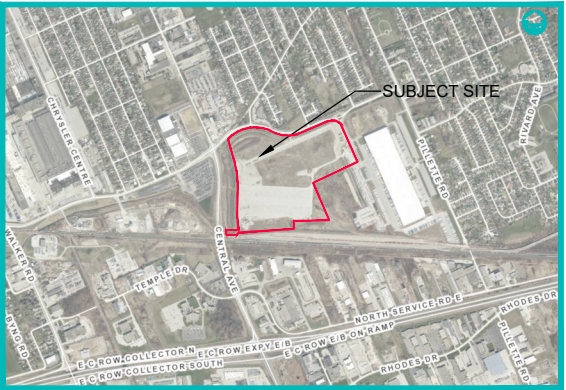
"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: _____ SIGNED _____
(GRAND CENTRAL BUSINESS PARK INC.)

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: _____ SIGNED _____
ANDREW MANTHA, O.L.S.



KEY PLAN
N.T.S.

SOURCE: ESSEX REGION CONSERVATION AUTHORITY GIS MAPPING (2017)

STATISTICS	
INDUSTRIAL LOTS	= BLOCKS 1 TO 8 (INCL.)
STORMWATER MANAGEMENT AREAS	= BLOCK 9
INDUSTRIAL LOTS	= 22.39 ha (55.33 acres) = 88.78%
STORMWATER MANAGEMENT AREA	= 2.02 ha (5.00 acres) = 8.01%
RIGHT-OF-WAY	= 0.81 ha (2.00 acres) = 3.21%
TOTAL AREA	= 25.22 ha (62.32 acres)

NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989798

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF PLAN 12R-21631 SHOWN AS HAVING A BEARING OF N26°55'30"W THEREON.

- LEGEND
- ALL MONUMENTS SHOWN THUSLY ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- | | | | |
|------|---------|-------------------------------------|-------------------------|
| SIB | DENOTES | 25mm X 25mm X 1.22m | STANDARD IRON BAR |
| SSIB | DENOTES | 25mm X 25mm X 0.61m | SHORT STANDARD IRON BAR |
| IB | DENOTES | 16mm X 16mm X 0.61m | IRON BAR |
| IB Ø | DENOTES | 19mm diameter X 0.61m | ROUND IRON BAR |
| CC | DENOTES | CUT-CROSS | |
| CP | DENOTES | 5mm X 50mm STEEL PIN | |
| | DENOTES | SURVEY MONUMENT FOUND | |
| | DENOTES | SURVEY MONUMENT SET AND MARKED 1744 | |
| WIT. | DENOTES | WITNESS | DENOTES PERPENDICULAR |
| (S) | DENOTES | SET | DENOTES MEASURED |
| (M) | DENOTES | MEASURED | (D) DENOTES DEED |
| ORP | DENOTES | OBSERVED REFERENCE POINT | |
- SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-23772
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLY BREWER BEZAIRE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- | | | |
|--|---------|-------------------|
| | DENOTES | UTILITY POLE WOOD |
| | DENOTES | GUY WIRE |
- | | |
|--|--------------------|
| | EXISTING EASEMENTS |
| | PROPOSED EASEMENTS |

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT
(a) SHOWN ON PLAN
(b) SHOWN ON PLAN
(c) SHOWN ON PLAN
(d) INDUSTRIAL
(e) SHOWN ON PLAN
(f) SHOWN ON PLAN
(g) SHOWN ON PLAN
(h) PIPED WATER TO BE INSTALLED BY DEVELOPER
(i) BROOKSTON CLAY LOAM
(j) SHOWN ON PLAN
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
(l) SHOWN ON PLAN

Draft Plan of Subdivision
PART OF LOTS 102 TO 109, (INCL.),
CONCESSION 2 (McNIFF'S SURVEY)
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF
SANDWICH EAST
NOW IN THE CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

