

**Final Consolidated Development & Heritage
Standing Committee Meeting Agenda**

Date: Monday, October 6, 2025

Time: 4:30 o'clock p.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 By-law 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:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
1.	CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

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.

2.	DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
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4.	COMMUNICATIONS
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5.	ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee minutes (<i>Planning Act</i>) of its meeting held September 2, 2025 (SCM 288/2025)
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7.	<i>PLANNING ACT</i> MATTERS (<i>previously distributed</i>)
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DELEGATIONS: (5 MINUTES)

7.1.	ZBA Application - 475 Cabana Road West - Z 012-2025 [ZNG/7306] - Ward 1 (S 103/2025)
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- a) Frank Garardo, Senior Planner (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)
- c) Brent Klundert, President, BK Cornerstone, available for questions (in person)
- d) Andi Shallvari, Representing Property Owners, available for questions (in person)

- 7.2. ZBA Application - 619 Cabana Rd W - Z013-2025 [ZNG/7307] - Ward 1 **(C 108/2025)**
- a) Frank Garardo, Senior Planner (in person)
 - b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)
 - c) Dan Coccimiglio, Area Resident (in person)

Clerk's Note: The following written submission was ***previously distributed:***

- a) Dan Coccimiglio, Area Resident

- 7.3. Rezoning Application - 4325-4445 Cabana Rd E - Z-018/25 ZNG/7315 - Ward 9 **(S 109/2025)**

- a) Adam Szymczak, Senior Planner – Development (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc. (in person)

8. ADOPTION OF THE MINUTES

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10. HERITAGE ACT MATTERS

11. ADMINISTRATIVE ITEMS (*previously distributed*)

DELEGATIONS: (5 MINUTES)

- 11.1. Joy Road Sanitary Sewer - Oversizing - Ward 10 **(S 117/2025)**

- a) Kip Brouwer, Area Resident, available for questions (in person)
- b) Grazyna Stachyra, Area Resident (in person)

ADMINISTRATIVE ITEMS: (*previously distributed*)

- 11.2. Part Closure of east/west alley located between Seventh Street and Eighth Street, SAA-7320 - Ward 1 **(S 115/2025)**

12. COMMITTEE MATTERS (*previously distributed*)

- 12.1. Minutes of the International Relations Committee of its meeting held September 5, 2025 **(SCM 293/2025)**
- 12.2. Report No. 59 of the International Relations Committee **(SCM 297/2025)**

13. QUESTION PERIOD

14. ADJOURNMENT