



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

Phone: (519)255-6211

Fax: (519)255-6868

E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

WEBSITE: [www.citywindsor.ca](http://www.citywindsor.ca)

---

### CAO APPROVAL

The Acting Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 102/2022**

**Approved: April 22, 2022**

I. THAT **APPROVAL BE GIVEN** for a renewal of license agreement between The Corporation of the City of Windsor and Brenda Jones o/a Cooleez Ice Cream Parlour for the exclusive use of the concession located in Reaume Park within Coventry Gardens, in accordance with the following terms:

#### **BASIC TERMS:**

- |                                |  |
|--------------------------------|--|
| <b>a) Licensee</b>             | Brenda Jones<br>Operating as Cooleez Ice Cream Parlour   |
| <b>b) Commencement Date</b>    | May 1, 2022  |
| <b>c) Termination Date</b>     | April 30, 2023   |
| <b>d) Term</b>                 | One (1) year   |
| <b>e) Operating Season</b>     | Licensee may conduct business relating to the operation of a concession stand from May 1, 2022 to October 31, 2022                                 |
| <b>f) Non-Operating Season</b> | Licensee may use the Licensed Space for the storage of equipment related to the operation of a concession stand November 1, 2022 to April 30, 2023 |
| <b>g) Licensed Premises</b>    | Concession, Upper Level at Riverside Drive East<br>Reaume Park within Coventry Gardens<br>Part of 4714 Riverside Drive East, Windsor               |



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

Fax: (519)255-6868

E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

WEBSITE: [www.citywindsor.ca](http://www.citywindsor.ca)

---

- h) Area of Licensed Space**      Storage Space: 100 square feet  
Washroom Space: 250 square feet  
**Total Area: 350 square feet**
- i) Operating Season License Fee**      \$6,875.16, plus HST
- j) Monthly License Fee**      \$1,145.86, plus HST, payable on the 1<sup>st</sup> day of each month during the Operating Season, commencing May 1, 2022
- k) Security Deposit**      None
- l) Land Taxes**      Included in license fee
- m) Utilities**      Included in license fee
- n) Permitted Use**      Concession
- o) Insurance**      General Liability Insurance  
Minimum Limit \$5,000,000.00  
Licensee's Legal Liability Insurance  
Minimum Limit \$300,000.00  
The Corporation of the City of Windsor to be listed as additional insured and 30 days' notice of cancellation
- p) Renewal**      None
- q) Guarantor**      None
- p) Special Provisions:**      Licensee shall comply with the most up-to-date regulations in place under the *Emergency Management and Civil Protection Act*, as amended from time to time, regardless of the frequency of such amendments. Licensee shall also comply with any guidelines and best practices issued by the Province of Ontario or any other governing body in relation to limiting the spread of COVID-19



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

Fax: (519)255-6868

E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

WEBSITE: [www.citywindsor.ca](http://www.citywindsor.ca)

---

Licensee acknowledges and assumes responsibility for complying with the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, S.O. 2020, c. 17, as may be amended from time to time, and all regulations, rules, and orders issued thereunder, including, without limitation, any masking requirements, physical distancing requirements, capacity limits, and proof of vaccination requirements (the “**COVID Rules**”). Licensee further agrees to indemnify and hold harmless The Corporation of the City of Windsor from any and all liability, fines, loss, claims, demands, costs and expenses arising in any way from any failure to comply with the COVID Rules shall comply with the most up-to-date regulations in place under the *Emergency Management and Civil Protection Act*, as amended from time to time, regardless of the frequency of such amendments. Licensee shall also comply with any guidelines and best practices issued by the Province of Ontario or any other governing body in relation to limiting the spread of COVID-19

The Licensee can access the Licensed Space during the regular operational hours of the Park, in accordance with City By-law No. 131-2019

The Licensee is granted a non-exclusive license through Reaume Park during the Term, strictly for the purpose of accessing the Licensed Space

The Licensee is responsible for cleaning and maintaining the washroom space within the Licensed Space at its own cost; and,

II. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a License Renewal Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Recreation & Culture, and in financial content to the City Treasurer.



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

Phone: (519)255-6211

Fax: (519)255-6868

E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

WEBSITE: [www.citywindsor.ca](http://www.citywindsor.ca)

Report Number: CAO 102/2022  
Clerk's File: ACLB/14367

*Anna Ciacelli*

Deputy City Clerk/Supervisor of Council Services  
April 25, 2022

### Department Distribution

Lease Administrator
Manager of Real Estate Services
Commissioner, Legal & Legislative Services
Executive Director of Parks & Facilities
Executive Director of Recreation & Culture
Commissioner, Community Services
(Acting) Commissioner, Corporate Services / Chief Financial Officer / City Treasurer
(Acting) Chief Administrative Officer

### External Distribution