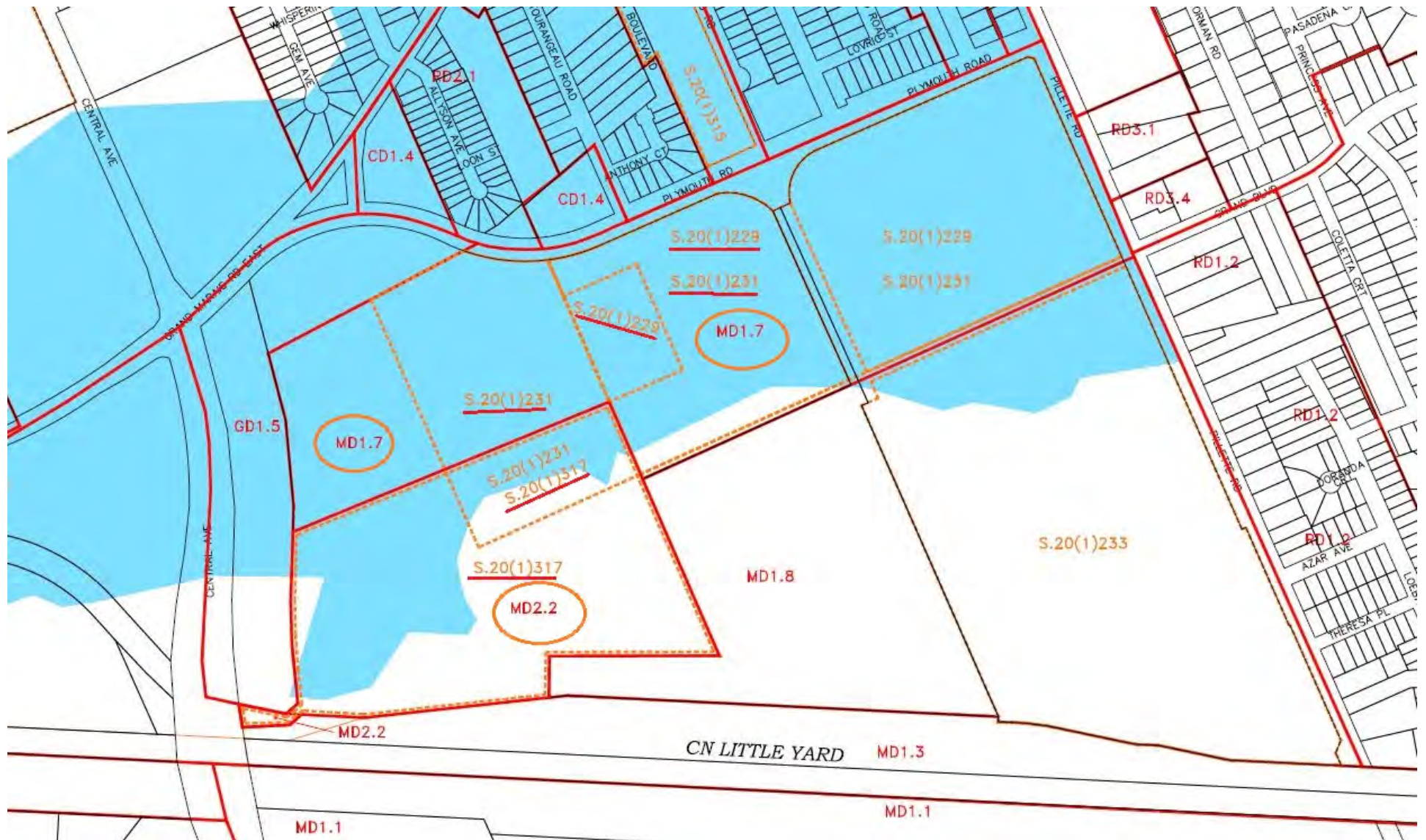
Scale: 1:1,500
1:3,000 (11 x 17)



