

Final Consolidated City Council Meeting Agenda

Date: Monday, November 24, 2025

Time: 10:00 o'clock a.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure Bylaw 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
1.	ORDER OF BUSINESS

2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES (<i>previously distributed</i>)
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4.1.	Adoption of the Windsor City Council minutes of its meeting held November 10, 2025 (SCM 357/2025)
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4.2.	Adoption of the Special Meeting of Council minutes of its meeting held November 10, 2025 (SCM 365/2025)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

350th Anniversary of the Martyrdom of Guru Tegh Bahadur Sahib – November 24, 2025
International Day for the Elimination of Violence Against Women – November 25, 2025
Albanian Independence Day – November 28, 2025
World AIDS Day – December 1, 2025

Flag Raising Ceremony

Woman Abuse Prevention Month – November 25, 2025
Albanian Independence Day – November 28, 2025

Illumination

Illuminate Our Region for Ronald McDonald House – November 26, 2025
Albanian Independence Day – November 28, 2025

6. **COMMITTEE OF THE WHOLE**

7. **COMMUNICATIONS INFORMATION PACKAGE** (This includes both Correspondence and Communication Reports) (*previously distributed*)

7.1. Correspondence Item 7.1.1 (**CMC 16/2025**)

Clerk's Note: Item 7.1.2 – Correspondence Item

No.	Sender	Subject
7.1.2	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, December 11, 2025. Administrative Lead: City Planner Z2025 Note & File

7.2. Response to Inquiry Regarding Infrastructure Related Strategies to Discourage Unsafe Behaviours in the Public Roadway – City Wide (**C 120/2025**) *Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee*

Clerk's Note: P&C memo provided to Mayor and members of Council only.

7.3. Non-Eligible Source Recycling (NES) Program – City Wide (**C 155/2025**) *Author: Jim Leether, Senior Manager, Environmental Services*

7.4. Response to CQ37-2024 – Supervised Park Program – City Wide (**C 158/2025**) *Author: Jennifer Stojkovski, Supervisor, Community Programming*

7.5. Peche Island Preservability in Response to Mayoral Decision MD 24-2025 – Ward 7 (**C 159/2025**) *Author: Jamie Scott, Executive Director Parks, Recreation & Facilities (Acting)*

Clerk's Note: Mike Fisher, Area resident is providing the **attached** email dated November 23, 2025 as a written submission.

8. **CONSENT AGENDA** (*previously distributed*)

8.1. Appointment of Integrity Commissioner - City Wide (**C 156/2025**) *Author: Sandra Gebauer, Council Assistant*

- 8.2. Windsor Canada Utilities Ltd. 2nd Quarter 2025 Financial Statements - City Wide **(C 147/2025)** Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury and Financial Projects
- 8.3. Excess Soils Reuse Site Operations - Ward 9 **(C 157/2025)** Author: Robert Perissinotti, Development Engineer
- 8.4. Photocopier Lease Versus Buy Analysis - City Wide **(C 148/2025)** Author: Alexandra Taylor, Manager of Accounting Services
- 8.5. Amendment to By-Law 132-2025, Authorizing Borrowing with the Infrastructure Ontario (IO) - City Wide **(C 154/2025)** Author: Lorie Gregg, Deputy Treasurer, Taxation, Treasury & Financial Projects
- 8.6. Extension of the Heirtage Property Tax Reduction Program - City Wide **(C 151/2025)** Author: Carolyn Nelson, Manager, Property Valuation & Administration
- 8.7. 2026 Interim Tax Bills - City Wide **(C 152/2025)** Author: Angela Lonsbery, Manager, Revenue and Collections

CONSENT COMMITTEE REPORTS

- 8.8. New Business Discussion Regarding Gas Tax Funding Formula **(SCM 336/2025)**
- 8.9. Proposed Alley Maintenance Standards and Policy Enhancements – City Wide **(SCM 309/2025) (S 116/2025)** Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee

Clerk's Note: Administration is providing the **previously distributed** additional information memo **(AI 25/2025)** Author: Rob Slater, Executive Initiatives Coordinator on behalf of Ad Hoc Administrative Alley Committee
- 8.10. Rezoning – 0 Spitfire Way – Z-020/25 ZNG/7318 – Ward 6 **(SCM 340/2025) (S 120/2025)** Author: Adam Szymczak, Senior Planner – Development
- 8.11. Zoning By-Law Amendment - Z 023/25 (ZNG-7327) 3858-3868 Peter St. - Ward 2 **(SCM 341/2025) (S 119/2025)** Author: Averil Parent, Planner II - Development Review
- 8.12. Zoning By-Law Amendment - Z 021/25 (ZNG-7323) - 520 Grand Marais Rd. W - Ward 10 **(SCM 342/2025) (S 122/2025)** Author: Averil Parent, Planner II - Development Review
- 8.13. Notice of Intent to Partially Demolish a Heritage Listed Property – 734 Kildare Road, Warren Seagrave House - Ward 4 **(SCM 343/2025) (S 124/2025)** Author: Tracy Tang, Planner III - Heritage (Acting)
- 8.14. Amendment to CR15/2020 for Closure of Perth Avenue located north of Chappus Street, Ward 1, SAS-5686 **(SCM 344/2025) (S 123/2025)** Author: Brian Nagata, Planner III - Development (Acting)

