

February 21, 2025

TO THE MAYOR AND MEMBERS OF COUNCIL:

The **regular meeting** of Council will be held on **Monday, February 24, 2025 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, February 24, 2025, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, February 24, 2025, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos
City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, February 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 Fabio Costante

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

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

4.1 Adoption of the Windsor City Council minutes of its meeting held February 10, 2025
(SCM 63/2025) (attached)

4.2 Adoption of the Windsor City Council minutes of its Special Meeting held February 21,
2025 **(SCM 64/2025) (attached)**

5. NOTICE OF PROCLAMATIONS

6. COMMITTEE OF THE WHOLE

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

7.1. Correspondence 7.1.1 through 7.1.2 **(CMC 4/2025)**

7.2. 2024 Status Report regarding City's response to Cannabis Retail Store Applications
provided to AGCO – City Wide **(C 10/2025)**

8. CONSENT AGENDA (previously distributed)

- 8.1. Broadway Multi-Use Trail - Matchett to Ojibway Parkway; Legal Agreement with Ontario Ministry of Transportation - Ward 1 **(C 33/2025)**
- 8.2. Amendment to Disposal of Land Policy – City Wide **(C 34/2025)**
- 8.3. Delegation of Authority Semi-Annual Report for Period July 1, 2024 – December 31, 2024 (City Wide) **(C 35/2025)**

CONSENT COMMITTEE REPORTS

- 8.4. Minutes of the Active Transportation Expert Panel of its meeting held October 28, 2024 **(SCM 36/2025) (SCM 390/2025)**
- 8.5. 2024 Annual Report of the Active Transportation Expert Panel **(SCM 37/2025) (SCM 1/2025)**
- 8.6. 2024 Annual Report of the Environment & Climate Change Advisory Committee **(SCM 38/2025) (SCM 2/2025)**
- 8.7. 2024 Annual Report of the Transit Windsor Working Group **(SCM 39/2025) (SCM 6/2025)**
- 8.8. Banner Policy Implementation- City Wide **(SCM 41/2025) (S 4/2025)**
- 8.9. Way Finding Signs for “Place of Worship” - City Wide **(SCM 42/2025) (S 178/2024)**
- 8.10. Additional Information Memo for Report No. S 122/2023; Official Plan Amendment and Zoning By-law Amendment, southwest corner of Wyandotte St. E. by Florence Ave.; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731] and Z-026/22 [ZNG/6730]; Ward 7 **(SCM 44/2025) (S 122/2023) (AI 2/2025)**
- 8.11. OPA & Rezoning – Rock Developments East Windsor Inc. – Catherine Street - OPA 192 OPA/7265 Z-042/24 ZNG/7264 - Ward 8 **(SCM 45/2025) (S 1/2025)**
- 8.12. Official Plan Amendment and Zoning By-law Amendment Applications for the property known as 0 North Service Road; Applicant: Dardevco Inc.; File Nos. OPA 191 [OPA/7261] and Z-029/24 [ZNG/7233]; Ward 8 **(SCM 46/2025) (S 5/2025)**
- 8.13. Minutes of the International Relations Committee of its meeting held December 11, 2024 **(SCM 47/2025) (SCM 23/2025)**
- 8.14. Minutes of the Property Standards Committee of its meeting held November 7, 2024 **(SCM 48/2025) (SCM 24/2025)**

- 9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**
- 10. PRESENTATIONS AND DELEGATIONS (5 minutes)**
- 11.1. Auditor General Status Update Report 2025 **(SCM 58/2025)**
a) Christopher O'Connor, The Corporation of the City of Windsor's Auditor General (in Person)
- 11. REGULAR BUSINESS ITEMS (Non-Consent Items)**
- 11.2 Canada Housing Infrastructure Fund – Citywide **(C 155/2024) (attached)**
- 12. CONSIDERATION OF COMMITTEE REPORTS**
- 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 No. 56 of the International Relations Committee **(SCM 51/2025) (previously distributed)**
- 12.3 Report of the Special Meeting of Council – In-Camera of its meeting held February 10, 2025 **(SCM 65/2025) (attached)**
- 12.4 Report of the In-Camera Striking Committee of its meeting held February 10, 2025 **(SCM 66/2025) (attached)**
- 12.5 Report of Striking Committee of its meeting held February 10, 2025 **(SCM 67/2025) (attached)**
- 12.6 Report of the Special meeting of the Environment, Transportation and Public Safety Standing Committee – Sitting as the Transit Windsor Board of Directors – In-camera of its meeting held February 10, 2025 **(SCM 68/2025) (attached)**
- 13. BY-LAWS (First and Second Reading)**
- 13.1 **By-law 30-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.59 METRE EAST/WEST ALLEY EAST OF ALEXIS ROAD, SOUTH OF TECUMSEH ROAD EAST AND WEST OF CHANDLER ROAD, CITY OF WINDSOR, authorized by CR466/2024, dated October 28, 2024. **(previously distributed)**

- 13.2 **By-law 31-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.59 METRE EAST/WEST ALLEY EAST OF ALEXIS ROAD, SOUTH OF TECUMSEH ROAD EAST AND WEST OF CHANDLER ROAD, CITY OF WINDSOR, authorized by CR466/2024, dated October 28, 2024. ***(previously distributed)***
- 13.3 **By-law 32-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 58-1999, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY THE NORTH/SOUTH ALLEY BETWEEN BRUCE AND SOUTH CAMERON, NORTH OF NORTHWOOD (formerly Pall Mall), AND THE NORTH/SOUTH AND EAST/WEST ALLEYS BETWEEN BRUCE AND CHURCH FROM PICADILLY TO NORTHWOOD (formerly Pall Mall), IN THE CITY OF WINDSOR, authorized by CAO 278/2024, dated January 28, 2025. ***(previously distributed)***
- 13.4 **By-law 33-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 133-2018 BEING A BY-LAW TO ESTABLISH A MUNICIPAL ACCOMMODATION TAX IN THE CITY OF WINDSOR, authorized by B8/2025, dated January 27, 2025. ***(previously distributed)***
- 13.5 **By-law 34-2025** - A BY-LAW TO AMEND BY-LAW NO. 2667, BEING A BY-LAW TO AUTHORIZE THE SALE OF THAT PORTION OF THE ALLEY SHOWN ON R.P. 1173, LYING BETWEEN THE EASTERLY LIMIT OF THE SAID PLAN AND THE EASTERLY LIMITS OF LOTS 7 TO 17 INCLUSIVE, BOUNDED ON THE SOUTH BY THE NORTHERLY LIMIT OF ONTARIO STREET AND ON THE NORTH BY THE EASTERLY PRODUCTION OF THE NORTHERLY LIMIT OF SAID LOT 7, IN THE CITY OF WINDSOR, authorized by CAO 285/2024, dated January 22, 2025. ***(previously distributed)***
- 13.6 **By-law 35-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.48 METRE NORTH/SOUTH ALLEY NORTH OF LAFORET STREET, EAST OF BABY STREET, CITY OF WINDSOR, authorized by CR373/2023, dated September 5, 2023. ***(previously distributed)***
- 13.7 **By-law 36-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.48 METRE NORTH/SOUTH ALLEY NORTH OF LAFORET STREET, EAST OF BABY STREET, CITY OF WINDSOR, authorized by CR373/2023, dated September 5, 2023. ***(previously distributed)***
- 13.8 **By-law 37-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 192 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, see Item 8.11. ***(previously distributed)***
- 13.9 **By-law 38-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", see Item 8.11. ***(previously distributed)***
- 13.10 **By-law 39-2025** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF YPRES AVENUE, EAST OF CHRYSLER CENTRE, SOUTH OF VIMY AVENUE AND WEST OF CADILLAC STREET, CITY OF WINDSOR, authorized by CR223/2024, dated May 27, 2024. ***(previously distributed)***

- 13.11 **By-law 40-2025** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE NORTH/SOUTH ALLEY NORTH OF YPRES AVENUE, EAST OF CHRYSLER CENTRE, SOUTH OF VIMY AVENUE AND WEST OF CADILLAC STREET, CITY OF WINDSOR, authorized by CR223/2024, dated May 27, 2024. **(previously distributed)**
- 13.12 **By-law 41-2025** - A BY-LAW TO AMEND BY-LAW 9361, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY PART OF THE EAST/WEST ALLEY NEXT SOUTH OF WYANDOTTE STREET EAST, EAST OF ROSSINI, R.P. 813, authorized by CAO 281/2024, dated January 22, 2025. **(attached)**
- 13.13 **By-law 42-2025** - A BY-LAW TO AMEND BY-LAW 49-2018, BEING A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS, authorized by B3/2025, dated January 27, 2025. **(attached)**
- 13.14 **By-law 43-2025** - A BY-LAW TO PRESCRIBE A TARIFF OF FEES FOR THE PROCESSING OF PLANNING APPLICATIONS, authorized by B3/2025, dated January 27, 2025. **(attached)**
Clerk's Note: Paul Kitson, VP Planning & Development, Westdell Development Corp. is providing the **attached** letter dated January 21, 2025, as a written submission.
- 13.15 **By-law 44-2025** - A BY-LAW TO FURTHER AMEND BY-LAW 395-2004 BEING A BY-LAW RESPECTING THE LICENSING AND REGULATION OF VARIOUS BUSINESSES IN THE CITY OF WINDSOR, authorized by B3/2025, dated January 27, 2025. **(attached)**
- 13.16 **By-law 45-2025** - A BY-LAW TO FURTHER AMEND BY-LAW 131-2011 BEING A BY-LAW RESPECTING THE LICENSING, REGULATING AND INSPECTING OF BODY-RUB PARLOURS AND THOSE ENGAGED IN THE BUSINESS OF PROVIDING BODY-RUBS IN BODY-RUB PARLOURS, authorized by B3/2025, dated January 27, 2025. **(attached)**
- 13.17 **By-law 46-2025** - A BY-LAW TO FURTHER AMEND BY-LAW 115-2022 BEING A BY-LAW RESPECTING THE LICENSING OF SHORT-TERM RENTAL OWNERS AND TO REGULATE ALL RELATED ACTIVITY, authorized by B3/2025, dated January 27, 2025. **(attached)**
- 13.18 **By-law 47-2025** - A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES, authorized by B3/2025, dated January 27, 2025. **(attached)**
- 13.19 **By-law 48-2025** - 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 FEBRUARY, 2025. **(attached)**
14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

16. **THIRD AND FINAL READING OF THE BY-LAWS**

By-law 30-2025 through 48-2025 inclusive

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Environment, Transportation, and Public Safety Standing Committee - **CANCELLED**
Wednesday, February 26, 2025
4:30 p.m., Council Chambers

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, February 26, 2025
4:30 p.m., Council Chambers

Development & Heritage Standing Committee
Monday, March 3, 2025
4:30 p.m., Council Chambers

Committee of Management for Huron Lodge
Tuesday, March 4, 2025
9:00 a.m., Room 140, 350 City Hall Square West

Community Services Standing Committee - **CANCELLED**
Wednesday, March 5, 2025
9:00 a.m., Council Chambers

City Council Meeting – **CANCELLED**
Monday, March 17, 2025
10:00 a.m., Council Chambers

Transit Windsor Working Group
Wednesday, March 26, 2025
9:00 a.m., Room 140, 350 City Hall Square West

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

Environment, Transportation, and Public Safety Standing Committee
Sitting as the Transit Windsor Board of Directors
Wednesday, March 26, 2025
Immediately following the Environment, Transportation & Public Safety Standing
Committee meeting, Council Chambers

Community Services Standing Committee
Wednesday, April 2, 2025
9:00 a.m., Council Chambers

Development & Heritage Standing Committee
Monday, April 7, 2025
4:30 p.m., Council Chambers

City Council Meeting
Monday, April 14, 2025
10:00 a.m., Council Chambers

21. ADJOURNMENT

Item No. 4.1



Committee Matters: SCM 63/2025

Subject: Adoption of the Windsor City Council minutes of its meeting held February 10, 2025



CITY OF WINDSOR MINUTES 02/10/2025

City Council Meeting

Date: Monday, February 10, 2025

Time: 10:00 o'clock a.m

Members Present:

Mayor

Mayor Dilkens

Councillors

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

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

Minutes

City Council

Monday, February 10, 2025

Page 2 of 36

1. ORDER OF BUSINESS

2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 10:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Fred Francis discloses an interest and abstains from voting on Item 8.6 regarding "Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1," as his employer and Rafco Property Trust Ltd. have a formal business relationship.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council minutes of its meeting held January 27, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Jo-Anne Gignac

That the minutes of the Meeting of Council held January 27, 2025, **BE ADOPTED** as presented.
Carried.

Report Number: SCM 57/2025

5. NOTICE OF PROCLAMATIONS

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Gary Kaschak

Seconded by: Councillor Angelo Marignani

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) communication items;
- (b) consent agenda;
- (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (d) hearing presentations and delegations;
- (e) consideration of business items;
- (f) consideration of Committee reports:

Minutes

City Council

Monday, February 10, 2025

Page 3 of 36

(g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and

(h) consideration of by-laws 21-2025 through 28-2025 (inclusive)

Carried.

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

7.1. Correspondence for Monday, February 10, 2025

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR51/2025

That the following Communication Items 7.1.1 and 7.1.3 through 7.1.7 as set forth in the Council Agenda **BE REFERRED** as noted; and that item 7.1.2 be dealt with as follows:

7.1.2. Correspondence - Social and Economic Prosperity Review

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR52/2025

That the correspondence from the Mayor of Casselman, dated January 15, 2025, regarding support needed for fixing municipal funding **BE RECEIVED**; and,

That Administration **BE REQUESTED** to send correspondence to the Province of Ontario asking them to consider undertaking a social and economic prosperity review as published by the Association of Municipalities of Ontario and work with municipalities to implement the recommendations outlined in the review.

Carried.

Clerk's File: MMA/14375

No.	Sender	Subject
7.1.1	Ministry of Natural Resources	Update to proposed regulation regarding Minister's Permit and Review powers under the <i>Conservation Authorities Act</i> . Commissioner, Economic Development Commissioner, Community & Corporate Services City Planner GP2025 Note & File

Minutes
City Council
Monday, February 10, 2025

No.	Sender	Subject
7.1.2	Association of Municipalities of Ontario (AMO); and Mayor – Municipality of Casselman	<p>Social and Economic Prosperity Review</p> <p>Commissioner, Finance & City Treasurer Commissioner, Economic Development Commissioner, Community & Corporate Services Commissioner, Human & Health Services</p> <p>MMA/14375 COUNCIL DIRECTION REQUESTED, Otherwise Note & File</p>
7.1.3	City Planner / Executive Director	<p>Application for Zoning By-Law Amendment, Ahmad Zrabah, 1550-1576 Randolph Avenue, to allow one new semi-detached residential dwelling with reduced minimum front yard depth.</p> <p>Z/14923 Note & File</p>
7.1.4	Committee of Adjustment	<p>Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, February 13, 2025.</p> <p>Z2025 Note & File</p>
7.1.5	Court of Appeal for Ontario	<p>Decision Letter for Windsor Housing Providers Inc v. Windsor (City), 2025 ONCA 78, Docket: COA-24-CV-0419, C.</p> <p>Commissioner, Community & Corporate Services City Solicitor Chief Building Official Fire Chief Deputy Licence Commissioner</p> <p>SB/12952 Note & File</p>
7.1.6	Town of Tecumseh	<p>Notice of the Passing of a Zoning By-law Amendment by the Corporation of the Town of Tecumseh regarding property situated on the west side of Shawnee Road, to rezone this property from “Residential Zone 2 (R2)” to a site-specific “Residential Zone 2 (R2-27)” to permit a one-storey, semi-detached dwelling and establish site-specific lot provisions.</p> <p>City Solicitor City Planner Chief Building Official Commissioner, Community & Corporate Services</p>

Minutes

City Council

Monday, February 10, 2025

Page 5 of 36

No.	Sender	Subject
		Commissioner, Economic Development Z2025 Note & File
7.1.7	Town of Tecumseh	Notice of Council Adoption of Official Plan Amendment No. 5 to the Town of Tecumseh Official Plan (Tecumseh Hamlet Secondary Plan). City Solicitor City Planner Chief Building Official Commissioner, Community & Corporate Services Commissioner, Economic Development Z2025 Note & File

Carried.

Report Number: CMC 3/2025

7.3. One-Time Provincial Funding to Address Homelessness Encampments

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR54/2025

That the report of the Manager, Homelessness and Housing Support and the Manager, Social and Affordable Housing dated January 24, 2025, entitled "One-time Provincial Funding to Address Homelessness Encampments" through the Ministry of Municipal Affairs and Housing (the "MMAH") **BE RECEIVED** for information.

Carried.

Report Number: C 26/2025

Clerk's File: GH/11710

7.4. Auditor General of Ontario's Annual Report regarding the Implementation and Oversight of Ontario's Opioid Strategy – City Wide

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: CR55/2025

That the report of the Executive Initiatives Coordinator dated January 24, 2025, entitled "Auditor General of Ontario's Annual Report regarding the Implementation and Oversight of Ontario's Opioid Strategy – City Wide" **BE RECEIVED** for information; and,

That City Council **ENDORSE** the following four recommendations in the report that were provided to the Ministry of Health (MoH):

1. A new Opioid Strategy
2. Create a clear leadership, accountability, and governance structure
3. Identify and implement outcome-based performance measures
4. Improve the provincial addictions and mental health data by working with the Ministry created Mental Health and Addictions Centre of Excellence (MHA CoE); and,

That Administration **BE DIRECTED** to send a letter to the Province notifying them of City Council's endorsement of the recommendations.