JUNE 16, 2020
Project No. 17-6424

37-T-XXXXXX

GRAND CENTRAL BUSINESS PARK – ZONING MAP – MD1.7 & MD2.2 AREAS



BY-LAW DEFINITIONS & MD1.7 ZONING AREA – 32.47 ACRES

APPENDIX “A” – EXCERPTS FROM ZONING BY-LAW 8600

SECTION 7 - DEFINITIONS

In this by-law:

- (3) “**Accessory Use**” means a use which is customarily incidental, subordinate and exclusively devoted to the main use and is carried on with such main use on the same lot.
- (6a) “**Ancillary Use**” means a use, other than an accessory use, which complements or otherwise provides a service to the main uses of the zoning district in which it is located.
(ADDED by B/L 168-2002, July 18th, 2002)
- (17a) “**Building Materials Recycling Centre**” means a retail and/or wholesale store for the sale of salvaged building products, in combination with a building or part thereof used for the following salvaging activities: collection; sorting; reconditioning and repackaging of salvaged building products, exclusively for the sale of such products in the store. All salvaging activities take place entirely within a building. Products and materials are stored entirely within a building, or, where permitted by this by-law, in an outdoor storage yard.
(ADDED by B/L 142-2006, August 24, 2006)
- (19) “**Caretaker's Residence**” means one (1) dwelling unit having a maximum net floor area of forty-two (42) square metres, which is an accessory use to a non-residential main use and is used for the accommodation of one (1) caretaker, supervisor or watchman for the protection and care of the land, building or other structure on the lot. A caretaker's residence is not a permitted use unless specifically permitted in the zoning district.
(AMENDED by B/L 10358, July 16, 1990)
- (61) “**General Salvage Operation**” means an indoor/outdoor facility used for the salvaging, crushing, processing, reprocessing, recovering and/or recycling for reuse of any one (1) or more of the following: scrap metal; oils and liquids, textiles; glass; paper; plastic; plaster; rubber; wood. It may include, a motor vehicle salvage operation and, as an accessory use, facilities for the resale or remanufacture of salvaged or recycled products.
(AMENDED by B/L 9882, Jul 31/1989; B/L 46-2005, Mar 23/2005; B/L 142-2006, Aug 24/2006)
- (75) “**Industrial Use**” means any main use involving any one (1) or more of the following activities: assembling; communications; industrial research; industrial training facility; manufacturing; power generation; processing; repairing; servicing; and maintaining of motor vehicles, industrial, agricultural, commercial, consumer or scientific equipment and products; shipping; storing; transporting; warehousing; wholesaling.
(AMENDED by B/L 12587, Jul 4/1996; B/L 370-2001, Nov 15/2001; B/L 363-2002, Dec 31/2002; B/L 46-2005, Mar 23/2005)
- (91a) “**Material Transfer Centre**” means a facility used for the salvage of materials from consumer products, other than motor vehicles or motor vehicle parts, for intended transfer or resale on or off the premises. Salvaging involves exclusively any one or more of the following activities: temporary storage; packaging; transferring and reselling. Salvaging activities take place entirely within a building. Products and materials are stored entirely within a building or, where permitted by this by-law, in an outdoor storage yard.
(ADDED by B/L 142-2006, August 24, 2006)
- (99a) “**Motor Vehicle Salvage Operation**” means an indoor/outdoor facility used for the salvaging of motor vehicles and motor vehicle parts. Salvaging activities involve exclusively any two or more of the following activities: temporary storage; disassembly; reconditioning; packaging and reselling.
(ADDED by B/L 142-2006, August 24, 2006)
- (130a) “**Self-storage Facility**” means a building divided into individual self-contained storage units, which are available to the general public exclusively for the storage of their goods and chattels.
(ADDED by B/L 370-2001, Nov. 15, 2001)
- (148a) “**Warehouse**” means a building or part thereof used for the storage of parts, materials, equipment or other goods and products and may include their loading, unloading, packaging or unpacking.
(ADDED by B/L 370-2001, Nov. 15, 2001)

SECTION 18 - MANUFACTURING DISTRICTS I. (MD1.)