- 8.15. Minutes of the Committee of Management for Huron Lodge of its meeting held June 12, 2025 **(SCM 347/2025) (SCM 263/2025)**
- 8.16. Minutes of the meeting of the Committee of Management for Huron Lodge of its meeting held September 9, 2025 **(SCM 348/2025) (SCM 296/2025)**
- 8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held September 11, 2025 **(SCM 349/2025) (SCM 310/2025)**
- 8.18. Report No. 124 of the Board of Directors, Willistead Manor Inc. **(SCM 350/2025) (SCM 311/2025)**
- 8.19. Minutes of the Windsor Accessibility Advisory Committee of its meeting held September 16, 2025 **(SCM 351/2025) (SCM 328/2025)**
- 8.20. The Windsor Essex Community Safety & Well-Being Plan 2026-2029 – City Wide **(SCM 352/2025) (C 142/2025)** *Author: Michelle Oake, Project Lead*
- 8.21. Windsor Essex Housing Connections (WEHC) - Integrated Support Team (IST) Program Update (City Wide) **(SCM 353/2025) (C 144/2025)** *Author: Whitney Kitchen, Supervisor, Housing First*

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. DELEGATIONS (5 Minutes) (previously distributed)

- 11.1. 2026 Stormwater and Wastewater Rate Setting Report - City Wide **(C 153/2025)** *Author: Tony Ardochini, Deputy Treasurer, Financial Planning*

a) John Coleman, on behalf of Essex Condo Corp. 123 and Mike Sklash, Senior Hydrogeologist for Dragun Corp. (in person)

Clerk's Note: John Coleman is submitting the **previously distributed** letter on behalf of Essex Condo Corp. 123 as a written submission.

- 11.4. 2026 Council and Standing Committee Meetings Dates/Start Times and Response to CR489/2024 - City Wide **(C 138/2025)** *Author: Steve Vlachodimos, City Clerk / Licence Commissioner*

a) Caroline Taylor, Area Resident (in person)
b) Spencer Allossery, Area Resident (in person)

Clerk's Note: Crystal Dunn, area resident is submitting the **previously distributed** letter as a written submission; Mike Fisher, Area resident is providing the **attached** email dated November 23, 2025 as a written submission.

11. REGULAR BUSINESS ITEMS (Non-Consent Items) (previously distributed)

11.2. 2025 Third Quarter Operating Budget Variance Report – City Wide (**C 150/2025**)
Author: Janice Guthrie, Commissioner of Finance & City Treasurer

11.3. 2026 Agency Grant Payments - City Wide (**C 149/2025**) *Author: Dave Soave, Manager, Operating Budget Development & Control*

12. CONSIDERATION OF COMMITTEE REPORTS (previously distributed)

12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)

12.2. Report of the Special Meeting of Council – In-Camera of its meeting held November 10, 2025 (**SCM 362/2025**)

12.3. Report of the In-Camera Striking Committee of its meeting held November 10, 2025 (**SCM 363/2025**)

12.4. Report of the Striking Committee of its meeting held November 10, 2025 (**SCM 364/2025**)

13. BY-LAWS (First and Second Reading) (previously distributed)

13.1. **By-law 178-2025** - A BY-LAW TO AMEND BY-LAW 10463, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY THE EASTWEST ALLEY NEXT NORTH OF UNION STREET, FROM THE EASTERN LIMIT OF NEWTON STREET EASTERLY TO THE WEST LIMIT OF THE NORTH/SOUTH ALLEY WEST OF RANDOLPH, R.P. 1125, CITY OF WINDSOR, authorized by CAO 55/2025, dated May 16, 2025.

13.2. **By-law 179-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 132-2025 CITED AS A BY-LAW TO AUTHORIZE A CERTAIN NEW CAPITAL WORK OF THE CITY OF WINDSOR (THE “MUNICIPALITY”); TO AUTHORIZE THE SUBMISSION OF AN APPLICATION TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”) FOR FINANCING OF SUCH NEW CAPITAL WORK; TO AUTHORIZE TEMPORARY BORROWING FROM OILC TO MEET EXPENDITURES IN CONNECTION WITH SUCH CAPITAL WORK; AND TO AUTHORIZE LONG-TERM BORROWING FOR SUCH CAPITAL WORK THROUGH THE ISSUE OF DEBENTURES TO OILC, see Item 8.5.