Carried.

Report Number: C 27/2025
Clerk's File: MH2025

8. CONSENT AGENDA

8.1. A By-law to authorize the execution of the Transfer Payment Agreement for the Ministry of the Environment, Conservation and Parks (MECP) Great Lakes Program Grant - City Wide

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR57/2025

That Council **PASS** a By-law authorizing the execution of the Transfer Payment Agreement for the Ministry of the Environment, Conservation and Parks (MECP) Great Lakes Program required by His Majesty the King in Right of Ontario as represented by the Minister of the Environment, Conservation and Parks for Phase 3 of the Installation of Maintenance Hole Cover Seals; and further,

That By-law 21-2025 **BE PASSED** at the February 10th, 2025, meeting of Council.

Carried.

Report Number: C 5/2025
Clerk's File: EI/14795

8.2. Forest Glade North Servicing Municipal Class Environmental Assessment - Ward 8

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR58/2025

- I That Council **ENDORSE** the draft Environmental Study Report for the Forest Glade North Servicing Municipal Class Environmental Assessment Study as a planning document with recommendations supporting the Preferred Solution and Preferred Design as identified and prepared by R.J. Burnside & Associates Limited, dated January 2025; and,
- II That Administration **BE DIRECTED** to finalize the Environmental Study Report for the Forest Glade North Servicing Municipal Class Environmental Assessment Study and issue the Notice of Study Completion in accordance with the Municipal Class Environmental Assessment planning process to commence a 45 day review period immediately following finalization of the Study.

Carried.

Report Number: C 13/2025
Clerk's File: GM2025

8.3. Provincial-Division Corridor Improvements Phase 3; Legal Agreement with 2757534 Ontario Inc. (1527 Provincial Road) - Ward 9

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR59/2025

- I. That Council **APPROVE** entering into an agreement with 2757534 Ontario Inc. for the restoration of the right-in only driveway entrance located at 1527 Provincial Road as part of the Provincial-Division Corridor Improvements Phase 3 (West of Sixth Concession Road to West of Legacy Park Drive) tender #32-22; and,
- II. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign a Legal Agreement with 2757534 Ontario Inc., as described in recommendation I, satisfactory in form to the City Solicitor, in technical content to the City Engineer, and in financial content to the City Treasurer.

Carried.

Report Number: C 14/2025
Clerk's File: SW/14454

Minutes

City Council

Monday, February 10, 2025

Page 8 of 36

8.4. Roseland Golf & Curling Club Limited – Name Change

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR60/2025

- I That City Council, acting as the sole shareholder of Roseland Golf & Curling Club Limited (“Roseland”) **APPROVE** the request of the Roseland Board of Directors to change the legal name of Roseland from “Roseland Golf & Curling Club Limited” to “Roseland Golf Club Limited”; and,
 - II. That the Mayor **BE APPOINTED** to sign the shareholder resolution on behalf of The Corporation of the City of Windsor, in accordance with City Council direction.
- Carried.

Report Number: C 20/2025
Clerk’s File: SR/14629

8.5. Windsor Police Service Board Alarm By-law Approval – City wide

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR61/2025

The Council **APPROVE** the request of the Windsor Police Service Board for approval of their By-law 01-2025 being a By-law to Control the Incidence of False Alarms within the City of Windsor, pursuant to s. 397(1) of the *Municipal Act*, 2001.

Carried.

Report Number: C 21/2025
Clerk’s File: SP2025

8.6. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR62/2025 DHSC 685

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of PT LT 107 PL 1489, AS PT 1 ON PL 12R11254 EXCEPT PT 2 ON PL 12R23861 (PIN 01573-0748), bounded by Howard Avenue, Tuson Way and Howard Place and known municipally as 0 Howard Avenue (Roll No: 080-060-01100) from Commercial District 1.1 (CD1.1) to Residential District 3.3 (RD3.3) and by deleting and replacing S.20(1)272 with the following:

272. HOWARD AVENUE, TUSON WAY AND HOWARD PLACE

For the lands comprising Part of Lot 107, Registered Plan 1489, described as Part 1, Plan 12R11254 except Part 2, Plan 12R23861, and identified as PIN 01573-0748, for a *Multiple Dwelling*, the following additional provisions shall apply:

- a) *Lot Area* – minimum – 1,825.0 m²
- b) *Building Height – Main Building* – maximum – 10 m
- c) Notwithstanding Section 25.5.20.1.2, the minimum *parking area* separation from any *street* shall be 1.50 m.
- d) Notwithstanding Section 25.5.20.1.6, the minimum *parking area* separation from a *building wall* containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.60 m.

[ZDM 9; ZNG/7237]

2. That, when Site Plan Control is applicable:

- A. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and an executed and registered site plan agreement:
 - 1) Noise mitigation measures identified in Section 6 in the Road Traffic and Stationary Noise Impact Study prepared by JJ Acoustic Engineering Ltd., dated October 23, 2023, subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.
 - 2) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix B of Report S 148/2024, subject to the approval of the City Engineer.
 - 3) Requirements of the City of Windsor – Forestry, City of Windsor – Natural Areas, and City of Windsor – Planning & Development – Landscape & Urban Design, contained in Appendix B of Report S 148/2024, subject to the approval of the City Forester and City Planner.
- B. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix B of Report S 148/2024 and recommendations in the documents submitted in support of the application for an amendment to Zoning By-law 8600.

Carried.

Councillor Fred Francis discloses an interest and abstains from voting on this matter.

Report Number: SCM 11/2025 S 148/2024
Clerk's File: Z/14877

Minutes

City Council

Monday, February 10, 2025

Page 10 of 36

8.7. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR63/2025 DHSC 686

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488 situated on the east side of Florence Avenue between Riverside Drive East and Wyandotte Street E, known municipally as 552 Florence Avenue, by adding a site-specific exception to Section 20(1) as follows:

522. EAST SIDE OF FLORENCE AVENUE, NORTH OF WYANDOTTE ST E

For the lands comprising of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488; one *Semi-detached Dwelling* is an additional permitted *main use*.

(ZDM 14)

Carried.

Report Number: SCM 12/2025 S 170/2024

Clerk's File: Z/14891

8.8. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR64/2025 DHSC 687

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Vimy Avenue and Wellesley Avenue, described as Block D, Plan 1119 (PIN No. 01323-0299 LT), from Institutional District 1.1 (ID1.1) Site Specific Provision 20(1)257, to Residential District 2.3 (RD2.3), subject to additional regulations:

520. NORTHWEST CORNER OF VIMY AVENUE AND WELLESLEY AVENUE

(1) For the lands comprising of Block D, Plan 1119, PIN No. 01323-0299 LT, the following additional provisions shall apply:

1. Notwithstanding Subsection .1 of Section 24.28.1.3, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof for a lot having a width of 9.0 metres or greater shall not exceed 78%.

2. Notwithstanding Subsection .2 of Table 25.5.20.1, the minimum separation for a parking area from a street shall be 1.20 metres, subject to the following provisions:
 - a) 1.20-metre-high ornamental screening fence shall span the length of the separation, save and except that portion within 0.30 metres of an access area.
 - b) Notwithstanding provision a), for that portion of the ornamental screening fence located within the visibility triangle, as defined under Section 4.3 of Fence By-law 170-2012, the height shall be 0.90 metres.
3. 1.20-metre-high ornamental screening fence shall span the length of any parking area separations from the west interior lot line.
4. 1.20-metre-high ornamental screening fence shall span the length of the north limit of a parking area, east of the existing building.
[ZDM 7; ZNG/7229]

Carried.

Report Number: SCM 13/2025 S 171/2024
Clerk's File: Z/14892

8.10. Provincial Planning Statement (2024) Update

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR66/2025 DHSC689

- I. That the report on Ontario's Land Use Planning Document *Provincial Planning Statement, 2024* **BE RECEIVED**; and,
- II. That administration **BE DIRECTED** to review and refine Windsor's existing intensification framework of mixed use centres, nodes and corridors to include residential corridors and identify all of the areas identified for intensification as *Strategic Growth Areas* in conformity with section 2.4.1 of the *Provincial Planning Statement, 2024*; and,
- III. That administration **BE DIRECTED** to investigate formally identifying the lands in Sandwich South as *designated growth areas* in the Official Plan consistent with Policy 2.3.1.5, and establish density targets for future Secondary Plans adopted in the Sandwich South lands; and,
- IV. That administration **BE DIRECTED** to review and establish minimum affordable housing targets in conformity with *Provincial Planning Statement, 2024*; and,
- V. That administration **BE DIRECTED** to review intensification targets in conformity with *Provincial Planning Statement, 2024*.

Carried.

8.12. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR68/2025 DHSC 691

- I. That part of the 4.27-metre-wide north/south alley located between Seminole Street and Reginald Street, namely Part 1, Plan 12R-22238, and shown on Drawing No. CC-1858 (attached hereto as Appendix "A"), and hereinafter referred to as the "alley", **BE ASSUMED** for subsequent closure;
- II. That the subject alley **BE CLOSED AND CONVEYED** in **as is condition** to the owner of the abutting property known municipally as 4285 Seminole Street, legally described as Lot 181 & Part of Lot 182, Plan 892 and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - i. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. ENWIN Utilities Ltd. to accommodate existing overhead 16kV, 120/240 volt, and 347/600-volt hydro distribution, poles, and down guy wires; and
 - ii. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure.
- III. That Conveyance Cost **BE SET** as follows:
 - i. For alley conveyed to abutting lands owned by Windsor Public Library, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1858.
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. That The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

Minutes

City Council

Monday, February 10, 2025

Page 13 of 36

VIII. That Council Resolution CR106/2003 as amended by CR427/2003, CR146/2005, CR182/2005, CR481B/2005 and CR130/2006 **BE AMENDED** by adding a new Subsection viii. under Section e):

viii. Notwithstanding the other policies herein, the conveyance price of street and alley allowances conveyed to abutting lands owned by Windsor Public Library shall be \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

Carried.

Report Number: SCM 17/2025 S 173/2024

Clerk's File: SAA2024

8.13. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR69/2025 DHSC 692

That CR399/2024, adopted on September 23, 2024, **BE AMENDED** to replace Drawing No. CC-1849 with that drawing attached hereto as Appendix "C".

Carried.

Report Number: SCM 18/2025 S 174/2024

Clerk's File: SAA2024

8.14. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)-Ward 5

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

Decision Number: CR70/2025 DHSC 693

I. That Council Decision CR154/2021 **BE RESCINDED**;

II. That funding in the amount of \$30,000, which has been allocated through the Ford City CIP-*Retail Investment Grant* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;

Minutes

City Council

Monday, February 10, 2025

Page 14 of 36

-
- III. That funding in the amount of \$30,000, which has been allocated through the Main Streets CIP- *Building Façade Improvement Program* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;
- IV. That the request for incentives under the Ford City CIP Financial Incentive Programs made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED**, for the following incentive programs:
- i. *Retail Investment Grant in the amount of \$15,000 for one (1) ground floor retail unit;*
 - ii. *Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to the lesser of 10 years or the total eligible costs of the project. The estimated annual amount of the grant is \$+/- 6,121.*
- V. That subject to completion and review satisfactory to the City Planner, the request made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED** for the Main Streets CIP -*Building Façade Improvement Program* in the amount of a maximum of \$30,000;
- VI. That Administration **BE AUTHORIZED** to prepare the agreement between the City and 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;
- VII. That the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- VIII. That funds in the amount of \$15,000 under the *Retail Investment Grant Program* and funds under the *Municipal Development Fees Grant Program* (If necessary) **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- IX. That funds in the amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed ;
- X. That grants **BE PAID** to 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) upon completion of improvements to the interior/exterior of the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and
- XI. That grants approved **SHALL LAPSE** and be **UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 19/2025 S 175/2024
Clerk's File: SPL2024

**8.15. Minutes of the Property Standards Committee of its meeting held
October 24, 2024**

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR71/2025 DHSC 694

That the minutes of the Property Standards Committee meeting held October 24, 2024 **BE RECEIVED.**

Carried.

Report Number: SCM 20/2025 SCM 353/2024
Clerk's File: MB2024

**8.16. Minutes of the International Relations Committee of its meeting held
November 7, 2024**

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR72/2025 DHSC 695

That the minutes of the International Relations Committee meeting held November 7, 2024, **BE RECEIVED.**

Carried.

Report Number: SCM 21/2025 SCM 392/2024
Clerk's File: MB2024

8.17. Report No. 54 of the International Relations Committee

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR73/2025 DHSC 696

That Report No. 54 of the International Relations Committee indicating:

That Administration BE REQUESTED to draft a mutual Letter of Interest to Arlington, Texas to outline the shared goals and preliminary steps for a Friendship City/Sister City partnership between Arlington, Texas and the City of Windsor and to position the letter as a flexible exploratory agreement.

BE APPROVED

Carried.

Report Number: SCM 22/2025 SCM 393/2024
Clerk's File: MB2024

11.1. Declaration of a Vacant Parcel of Land Municipally Known as 0 Francois Road Surplus and Authority to Offer for Sale – Ward 5

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR74/2025

- I. That the following City of Windsor (the “**City**”) vacant parcel of land **BE DECLARED** surplus:

Municipal address: **0 Francois Road** – vacant land situate on the east side of Francois Road between Francois Road and Ellrose Avenue;

- Legal Description: Lots 198 and 349 on Registered Plan 907 Sandwich East except WE75424; Alley on Registered Plan 907 Sandwich East abutting lot 350 on Registered Plan 907 except WE75424; Windsor
- Approximate Lot size: 15.06 feet (4.59 m) x 210.27 feet (64.09 m)
- Approximate Lot area: 3,166.67 sq ft (294.17 m²)

(the “**Subject Parcel**”); and,

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale to the abutting property owners at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

Report Number: C 11/2025
Clerk's File: APM2025

11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Woodlawn Avenue Surplus and Authority to Offer Same for Sale – Ward 9

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR75/2025

- I. That the following City of Windsor (the “**City**”) vacant parcel of land **BE DECLARED** surplus:

- Municipal address: **0 Woodlawn Avenue** – vacant land situate on the west side of Woodlawn Avenue;
- Legal Description: Part Mack Avenue on Registered Plan 1026, Sandwich East, closed by R1447545 as in R1447545; Windsor
- Approximate Lot size: 66 feet (20.12 m) x 157 feet (47.85 m)
- Approximate Lot area: 10,362 sq ft (962.74 m²)

(the “**Subject Parcel**”); and

- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel for sale at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 12/2025
Clerk’s File: APM2025

11.4. Declaration of Improved Property Municipally Known as 3136-3146 Walker Road Surplus and Authority to Offer Same for Sale – Ward 9

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR77/2025

- I. That the following City of Windsor (the “**City**”) improved parcel of land **BE DECLARED** surplus:
- Municipal address: **3136-3146 Walker Road** – improved property situate on the east side of Walker Road, south of the E.C. Row Expressway
 - Legal Description: Lots 418 to 420 inclusive on Registered Plan 1126 Sandwich East; Part of Lot 417 on Registered Plan 1126 Sandwich East as in R673847; Windsor,
 - Approximate Lot size: 122 feet (37.18 m) x irregular
 - Approximate Lot area: 12,244.8 sq ft (1,137.58 m²)
(herein the “**Subject Parcel**”); and
- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the Subject Parcel identified in Recommendation I for sale on the Multiple Listing Service (“**MLS**”) at a price to be determined by the Manager of Real Estate Services commensurate with an independent appraisal.

Carried.

Report Number: C 23/2025
Clerk’s File: APM2025

11.6. Active Transportation Fund – Capital Project Stream – City Wide

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR79/2025

Minutes

City Council

Monday, February 10, 2025

Page 18 of 36

- I. That City Council **SUPPORT** four (4) applications to the Active Transportation Fund for: (1) Construction of 18 Pedestrian Crossovers (PXOs) within the City of Windsor; (2) Pedestrian Safety Improvements Project; (3) Robert McDonald Park Multi Use Trail Project, and (4) South Cameron Park Trails Project, as identified in this report; and,
- II. That the Chief Administrative Officer **BE AUTHORIZED** to sign any documents required to submit application to the Active Transportation Fund, subject to all documentation being satisfactory in form to the City Solicitor, in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, and in financial content to the City Treasurer, or designates; and,
- III. That City Council **APPROVE** the following recommendations upon the City receiving written confirmation from the funding provider that the City's applications have been awarded the requested funding:
 - a. That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to take any such action and to sign and execute any agreements, declarations or approvals and any other such documents resulting from receiving funding from the Active Transportation Fund, subject to all documentation being satisfactory in form to the City Solicitor, in financial content to the City Treasurer, and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, or designates; and,
 - b. That City Council **SUPPORT** the pre-commitments of funding for Project OPS-001-19 – Pedestrian Crossovers and ECP-008-07 – Pedestrian Safety Improvements as presented in the 2025 Recommended Capital Budget, as follows:
 - 1) OPS-001-19 – Pedestrian Crossovers
 - i. \$100,000 of 2026 Pay-As-You-Go (Fund 169) funding
 - ii. \$100,000 of 2027 Pay-As-You-Go (Fund 169) funding
 - iii. \$200,000 of 2028 Pay-As-You-Go (Fund 169) funding
 - iv. \$100,000 of 2029 Pay-As-You-Go (Fund 169) funding
 - 2) ECP-008-07 – Pedestrian Safety Improvements
 - i. \$100,000 of 2026 Pay-As-You-Go (Fund 169) funding
 - ii. \$100,000 of 2028 Pay-As-You-Go (Fund 169) funding
 - c. That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all reports, claims and applicable schedules and other such documents required as part of receiving funding from the grant provider to the appropriate Executive Director for their respective projects, or designate, subject to financial content approval from the area's Financial Planning Manager, or designates; and,
 - d. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the project(s) awarded funding through the grant, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and

amendments thereto; satisfactory in financial content to the City Treasurer; and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects, or designates; and,

- e. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendation noted above, subject to all specifications being satisfactory in technical content to the appropriate Executive Director and/or Commissioner for their respective projects , and in financial content to the City Treasurer, or designates.