(7) MANUFACTURING DISTRICT 1.7 (MD1.7) (ADDED by B/L 17-2009, March 3, 2009)

(a) Permitted Uses:

- Warehouse
- Manufacturing from any of the following materials: textiles; fur; glass; leather; paper; plastics; wood; yarns, tobacco, rubber and rubberised products;
- Manufacturing of cosmetics, drugs, pharmaceutical products, toiletries;
- Construction of small electrical products
- Manufacturing of parts for motor vehicles;
- Construction of scientific or professional equipment;
- Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
- Manufacturing of moulds, dies, pattern machine tools, jigs, fixtures;
- Manufacturing of musical instruments, ceramics, jewellery, toys, cutlery or other small metal products; application of protective coatings; commercial printing and photographic processing;
- Communications facility;
- Self-storage;
- Industrial research and development facility;
- Any use accessory to the foregoing uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use.

The following ancillary uses shall also be permitted:

- Day nursery; food convenience store; gas bar; personal service shop; restaurant; take-out food outlet; ambulance service; veterinary office or clinic; wholesale store; automobile sales lot; retail sale of building supplies; health studio.

(b) Regulations:

- | | | |
|-------|--|--|
| (i) | Maximum building height | - equal to the length of the longest exterior lot line or 20 metres, whichever is the lesser; |
| (ii) | Minimum front yard depth | - 9 metres; |
| (iii) | Minimum side yard width | - 6 metres, where a side lot line abuts a street or a lot on which a dwelling unit is located; |
| (iii) | The required front and side yards shall be maintained exclusively as landscaped open space yards, save and except that an access area may cross a required yard; | |
| (v) | Minimum lot width | - 30 metres; |
| (vi) | Minimum landscaped open space | - 5% of the lot area. |

MD2.2 ZONING BY-LAW - 30.42 ACRES

SECTION 19 - MANUFACTURING DISTRICTS 2. (MD2.)

(2) MANUFACTURING DISTRICT 2.2 (MD2.2)

(a) Permitted Uses

- (i) Any industrial use including a material transfer centre, a motor vehicle salvage operation and a general salvage operation; building materials recycling centre;
(AMENDED by B/L 363-2002, Dec. 31, 2002; B/L 363-2002, Dec. 31, 2002 AND B/L 142-2006, Aug. 24, 2006)
- (ii) Any use accessory to the foregoing uses, including a caretaker's residence.

(b) Regulations

- (i) Minimum front yard depth - 6 metres [ZNG/4046]
(AMENDED by B/L 48-2014, April 15/2014)
- (ii) Minimum side yard width:
 - from an exterior lot line - 3 metres;
 - from a dwelling - 6 metres;
- (iii) Minimum landscaped open space yard - 15% of the lot area;
- (iv) The required yards shall be maintained exclusively as landscaped open space yards, except that an access area may cross a required yard.

SECTION 20 - SPECIFIC ZONING EXCEPTIONS IN CERTAIN AREAS

(AMENDED by By-law 227-2002, Approved by OMB Decision/Order No. 1013, July 24, 2003; OMB Decision/Order No. 1011, July 24, 2003 and OMB Decision/Order No. 1067, August 1, 2003, OMB File No. R020192, Case No. PL020829)

(1) SITE SPECIFIC PROVISIONS

Certain parcels of land on the zoning district maps (ZDM) are delineated by a broken orange line and identified by a zoning district symbol and a paragraph(s) of this subsection. Any parcel so identified shall be considered as being within the zoning district symbol and shall be subject to the provisions of that zoning district, the identified paragraph(s) of this subsection and any other applicable provisions of this by-law. In the event of a conflict between the provisions of this Section and the provisions of the zoning district, the provisions of this Section shall apply. Where an additional main use is permitted under this subsection, any use accessory thereto, not including an outdoor storage yard except where permitted within the zoning district, shall also be permitted subject to the provisions of the zoning district and any other provisions of this by-law applicable to such accessory use.

