

Special Meeting of Council Agenda

Date: Friday, October 23, 2026

Time: 11:30 o'clock a.m.

Location: Via Electronic Participation

All members will be participating electronically and will be counted towards quorum. 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
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| 1. | ORDER OF BUSINESS |
| 2. | CALL TO ORDER |
| 3. | DISCLOSURE OF PECUNIARY INTEREST |
| 4. | COMMITTEE OF THE WHOLE |
| 9. | REQUESTS FOR DEFERRALS, REFERRALS OR WHITDRAWALS |
| 10. | PRESENTATIONS AND DELEGATIONS |
| 11. | REGULAR BUSINESS ITEMS |
| 11.1. | Development Charge By-law Amendment (AI 17/2026) <i>Author: Janice Guthrie, Commissioner, Finance & City Treasurer</i> |
| 13. | BY-LAWS (First and Second Readings) |
| 13.1. | By-law 154-2026 - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 1-2021, BEING A BY-LAW TO IMPOSE DEVELOPMENT CHARGES, authorized by CR253/2026, dated June 17, 2026. |
| 13.2. | By-law 155-2026 - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 23 RD DAY OF OCTOBER, 2026 |
| 14. | MOVE BACK INTO FORMAL SESSION |

16. THIRD AND FINAL READING OF THE BY-LAWS

By-laws 154-2026 and 155-2026

21. ADJOURNMENT



Additional Information: AI 17/2026

Subject: Development Charge By-law Amendment

Reference:

Date to Council: October 23, 2026
Author: Janice Guthrie
Commissioner of Finance/City Treasurer
519-255-6100 Ext 6271
jguthrie@citywindsor.ca
City Treasurer
Report Date: 10/13/2026
Clerk's File #: GPL/3905

To: Mayor and Members of City Council

Additional Information:

Background:

At the Special Meeting of City Council held June 17, 2026, City Council received a report (C84/2026) from Administration regarding various applications to Provincial and Federal grant programs which had been recently announced inclusive of the Development Charges Reduction Program (DCRP), Trade Diversification Corridors Funds (TDCF), and Build Communities Strong Fund (BCSF) and by CR253/2026 approved the Recommendations in that report.

This additional information memo serves to provide City Council with supplemental information as it relates to the City's application under the DCRP and the Development Charge By-law amendment which is required to implement the program.

Discussion:

Report C84/2026 sought City Council's approval to proceed with applications for funding under three significant funding announcements which would provide opportunities to advance infrastructure projects that support housing, trade, and other key community priorities.

More specifically, as it relates to the DCRP and Development Charge Reduction Funding (DCRF), Recommendation VII (CR253/2026) stated:

"THAT as a required condition for application to the DCRF, City Council **SUPPORT IN PRINCIPLE** a reduction in residential Development Charge (DC) fees by 70% for all residential development types, inclusive of residential development which are considered within both the City Wide and Sandwich South designated areas and excluding Area 1 residential which are to remain 100% exempt, for a period of 3 years, retroactive to March 30, 2026, and that the required reduction **ONLY BE**

IMPLEMENTED upon notification of successful application of all projects to the DCRF and which contains conditions that are beneficial to the City as which time the City Solicitor **BE DIRECTED** to prepare the appropriate Development Charges amending by-law.”

For purposes of the DCRP program application the City was required to use the 2021 DC Background Study. Administration identified the following five projects for consideration.