Carried.

Report Number: C 25/2025
Clerk's File: GPG/14324

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

11.5. RFP Update - Jackson Park Feasibility Study - Ward 3

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fred Francis

Decision Number: CR78/2025

That the report of the Executive Initiative Coordinator, Community Services dated January 23, 2025, entitled "RFP Update - Jackson Park Feasibility Study - Ward 3" **BE DEFERRED** to a future Council meeting to allow for the residents that are a part of the "save the bandshell" initiative an opportunity to consult with administration with regards to what is being recommended.

Carried.

Report Number: C 22/2025
Clerk's File: SR/14718

10. PRESENTATIONS AND DELEGATIONS

8.9. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3

Andi Shallvari, Property Owner

Andi Shallvari, property owner, appears before City Council regarding the administrative report dated December 5, 2024, entitled "Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3" and is available for questions.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: CR65/2025 DHSC 688

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the east side of Janette Avenue between Park Street West and Wyandotte Street West, described as Lot 73, Plan 274 (PIN No. 01195-0501 LT), by adding a site specific provision to allow *One Multiple Dwelling* containing a maximum of six *dwelling units* as an additional permitted *main use*, subject to the following additional regulations:

521. EAST SIDE OF JANETTE AVENUE BETWEEN PARK STREET WEST AND WYANDOTTE STREET WEST

(1) For the lands comprising of Lot 73, Plan 274, PIN No. 01195-0501 LT, one *Multiple Dwelling* containing a maximum of six *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

1. The *Multiple Dwelling* provisions of Section 11.2.5.4 shall apply, save and except Sections 11.2.5.4.1, 11.2.5.4.2 and 11.2.5.4.4.
 2. Lot Width - minimum 15.0 m
 3. Lot Area - minimum 519.0 m²
 4. Main Building Height - maximum 10.0 m
 5. Landscape Open Space Yard - minimum 35.0% of lot area
 6. Notwithstanding Table 24.20.5.1, for a *Multiple Dwelling* containing a minimum of 5 Dwelling Units, the minimum required number of *parking spaces* shall be 4;
 7. Notwithstanding Table 24.30.1, the minimum required number of bicycle parking spaces shall be 10; and,
 8. In addition to the provisions of Section 24.30.20:
 - a. Bicycle parking spaces shall be located within a secure area within the Multiple Dwelling, an Accessory Building, and/or fully enclosed Structure having a minimum height of 2.20 metres from the ground adjacent to the bicycle parking spaces; and,
 - b. Bicycle parking spaces shall meet the definition of *Long-term bicycle parking space* as defined under the *Bicycle Parking Standards and Guidelines* of the City's *Bicycle Parking Policy*, approved by Council Resolution CR363/2024 on September 9, 2024.
 - c. Each bicycle parking space shall be equipped with an electrical outlet with a receptacle sufficient for charging a *power-assisted-bicycle* as defined under Section 1(1) of the *Highway Traffic Act, R.S.O. 1990, c. H.8.*
- [ZDM 3; ZNG/7249]; and,
- II. That the Applicant **BE REQUESTED** to provide a secure and electrified bicycle parking facility on site for this application.
 - III. That the applicant **BE PROVIDED** some flexibility with respect to the requirement of having to electrify all of the parking spaces, should regulatory challenges be proven.

Carried.

Councillor Fabio Costante was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 14/2025 S 172/2024
Clerk's File: Z/14890

8.11. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)

Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated

Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

Alicia Lesniak, Architect, a+LiNK Architecture Inc.

Alicia Lesniak, Architect, a+LiNK Architecture Inc, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

Christopher O'Connor, The Corporation of the City of Windsor's Auditor General

Christopher O'Connor, The Corporation of the City of Windsor's Auditor General, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is available for questions.

Catherine Archer, Area Resident

Catherine Archer, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" to express opposition to the administrative recommendation and provides an overview of the historical value of the Roseland Golf Course as it relates to being the centerpiece of the Roseland neighbourhood; and concludes by expressing that the heritage designation protects Roseland as an important landmark in our community as a place of community and place making.

Silvio Barresi, Area Resident

Silvio Barresi, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" to express opposition to the administrative recommendation and outlines the objective of his initiative related to the circulation of a petition and

the results thereof; and concludes by suggesting that the vision for the Roseland Golf Course land was never intended for residential development in the original design, and it must be protected.

Albert Schepers, Area Resident

Albert Schepers, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation as it relates to process; and concludes by highlighting that the by-law does not need to be changed in order to demolish the existing clubhouse.

Chris Kruba, Area Resident

Chris Kruba, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation as it relates to process, and further highlights comments received from former city councillors who were responsible for the decision to designate Roseland Golf Course as a heritage site and concludes by stating that there is no factual or legal basis for severance or repeal of heritage designation of any portion of the Roseland Golf Course property.

Peter Marra, Area Resident

Peter Marra, area resident, appears before City Council regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” to express opposition to the administrative recommendation and highlights comments received from former city councillors who were responsible for the decision to designate Roseland Golf Course as a heritage site; and concludes by emphasizing the importance of maintaining heritage properties for their cultural heritage landscape, not just built heritage value.

Moved by: Councillor Jo-Anne Gignac

Seconded by: Councillor Ed Sleiman

Decision Number: CR67/2025 DHSC 690

- I. That the Heritage Designation By-law No. 281-2003 for 455 Kennedy Drive West, Roseland Golf Course, **BE AMENDED** to i) correct the legal description by deleting the lands which do not have cultural heritage value or interest as set out in the *Ontario Heritage Act* R.S.O. 1990, c. O.18 and O. Reg. 9/06 and ii) update the reasons for designation to ensure that the by-law satisfies the requirements of the *Ontario Heritage Act*; and,
- II. That the City Clerk **BE AUTHORIZED** to publish a Notice of Amending By-law for 455 Kennedy Drive West, Roseland Golf Course, in accordance with Part IV of the *Ontario Heritage Act*, Section 30.1; and,
- III. That the City Solicitor **BE DIRECTED** to prepare the necessary by-law amendment for 455 Kennedy Drive West.

Carried.

At the request of Councillor Fred Francis, a recorded vote is taken on this matter.

Aye votes: Councillors Jo-Anne Gignac, Renaldo Agostino, Jim Morrison, Keiran McKenzie, Ed Sleiman, Mark McKenzie, Gary Kaschak and Mayor Drew Dilkens.

Nay votes: Councillors Fred Francis, Fabio Costante and Angelo Marignani..

Abstain: None.

Absent: None.

Report Number: SCM 16/2025 S 161/2024 AI 5/2025 SCM 49/2025
Clerk's File: AF/14508 & MB/6075

11. REGULAR BUSINESS ITEMS

11.3. Forest Glade North Servicing - Rock Developments - Cost Sharing - Ward 8

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

Decision Number: CR76/2025

- I. That Council **APPROVE** a gross expenditure in an amount estimated at \$19,610,000 plus applicable taxes (or \$19,955,175 with non-recoverable HST, final costs to be based on actual construction costs), representing the City's share, on behalf of future benefiting lands, for infrastructure and land acquisition costs needed to service the Forest Glade North Secondary Plan Area, with estimated funding sources as follows:
- a. \$12,618,265 in 2025 Roads & Related Development Charges (Fund 115)
 - b. \$1,109,186 in 2025 Sanitary Development Charges (Fund 116)
 - c. \$3,301,867 in 2025 Storm & Drains Development Charges (Fund 117)
 - d. \$1,139,714 in Watermain recoveries from EnWin Utilities Ltd.
 - e. \$550,205 in 2029 Pay-As-You-Go funding (Fund 169)
 - f. \$1,115,923 and \$120,015, respectively of 2025 and 2026 Stormwater Surcharge funding (Fund 234), and, further,
- II. Whereas the proposed 2025 Capital Budget includes funding for the City's share of the costs associated with installing the necessary infrastructure in the Forest Glade North Secondary Plan Area, and that City Council **SUPPORTS** an expenditure of \$19,610,000 plus taxes, therefore, the City Treasurer **BE DIRECTED TO** pre-commit \$120,015 in 2026 Stormwater Surcharge funding (Fund 234) and \$550,205 in 2029 Pay-As-You-Go funding (Fund 169) and make these funds available for immediate use, and, further,

- III. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to execute a servicing agreement with Rock Developments East Windsor Inc., related to the infrastructure servicing of the Forest Glade North Secondary Plan Area to be satisfactory in form to the City Solicitor, in technical content to the City Engineer and in financial content to the City Treasurer on the following terms:
- a. The general servicing requirements as detailed by CR233/98
 - b. Cost Sharing – The Corporation agrees to pay to Rock Developments East Windsor Inc. an amount estimated at \$14,924,470 plus applicable taxes, based on estimated construction costs, final payment to be based on actual progress certificate payments, representing the City’s share, on behalf of future benefitting lands, of costs associated with the following:
 - i. The extension of Roseville Gardens Drive and Catherine Street in accordance with the final recommendations of the Forest Glade North Servicing Environmental Assessment Study; and,
 - ii. The construction of new watermain to service the Forest Glade North Secondary Plan Area; and,
 - iii. The construction of a regional stormwater management facility and associated stormwater infrastructure to service the Forest Glade North Secondary Plan Area; and,
 - iv. The construction of new sanitary sewers to service the Forest Glade North Secondary Plan Area; and further,

Whereas the 2025 10-year Capital plan was released publicly on January 3, 2025 and included capital project Forest Glade North Secondary Plan Area Servicing (ENG-007-25) and to preserve the ability to utilize external funding sources as outlined in the report and to meet legislative requirements under the Ontario Municipal Act where external financing may be utilized:

- IV. That Council **DIRECT** the City Treasurer to update the calculation of the City of Windsor Authorized Repayment Limit and estimate the annual amount payable in accordance with O.Reg.403/02; and further,
- V. That Council **AUTHORIZE** the capital works for the Project being “Forest Glade North Secondary Plan Area” in an amount estimated to be \$19.6 million; and further,
- VI. That Council **ENDORSE** the use of debt in an estimated amount of \$17.0 for purposes of the long-term funding associated with the infrastructure construction costs portion of the Project with any principal and/or interest payments applied as first charges of up to \$12,618,265 to the Roads & Related Development Charge Reserve (Fund 115), \$1,109,186 to the Sanitary Development Charges (Fund 116), and \$3,301,867 to the Storm and Drains Development Charges (Fund 117); and further,
- VII. That Council **AUTHORIZE** the City Treasurer to undertake the necessary actions that would allow for the issuance of debt to fund the infrastructure construction costs, including a review of all financing options; and further,

Minutes

City Council

Monday, February 10, 2025

Page 25 of 36

- VIII. That prior to any use of external financing which may require the issuance of debt, the City Treasurer **BE DIRECTED** to bring a report to City Council which outlines the full costs associated with the recommended financing approach; and further,
- IX. That Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions related to the Project, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in legal content to the City Solicitor, in financial content to the Chief Financial Officer/City Treasurer and technical content to the City Engineer.

Carried.

Report Number: C 18/2025
Clerk's File: SW/14925

7.2. Response to CQ 26-2024 and CQ 36-2024: Strategies for Addressing Transportation and Transit Challenges in Twin Oaks Industrial Park – Ward 9

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Gary Kaschak

Decision Number: CR53/2025

That report "C 24/2025 – Strategies for Addressing Transportation and Transit Challenges in Twin Oaks Industrial Park ", **BE RECEIVED** for information; and, further,

That Administration **BE DIRECTED** to engage a transportation consultant at a cost of \$44,500 (excluding HST), funded from the Environmental Study Capital Project 7086010 to identify potential improvements (short-term and long-term) to enhance access to Twin Oaks and report back to Council with the findings of the same; and further,

That Transit Windsor **BE APPROVED** to implement a temporary route adjustment to the Lauzon 10 to provide transit service to the Twin Oaks area until Route 250 is implemented; and further,

That Administration **BE DIRECTED** to bring forward an analysis as to whether or not pedestrian infrastructure can be implemented in the industrial park; and,

That Administration **BE DIRECTED** to create an active transportation plan for access to the industrial park; and,

That Administration **CONTINUE TO ENGAGE** landowners in the industrial park around the opportunity to provide temporary access to either parking lots or private service roads that could accommodate public transit.

Carried.

12. CONSIDERATION OF COMMITTEE REPORTS

12.2. Minutes of the Development Charges Task Force of its meeting held July 29, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR39/2025

That the Minutes of the Development Charges Task Force held July 29, 2024, **BE RECIEVED** as presented.

Carried.

Report Number: SCM 7/2025
Clerk's File: ACO2025

12.3. Minutes of the Development Charges Task Force of its meeting held November 18, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR40/2025

That the minutes of the Development Charges Task Force held November 18, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 5/2025
Clerk's File: ACO2025

12.4. Report No. 4 of the Roseland Board of Directors of its meeting held January 10, 2025

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR41/2025

That Report No. 4 of the Roseland Board of Directors of its meeting held January 10, 2025, (SCM27/2025) **BE NOTED & FILED**.

Carried.

12.5. Minutes of the Windsor Accessibility Advisory Committee of its meeting held October 17, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR42/2025

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held October 17, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 354/2024
Clerk's File: ACO2025

12.6. Minutes of the Age Friendly Windsor Working Group of its meeting held October 10, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR43/2025

That the minutes of the Age Friendly Windsor Working Group of its meeting held October 10, 2024, **BE RECEIVED** as presented.

Carried.

Report Number: SCM 375/2024
Clerk's File: ACO2025

12.7. Age Friendly Windsor Working Group - 2024 Annual Report

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR44/2025

That the 2024 Annual Report of the Age Friendly Windsor Working Group **BE ADOPTED** as presented.

Carried.

Report Number: SCM 3/2025
Clerk's File: ACO2025

Minutes

City Council

Monday, February 10, 2025

Page 28 of 36

12.8. Community Public Art Working Group - 2024 Annual Report

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR45/2025

That the 2024 Annual Report Community Public Art Working Group **BE ADOPTED** as presented.
Carried.

Report Number: SCM 4/2025
Clerk's File: ACO2025

12.9. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held November 13, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR46/2025

That the minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc of its meeting held November 13, 2024, **BE RECEIVED** as presented.
Carried.

Report Number: SCM 8/2025
Clerk's File: ACO2025

12.10. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held June 12, 2024.

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR47/2025

That the minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table meeting held June 12, 2024 **BE RECEIVED** as presented.
Carried.

Report Number: SCM 10/2025
Clerk's File: ACO2025

12.11. Minutes of the Windsor Accessibility Advisory Committee of its meeting held December 3, 2024

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR48/2025

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held December 3, 2024, **BE RECEIVED** as presented.
Carried.

Report Number: SCM 29/2025
Clerk's File: ACO2025

12.12. Report No. 55 of the International Relations Committee

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR49/2025

That the Report No. 55 of the International Relations Committee of its meeting held January 29, 2025, **BE ADOPTED** as presented.
Carried.

Report Number: SCM 50/2025
Clerk's File: ACO2025

12.13. Report of the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – In-camera of its meeting held January 29, 2025.

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR50/2025

That the report of the Special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – In-camera of its meeting held January 29, 2025, **BE ADOPTED** as presented.
Carried.

Report Number: SCM 55/2025
Clerk's File: ACO2025

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

That the following By-laws No. 21-2025 through 28-2025 (inclusive) be introduced and read a first and second time:

- 13.1 **By-law 21-2025** - A BY-LAW TO AUTHORIZE THE EXECUTION OF THE TRANSFER PAYMENT AGREEMENT FOR THE GREAT LAKES PROGRAM GRANT BETWEEN THE CORPORATION OF THE CITY OF WINDSOR AND HIS MAJESTY THE KING IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS, see Item 8.1.
- 13.2 **By-law 22-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR15/2025, dated January 13, 2025.
- 13.3 **By-law 23-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 190 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR17/2025, dated January 13, 2025.
- 13.4 **By-law 24-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR13/2025, dated January 13, 2025.
- 13.5 **By-law 25-2025** - A BY-LAW TO ADOPT AMENDMENT NO. 188 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR14/2025, dated January 13, 2025.
- 13.6 **By-law 26-2025** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR14/2025, dated January 13, 2025.
- 13.7 **By-law 27-2025** - A BY-LAW TO ASSUME KENT STREET FROM MALDEN ROAD TO A LINE DRAWN BETWEEN THE EASTERLY LIMITS OF LOTS 153 AND 230, REGISTERED PLAN 553, BEING SHOWN AS KENT STREET ON REGISTERED PLAN 553, IN THE CITY OF WINDSOR, authorized by M98/2012, dated February 21, 2012.
- 13.8 **By-law 28-2025** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 10TH DAY OF FEBRUARY, 2025.

Carried

Minutes

City Council

Monday, February 10, 2025

Page 31 of 36

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Mark McKenzie

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Communication Items (as amended)
- 2) Consent Agenda (as amended)
- 3) Items Deferred Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried

15. NOTICES OF MOTION and

7.5. AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide

Marion Overholt, Area Resident

Marion Overholt, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor Kieran McKenzie, emphasizing the importance of addressing the root causes of homelessness, advocating to the provincial government to provide deeply affordable housing support, improve income security and invest in a continuum of accessible, community health and addiction supports.