231. For Part of Lots 104 to 109, Concession 2, designated as Parts 8, 14, 21 and 29, Plan 12R-23772, adjacent to Plymouth and Pillette Roads, notwithstanding the provisions of Section 18(7)(b), the minimum required berm shall be 11.3 metres in width and 1.8 metres high.
(ADDED by B/L 17-2009, March 3, 2009; AMENDED by B/L 98-2010, June 14, 2010)

**Applicant: Grand Central Business Park Inc.
3910 Plymouth Road**

4. Description of Amendment

Requested new zoning - MD 2.2 plus the following additional uses:

- a. Self Storage facility
- b. Motor vehicle assembly plant including manufacture and assembly of automobiles, trucks and other vehicles, including parts and accessories and any use accessory thereto
- c. A railway
- d. A towing service
- e. A loading compound
- f. A public parking area
- g. An outdoor storage area
- h. Any use accessory to the foregoing, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use

That subsection 1 of Section 20, of said by-law, is amended by adding the following paragraph:

- "317. For the lands consisting of Part of Parts 5, 6, 7 and 8, and Parts 9 to 12, 26 to 28, 33 and 34 on Plan 12R-23772, situated east of Central Avenue, south of Grand Marais Blvd/Plymouth Drive, as delineated by heavy black lines on Schedule A of By-law _____, the following shall be additional permitted uses: outdoor storage yard; public parking area; railway; self-storage facility; towing service; any use accessory to the uses permitted in MD2.2 and the additional permitted uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use. [ZDM 11; ZNG/4399]"

OVERALL USES ALLOWED ON ALL LANDS

Uses allowed in both MD1.7 & MD2.2 Zoning areas:

- Warehouse
- Manufacturing
- Construction of small electrical products
- Construction of scientific or professional equipment;
- Construction or repair of electrical or other signs, billboards or other commercial advertising structures;
- Application of protective coatings;
- Commercial printing and photographic processing;
- Communications facility;
- Self-storage;
- Industrial research and development facility;
- Any use accessory to the allowable uses, including a retail store having a maximum gross floor area equal to 20% of the gross floor area of the main use.

Ancillary Uses in MD1.7 Area

- Day nursery; food convenience store; gas bar; personal service shop; restaurant; take-out food outlet; ambulance service; veterinary office or clinic; wholesale store; automobile sales lot; retail sale of building supplies; health studio.

