

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

Date: Monday, October 5, 2026

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 John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
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1.	CALL TO ORDER
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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 PLANNING ACT MINUTES (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held September 1, 2026 (SCM 299/2026)
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PLANNING ACT MATTERS (previously distributed)

DELEGATIONS (5 minutes)

7.1.	Zoning By-Law Amendment - Z 019-26 (ZNG-7385) & Official Plan Amendment OPA 204 (OPA-7386) 1356 Drouillard Road - Ward 5 (S 93/2026) <i>Author: Averil Parent, Planner II - Development Review</i> a) Averil Parent, Planner II – Development Review (in person) b) Saksham Sharma, Applicant, available for questions (in person) c) Sital Singh, Agent for Applicant, available for questions (in person)
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- 7.2. Zoning By-Law Amendment - Z 020-26 (ZNG-7388) 3105 Rankin Avenue - Ward 1 **(S 99/2026)** *Author: Averil Parent, Planner II - Development Review*
a) Averil Parent, Planner II – Development Review (in person)
b) Andre Abouasli, 2047337 Ontario Inc., Applicant (in person)
- 7.3. Zoning By-law Amendment for 4470 North Service Road East; Applicant: Atwan Development Inc., File No. Z-017/26 [ZNG/7382]; Ward 5 **(S 97/2026)** *Author: Justina Nwaesei, Planner III – Development*
a) Tracey Pillon-Abbs, Pillon Abbs Inc., Agent for Applicant, available for questions (via Zoom)

8. ADOPTION OF THE MINUTES

10. HERITAGE ACT MATTERS

11. ADMINISTRATIVE ITEMS (previously distributed)

DELEGATIONS (5 minutes)

- 11.1. Amendment to Sign By-law 250-2024 3501 Banwell Road, SGN-001/26 (Proposed First Party Electronic Changing Copy Ground Sign) - Ward 9 **(S 81/2026)** *Author: Sophia Di Blasi, Planner III - Urban Design*
a) Daniela Ferro, Manager, Public Affairs, NextStar Energy (in person)
b) Shawna Petzold, Permit World Consulting Services Inc., Applicant and Representative of Property Owner (via Zoom)
- 11.2. Closure of the east/west alley located west of Bridge Avenue, east of Partington Avenue, and south of College Avenue, SAA-7210, Ward 2 **(S 104/2026)** *Author: Denise Wright, Manager Real Estate Services*
a) Paul Belanger and Lucille Belanger, Area Residents (in person)
- 11.3. Closure of the east/west alley located north of Giles Boulevard West, east of Church Street, south of Grove Avenue, SAA-7359, Ward 3 **(S 102/2026)** *Author: Denise Wright, Manager Real Estate Services*
a) Susanta Das, Area Resident (in person)

ADMINISTRATIVE ITEMS (*previously distributed*)

- 11.4. Closure of the north/south alley located east of Henkel Place, south of Riverside Drive East, and west of Rossini, SAA-7177, Ward 5 **(S 101/2026)** *Author: Denise Wright, Manager Real Estate Services*

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

a) William & Alexis Hosie, Area Residents

12. COMMITTEE MATTERS (*previously distributed*)

- 12.1. Minutes of the International Relations Committee meeting held on September 2, 2026 **(SCM 300/2026)**
- 12.2. International Relations Committee 2026 Annual Report **(SCM 304/2026)**

13. QUESTION PERIOD

14. ADJOURNMENT