Mayor Drew Dilkens leaves the meeting at 1:33 o'clock p.m. and Councillor Mark McKenzie assumes the chair.

Bilal Nasser, Area Resident

Bilal Nasser, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor Kieran McKenzie, and as a resident of one of the most affected neighbourhoods, he emphasizes that the approach taken by this Council to enforce, police and criminalize his unhoused neighbours is not a humane approach to the problem, and that the neighbourhood is not made safer as a result.

Janeen Auld, Area Resident

Janeen Auld, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled “AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide” to urge Council to support the motion put forth by Councillor

Minutes

City Council

Monday, February 10, 2025

Page 32 of 36

Kieran McKenzie and further expresses that encampments are not desirable or a solution, but they are a reality, and asks council to end the forced clearing of encampments and criminalization of their occupants as it is cruel and unnecessary, and emphasizes that we must act with compassion.

Mayor Drew Dilkens returns to the meeting at 1:44 o'clock p.m. and Councillor Mark McKenzie returns to his seat at the Council Table.

Emily Kydd, Area Resident

Emily Kydd, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, expressing that encampments do not meet our standards of human dignity and housing, but they are a reality and short-term necessity that allows the unhoused to build a community the only way they may be able; that sheltering is a necessity and a right; Clearing encampments without long-term plans to shelter each individual, violates their basic human rights; and concludes by stating that we must not tear down the tents before opening affordable housing, especially when shelter beds are inaccessible and many only temporary.

Meg Gregoire, Area Resident

Meg Gregoire, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, suggesting that that homelessness and substance use are separate issues, though interconnected, there are persistent gaps in accessible, affordable housing; and that long-term solutions should include harm reduction strategies to ensure the dignity of every person, and that the collective goal should be to lead with compassion, kindness and to continue to advocate for meaningful comprehensive investments to address the crises at hand.

George Bozanich, Area Resident

George Bozanich, area resident, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide, "to urge Council to support the motion put forth by Councillor Kieran McKenzie, suggesting that the removal of encampments when shelter beds or affordable housing are unavailable, is cruel, and asks that Council lead with compassion to support basic human rights to life and shelter.

Kathy Moreland, Local Chapter President, Registered Nurses Association of Ontario

Kathy Moreland, Local Chapter President, Registered Nurses Association of Ontario, appears before City Council regarding the administrative report dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" to urge Council to support the motion put forth by Councillor Kieran McKenzie, stating that housing is a determinant of health and a basic human right; that shelters are not housing, and do not provide privacy, safety or permanence: Use of institutional beds for those who have limited access to primary care causes undue burdens on hospitals and an undue cost to taxpayers as the unhoused have nowhere else to

Minutes
City Council
Monday, February 10, 2025

go; and concludes by suggesting that destroying encampments without the infrastructure to support the unhoused will not solve the issue.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fabio Costante

Decision Number: CR56/2025

That Given the significant challenges municipalities across Ontario including the City of Windsor, face in addressing Housing, Homelessness, Mental Health and Addiction in the communities we serve; and, Recognizing the major obstacles faced by municipalities including Windsor to provide supportive housing and the resulting Homelessness and Encampment crisis in municipalities across Ontario; and,

Noting that the Auditor General of Ontario has recently concluded that the Government of Ontario's Opioid Strategy does not have efficient, effective or adequate processes in place to address the crisis, an analysis accepted by the Ontario Ministry of Health; and,

Given the comprehensive, robust, objective, inclusive and data-driven analysis undertaken by the Association of Municipalities of Ontario (AMO), representing over 400 municipalities across Ontario, on the full suite of issues cited above including the unprecedented proliferation of Encampments across the province of Ontario:

That Windsor City Council **ENDORSE** the AMO Policy Update on Encampments and the Opioid Crisis along with the supporting documents: Homeless Encampments in Ontario: A Municipal Perspective and The Opioid Crisis: A Municipal Perspective; and further,

That Council **CALLS UPON** the Government of Ontario **TO ADDRESS** the issues cited above by implementing the recommendation proposed by AMO in the documents referenced in this motion; and,

That Council **DIRECT** Administration to apprise through direct correspondence the Premier and all relevant Provincial Ministers, as well as, all local representatives elected to Senior Levels of Government, the County of Essex and the Municipal Councils in Essex County of the passing of this motion; and,

That the Province **BE REQUESTED** to establish a Ministry of Homelessness to allow for oversight; and,

That the report of the Executive Initiatives Coordinator dated January 24, 2025, entitled "AMO Reports on the Opioid Crisis & Homeless Encampments: A Municipal Perspective – City Wide" **BE RECEIVED** for information.

Carried.

At the request of Councillor Jo-Anne Gignac, a recorded vote is taken on this matter.

Aye votes: Councillors Angelo Marignani, Jo-Anne Gignac, Fabio Costante, Fred Francis, Renaldo Agostino, Jim Morrison, Keiran McKenzie, and Gary Kaschak.

Nay votes: Councillors Mark McKenzie, Ed Sleiman, and Mayor Drew Dilkens

Abstain: None.

Absent: None.

Report Number: C 28/2025

Clerk's File: MH2025

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Jim Morrison

Seconded by: Councillor Ed Sleiman

That the By-laws No. 21-2025 through 28-2025 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

17. PETITIONS

None presented.

18. QUESTION PERIOD

18.3. CQ 4-2025

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR80/2025

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011, as amended:

CQ 4-2025

Assigned to: Commissioner, Community & Corporate Services

With the extension of H4 at Water World, it is clear that downtown has lost its community centre. With that being said, I would like administration to investigate partnerships with organizations like the Boys and Girls Club of Canada to open a youth community centre in the core. What would the process be to get a Boys and Girls Club in Windsor? Some of our empty schools would make a perfect location.

Carried.

Report Number: SCM 32/2025
Clerk's File: ACOQ2025 & SR2025

21. ADJOURNMENT

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.
Carried.

Accordingly, the meeting is adjourned at 2:40 o'clock p.m.

Mayor

City Clerk

Item No. 4.2



Committee Matters: SCM 64/2025

Subject: Adoption of the Windsor City Council Special meeting minutes held February 10, 2025.

Special Meeting of Council Meeting

Date: Friday, February 21, 2025

Time: 9:00 o'clock a.m

Members Present:

Mayor

Mayor Dilkens

Councillors

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

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

Clerk's Note: Councillors Fred Francis, Fabio Costante, Renaldo Agostino, Mark McKenzie, Angelo Marignani, Gary Kaschak, Keiran McKenzie and Jim Morisson participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

Minutes

Special Meeting of Council
Friday, February 21, 2025

Page 2 of 4

1. ORDER OF BUSINESS

2. CALL TO ORDER

The Mayor calls the meeting to order at 9:00 o'clock a.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. COMMITTEE OF THE WHOLE

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Gary Kaschak

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) consideration of business items and;
- (b) consideration of by-law 29-2025;

Carried.

10. PRESENTATIONS AND DELEGATIONS

None.

11. REGULAR BUSINESS ITEMS

11.1. Request for an override vote pertaining to the veto issued via Mayoral Decision MD 06-2025

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Kieran McKenzie

That Council OVERRIDE Mayoral Decision MD 06-2025 attached which vetoed the decision of Council at its meeting held January 27, 2025, with respect to the addition of the tunnel bus service to the 2025 City of Windsor budget.

The motion is **put** and is **lost**, as it did not meet the 2/3 requirement needed for an override to be adopted.

A recorded vote is taken on this matter.

Minutes

Special Meeting of Council Friday, February 21, 2025

Page 3 of 4

Aye votes: Councillors Renaldo Agostino, Keiran McKenzie, Gary Kaschak, Fred Francis, Fabio Costante and Angelo Marignani.

Nay votes: Councillors Mark McKenzie, Jo-Anne Gignac, Jim Morrison, Ed Sleiman, and Mayor Drew Dilkens.

Abstain: None.

Absent: None.

Clerk's Note: With regards to the 2025 Recommended Budget (inclusive of both the Operating and 10-Year Capital Budget documents), it shall be noted that the legislative process and timelines of amendments, vetoes and overrides has finished as of February 21, 2025, and the budget is deemed to be adopted accordingly.

13. BY-LAWS (First and Second Readings)

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Kieran McKenzie

That the following By-law No. 29-2025 be introduced and read a first and second time:

BY-LAW 29-2025 A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 21ST DAY OF FEBRUARY 2025.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Jim Morrison

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

1) Consideration of the Balance of Business Items (as amended)

2) By-laws given first and second readings as presented

Carried.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Ed Sleiman

Seconded by: Councillor Renaldo Agostino

That By-law No. 29-2025 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

Minutes

Special Meeting of Council
Friday, February 21, 2025

21. ADJOURNMENT

Moved by: Councillor Fabio Costante
Seconded by: Councillor Fred Francis

That this Special Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 9:55 o'clock a.m.

Mayor

City Clerk

Subject: Canada Housing Infrastructure Fund – Citywide

Reference:

Date to Council: February 24, 2025

Author: Anna Caro

Asset Coordinator (A)

519-255-6100 ext.6255

acarо@citywindsor.ca

Asset Planning

Report Date: 02/06/2025

Clerk's File #: GH/14271

To: Mayor and Members of City Council

Recommendation:

- I. **THAT** City Council **AUTHORIZE** the CAO to submit application(s) to the Canada Housing Infrastructure Fund – Direct Delivery Stream, subject to all documentation being satisfactory in form for the City Solicitor, in technical content to the Commissioner of Economic Development and the City Engineer, and in financial content to the City Treasurer, or their designates; and,
- II. **THAT** the results of the City's application(s) to the Canada Housing Infrastructure Fund – Direct Stream **BE COMMUNICATED** to City Council, and if successful, such report to include a financing strategy to secure the necessary matching funds to carry out the proposed project work.

Executive Summary:

N/A

Background:

On April 16, 2024 the Government of Canada released Budget 2024 which provided \$6 billion in federal funding over 10 years to establish the Canada Housing Infrastructure Fund (CHIF). The CHIF is administered by Housing, Infrastructure and Communities Canada (HICC) and aims to accelerate the construction and upgrading of housing-enabling drinking water, wastewater, stormwater, and solid-waste infrastructure, directly supporting the creation of new homes and increasing densification.

The CHIF program is delivered through two funding streams:

- Direct Delivery Stream
 - Up to \$1 billion over eight years directly to eligible recipients, such as municipalities, to address pressing infrastructure needs and enable more housing.
- Provincial and Territorial Agreement Stream
 - Up to \$5 billion over 10 years to the provinces and territories to administer and deliver funding to their communities to support provincial and territorial priorities while advancing federal housing objectives.

To be eligible to receive funding under the Direct Delivery stream, municipalities and regional governments in the provinces will be required to adopt two conditions:

- Adopt zoning for “four units as-of-right” (4AOR) per lot in all low-density residential areas with municipal servicing (i.e., water and sewer) in communities with populations greater than 30,000; and
- Implement a three-year freeze on increasing development charges above the rates that were in effect as of April 2, 2024 in municipalities or regional governments with populations greater than 300,000.
(NB: Given the City’s current population, this requirement does not apply to the City of Windsor at this time)

Under the Provincial and Territorial Agreement Stream, the provinces will also need to ensure municipalities and regional governments implement the two measures listed above. In addition, provinces and territories will be required to commit to the following key housing-enabling actions:

- Work with Canada to develop the federal housing design catalogue and support municipalities in implementing measures to enable the adoption of standardized designs within 18 months of the catalogue’s publication;
- Implement the 2025 and future National Model Codes within 18 months of their publication as per the Reconciliation Agreement on Construction Codes and work with Canada to support the exploration of housing supply actions, such as single egress construction, modular construction, tiny homes, and code digitalization, which are already under consideration for the 2030 codes update; and
- Endorse the federal government’s blueprint for a Renters’ Bill of Rights and Home Buyers’ Bill of Rights, to strengthen renting and home buying systems, including the Bills’ overarching principles, which are: ensuring everyone has a safe and affordable place to call home, fostering fairness and transparency, addressing inequity and discrimination, and safeguarding the home buying and renting systems.

The CHIF is currently accepting applications under the Direct Delivery stream. Eligible applicants seeking support for pressing drinking water, waste water, stormwater and

solid-waste infrastructure needs can apply with eligible projects until March 31, 2025. Municipalities are able to submit multiple applications under this stream.

Under the Provincial and Territorial Agreement stream, the provinces and territories must enter into bilateral agreements with the federal government by January 1, 2025. Upon signature of the agreements, the province of Ontario would receive an estimated \$1.55 billion over the next 10 years. Provinces and territories will be expected to conduct intakes to solicit eligible projects, perform an initial review, and submit eligible projects to HICC for consideration. Projects will be assessed in accordance with CHIF's objectives. Details on whether or not the Province of Ontario has successfully entered into an agreement with HICC under the Provincial and Territorial Agreement Stream are not available yet. Further details with respect to this stream will be brought forward to Council as they are known.

Discussion:

Upon learning of this funding opportunity from HICC, members of Administration met to discuss the CHIF program and application to the Direct Stream, paying particular attention to both the project selection and housing requirements.

Projects under the direct delivery stream are expected to meet the following criteria:

- Projects must directly enable new housing supply.
- Projects must demonstrate that the investment in infrastructure will remove barriers to enabling housing supply in the short term.
- Projects must support increased capacity of municipal infrastructure related to drinking water, wastewater, stormwater, or solid waste management.
- Projects must be at least \$1 million and should not exceed \$100 million in total eligible costs.
- Projects should demonstrate a high level of project readiness and must be substantially completed by September 2031.
- Substantial climate change mitigation and adaptation requirements must be met for any project put forward for application.

As previously noted, the guidelines indicate that municipal applicants with a population of greater than 30,000 are also subject to housing conditions which require the implementation of zoning for 4AOR in order to receive CHIF funding. The guidelines further indicate that municipalities may submit an application based on a commitment to implement zoning change to allow 4AOR and may receive conditional approval, however projects will not receive funding until all applicable zoning requirements are in place and have been fully implemented, which is expected to be by no later than Spring 2025.

The guidelines also indicate the following:

*“HICC understands that site-specific constraints mean that blanket 4AOR zoning is not always the most effective approach to achieving the underlying objective of maximizing housing density and supply. In the application, municipalities may identify **limited exceptions to the zoning requirement and suggest alternative solutions to meet the objective**, however HICC reserves the right to accept or not accept the proposal.”*

Given that the guidelines appear to provide some flexibility with respect to blanket 4AOR requirements, Administration reached out to the grant provider for additional clarification and was provided with the following information:

“In order for projects to be deemed eligible, Windsor will need to implement four units as-of-right zoning for the municipality. However, Windsor can propose specific exceptions to the requirement with sufficient explanation – for example, agricultural areas or areas with heritage designation. The whole of Windsor could not be an exception to the requirement.”

Council has indicated that they are not opposed to zoning which would allow for 4AOR, however applying this approach city-wide has not been considered prudent at this time. Rather, Council has supported a number of initiatives which have not only resulted in the City meeting its established housing targets for 2024, but also support the grant requirements of increasing housing density and supply.

In July 2023, Council was presented with Report C88/2023 which proposed 9 initiatives for Council’s endorsement in an effort to support opportunities for increased housing. Of those initiatives, three spoke to specific intensification-measures, which included:

1. Direct Residential Intensification to Support Mixed-Use Communities

This initiative would establish a policy framework that permits as-of-right residential intensification and mixed-use developments within existing corridors, nodes, and commercial centres. In addition to the policy framework, this initiative would look to include incentives through a Community Improvement Plan (CIP), to encourage the creation of residential units above storefronts and the development of vacant/underutilized land and buildings that result in the creation of residential units through a mixed-use or residential development within Business Improvement Areas (i.e. – mainstreets).

2. Allow Appropriate Intensification within Existing Residential Neighbourhoods

This initiative will provide clear policy direction, evaluation criteria, and Intensification Guidelines to guide increased compatible housing density (i.e. semi-detached, duplexes, townhomes, etc.) in existing neighbourhoods that are predominantly zoned for single detached homes.

3. Residential Intensification Target Areas

This initiative implements Official Plan policy changes and corresponding Zoning By-law Amendments to allow for as-of-right medium to high-density residential intensification in defined residential areas that have the appropriate services and amenities to support the additional density.

Further, Council has been supportive of a number of initiatives that have increased the housing supply, allowing the City to surpass 2024 housing targets, including:

- The adoption of Official Plan policies to permit additional residential development in formerly commercial only areas, identified as Mixed Use Centres (+/- 247 ha), Mixed Use Nodes (+/- 137 ha) and Mixed Use Corridors (+/- 50 km);
- The adoption of Official Plan policies that permit up to three (3) residential units on properties with low density zoning;
- Support for the current zoning that allows for 4 or more residential units on approximately 900 hectares of land within the city;
- Updated zoning and planning policies to permit medium- to high-density housing in well-serviced areas including changes that support an additional 3369 residential units along the Wyandotte St. E. and Banwell Road corridors;
- Eliminated minimum unit sizes in the zoning regulations to allow for more diverse and flexible housing options, including additional dwelling units;
- Provided direct financial incentives for residential development through a number of Community Improvement Plans, including up to 10 years of partial tax relief for projects that qualify;
- Provided an exemption from Development Charges for projects developed in the core area of the city;
- Adopted Residential Intensification Design Guidelines to provide design guidance to ensure compatible intensification projects;
- Streamlined the development review and permit processes; and,
- Implemented an e-portal service delivery model for all development related approvals and permits.