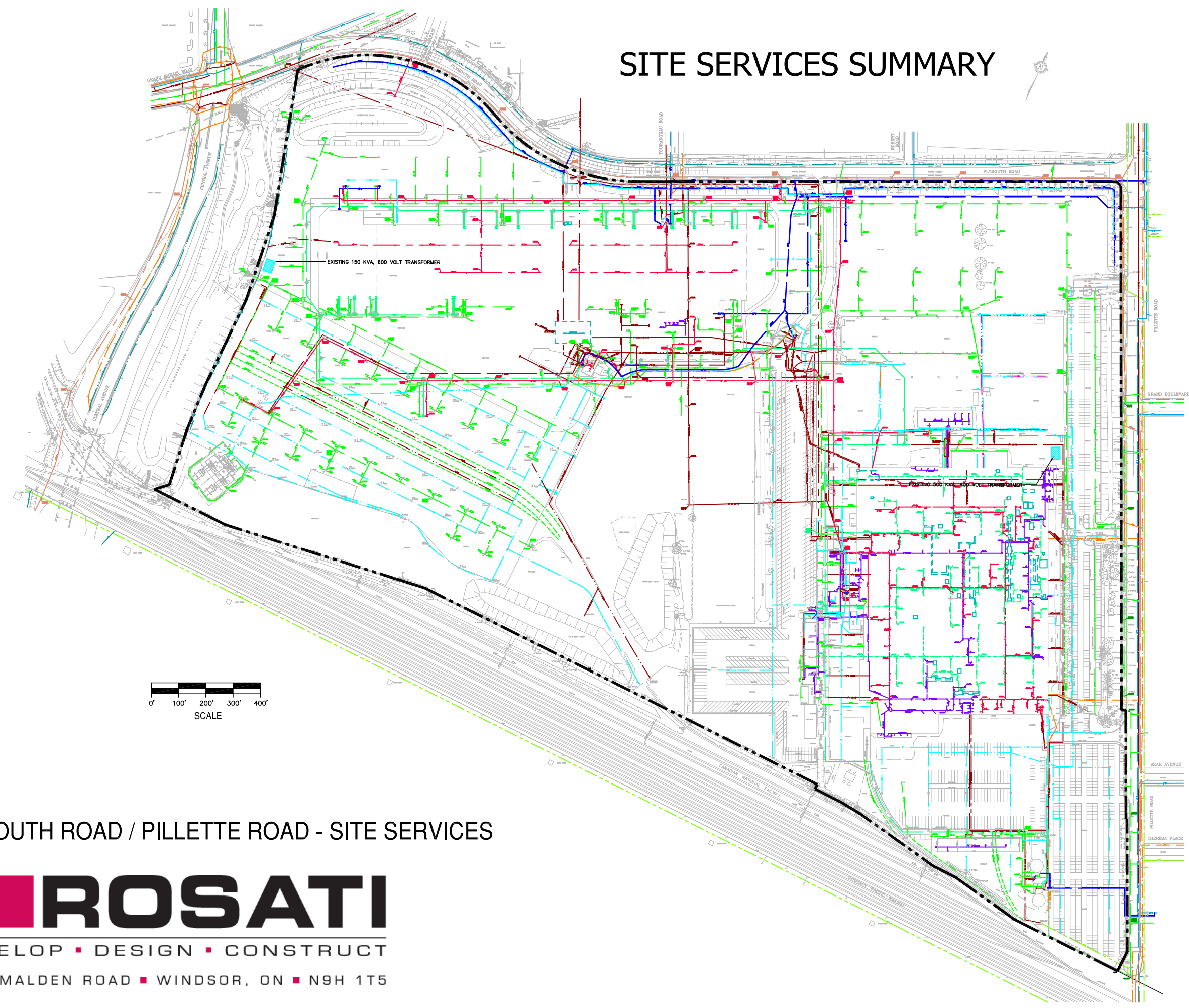
Additional Uses allowed in MD2.2

- Any industrial use including a material transfer centre, a motor vehicle salvage operation and a general salvage operation; building materials recycling centre;
- outdoor storage yard; public parking area; railway; towing service;

SITE SERVICES SUMMARY

LEGEND

- | | |
|----------------|-----------------------|
| — B — | BELL CABLE |
| — E or H — | ELECTRICAL CABLE |
| — CA — | COMPRESSED AIR LINE |
| — 3" G — | GASMAIN |
| — 12" F — | FIREMAIN |
| — 6" FPD — | FIREMAIN PROCESS LINE |
| — 6" PROCESS — | PROCESS LINE |
| — 8" SAN — | SANITARY SEWER |
| — 3" W — | WATERMAIN |
| — 2" LS — | LAWN SPRINKLER |
| — TS — | TRAFFIC SIGNAL CABLE |
| — FC — | FIBER CABLE |
| — 6" ST — | STORM SEWER |
| — — | MACHINE PITS |