- **9th Concession Road Improvements** from Cabana Road East to Baseline Road, including construction of Collector Roads C6, C7 and Pond P4 (part of the Hospital Support project identified in the 2026 Capital Budget)
- **Howard Avenue** – Kenilworth Drive to Cabana Road East – includes improvement of the two-lane rural cross section to an expanded urban cross section with new sidewalk and multi-use pathway, as well as storm sewer, sanitary sewer, watermain, and streetlighting improvements
- **6th Concession Road** – Phase 1 includes roadwork and streetlighting from south of Provincial Road to Socrates Crescent as well as storm sewer, watermain and new trail infrastructure from south of Provincial Road to north of Dougall Parkway and Phase 2 roadworks, streetlighting and sanitary sewer from Socrates Crescent to north of Dougall Parkway.
- **Ojibway Storm Trunk Sewer** – St. Clair Avenue to Roxborough Boulevard, including California Avenue and Betts Avenue – includes new storm trunk sewer, road reconstruction, sidewalks and streetlighting.
- **Cabana Road East/Lauzon Parkway, Phase 4:** Cabana Road East - Lauzon Parkway East to City Limits – includes improving of the two-lane rural cross section on Cabana Road East to a five-lane urban cross section and improvements to sidewalk, drainage, storm sewer, sanitary sewer, watermain, streetlighting and traffic signal infrastructure.

City Administration has been advised that the five projects identified and submitted to the Ministry have been approved. City Administration was also requested to provide an additional project, which if accepted would result in further funding to be provided to the City. In response, City Administration has put forward the **Lauzon Parkway Extension** (south of Cabana Road East) for further consideration.

In order to activate the DCRP, an amendment to the current DC By-law is required. This can be done by Council passing By-Law 154-2026 A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 1-2021, BEING A BY-LAW TO IMPOSE DEVELOPMENT CHARGES.

Risk Analysis:

There is limited risk associated with approval of the By-law amendment. Through CR 253/2026, City Council has approved, in principle, a 70% reduction to residential DC's , inclusive of residential development which are considered within both the City Wide and Sandwich South designated areas and excluding Area 1 residential which are to remain 100% exempt, for a period of 3 years, retroactive to March 30, 2026. Passing the by-law amendment will allow for the reduction program to be activated.

Financial Matters:

Upon passage of the by-law amendment, City Administration will undertake the following actions:

- Immediate implementation of a 70% reduction on residential development charges levied on new residential development approvals (Area 1 residential development will remain at 100% exempt)
- Commence the refund/credit process for 70% of residential development charges that were levied on or after March 30, 2026

Conclusion:

As a result of being successful in our application under the DCRP the City will be in receipt of the necessary funding to proceed with the planned infrastructure projects unlocking significant housing projects.

Approvals:

Name	Title
Jelena Payne	Commissioner of Economic Development and Deputy CAO
David Simpson	Commissioner of Infrastructure Services and City Engineer
Wira Vendrasco	City Solicitor
Janice Guthrie	Commissioner of Finance and City Treasurer
Ray Mensour	CAO

Appendices:

BY-LAW NUMBER 154-2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 1-2021, BEING A
BY-LAW TO IMPOSE DEVELOPMENT CHARGES

Passed the 23rd day of October, 2026.

WHEREAS it is deemed expedient to further amend By-law Number 1-2021 of The Council of The Corporation of the City of Windsor, passed on the 18th day of January, 2021, in order to exempt residential properties from the payment of development charges for the period of March 30, 2026 to March 29, 2029:

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That By-law Number 1-2021, as amended, be further amend by adding section 13.1 thereto as follows:

“13.1. Time Limited Exemption

- (1) Despite the provisions of s.6(3) and 6(4) Amount of Development Charges, of this by-law, for the time period of March 30, 2026 until March 29, 2029, development charges for residential uses shall be reduced by seventy (70)%.
- (2) Despite subsection (1), s.14 Infill Development, of this by-law shall continue to apply for the time period of March 30, 2026 until March 29, 2029.
- (3) S. 11 Indexing, of this by-law shall not apply to residential rates during the time period of March 30, 2026 until March 29, 2029.”

2. This by-law shall come into force and take effect on the day of the final passing thereof.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on October 23, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – October 23, 2026
Second Reading – October 23, 2026
Third Reading – October 23, 2026

BY-LAW NUMBER 155-2026

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 23rd DAY OF OCTOBER, 2026

Passed the 23rd day of October, 2026.

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this special meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.
3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on October 23, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.