The City of Windsor has implemented a comprehensive set of policies and initiatives that effectively achieve the CHIF objective of increasing housing density and supply while ensuring strategic growth and infrastructure alignment. Rather than applying a blanket 4AOR zoning approach, Windsor has pursued targeted intensification strategies that are demonstrably more impactful in delivering housing within areas supported by infrastructure and transit. By focusing as-of-right zoning in key corridors and mixed-use areas, updating policies to facilitate multi-unit development, providing financial incentives, and streamlining approval processes, the City has not only exceeded its 2024 housing targets but has done so in a way that optimizes existing services and land use efficiency. These initiatives directly support CHIF's key criteria of increasing housing supply while leveraging infrastructure investments and promoting efficient land

use. If Council agrees to proceed with the application, these approved policy decisions and initiatives will be included in the City's submission as a justified alternative to the blanket 4AOR requirement, aligning with the flexibility provided for site-specific exceptions.

Provincial and Territorial Agreement Stream

The details of the agreement stipulations are between HICC and Provinces and Territories are currently not clear, however the funding guidelines indicate that project selection will be administered by the provinces and territories in alignment with the requirements of CHIF and in accordance with CHIF's objectives as outlined in the Background section of this report. Should the Province not enter into an agreement with HICC, the \$1.55 billion of allocated CHIF funding will return to the Direct Delivery stream. Currently, the City of Windsor would remain ineligible to apply for funding as the four residential housing units as-of-right zoning requirement will not be met; however, should the above-mentioned initiatives be proposed and accepted by HICC, it is expected that the City would then be eligible to access these funds.

Risk Analysis:

There is a growing risk that the City of Windsor and our infrastructure assets will continue to be ineligible for Federal funding due to increased housing density requirements. Windsor City Council previously discussed permitting four residential dwelling units as-of-right zoning as a condition of the City's application to the Housing Accelerator Fund (HAF). This will likely be discussed again as it relates to requirements for the Canada Public Transit Fund (CPTF). In September 2024, Council was made aware of the requirement to allow 4 AOR within 800 metres of recognized post-secondary institutions before a Capital Application to this fund can be submitted.

There is a risk that the CHIF program, or the program requirements, both under the Direct Stream and the Provincial and Territorial Stream, may be affected by current political events and the upcoming Provincial election. Administration continues to monitor both federal and provincial funding updates and announcements closely to ensure that opportunities continue to be maximized.

Climate Change Risks

Climate Change Mitigation:

There is no climate change mitigation risk associated with application to the CHIF. In general, increased housing density allows residents to live close to work, school and other city services and makes it easier to walk, bike or take public transportation to these locations. This can help to decrease greenhouse gas emissions associated with vehicle traffic. In addition, heating needs can be shared between multi dwellings units within the same building.

Climate Change Adaptation:

There is no climate change adaptation risk associated with application to the CHIF. In general, increased density needs to be supported with sufficient infrastructure capacity.

The design and construction of any new residential units will need to comply with approved stormwater design guidelines to ensure proper retention and drainage of stormwater.

Financial Matters:

Under the Direct Funding Stream, CHIF will contribute up to 40% of total eligible costs for projects. The total eligible cost for a project must be between \$1 million and \$100 million. There is no limit to the number of applications that an applicant can submit.

Administration met to review potential projects for consideration under the Direct Delivery Stream. The following two projects were discussed in detail due to their alignment with the funding criteria:

Project 1: Howard Avenue – Kenilworth Drive to Cabana Road East

Upgrades to sanitary, storm and water infrastructure along this stretch of roadway will support intensification on the west side of Howard Avenue. Existing infrastructure has accommodated significant development on the east side in recent years, however, further development on the west side may not be supported without significant new and/or reconstruction of existing infrastructure to provide capacity. Although property ownership is fragmented in this area, recent development applications have seen some consolidation of properties to achieve intensification.

The total estimated costs for this work is \$18.5M with eligible costs estimated at \$8.93M. Resulting CHIF funding, based on 40% would be up to \$3.57M.

Project 2: 9th Concession (County Road 42 Secondary Plan Area)

The Sandwich South Master Servicing Plan approved by Council in 2023 outlines a long-term coordinated approach for municipal infrastructure to support urbanization in the County Road 42 Secondary Plan Area (CR42SPA) including solutions for collector roads, water, sanitary and storm sewers. The 2025 Capital budget includes funding for new infrastructure and road urbanization and widening of 9th Concession from Cabana Road East to Baseline Road. This work will directly support residential housing in the CR42SPA.

The total estimated costs for this work is \$16.1M with eligible costs estimated at \$4.18M. Resulting CHIF funding, based on 40% would be up to \$1.67M.

The 2025 Capital budget includes the projects noted above, although a funding shortfall is currently expected within the 10-year plan. Should Council approve applying to the CHIF program for the above projects, and should the City be successful, Administration will report back to Council with a financing strategy to secure the necessary matching funds to carry out the proposed project work.

Consultations:

Patrick Winters – Manager of Development - Engineering

Joe Baker – Manager, Land Development & Growth – Economic Development

Kathy Buis – Financial Planning Administrator

Mike Dennis – Manager of Strategic Capital Budget Development & Control

Jason Campigotto - Deputy City Planner – Growth

Marie Gil – Manager, Asset Planning

Conclusion:

The Canada Housing Infrastructure Fund aims to accelerate the construction and upgrading of housing-enabling drinking water, wastewater, stormwater, and solid-waste infrastructure, directly supporting the creation of new homes and increasing densification.

Planning Act Matters:

None.

Approvals:

Name	Title
Natasha Gabbana	Senior Manager, Asset Planning
Mark Spizzirri	Manager Performance Measurement & Business Case Development
Jason Campigotto, Acting for Neil Robertson	City Planner
Stacey McGuire	Executive Director, Engineering & Deputy City Engineer
Wira H.D. Vendrasco	City Solicitor
Jelena Payne	Commissioner, Economic Development
Stacey McGuire, Acting for David Simpson	Commissioner, Infrastructure/City Engineer
Janice Guthrie	Commissioner, Finance & City Treasurer
Janice Guthrie acting for Joe Mancina	Chief Administrative Officer

Notifications:

Name	Address	Email
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Name	Address	Email

Appendices:



Committee Matters: SCM 65/2025

Subject: Report of the Special Meeting of Council – In-Camera of its meeting held February 10, 2025

**SPECIAL MEETING OF COUNCIL – IN CAMERA
February 10, 2025**

Meeting called to order at: 2:58 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Fabio Costante
Councillor Fred Francis
Councillor Jo-Anne Gignac
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Mark McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
David Simpson, Commissioner of Infrastructure Services/City Engineer
Tony Ardivini, Acting Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Wira Vendrasco, City Solicitor
Dana Paladino, Acting Senior Executive Director Corporate Services
Christopher Menard, Acting Chief of Staff
Stacey McGuire, Executive Director of Engineering (Items 4 and 5)
Joe Baker, Manager Land Development and Growth (Item 6)
Lori Gregg, Deputy Treasurer Taxation (Item 6)
Neil Robertson, City Planner (Item 6)
Matt Johnson, Executive Director Economic Development (Item 6)
Diane Wilson, Manager Social and Affordable Housing (Item 6)
Stephan Habrun, Acting Executive Director Transit Windsor (Items 7 & 8)
Mark Spizzirri, Manager Performance Management (Item 7)

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Ed Sleiman, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:

9. Property matter – acquisition of land, Section 239(2)(c)

Motion Carried.

Verbal Motion is presented by Councillor Mark Mckenzie, seconded by Councillor Renaldo Agostino, to move in Camera for discussion of the following item(s), adding Item 9:

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	Legal matter – litigation update, Section 239(2)(e)(f)(k)
2	Property matter – acquisition of land, Section 239(2)(c)
3	Legal matter – agreement termination, Section 239(2)(e)(f)
4	Legal/position/plan matter – agreements, Section 239(2)(k)(f)
5	Property/Plan – agreements, Section 239(2)(k)(f)(c)
6	Property/plan – disposition of land, Section 239(2)(c)(k)
7	Position/plan – agreement, Section 239(2)(i) NOTE: Recommendation from Environment Standing Committee sitting as Transit Windsor Board – in-camera on February 10, 2025
8	Position/plan – agreement, Section 239(2)(k) NOTE: Recommendation from Environment Standing Committee sitting as Transit Windsor Board – in-camera on January 29, 2025

9 **Property matter – acquisition of land, Section 239(2)(c) - ADDED**

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Ed Sleiman, to move back into public session.

Motion Carried.

Moved by Councillor Fred Francis, seconded by Councillor Gary Kaschak, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held February 10, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Acting Senior Executive Director of Corporate Services, City Solicitor, Commissioner of Community and Corporate Services, Manager of Strategic Operating Budget Development and Control and Commissioner of Finance/City Treasurer respecting a legal matter – litigation update **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Executive Director of Engineering, Commissioner of Infrastructure Services and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE APPROVED.**

3. That the recommendation contained in the in-camera report from the Manager Performance Measurement and Business Case Development, Executive Director of Engineering, Commissioner of Infrastructure Services, City Solicitor, Acting Executive Director of Corporate Services, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a legal matter – agreement termination **BE APPROVED AS AMENDED.**

4. That the recommendation contained in the in-camera report from the Manager Performance Measurement and Business Case Development, Executive Director of Engineering, Commissioner of Infrastructure Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a legal/position/plan matter - agreements **BE APPROVED**.

5. That the recommendation contained in the in-camera report from the Manager Performance Measurement and Business Case Development, Commissioner of Infrastructure Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a property/plan matter - agreements **BE APPROVED**.

6. That the recommendation contained in the in-camera report from the Manager Land Development and Growth, Executive Director Economic Development and Climate Change, City Solicitor, Commissioner of Economic Development and Commissioner of Finance/City Treasurer respecting a property/plan – disposition of land **BE APPROVED AS DIRECTED BY COUNCIL**.

Aye votes: Councillors Renaldo Agostino, Fred Francis, Jo-Anne Gignac, Gary Kaschak, Kieran McKenzie, Mark McKenzie, Jim Morrison, Ed Sleiman and Mayor Drew Dilkens

Nay votes: Councillors Fabio Costante and Angelo Marignani

Abstain: None

Absent: None

7. That the confidential report from the Manager Performance Measurement and Business Case Development, Acting Executive Director Transit Windsor, Commissioner of Economic Development, City Solicitor and Commissioner of Finance/City Treasurer respecting a position/plan – agreement **BE RECEIVED** and that the in-camera recommendation of the Environment, Transportation and Public Safety Committee, sitting as the Transit Windsor Board of Directors, of its meeting held February 10, 2025 **BE APPROVED**.

8. That the confidential report from the Manager Performance Measurement and Business Case Development, Acting Executive Director Transit Windsor, Commissioner of Economic Development, City Solicitor and Commissioner of Finance/City Treasurer respecting a position/plan – agreement **BE RECEIVED** and that the in-camera recommendation of the Environment, Transportation and Public Safety Committee, sitting as the Transit Windsor Board of Directors, of its meeting held January 29, 2025 **BE APPROVED**.

9. That the confidential verbal report respecting a property matter – acquisition of land **BE RECEIVED** and that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal direction of Council.

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor Fabio Costante,
That the special meeting of council held February 10, 2025 BE ADJOURNED.
(Time: 3:57 p.m.)**

Motion Carried.



Committee Matters: SCM 66/2025

**Subject: Report of the In-Camera Striking Committee of its meeting held
February 10, 2025**

**STRIKING COMMITTEE – IN CAMERA
February 10, 2025**

Meeting called to order at: 3:48 p.m.

Members in Attendance:

Mayor Drew Dilkens
Councillor Fred Francis
Councillor Jo-Anne Gignac
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Ed Sleiman
Councillor Jim Morrison
Councillor Renaldo Agostino
Councillor Fabio Costante
Councillor Gary Kaschak
Councillor Mark McKenzie

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
David Simpson, Commissioner of Infrastructure Services/City Engineer
Tony Ardevini, Acting Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Christopher Menard, Acting Mayor's Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services
Wira Vendrasco, City Solicitor

**Verbal Motion is presented by Councillor Ed Sleiman,
seconded by Councillor Fred Francis,
to move in Camera for discussion of the following item(s):**

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i>, as amended
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- 1 **Personal matter – about identifiable individual(s)
–appointment of member(s) of the Active
Transportation Expert Panel, Section 239(2)(b)**

- 2 **Personal matter – about identifiable individuals
– appointment of 2025 Jurors for the Arts,
Culture and Heritage Fund, Section 239(2)(b)**

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded
by Councillor Gary Kaschak,
to moved back into public session.**

Motion Carried.

**Moved by Councillor Mark McKenzie, seconded by Councillor
Kieran McKenzie,
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained
in the report(s) discussed at the In-Camera Striking Committee Meeting held
February 10, 2025 directly to Council for consideration at the next Regular
Public Meeting or Special meeting of Council.**

1. That the confidential discussions regarding the appointment of a
member on the Active Transportation Expert Panel **BE RECEIVED.** (see open
report of the Striking Committee).

2. That the confidential discussions regarding the appointment of
Jurors for the 2025 Arts, Culture and Heritage Fund **BE RECEIVED** (see open
report of the Striking Committee).

Motion Carried.

**Moved by Councillor Ed Sleiman, seconded by Councillor
Gary Kaschak
That the special Striking Committee meeting held February 10, 2025 BE
ADJOURNED.
(Time: 3:58 p.m.)
Motion Carried.**

Item No. 12.5



Committee Matters: SCM 67/2025

Subject: Report of the Striking Committee of its meeting held February 10, 2025

**REPORT OF THE STRIKING COMMITTEE
of its meeting held
February 10, 2025**

Members in Attendance:

Mayor Drew Dilkens
Councillor Fred Francis
Councillor Jo-Anne Gignac
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Ed Sleiman
Councillor Jim Morrison
Councillor Renaldo Agostino
Councillor Fabio Costante
Councillor Gary Kaschak
Councillor Mark McKenzie

Also in attendance:

Joe Mancina, Chief Administrative Officer
Andrew Daher, Commissioner, Human and Health Services
David Simpson, Commissioner of Infrastructure Services/City Engineer
Tony Ardovini, Acting Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Jelena Payne, Commissioner Economic Development
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Christopher Menard, Acting Mayor's Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services
Wira Vendrasco, City Solicitor

Declarations of Pecuniary Interest:

None declared.

Your Committee submits the following recommendationsq:

(1) That the resignation of Kiemia Rezagian on the ***Environment and Climate Change Advisory Committee*** **BE ACCEPTED** and further that the Clerk **BE REQUESTED** to provide Council at the next meeting with a list of persons who submitted an application from the previous recruitment.

(2) That the resignation of Andrew Corbett on the ***Downtown Business Association Board of Management*** **BE ACCEPTED**.

(3) The Wayne Lessard **BE APPOINTED** to the ***Active Transportation Expert Panel*** for the term expiring November 14, 2026 to replace Cole Gorham, resigned.

(4) That the following persons **BE APPOINTED** as ***Jurors for the 2025 Arts, Culture and Heritage Fund***:

Matthew Dumouchel
Peter Hrastovec
Sheila Wisdom
Past Jurors (in accordance with the Mandate)
Vincent Georgie
Dan Macdonald

MAYOR

CITY CLERK



Committee Matters: SCM 68/2025

Subject: Report of the Special meeting of the Environment, Transportation and Public Safety Standing Committee - Sitting as the Transit Windsor Board of Directors - In-camera - of its meeting held February 10, 2025

**SPECIAL MEETING OF ENVIRONMENT, TRANSPORTATION
AND PUBLIC SAFETY STANDING COMMITTEE – SITTING AS
TRANSIT WINDSOR BOARD OF DIRECTORS – IN CAMERA
February 10, 2025**

Meeting called to order at: 3:13 p.m.

Members in Attendance:

Councillor Fabio Costante, Chair
Councillor Renaldo Agostino
Councillor Gary Kaschak
Councillor Kieran McKenzie
Councillor Mark McKenzie

Also in attendance:

Councillor Angelo Marignani
Councillor Ed Sleiman
Councillor Jo-Anne Gignac
Councillor Jim Morrison
Councillor Fred Francis
Mayor Drew Dilkens
Jelena Payne, Commissioner Economic Development
Stephan Habrun, Acting Executive Director Transit Windsor
Steve Vlachodimos, City Clerk
Sandra Gebauer, Council Assistant
Mark Spizzirri, Manager of Performance Measurement and
Business Case Development
Joe Mancina, Chief Administrative Officer
Tony Ardovini, Acting Commissioner of Finance/City Treasurer
Ray Mensour, Commissioner Community and Corporate Services
Andrew Daher, Commissioner, Human and Health Services
Wira Vendrasco, City Solicitor
Christopher Menard, Acting Chief of Staff
Dana Paladino, Acting Senior Executive Director Corporate Services

**Verbal Motion is presented by Councillor Renaldo Agostino,
seconded by Councillor Kieran McKenzie,
to move in Camera for discussion of the following item(s):**

Item No.	Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended
1	Plan/position – agreement, Section 239(2)(i)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business.

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Mark McKenzie, to move back into public session.

Motion Carried.

Moved by Councillor Kieran McKenzie, seconded by Councillor Gary Kaschak THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held February 10, 2025 directly to Council for consideration at the next Regular Meeting.

1. That the recommendation contained in the in-camera report from the Acting Executive Director of Transit Windsor, Commissioner of Economic Development, Manager Performance Measurement and Business Case Development, City Solicitor and Commissioner of Finance and City Treasurer respecting a plan/position – agreement **BE APPROVED.**

Motion Carried.