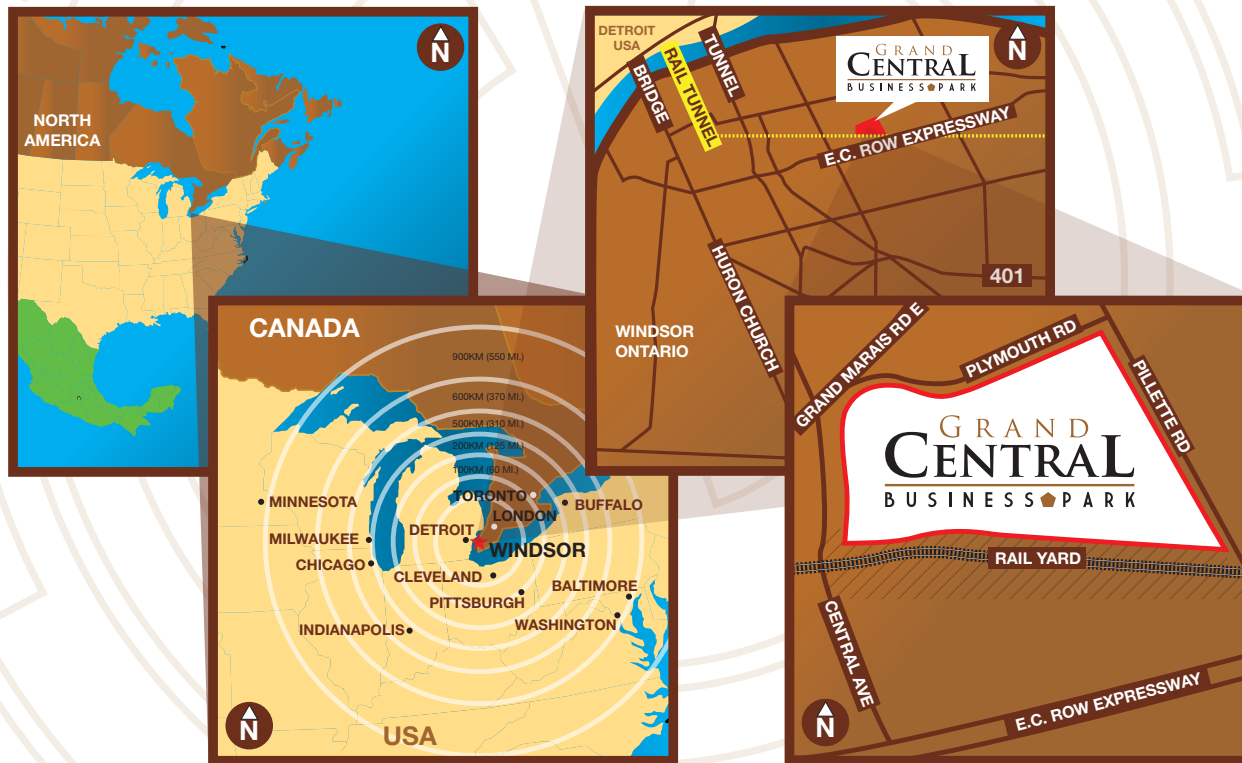
PYLMOUTH ROAD / PILLETTE ROAD - SITE SERVICES

ROSATI

DEVELOP ■ DESIGN ■ CONSTRUCT

6555 MALDEN ROAD ■ WINDSOR, ON ■ N9H 1T5

WINDSOR, ONTARIO, CANADA



CONTACTS



DEVELOP ■ DESIGN ■ CONSTRUCT

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Windsor, Ontario, Canada, N9H 1T5

Phone: 519.734.6511

Fax: 519.734.7872

Email: design.build@rosatigroup.com

www.rosatigroup.com

WindsorEssex

DEVELOPMENT COMMISSION

333 Riverside Dr. W, Ste. 215
Windsor, Ontario, Canada, N9A 5K4

Phone: 519.255.9200

Toll Free: 1.888.255.WEDC

Fax: 519.255.9987

Email: info@choosewindsor.essex.com

www.choosewindsor.essex.com



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**CNR & CPR RAILWAY
YARD WITH SPURR
ACCESS CAPABILITY**

EXISTING RAILWAY YARD

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**AVAILABLE
1.60 ACRES**

**AVAILABLE
1.60 ACRES**

**RAIL SPURR
POTENTIAL**