

Final Consolidated City Council Meeting Agenda

Date: Monday, March 9, 2026

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

Location: via Electronic Participation (Zoom)

All members will be participating electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly.

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

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

4. ADOPTION OF THE MINUTES *(previously distributed)*

**4.1. Adoption of the Windsor City Council minutes of its meeting held February 23, 2026
(SCM 80/2026)**

5. NOTICE OF PROCLAMATIONS

Proclamations

Nutrition Month – March, 2026
International Women’s Day – March 8, 2026
Hats On For Healthcare – March 11, 2026

6. COMMITTEE OF THE WHOLE

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

7.1. Correspondence Report for Monday, March 9, 2026 (CMC 4/2026)

8. CONSENT AGENDA (*previously distributed*)

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

- 8.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (**SCM 47/2026**) (**S 144/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

Clerk's Note: Administration is requesting a deferral of this matter to a future meeting of Council to provide an opportunity for Planning, Fire and Rescue Services, and the Essex Region Conservation Authority (ERCA) to work through technical issues.

10. PRESENTATIONS AND DELEGATIONS

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

- 8.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (**SCM 47/2026**) (**S 144/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

Clerk's Note: The following written submissions were ***previously distributed***:

- a) Stephanie Maola, Area Resident
- b) Sylvia & Enzo Maola, Area Residents
- c) Alicia Good, Watershed Planner, Essex Region Conservation Authority (ERCA) (***attached***)

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 February 23, 2026 (Session #2) (**SCM 81/2026**)

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

- 13.1. **By-law 38-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3965 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.

- 13.2. **By-law 39-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS RAY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.3. **By-law 40-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS JOY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.4. **By-law 41-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 20/2026, dated February 11, 2026, and B3/2026, dated January 26, 2026.
- 13.5. **By-law 42-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3225 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.
- 13.6. **By-law 43-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9TH DAY OF MARCH, 2026

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 38-2026 through 43-2026 inclusive

17. PETITIONS

18. QUESTION PERIOD

19. STATEMENTS BY MEMBERS

20. UPCOMING MEETINGS

Committee of Management for Huron Lodge
Friday, March 13, 2026
9:30 a.m., Room 140, 350 City Hall Square West

Windsor Accessibility Advisory Committee
Thursday, March 19, 2026
10:00 a.m., via Zoom video conference

Community Public Art Advisory Committee
Tuesday, March 24, 2026
5:00 p.m., via Zoom video conference

Environment, Transportation, and Public Safety Standing Committee
Wednesday, March 25, 2026
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, March 25, 2026
Immediately following the Environment, Transportation & Public Safety Standing
Committee meeting, Room 140, 350 City Hall Square West

Windsor Licensing Commission
Thursday, March 26, 2026
9:30 a.m., Room 140, 350 City Hall Square West

City Council Meeting
Monday, March 30, 2026
10:00 a.m., Council Chambers

21. ADJOURNMENT



Essex Region Conservation

the place for life

2026-03-09
File Number: 0012-26

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RE: Rezone for Increased Density
291 WATSON AVE, The Corporation of the City of Windsor
Municipal File Number: Z-035-25 ZNG-7344

The City of Windsor has received Application for Zoning By-law Amendment Z-035/25 [ZNG/7344] for the above noted subject property. The Applicant is requesting an amendment to Zoning By-law 8600 to change the zoning for the lands located on the northwest corner of the intersection of Clairview Avenue and Watson Avenue, known municipally as 291 Watson Avenue, from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) with a zoning exception to allow the construction of a eight-unit Multiple Dwelling, including basement dwelling units, with a rear nine-space parking area, with access of Clairview Avenue.

Our office previously provided comments to the Development and Heritage Standing Committee, dated January 13, 2026.

The Essex Region Conservation Authority is presently in conversation with the City of Windsor Planning Department and Fire and Rescue Services to address technical issues with this proposed development. We support the City of Windsor Planning Department's request that Council defer this proposal, Item No. 8.1 on the March 9th Council agenda, to a future meeting date. We request to be notified in writing of the decision for this file.

We look forward to working together with the City in coming to a mutually satisfactory resolution on this matter.

Alicia Good

Alicia Good
Watershed Planner
/ a.l.g