**Moved by Councillor Mark McKenzie, seconded by Councillor Renaldo Agostino,
That the special meeting of the Environment, Transportation and Public Safety Standing Committee – sitting as Transit Windsor Board of Directors – in camera held February 10, 2025 BE ADJOURNED.
(Time: 3:13 p.m.)
Motion Carried.**

BY-LAW NUMBER 41-2025

A BY-LAW TO AMEND BY-LAW 9361, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY PART OF THE EAST/WEST ALLEY NEXT SOUTH OF WYANDOTTE STREET EAST, EAST OF ROSSINI, R.P. 813

Passed the 24th day of February, 2025.

WHEREAS it is deemed expedient to amend By-law 9361 adopted on the 11th day of April, 1988, and registered on title on May 3, 1988, as Instrument No. R1044987 (the “By-law”);

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

1. That Section 3 of the By-law shall be **DELETED** in its entirety and the following shall be **INSERTED** in its place:
 3. That the lands described in Schedule “A” hereto are subject to easements in favour of Bell Canada, Cogeco Connexion Inc., Managed Network System Inc. (MNSi) and The Corporation of the City of Windsor to entered upon the said lands so conveyed for the installation, repairs and maintenance of their facilities therein.
2. This by-law shall come into force and take effect on the day upon which it is registered in the Land Registry Office for the County of Essex (No.12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

SCHEDULE "A"
TO BY-LAW 41-2025

Alley Plan 813, Ford City, closed by R1044987, abutting Lot 39, Plan 813; s/t R1044987; Windsor

Being all of PIN 01097-0808 (LT)

City of Windsor
County of Essex

BY-LAW NUMBER 42-2025

A BY-LAW TO AMEND BY-LAW 49-2018, BEING A BY-LAW RESPECTING THE ISSUANCE OF VARIOUS PERMITS AND THE SCHEDULING OF INSPECTIONS

Passed the 24th of February, 2025.

WHEREAS original By-law Number 49-2018 was passed on the 26th day of March, 2018;

AND WHEREAS it is deemed expedient to further amend By-law Number 49-2018.

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

1. That By-law Number 49-2018 be amended by deleting Schedule “3” relating to Construction/Demolition Permit Fees attached thereto and substituting therefore Schedule “3” Fees – 2024 attached hereto.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

MINIMUM PERMIT FEE

A minimum permit fee of **\$235.00** will be assessed for the processing and issuance of permits, except where otherwise noted in this By-law.

GENERAL APPLICATION FEES

1	Zoning Certificate Fee - Small Residential Permits (alterations***, decks, pools, backwater valves, etc.), Tent Permits and, non-structural Mechanical Roof Top Unit Replacement Permits	\$65.00 per permit (non-refundable)
2	Zoning Certificate Fee – New Home Construction	\$130.00 per permit (non-refundable)
3	Zoning Certificate Fee– All other Permits not listed in 1 and 2 above	\$225.00 per permit (non-refundable)
4	Permit Holdback Fee	\$1200.00 per permit
5	Permit Deposit – Applicable to any residential permit that creates a new dwelling unit	\$500.00 per dwelling unit (non-refundable)
6	Permit Deposit – All other permit types - All permit deposits are non-refundable	Minimum \$80.00 to a maximum of \$5000.00 per permit (deposit amount is based on the permit application type) (non-refundable)

BASE PERMIT FEES

Residential		\$ / Sq-Ft [\$ / Sq-M]* unless otherwise indicated
1	Part 9 – Residential (OBC**; Group C) (New, Alteration***, and Additional Dwelling Units) (Fee calculation to include the sum of all roofed areas ⁽²⁾ i.e. attached garages, carports, covered porches, supported roofs over attached decks or landings, etc.)	\$1.75 [\$18.84]* ⁽²⁾ -Plus \$500.00 Mechanical Fee per dwelling unit -Plus applicable extras: attached Deck/Porch without a Roof, Basement Floor Area Fee ⁽³⁾ , Plumbing Fees, Finished Basement Floor Area Fee ⁽⁴⁾ and any other applicable fees indicated in this By-law/Schedule
2	Part 3 – Residential, Group C occupancies as set out in the OBC** (New, Alteration***) (Fee calculation to include the sum of all floor areas ⁽²⁾ , including floors below grade)	\$2.40 [\$25.83]* ⁽²⁾ -Plus \$500.00 Mechanical Fee per dwelling unit -Plus Plumbing Fees and any other applicable fees as indicated in this By-law/Schedule
Industrial / Commercial / Institutional (ICI)		\$ / Sq-Ft [\$ / Sq-M]* unless otherwise indicated
3	Industrial / Commercial / Institutional (OBC**; Group A, B, D, E, F) (New, Alteration***) (Fee calculation to include the sum of all floor areas ⁽²⁾ , including floors below grade)	\$2.80 [\$30.14]* ^{(2) (7) (8)} -Plus Plumbing Fees and any other applicable fees indicated in this By-law/Schedule

Post Disaster Buildings		\$ / Sq-Ft [\$ / Sq-M]* unless otherwise indicated
4	Post Disaster Buildings (as defined in Division A, Article 1.4.1.2 of the OBC**) (New, Alteration***) (Fee calculation to include the sum of all floor areas ⁽²⁾ , including floors below grade)	\$4.10 [\$44.13]* ⁽²⁾ -Plus Plumbing Fees and any other applicable fees indicated in this By-law/Schedule

ADDITIONAL PERMIT FEES

Note: Any fees listed below may be applicable individually or in addition to “General Application Fees”, “Base Permit Fees”, and “Miscellaneous Permit Fees and Charges”. The proposed scope of work determines the applicability of “Additional Permit Fees”.

Heating, Ventilating and Air Conditioning Systems (HVAC) Fees (Existing Buildings Only)

1	Part 9 - Residential (OBC**, Group C)	\$535.00 per unit / system
2	Part 3 – Residential Group C occupancies as listed in the OBC**	\$535.00 per unit / system
3	Furnace Replacement Only (located in an individual residential unit)	\$300.00 per furnace unit
4	Industrial / Commercial / Institutional (OBC**: Groups A, B, D, E, F)	\$17.50 per \$1000 construction value (Min. \$500.00)
5	Post Disaster Buildings (defined in Division A, Article 1.4.1.2. of the OBC**)	\$17.50 per \$1000 construction value (Min. \$500.00)

ADDITIONAL PERMIT FEES - CONTINUED

Life Safety and ‘Other’ Mechanical System Fees

1	Mechanical Roof Top Unit Replacement	\$300.00 per roof top unit
2	Chiller / Boiler Installation (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
3	Cooling Tower Installation (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
4	Sprinkler System (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
5	Fire Alarm System (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
6	Standpipe System (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
7	Fire Suppression System (All Building types) (New, Alteration***)	\$17.50 per \$1000 construction value (Min. \$500.00)
8	Spray Booth (New, Alteration***)	\$535.00 per unit / system
9	Dust Collector (New, Alteration***)	\$535.00 per unit / system
10	Laboratory Hood	\$17.50 per \$1000 construction value (Min. \$500.00)
11	Kitchen Hood	\$535.00 per unit / system
12	Solar Panel System	\$17.50 per \$1000 construction value (Min. \$500.00)

Plumbing Fees		Residential	Non-Residential
1	Any Bathroom	\$113.00 per bathroom (Applicable on all new Part 9 - Residential	N/A
2	Any Bathroom - Rough-In (R/I) Plumbing	\$113.00 per R/I bathroom (Applicable on all new Part 9 - Residential construction) ⁽⁵⁾	N/A
3	Rough-In (R/I) Plumbing	\$37.00 per R/I fixture (applicable on all residential alteration*** permits)	\$37.00 per R/I fixture
4	Plumbing Fixture (Applicable on new or replacement fixtures)	\$37.00 per fixture (applicable on all residential alteration*** permits)	\$37.00 per fixture (applicable on all types of non-residential permits)
5	Domestic Hot Water Tank Replacement	\$190.00 per tank	\$190.00 per tank
6	Backwater Valve / Sump Pit / Sewage Ejector Pump Installations	\$17.50 per \$1000.00 of the estimated cost of the work (Min. \$290.00)	\$17.50 per \$1000.00 of the estimated cost of the work (Min. \$290.00)

Lot Grading		
1	Lot Grading Review - Not applicable on Part 9 - Residential (OBC**; Group C) permit types	\$535.00

Sewage System Fees		
1	Class 4 – (All Types – New or Repair)	\$1180.00
2	Class 5 – Holding Tank	\$1180.00

ADDITIONAL PERMIT FEES - CONTINUED					
Sewer & Water Permits		Fee as indicated			
		Part 9 – Residential (OBC**; Group C) (New, Alteration***, and Additional Dwelling Units)	Part 3 – Residential, Group C occupancies as listed in the OBC** (New, Alteration***)	Industrial / Commercial / Institutional (OBC**; Groups A, B, D, E, F) (New, Alteration***)	Post Disaster Buildings (as defined in Div. A, Article 1.4.1.2. of the OBC** (New, Alteration***)
1	Sanitary Drainage Piping Servicing	\$270.00 per dwelling unit	\$3.85 / Ft [\$12.63 / M]* (Min. \$260.00)	\$3.85 / Ft [\$12.63 / M]* (Min. \$260.00)	\$3.85 / Ft [\$12.63 / M]* (Min. \$260.00)
2	Storm Drainage Piping Servicing	\$270.00 per dwelling unit			

3	Water Service Permit	\$95.00 per dwelling unit			
4	Storm Drainage - Not Connected to a building	\$3.85 / Ft [\$12.63 / M]* plus \$60.00 for each additional catch basin after the first catch basin (Min. \$260.00)	\$3.85 / Ft [\$12.63/ M]* plus \$60.00 for each additional catch basin after the first catch basin (Min. \$260.00)	\$3.85 / Ft [\$12.63/ M]* plus \$60.00 for each additional catch basin after the first catch basin (Min. \$260.00)	\$3.85 / Ft [\$12.63/ M]* plus \$60.00 for each additional catch basin after the first catch basin (Min. \$260.00)
5	Piping Service Agreement	\$1105.00 per agreement			

Other Permit Types		\$ / Sq-Ft [\$ / Sq-M]* unless otherwise indicated
1	Basement Floor Area (Part 9 - Residential – OBC**: Group C) (New Construction and Basement Additions)	\$1.20 [\$12.92]* ⁽³⁾ of the total basement floor area
2	Finished Basement Floor Area (Part 9 - Residential – OBC**: Group C; not including Additional Dwelling Units) (New and Existing Construction)	\$0.65 [\$7.00]* ⁽⁴⁾ -Plus applicable Mechanical and Plumbing Fees
3	Deck/Porch without a Roof (OBC**: Part 9, Group C)	\$0.95 [\$10.23]* ⁽²⁾ (Min. \$275.00)
4	Accessory Buildings (OBC**: Part 9, Group C) (New Shed, Detached Garage, Pool House, etc.; not including Additional Dwelling Units)	\$0.95 [\$10.23]* ⁽²⁾ (Min. \$275.00) -Plus applicable Mechanical and Plumbing Fees
5	Mezzanine (All Types)	Fee charged is equal to the “Base Permit Fee” for the associated occupancy type -Plus applicable Mechanical and Plumbing Fees
6	Shell Permit for OBC**: Group A, B, D, E, F Occupancies	\$2.00 [\$21.53]* ⁽²⁾ -Plus applicable Mechanical and Plumbing Fees
7	Interior Finishing (where only a Shell Permit was previously issued)	\$0.85 [\$9.15]* ⁽²⁾ (Min. \$240.00) -Plus applicable Mechanical and Plumbing Fees
8	Simple Group F (Industrial) Building ⁽⁸⁾ Occupancies	\$2.00 [\$21.53]* ⁽²⁾ -Plus applicable Mechanical and Plumbing Fees
9	Interior Alteration**** Permit Only for OBC**: Group A, B, D, E, F Occupancies (Fee calculation to include the sum of all floor areas, including underground)	\$0.85 [\$9.15]* ⁽²⁾ (Min. \$240.00) -Plus Mechanical Fees, Plumbing Fees and any other applicable fees indicated in this By-law/Schedule
10	Projects and items not specifically listed in this Schedule for OBC**: Groups A, B, C, D, E, F Occupancies	\$17.50 per \$1000.00 of the estimated cost of the work ^{(1) (6)} (Min. \$235.00)

MISCELLANEOUS PERMIT FEES AND CHARGES

Note: Any fees listed below may be applicable individually or in addition to “General Application Fees”, “Base Permit Fees”, and “Additional Permit Fees”. The proposed scope of work determines the applicability of “Miscellaneous Permit Fees and Charges”.

Demolition Permit Fee		\$ / Sq-Ft [\$ / Sq-M]*
1	Demolition Permit Fee (All Building Types)	\$0.17 [\$1.83]* ⁽²⁾ (Min. \$360.00)

MISCELLANEOUS PERMIT FEES AND CHARGES - CONTINUED

Temporary Structures		\$ / Sq-Ft [\$ / Sq-M]*
<p>Temporary Building or Structure: Shall mean a seasonal building or structure designed, constructed and placed on the land in a manner that allows its removal after a period not to exceed 120 consecutive days. These structures do not meet the snow load requirements as set out in the Ontario Building Code.</p>		
1	Tents	\$195.00 per permit
2	Other Temporary Buildings or Structures (Applicable Fee same as "Other Permit Types, Fee Item No.10")	\$17.50 per \$1000.00 of the estimated cost of the work ⁽¹⁾ (Min. \$235.00)

Permit Resubmission Fee ⁽⁹⁾		
1	Permit Resubmission – BEFORE permit is issued	\$250.00 per resubmission
2	Permit Resubmission – AFTER permit is issued	\$250.00 per resubmission -Plus additional applicable permit fees (No refund will be issued on original permit)
3	Permit Resubmission – due to application found to be incomplete	25% of application fee per permit resubmission (Min \$250.00)

Change of Use Permit		
1	Change of Use Permit Fee (no construction required)	\$250.00 -Plus additional applicable permit fees

Partial Occupancy Permit		\$ / Sq-Ft [\$ / Sq-M]*
1	Partial Occupancy Permit Fee	\$0.05 [\$0.54]* for the area ⁽²⁾ to be occupied (Min. \$400.00)

Conditional Permit		
1	Conditional Permit Fee	Regular fee for complete building -Plus 10% of application fees (Min.\$5000.00)

Partial Permit		
1	Partial Permit Fee	Regular fee for complete building -Plus \$765.00 flat fee per permit

Alternative Solution Application & Special / Supplementary Review Fee		
1	Alternative Solution Application Fee (per application)	\$355.00 minimum for up to 4 hours of review time plus \$110.00 per hour beyond the first 4 hours

2	Special Research Request Fee	
3	Supplementary Plans Review Fee	

Inspection Fee		
1	Inspection requested but the work is incomplete	\$110.00 per inspection
2	Special inspection request (after-hours inspection)	\$590.00 minimum per inspection call
3	Inspection calls over the maximum two (2) inspections allowed for each stage of construction	\$110.00 per additional inspection call

Work Without a Permit Penalty Fee		
1	Work without a permit – for projects commenced prior to permit issuance	2.0 times the applicable maximum building permit fee (Min. \$1000.00 - Max. \$25,000.00)

MISCELLANEOUS PERMIT FEES AND CHARGES - CONTINUED

Administrative Fees (non-refundable)		
1	Transfer of "Permit and/or Application" Fee	\$125.00
2	Search Fee	\$52.00
3	Property Information Letter	\$105.00
4	Permit Finalization Letter	\$31.00
5	Copying/Scanning/Printing	\$10.00 per ¼ hour of labour \$3.60 for the 1 st page copied \$0.65 per additional page copied
6	Re-Opening a Dormant Permit	\$275.00
7	E-Permitting User Fee	\$40.00
8	GIS (Geographic Information System)	7% of Building Permit Fees

Notes to Schedule 3

- (1) **Estimated Cost of the work** shall mean the estimated value of the project as determined by the Chief Building Official.
- (2) **Floor Area** shall be measured to the outer face of the exterior walls or structure and, to the structural support at a roofed area. For interior alteration*** permits, except where the wall is part of the proposed construction, measurements will be taken to the inner face of walls. No deductions shall be made for openings within floor areas, i.e. stairs, elevators, ducts, etc.
- (3) **Basement Floor Area** measurements shall be taken to the inner face of the foundation walls. No deductions shall be made for openings within floor areas, i.e. stairs, elevators, ducts, etc.
- (4) **Finished Basement Floor Area** measurements shall be taken to the inner face of the foundation walls. No deductions shall be made for openings within floor areas, i.e. stairs, elevators, ducts, etc.
- (5) **Rough-in Plumbing** is an automatic charge for all new Part 9 – Residential construction with basements.
- (6) **Additional Cost** equal to the "Base Permit Fee" per occupancy type may be charged if the scope of work is determined to be greater than the scope of work described on the permit application submission.
- (7) **Complex Group F (Industrial) Building**
For the purpose of building permit fees, a building will be considered a "Complex Group F (Industrial) Building" where:
 - a) The building occupancy meets the defined term in the Ontario Building Code, Div. A, Part 1, Section 1.4.1.2 "High Hazard Industrial Occupancy" (Group F, Division 1) and /or;
 - b) The building is non-compliant with the exemptions listed in Ontario Building Code, Div. B, Part 3, Section 3.2.8, Articles 3.2.8.1. and 3.2.8.2.
NOTE: Buildings classified as described above will be subject to fees as indicated in Schedule 3, "Base Permit Fees", Industrial / Commercial / Institutional (ICI), Fee Item No. 3, plus any additional fees for that permit type.
- (8) **Simple Group F (Industrial) Building**
For the purpose of building permit fees, a building will be considered a "Simple Group F (Industrial) Building" where:
 - a) The Building Occupancy does not meet the "Complex Group F (Industrial) Building" as defined in this document.
NOTE: Buildings classified as described in (8) a) above will be subject to Schedule 3, "Additional Permit Fees", Other Permit Types, Fee Item No. 8. Any building or portion of a building that is classified other than a "Simple Group F (Industrial) Building" or, that includes hazardous areas as noted in Ontario Building Code, Div. B, Part 3, Section 3.3.6 will be subject to, for the affected floor area(s), permit fees as indicated in Schedule 3, "Base Permit Fees", Industrial / Commercial / Institutional (ICI), Fee Item No. 3, plus any additional fees for that permit type.
- (9) **Permit Resubmission Fee**
For the purpose of assessing building permit fees, permit resubmissions will be subject to:
 - a) The Permit Resubmission Fee as indicated in Schedule 3, "Miscellaneous Permit Fees and Charges", Permit Resubmission Fee, Fee Item No. 1, 2, or 3 and.
 - b) Any other additional fees listed in Schedule 3 applicable to the new/altered scope of work proposed in the permit resubmission including:
 - i. changes to the Zoning Certificate as listed in "General Application Fees"; and/or
 - ii. additional square footage not part of the original submitted permit application as listed in "Base Permit Fees"; and/or
 - iii. any other item as listed in "Additional Permit Fees"; and/or
 - iv. any other chargeable fee listed in Schedule 3 applicable to the scope of work and review of the permit.