13.3. **By-law 180-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE *BUILDING CODE ACT* AND REGULATIONS IN WINDSOR, authorized by By-law 98-2011, Sec. 27.1 (l)(i), dated June 7, 2011.

- 13.4 **By-law 181-2025** - A BY-LAW TO DESIGNATE ANIMAL CONTROL OFFICERS, authorized by By-law 98-2011, dated June 7, 2011.
- 13.5 **By-law 182-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES, see Item 8.3.
- 13.6 **By-law 183-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR457/2024, dated October 28, 2024.
- 13.7 **By-law 184-2025** - A BY-LAW TO ESTABLISH THE ADMINISTRATIVE PENALTIES IN THE CITY OF WINDSOR, authorized by CR108/2025, dated April 14, 2025.
- 13.8 **By-law 185-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 245-2004, BEING "A BY-LAW FOR THE REGISTRATION AND LICENSING OF DOGS AND FOR THE CONTROL OF DOGS GENERALLY WITHIN THE CITY OF WINDSOR", authorized by B9/2025, dated January 27, 2025.
- Clerk's Note:** Administration is providing the *previously distributed* updated Schedule A to by-law 185-2025.
- 13.9 **By-law 186-2025** - BEING A BY-LAW TO AMEND THE STORMWATER CHARGE BY-LAW IN THE CITY OF WINDSOR, see Item 11.1.
- 13.10 **By-law 187-2025** - BEING A BY-LAW TO AMEND THE WASTEWATER SERVICE RATE BY-LAW IN THE CITY OF WINDSOR, see Item 11.1.
- 13.11 **By-law 188-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 164-2015 BEING A BY-LAW TO PROVIDE FOR TAX REDUCTIONS IN RESPECT OF ELIGIBLE HERITAGE PROPERTIES, see Item 8.6.
- 13.12 **By-law 189-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 24TH DAY OF NOVEMBER, 2025

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

15.1 Motion regarding Request to the Province of Ontario Regarding Proposed Amendments to the *Conservation Authorities Act* within Bill 68

Moved by: Councillor Kieran McKenzie

Seconded by: _____

WHEREAS Ontario's Conservation Authorities play a critical role in watershed management, environmental protection, flood mitigation, and public safety across the province; and,

WHEREAS the Province of Ontario has introduced Bill 68, which contains significant and far-reaching amendments to the *Conservation Authorities Act* that would alter governance structures, decision-making authorities, and municipal participation in conservation authority oversight; and,

WHEREAS the proposed changes were introduced within an omnibus bill without the benefit of a standalone legislative process that would allow for comprehensive public input, stakeholder consultation, or sufficient scrutiny regarding their long-term environmental, financial, and public safety implications; and,

WHEREAS municipalities are key partners in watershed management and must retain a strong, meaningful voice in any new governance model to ensure that local knowledge, local priorities, and local risks are fully considered in provincial decision-making; and,

WHEREAS the potential impacts of the proposed amendments may increase risks to the public related to flooding, erosion, natural heritage loss, and environmental degradation if not properly analyzed and addressed through an open and transparent legislative process; and,

THEREFORE BE IT RESOLVED THAT the Council of the City of Windsor strongly urge the Provincial Government of Ontario to withdraw all sections of Bill 68 related to amendments to the *Conservation Authorities Act*; and,

BE IT FURTHER RESOLVED THAT the Province be requested to re-introduce any proposed changes as a standalone bill, to proceed through the full and regular legislative process—including First and Second Readings, Committee review, stakeholder submissions, and public consultation—to ensure that the impacts on watershed management, environmental protection, and public safety are fully and transparently considered; and,

BE IT FURTHER RESOLVED THAT the Province ensure that any future governance framework for Ontario's Conservation Authorities includes robust and clearly defined municipal representation, recognizing municipalities as essential partners in protecting watersheds and mitigating environmental risks; and,

BE IT FINALLY RESOLVED THAT a copy of this motion be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, local Members of Provincial Parliament, the Association of Municipalities of Ontario (AMO), the Essex Region Conservation Authority (ERCA), and all Ontario municipalities and Conservation Authorities for their information and support.