*In all cases fees are calculated using the Imperial Unit cost noted in the tables. Fees noted in Metric Units are approximate values.

**OBC means Ontario Building Code (current edition)

*****Alteration** refers to an existing building, structure or system where the proposed construction includes (but is not limited to) renovations, repairs, modifications, extensions, installations, removals, additions or reductions to the existing building, structure or system.

******Interior Alteration** refers to an existing building where the proposed construction is limited to interior renovations, repairs, or modifications to the existing building interior only and does not affect exterior walls or existing fire separations.

BY-LAW NUMBER 43-2025

A BY-LAW TO PRESCRIBE A TARIFF OF FEES FOR THE PROCESSING OF
PLANNING APPLICATIONS

Passed the 24th day of February, 2025.

WHEREAS Section 69 of the Planning Act, RSO 1990 as amended authorizes the council of a municipality to prescribe by by-law a tariff of fees for the processing of applications made in respect of planning matters;

AND WHEREAS it is deemed expedient to prescribe a tariff of fees for the processing of applications made in respect of planning matters

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

1. Every person who applies to The Corporation of the City of Windsor for the processing of applications in respect of the planning matters referred to in Column 1 of Schedule "A" attached hereto shall pay to the said Corporation, at the time of making such application unless otherwise specified, the fee as shown in Column 2 opposite of Schedule "A" attached hereto.
2. The fees listed in COLUMN 2 of Schedule "A" of this By-law will be subject to H.S.T. where applicable.
3. By-law Number 43-2024 is hereby repealed.
4. This by-law amendment shall come into force and take effect on the same day as the passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

SCHEDULE "A" TO BY-LAW 43-2025

COLUMN 1

COLUMN 2

DEVELOPMENT REVIEW SERVICES FEES

Pre-Submission Fee/Pre-Consultation Stage 1 Fee \$535.00

Condominium Conversion Application

i) Base Fee \$8,870.00

ii) Additional Fee - per unit \$83.60

iii) Building Department Inspection Fee \$372.10

After 4 hours-at time of request by applicant
Or when invoiced by Building Department \$122.00 per hour

Official Plan Amendments (Minor)

i) Base Fee \$1,207.10

ii) Pre-Consultation Stage 2 Fee \$1,207.10

Official Plan Amendments (Major)

i) Base Fee \$4,336.05

ii) Pre-Consultation Stage 2 Fee \$4,336.05

Part Lot Control Applications

i) Development Review Fee
Per Application \$1,360.50

Plan of Subdivision/Condominium

i) Base Fee Subdivision \$801.00 / per lot or block

ii) Base Fee Condominium \$217.00 / per lot / per unit

**Amendment To Draft Approval of
Plan of Subdivision/Condominium** \$4,269.85

**Amendment To Agreement Of
Plan of Subdivision/ Condominium** \$3,569.20

Plan of Subdivision/Condominium Extension \$3,899.00

Amalgamation of Condominium Corporations \$2,181.60

**Subdivision & Condominium Final Approval
Registration Fee** \$608.50

Rezoning Applications (Minor)

i) Base Fee \$2,323.50

ii) Pre-Consultation Stage 2 Fee \$2,323.50

Rezoning Applications (Major)

i) Base Fee	\$3,120.10
ii) Pre-Consultation Stage 2 Fee	\$3,120.10

Renotification Fee of Public Notice of Application for an Amendment/Applicant Request for Deferral-at time of request by applicant	\$2,644.60
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Removal of Holding “H” Symbol	\$1,798.70
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Pre Holding/Servicing Removal	\$2,776.70
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SITE PLAN CONTROL

Pre-Consultation Stage 1 Fee	\$535.00
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Minor Development Application Stage 2 Fee	\$1,815.00
Minor Development Application	\$1,815.00

Standard Development Application Stage 2 Fee	\$3,293.00
Standard Development Application	\$3,293.00

Major Development Application Stage 2 Fee	\$4,741.50
Major Development Application	\$4,741.50

Amendment/Modification Stage 2 Fee	\$1,815.00
Amendment/Modification	\$1,815.00

Minor Change	\$244.90
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Minor Change Requiring Review of Three or More Departments Stage 2 Fee	\$432.70
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Minor Change Requiring Review of Three or More Departments	\$432.70
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Re-review of Site Plan Application (Minor or Standard) Stage 2	\$909.00
Re-review of Site Plan Application (Minor or Standard)	\$909.00

Re-review of Site Plan Application (Major) Stage 2	\$1,897.37
Re-review of Site Plan Application (Major)	\$1,897.38

Inspections (Landscaping)	\$568.40
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Inspections (Lighting)	\$158.80
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Inspections (Building Department)

Fee for Initial Performance Bond Inspections	\$ 270.00
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After 4 hours-at time of request by applicant or when invoiced by Building Department	\$122.00 per hour
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Small Scale Low Profile Residential Development	\$ 250.90
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COMMITTEE OF ADJUSTMENT FEES

Pre-Consultation Stage 1 Fee \$535.00

Minor Variance

- a) Residential \$2,350.00
- b) Non Residential \$2,350.00
- c) Signs \$2,227.00
- d) Fences \$2,227.00

Legal Non-Conforming Uses

- a) All Application Changes \$2,433.20
- b) Enlargement or extension of a building \$2,433.20

Consent Applications

- a) Each New Building Lot \$2,577.40
- b) Validation of title or foreclosure or exercise of power of sale \$2,155.60
- c) All Other Consent Applications (Sections 53) \$2,577.40
- d) Requests for change to conditions (Minor) \$450.00
- e) Requests for change to conditions (Major) \$886.00
- f) Issuance of additional Certificates of the Official \$291.00

Consent with Minor Variance:

- a) Residential \$4,018.50
- b) Non-Residential \$4,018.50

Miscellaneous Committee Of Adjustment Fees:

- a) Notification fee when deferred at request of the applicant-at time of request by applicant \$595.10
- b) Special hearings by request of applicant Cost recovery-at time of request by applicant \$562.40

BY-LAW NUMBER 44-2025

A BY-LAW TO FURTHER AMEND BY-LAW 395-2004 BEING A BY-LAW
RESPECTING THE LICENSING AND REGULATION OF VARIOUS
BUSINESSES IN THE CITY OF WINDSOR

Passed the 24th day of February, 2025.

WHEREAS it is deemed expedient to amend By-law 395-2004 passed the
13th day of December, 2004;

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

1. That "Schedule 1" of By-law Number 395-2004 be deleted and the attached
"Schedule 1" be substituted therefore.
2. This by-law shall come into force and take effect on the day of the final
passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025



THE CORPORATION OF THE CITY OF WINDSOR LICENSING & ENFORCEMENT DEPARTMENT

2025 BUSINESS LICENCE FEES

Initial Licence	Administration	Zoning Inspection & Report	Building Inspection & Report	Fire Inspection & Report	Pollution Control Inspection & Report	Enforcement	Office Expense Overhead	Corporate Support Overhead	TOTAL FEE
ADULT ENTERTAINMENT PARLOURS - Owner	\$168.70	\$41.00		\$300.00		\$24.41	\$23.62	\$21.90	580
ADULT ENTERTAINMENT PARLOURS - Operator	\$168.70					\$24.41	\$23.62	\$21.90	239
AUCTIONEER - Annual	\$168.70					\$24.41	\$23.62	\$21.90	239
AUCTIONEER - Per Event	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
AUTO SERVICE STATIONS - Car Wash	\$168.70	\$41.00			\$60.41	\$24.41	\$23.62	\$21.90	340
AUTO SERVICE STATIONS - Gasoline and/or Oil for Sale	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
AUTO SERVICE STATIONS - Repair, Paint or Upholstery	\$168.70	\$41.00			\$60.41	\$24.41	\$23.62	\$21.90	340
AUTO SERVICE STATIONS - Storage/Sales	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
AUTO SERVICE STATIONS - Vehicle used for hire	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
BED & BREAKFAST	\$168.70	\$41.00	\$105.00	\$300.00		\$24.41	\$23.62	\$21.90	685
BILL DISTRIBUTOR	\$168.70					\$24.41	\$23.62	\$21.90	239
BODY MODIFICATION	\$168.70	\$41.00		\$150.00		\$24.41	\$23.62	\$21.90	430
CARNIVAL OR CIRCUS	\$168.70					\$24.41	\$23.62	\$21.90	239
DONATION BIN BUSINESS	\$168.70	\$41.00				\$24.41	\$23.62	\$43.76	301
DONATION BIN-PER BOX	\$168.70	\$41.00				\$24.41	\$23.62	\$43.76	301
DONATION BIN BUSINESS (NOT FOR PROFIT)	\$84.35	\$20.50				\$12.20	\$11.81	\$21.88	151
DONATION BIN-PER BOX (NOT FOR PROFIT)	\$84.35	\$20.50				\$12.20	\$11.81	\$21.88	151
ENTERTAINMENT LOUNGE	\$168.70	\$41.00		\$300.00	\$60.41	\$24.41	\$23.62	\$21.90	640
ESCORTS	\$168.70					\$24.41	\$23.62	\$21.90	239
FOOD STORE	\$168.70	\$41.00			\$60.41	\$24.41	\$23.62	\$21.90	340
HAWKERS & PEDLARS (Class 1 & 2)	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
HAWKERS & PEDLARS (Class 3, 4 & 5)	\$168.70					\$24.41	\$23.62	\$21.90	239
HEATING WORK - Contractor	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
HEATING WORK - Master	\$168.70					\$24.41	\$23.62	\$21.90	239
HOLISTIC CENTRES	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
HOLISTIC PRACTITIONER	\$168.70					\$24.41	\$23.62	\$21.90	239
HOSPITALITY - Food	\$168.70	\$41.00		\$150.00	\$60.41	\$24.41	\$23.62	\$21.90	490
HOSPITALITY - Food/Liquor	\$168.70	\$41.00		\$300.00	\$60.41	\$24.41	\$23.62	\$21.90	640
HOSPITALITY - Liquor/Food	\$168.70	\$41.00		\$300.00	\$60.41	\$24.41	\$23.62	\$21.90	640
HOSPITALITY - Lunch Counters	\$168.70	\$41.00		\$150.00	\$60.41	\$24.41	\$23.62	\$21.90	490
LODGING HOUSE	\$168.70	\$41.00	\$105.00	\$300.00		\$24.41	\$23.62	\$21.90	685
MOBILE FOOD VENDOR - Class 1	\$168.70					\$24.41	\$23.62	\$21.90	239
MOBILE FOOD VENDOR - Class 2	\$168.70					\$24.41	\$23.62	\$21.90	239
MOBILE FOOD VENDOR - Class 3	\$168.70					\$24.41	\$23.62	\$21.90	239
MOBILE FOOD VENDOR - Class 3	\$168.70			\$150.00		\$24.41	\$23.62	\$21.90	389
MOBILE SIGN LESSOR	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
OLD GOLD DEALER	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
PERSONAL SERVICE	\$168.70					\$24.41	\$23.62	\$21.90	239
PET SHOPS	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
PLUMBING WORK - Contractor	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
PLUMBING WORK - Master	\$168.70					\$24.41	\$23.62	\$21.90	239
PUBLIC HALL	\$168.70	\$41.00	\$105.00	\$300.00		\$24.41	\$23.62	\$21.90	685
PUBLIC PARKING LOT	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
RETAIL/RESALE/PAWNBROKERS	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
SALVAGE YARDS	\$168.70	\$41.00			\$60.41	\$24.41	\$23.62	\$21.90	340
SPECIAL SALES	\$168.70					\$24.41	\$23.62	\$21.90	239
TOBACCONIST	\$168.70	\$41.00				\$24.41	\$23.62	\$21.90	280
AVERAGE									343



**THE CORPORATION OF THE CITY OF WINDSOR
LICENSING & ENFORCEMENT DEPARTMENT**

2025 BUSINESS LICENCE RENEWAL FEES

Licence Renewal	Administration	Zoning Inspection & Report	Building Inspection & Report	Fire Inspection & Report	Pollution Control Inspection & Report	Enforcement	Office Expense Overhead	Corporate Support Overhead	TOTAL FEE
Adult Entertainment Owner	\$168.70			\$300.00		\$24.41	\$23.62	\$21.90	\$539
Adult Entertainment Operator	\$168.70					\$24.41	\$23.62	\$21.90	\$239
AUTO SERVICE STATIONS - Car Wash	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
AUTO SERVICE STATIONS - Gasoline and/or Oil for Sale	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
AUTO SERVICE STATIONS - Repair, Paint or Upholstery	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
AUTO SERVICE STATIONS - Storage/Sales	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
AUTO SERVICE STATIONS - Vehicle used for hire	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
Bed & Breakfast / Guest House	\$168.70					\$24.41	\$23.62	\$21.90	\$239
BILL DISTRIBUTOR	\$168.70					\$24.41	\$23.62	\$21.90	\$239
BODY MODIFICATION	\$168.70					\$24.41	\$23.62	\$21.90	\$239
CARNIVAL OR CIRCUS	\$168.70					\$24.41	\$23.62	\$21.90	\$239
DONATION BIN BUSINESS	\$168.70					\$24.41	\$23.62	\$43.76	\$260
DONATION BIN-PER BOX	\$168.70					\$24.41	\$23.62	\$43.76	\$260
DONATION BIN BUSINESS (NOT FOR PROFIT)	\$84.35					\$12.20	\$11.81	\$21.88	\$130
DONATION BIN-PER BOX (NOT FOR PROFIT)	\$84.35					\$12.20	\$11.81	\$21.88	\$130
ENTERTAINMENT LOUNGE	\$168.70			\$300.00		\$24.41	\$23.62	\$21.90	\$539
ESCORTS	\$168.70					\$24.41	\$23.62	\$21.90	\$239
FOOD STORE	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HAWKERS & PEDLARS (Class 1 & 2)	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HAWKERS & PEDLARS (Class 3, 4 & 5)	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HEATING WORK - Contractor	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HEATING WORK - Master	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HOLISTIC CENTRES	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HOLISTIC PRACTITIONER	\$168.70					\$24.41	\$23.62	\$21.90	\$239
HOSPITALITY - Food	\$168.70		\$150.00			\$24.41	\$23.62	\$21.90	\$389
HOSPITALITY - Food/Liquor	\$168.70		\$300.00			\$24.41	\$23.62	\$21.90	\$539
HOSPITALITY - Liquor/Food	\$168.70		\$300.00			\$24.41	\$23.62	\$21.90	\$539
HOSPITALITY - Lunch Counters	\$168.70		\$150.00			\$24.41	\$23.62	\$21.90	\$389
LODGING HOUSE	\$168.70	\$105.00	\$300.00			\$24.41	\$23.62	\$21.90	\$644
MOBILE FOOD VENDOR - Class 1	\$168.70					\$24.41	\$23.62	\$21.90	\$239
MOBILE FOOD VENDOR - Class 2	\$168.70					\$24.41	\$23.62	\$21.90	\$239
MOBILE FOOD VENDOR - Class 3	\$168.70					\$24.41	\$23.62	\$21.90	\$239
MOBILE FOOD VENDOR - Class 3 (On-Board Kitchen)	\$168.70		\$150.00			\$24.41	\$23.62	\$21.90	\$389
MOBILE SIGN LESSOR	\$168.70					\$24.41	\$23.62	\$21.90	\$239
OLD GOLD DEALER	\$168.70					\$24.41	\$23.62	\$21.90	\$239
PERSONAL SERVICE	\$168.70					\$24.41	\$23.62	\$21.90	\$239
PET SHOPS	\$168.70					\$24.41	\$23.62	\$21.90	\$239
PLUMBING WORK - Contractor	\$168.70					\$24.41	\$23.62	\$21.90	\$239
PLUMBING WORK - Master	\$168.70					\$24.41	\$23.62	\$21.90	\$239
PUBLIC HALL	\$168.70	\$105.00	\$300.00			\$24.41	\$23.62	\$21.90	\$644
PUBLIC PARKING LOT	\$168.70					\$24.41	\$23.62	\$21.90	\$239
RETAIL/RESALE/PAWNBROKERS	\$168.70					\$24.41	\$23.62	\$21.90	\$239
SALVAGE YARDS	\$168.70				\$60.41	\$24.41	\$23.62	\$21.90	\$299
SPECIAL SALES	\$168.70					\$24.41	\$23.62	\$21.90	\$239
TOBACCONIST	\$168.70					\$24.41	\$23.62	\$21.90	\$239
AVERAGE									\$294

BY-LAW NUMBER 45-2025

A BY-LAW TO FURTHER AMEND BY-LAW 131-2011 BEING A BY-LAW RESPECTING THE LICENSING, REGULATING AND INSPECTING OF BODY-RUB PARLOURS AND THOSE ENGAGED IN THE BUSINESS OF PROVIDING BODY-RUBS IN BODY-RUB PARLOURS

Passed the 24th day of February, 2025.