[BD 22/25 Proposed New Ontario Provincial Conservation Agency](#)
[Resolution 90-25 Proposed New Ontario Provincial Conservation Agency](#)

CONDITIONAL DELEGATIONS: (5 minutes)

- a) Marion Overholt, Area Resident (in person)
- b) Rick Labonte, Community Environment Representative, Windsor District Labour Council (in person)

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 178-2025 through 189-2025 inclusive

17. PETITIONS

18. QUESTION PERIOD (*previously distributed*)

18.1. Summary of Outstanding Council Questions List as of November 13, 2025
(SCM 358/2025)

18.2. Outstanding Council Directives as of October 20, 2025 **(SCM 356/2025)**

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Environment, Transportation, and Public Safety Standing Committee
Wednesday, November 26, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, November 26, 2025
Immediately following the Environment, Transportation & Public Safety Standing Committee meeting, Room 140, 350 City Hall Square West

Development & Heritage Standing Committee
Monday, December 1, 2025
4:30 p.m., Council Chambers

Community Services Standing Committee - **CANCELLED**
Wednesday, December 3, 2025
9:00 a.m., Council Chambers

City Council Meeting
Monday, December 8, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT

From: Mike Fisher <>

Sent: November 23, 2025 7:52 PM

To: clerks <clerks@citywindsor.ca>

Cc: Francis, Fred <ffrancis@citywindsor.ca>; Fathers, Frazier <FFathers@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; Kaschak, Gary <gkaschak@citywindsor.ca>; Gignac, Jo-Anne (Councillor) <joagignac@citywindsor.ca>; Morrison, Jim <jmorrison@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Agostino, Renaldo <ragostino@citywindsor.ca>; Sleiman, Ed <esleiman@citywindsor.ca>; mayoro <mayoro@citywindsor.ca>

Subject: Written Submission: Item 7.5 Peche Island Natural Area

Hello Your Worship and Members of Council,

Having a great deal of passion for our natural areas and a close eye on discussions surrounding Peche Island Natural Area (Item 7.5), I would like to submit a few notes.

- 1) I am very supportive and appreciative of the efforts undertaken by the City of Windsor, ERCA and others to combat erosion and protect species at risk at Peche Island. Some great work has gone on to maintain one of our city's great gems and I am supportive of this work continuing.
- 2) There has been varying degrees of confidence shared by experts about the sediment at the pedestrian bridge clearing from the canals naturally as water levels rise and storms occur. My understanding is that if the sediment does not clear naturally, we would see the natural development of highly ecologically valuable and provincially protected wetland ecosystems. This would of course have notable impacts on some recreational activities but, given the island's status as a protected natural area, I do think it's important to have these discussions with the understanding that the naturalization of this area of the island would not constitute any sort of ecological concern. Peche Island is such a special place to visit because it has been managed as a protected natural area for many decades.
- 3) I am very supportive of efforts to prioritize the development of a comprehensive management plan for Peche Island Natural Area. Through this process, all stakeholder groups will have an opportunity to have their say in the future of Peche Island. The island can be inventoried for natural features that need to be managed for ecological integrity while opening up discussion surrounding appropriate and desirable recreational activities to get people out and enjoying what it has to offer. This is a great process for getting the whole community engaged in the vision for the island.
- 4) With regards to the option to dredge a channel and install a rock jetty, I would look for some quick confirmation from the project consultant to identify if there are any potential impacts on recreational access. The design may well have since been changed but my recollection from previous conversations is that a rock jetty may block canal access to recreational paddlers.

Thank you as always for your time and your passion for Windsor's fantastic natural areas!

Best,

Mike Fisher

Windsor, ON

City Council
Monday, November 24, 2025
Item 11.4 - Written Submission

From: Mike Fisher <>

Sent: November 23, 2025 3:14 PM

To: clerks <clerks@citywindsor.ca>

Cc: mayoro <mayoro@citywindsor.ca>; Francis, Fred <ffrancis@citywindsor.ca>; Fathers, Frazier <FFathers@citywindsor.ca>; Agostino, Renaldo <ragostino@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Sleiman, Ed <esleiman@citywindsor.ca>; Gignac, Jo-Anne (Councillor) <joagignac@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; Kaschak, Gary <gkaschak@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>; Morrison, Jim <jmorrison@citywindsor.ca>

Subject: Written Submission: Item 11.4 Council Meeting Times

Hello Your Worship and Members of Council,

I would like to share some feedback on council meeting times (item 11.4)..

From a perspective of making council accessible to young residents and those working regular daytime hours, I believe 6 pm is the most advantageous meeting time for community engagement. 4 pm would be second with some being done with daytime commitments or there being an opportunity for others to negotiate flexible hours with employers to leave work early. 10 am is the most challenging as it can effectively require some residents to take a full day off work/school if there is uncertainty as to how long a council meeting may last. This also assumes that the agenda item is known well in advance which presents its own challenges with items that might be added late in the week with little time to negotiate time off to participate in a Monday morning meeting.

Virtual participation options are beneficial but remain a challenge for workplaces where a registered delegate may not be able to wait patiently on a virtual meeting until their time is called.

Hopefully a solution can be found that allows those who work or attend school during the week to have greater access to participate in council meetings.

Thanks as always for all your efforts and for the opportunity to share input on this discussion.

Best regards,

Mike Fisher
Windsor, ON