WHEREAS it is deemed expedient to amend By-law 131-2011 passed the 11th day of July, 2011;

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

1. That "Schedule 1" of By-law Number 131-2011 be deleted and the attached "Schedule 1" be substituted therefore.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

BODY RUB PARLOUR

SCHEDULE 1

Owner/Operator	New	Renewal
Fee	\$745.00	\$239.00
Photo I.D. Card, plus applicable tax(es)	\$16.95	\$16.95
Replacement Card	\$25.00	\$25.00

Attendant	New	Renewal
Fee	\$239.00	\$239.00
Photo I.D. Card, plus applicable tax(es)	\$16.95	\$16.95
Replacement Card	\$25.00	\$25.00

BY-LAW NUMBER 46-2025

**A BY-LAW TO FURTHER AMEND BY-LAW 115-2022 BEING A BY-LAW
RESPECTING THE LICENSING OF SHORT-TERM RENTAL OWNERS AND
TO REGULATE ALL RELATED ACTIVITY**

Passed the 24th day of February, 2025.

WHEREAS it is deemed expedient to amend By-law 115-2022 passed the 8th day of August, 2022;

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

1. That "Schedule 1" of By-law Number 115-2022 be deleted and the attached "Schedule 1" be substituted therefore.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

SCHEDULE 1 – SHORT-TERM RENTAL LICENCE FEE

CATEGORY	INITIAL APPLICATION	RENEWAL APPLICATION*
Short-Term Rental Owner	\$301.00	\$239.00

** Licences are due for renewal by November 30th annually.*

BY-LAW NUMBER 47-2025

A BY-LAW TO AMEND BY-LAW NUMBER 392-2002, BEING A BY-LAW TO ESTABLISH AND REQUIRE PAYMENT OF FEES AND CHARGES

Passed the 24th day of February, 2025.

WHEREAS By-law Number 392-2002 was passed by the Council of The Corporation of the City of Windsor on December 16, 2002;

AND WHEREAS By-law Number 392-2002 has previously been amended;

AND WHEREAS it is deemed expedient to further amend said By-law Number 392-2002 of The Corporation of the City of Windsor;

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

- 1 That By-law Number 392-2002 be further amended by deleting Schedule "A" attached thereto and substituting Schedule "A" attached hereto.
2. That this by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading – February 24, 2025
Second Reading – February 24, 2025
Third Reading – February 24, 2025

Administration & Representation

Corporate Security.....2

Finance & City Treasurer

Accounting.....3
Taxation & Financial Projects.....4

Economic Development

Building Services.....5
Planning & Development8
Transit Windsor.....9

Corporate Services

Legal.....11
Communications.....12
Council Services13
Human Resources17
Information Technology18

Community Services

Fire & Rescue19
Parks & Facilities21
Recreation & Culture24

Infrastructure Services

Engineering.....33
Pollution Control.....36
Public Works37

Administration & Representation - Corporate Security

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Corporate Security	SAC Operations	Event Set-Up Fees (External)	Y		\$93.68	hour
2		Corporate Security	SAC Operations	Chairs (External)	Y		\$4.68	Each
3		Corporate Security	SAC Operations	Generator (External)	Y		\$103.00	If required
4		Corporate Security	SAC Operations	Tables (External)	Y		\$12.88	Each
5		Corporate Security	SAC Operations	Podium (External)	Y		\$35.13	Each
6		Corporate Security	SAC Operations	Sound System: Microphone, Speakers & Mixing Board (External)	Y		\$234.20	Lump Sum
7		Corporate Security	SAC Operations	Speaker (External)	Y		\$51.50	Per Unit With Two Unit Min
8		Corporate Security	SAC Operations	Caretaking Fees (external clients)	Y		\$60.72	hour
9		Corporate Security	SAC Operations	Caretaking Fees (internal clients)	N		\$60.72	hour
10		Corporate Security	SAC Operations	Maintenance Fees (external clients)	Y		\$76.55	hour
11		Corporate Security	SAC Operations	Maintenance Fees (internal clients)	N		\$76.55	hour
12		Corporate Security	SAC Operations	Parking Fees (400 City Hall Square)	Y		\$61.90	month
13		Corporate Security	SAC Operations	Parking Fees (400 City Hall Square)	Y		\$20.57	month

Finance & City Treasurer - Accounting

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Accounting	Accounts Receivable	Administrative Fee (NSF Cheques - A/R)	Y		\$65.00	per nsf cheque/returned item
2		Accounting	Payroll	Processing of Wage Assignments	Y		\$13.00	per remittance where allowed by court on certain files

Finance & City Treasurer - Taxation & Financial Projects

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Taxation	Collections, Invest Banking	Interest on trade receivables more than 30 days past due	N		2.00%	per month, compounded
2		Taxation	Property Valuations	Expedited Tax Certificates	Y		\$130.00	per certificate
3		Taxation	Property Valuations	External Tax Inquiry (ETI) On Line Transaction Fee	Y		\$98.00	per roll number
4		Taxation	Property Valuations	New Property Account Fee	N		\$92.00	per roll
5		Taxation	Property Valuations	Ownership Changes	N		\$92.00	per roll
6		Taxation	Property Valuations	Returned Service Item (Includes NSF cheques)	N		\$65.00	per nsf cheque/returned item
7		Taxation	Property Valuations	Statement of Account Fee	N		\$35.00	per statement
8		Taxation	Property Valuations	Tax Certificates	Y		\$95.00	per certificate
9		Taxation	Property Valuations	Tax Receipts	N		\$35.00	per roll number
10		Taxation	Property Valuations	Mortgage Account Administration Fee	Y		\$47.00	per account
11		Taxation	Revenue & Collections	Additional Interested Party Notification	N		\$60.00	per letter
12		Taxation	Revenue & Collections	Corporate Search	N		various	Cost Recovery
13		Taxation	Revenue & Collections	Current & Prior Year's Tax Information (Printed or Written)	N		\$15.00	per roll year
14		Taxation	Revenue & Collections	Electronic lien cancellation fee	N		various	Cost Recovery
15		Taxation	Revenue & Collections	Electronic lien certificate fee	N		various	Cost Recovery
16		Taxation	Revenue & Collections	Extension Agreement	N		\$500.00	per property
17		Taxation	Revenue & Collections	Letters of Default	N		\$70.00	2nd Notice
18		Taxation	Revenue & Collections	Letters of Default	N		\$275.00	Final Letter
19		Taxation	Revenue & Collections	Local Improvements, Sewer Replacements	N		\$130.00	per roll
20		Taxation	Revenue & Collections	Online Customer Portal Annual Subscription Fee	Y		\$52.00	per year
21		Taxation	Revenue & Collections	Online Customer Portal Self Serve Documents	Y		\$31.00	per request
22		Taxation	Revenue & Collections	Other Charges Levied Against The Tax Roll	N		\$60.00	per account
23		Taxation	Revenue & Collections	Payment of Proceeds into Court, Close File	N		\$650.00	per property
24		Taxation	Revenue & Collections	Property Tax Arrears Notice	N		\$11.00	per statement
25		Taxation	Revenue & Collections	Registered Interested Party (up to 2 parties)	N		\$250.00	per letter
26		Taxation	Revenue & Collections	Registration Cost Recovery	N		various	
27		Taxation	Revenue & Collections	Research - Current & Prior Year's Tax Information (Printed or Written)	N		\$67.00	per hour
28		Taxation	Revenue & Collections	Tax Lien Registration (Other class)	N		\$2,000.00	per property
29		Taxation	Revenue & Collections	Tax Lien Registration (Residential with house)	N		\$1,800.00	per property
30		Taxation	Revenue & Collections	Tax Lien Registration (Vacant Land, Any class)	N		\$1,500.00	per property
31		Taxation	Revenue & Collections	Tax Sale Tender Package	Y		\$30.00	per tender package
32		Taxation	Revenue & Collections	Tax Sales Fees	N		\$1,000.00	per property
33		Taxation	Revenue & Collections	Tender Opening and Examination	Y		\$250.00	per property
34		Taxation	Revenue & Collections	Title Search	N		various	Cost Recovery

Economic Development - Building Services

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1	Building	Building Enforcement	Building Enforcement	Building Inspection Fee for license	Y		\$110.00	per license
2	Building	Building Enforcement	Building Enforcement	Inspection Associated with Private Subsidized Housing (if < 32 units)	N		\$185.00	per premise
3	Building	Building Enforcement	Building Enforcement	Inspection Associated with Private Subsidized Housing (if > 32 < 62 units)	N		\$225.00	per premise
4	Building	Building Enforcement	Building Enforcement	Inspection Associated with Private Subsidized Housing (if 62 + units)	N		\$275.00	per premise
	Building	Building Enforcement	Building Enforcement	Proposed Cumulative Staged Inspection Fees for Building Conditions & Property Standards (by-law 9-2019), Zoning (by-law 8600) and Pools (160-2010)/Fence (170-2012)	N			
				Enforcement files:				
5	Building	Building Enforcement	Building Enforcement	Stage 1 - Investigation with resulting Order	N		\$345.00	per file
6	Building	Building Enforcement	Building Enforcement	Stage 2 - Not in compliance - Final Warning Letter (FWL)	N		\$160.00	per file
7	Building	Building Enforcement	Building Enforcement	Stage 3 - Not in compliance - Court Charge	N		\$320.00	per file
8	Building	Building Enforcement	Building Enforcement	Stage 4 - Court follow-up inspections until complete resolution	N		\$190.00	per file
	Building	Building Enforcement	Building Enforcement	Proposed Cumulative Staged Inspection Fees for Site Plan Control, Vital Services, By Law orders and Sign orders	N			
9	Building	Building Enforcement	Building Enforcement	Stage 1 - Investigation with resulting Order	N		\$345.00	per file
10	Building	Building Enforcement	Building Enforcement	Stage 2 - Not in compliance - Final Warning Letter (FWL)	N		\$160.00	per file
11	Building	Building Enforcement	Building Enforcement	Stage 3 - Not in compliance - Court Charge	N		\$320.00	per file
12	Building	Building Enforcement	Building Enforcement	Stage 4 - Court follow-up inspections until complete resolution	N		\$190.00	per file
	Building	Building Enforcement	Building Enforcement	Proposed Cumulative Staged Inspection Fees for Vacant Buildings, Building Conditions & Property Standards (by-law 9-2019)	N			
13	Building	Building Enforcement	Building Enforcement	Stage 1 - Investigation with resulting Order	N		\$745.00	per file
14	Building	Building Enforcement	Building Enforcement	Stage 2 - Not in compliance - Final Warning Letter (FWL)	N		\$160.00	per file
15	Building	Building Enforcement	Building Enforcement	Stage 3 - Not in compliance - Court Charge	N		\$320.00	per file
16	Building	Building Enforcement	Building Enforcement	Stage 4 - Court follow-up inspections until complete resolution	N		\$190.00	per file
17	Building	Interest Charges	Interest Charges	By-Law 1/2021 - Deferred Rates Interest Payable without a Letter of Credit	N		0.00%	Annual Interest Rate Applied to Development Charges
18	Building	Interest Charges	Interest Charges	By-Law 1/2021 - "Deferred" Development Charge Interest. Due to Bill 23 the interest rate is determined on a quarterly basis using Prime +1% as of January 15th, April 15th, July 15th and October 15th	N		Prime + 1%	Interest Rate Applied to Development Charges
19	Building	Interest Charges	Interest Charges	By-Law 1/2021 - "Frozen" Development Charge Interest Payable. Due to Bill 23 the interest rate is determined on a quarterly basis using Prime +1% as of January 15th, April 15th, July 15th and October 15th	N		Prime + 1%	Determined on a Quarterly Basis Interest Rate Applied to Development Charges
20	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Building Permit Indemnity Fee (Refundable)	N		\$50.00	Determined on a Quarterly Basis per metre of property frontage
21	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Fill Permit Fee	N		\$70.00	minimum fee
22	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Fill Permit Fee	N		\$70.00	plus \$0.05/sq. meter from 500 sq. metres to 1000 sq. metres
23	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Fill Permit Fee	N		\$70.00	plus \$0.03/sq. meter greater than 1000 sq. metres
24	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Liquor Clearance Letter Fee (existing fee but omitted from Building fee schedule previously)	N		\$60.00	per application
25	Building	Permit/Policy & Regulatory Services	Permit/Policy & Regulatory Services	Liquor Clearance Letter Inspection Fee	Y		\$110.00	per application

Economic Development - Building Services

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
26		Building	Permit/Policy & Regulatory Services	Plumbing fixture (new or replacement) - Non-Residential	N		\$37.00	per fixture unit (application to all non residential permit types)
27		Building	Permit/Policy & Regulatory Services	Plumbing fixture (new or replacement) - Residential	N		\$37.00	per fixture unit (applicable on residential alteration permits)
28		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (A-Frame Sign)	N		\$50.00	per sign
29		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Banner Flag Sign)	N		\$25.00	per sign
30		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Banner Sign)	N		\$25.00	per sign
31		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Community Event Sign - A-Frame, Banner, Ground)	N		\$15.00	per sign
32		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Community Event Sign - Inflatable, Mobile)	N		\$25.00	per sign
33		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Congratulatory Sign)	N		not required when displayed for less than 72 hours	per sign
34		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Construction Site Sign)	N		\$5.15	per sq. metre of the total sign area (minimum \$75.00)
35		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Development Project Sign - renewal)	N		\$65.00	per sign for an additional 2 years
36		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Development Project Sign)	N		\$5.15	per sq. metre of the total sign area (minimum \$75.00)
37		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Election Sign)	N		not required	per sign
38		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Inflatable sign - Group 1 & 2 Residential Uses)	N		not required when displayed for less than 72 hours	per sign
39		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Inflatable sign - Group 3 & 4 Residential Uses)	N		\$65.00	per sign
40		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Mobile Sign)	N		\$70.00	\$2 per calendar day for the first 10 days minimum \$20. \$1 per calendar day for subsequent day up to a maximum of 15 days
41		Building	Permit/Policy & Regulatory Services	Portable Sign Fee (Real Estate Sign)	N		\$25.00	for each sign with face area of 1 sq. metre or greater
42		Building	Permit/Policy & Regulatory Services	Sign Permit - (permits for signs encroaching on public property)	N		Double the standard fee	per sign
43		Building	Permit/Policy & Regulatory Services	Sign Permit - (permits for signs erected or displayed prior to obtaining a sign permit)	N		Triple the standard fee	per permit
44		Building	Permit/Policy & Regulatory Services	Sign Permit - Maintenance Fee	N		\$95.00	per reconstruction of an existing permanent sign
45		Building	Permit/Policy & Regulatory Services	Sign Permit Fee (awning, billboard, canopy, fascia wall, ground, projecting wall)	N		\$5.15	per sq. metre of the total sign area (minimum \$100.00)
46		Building	Permit/Policy & Regulatory Services	Sign Permit Fee (light standard sign)	N		\$25.00	per light standard sign
47		Building	Permit/Policy & Regulatory Services	Sign Permit Fee (renewal for additional 6 months)	N		\$65.00	per renewal
48		Building	Permit/Policy & Regulatory Services	Sign Permit Fee (window sign - illuminated)	N		\$25.00	per illuminated sign

Economic Development - Building Services

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
49		Building	Permit/Policy & Regulatory Services	Signs - Disposal Charge for Unlawful Permanent Sign	N		Actual disposal cost	per disposal
50		Building	Permit/Policy & Regulatory Services	Signs - Disposal Charge for Unlawful Temporary Sign	N		Actual disposal cost	per disposal
51		Building	Permit/Policy & Regulatory Services	Signs - Removal of Unlawful Permanent Sign	N		\$255.00	per sign or actual cost of removal (whichever is greater)
52		Building	Permit/Policy & Regulatory Services	Signs - Removal of Unlawful Temporary Sign	N		\$65.00	per sign or actual cost of removal (whichever is greater)
53		Building	Permit/Policy & Regulatory Services	Signs - Storage Charge for Unlawful Permanent Sign	N		\$25.00	per day or \$2.00/sq. metre of face area per day, whichever is greater
54		Building	Permit/Policy & Regulatory Services	Signs - Storage Charge for Unlawful Temporary Sign	N		\$10.00	per day or \$0.50/sq. metre of face area per day, whichever is greater
55		Building	Permit/Policy & Regulatory Services	Temporary Patio Application	Y		\$230.00	per application

Notes:

1 GIS surcharge Applicable per application

There is a \$3.00 service fee for on-line transactions.

Economic Development - Planning & Development

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Admin. - Planning	Copies	11" x 17"	Y		\$1.30	each additional page
2		Admin. - Planning	Copies	high toner coverage	Y		\$0.65	each additional page
3		Admin. - Planning	Copies	Light toner coverage	Y		\$0.40	each additional page
4		Admin. - Planning	Copies	medium toner coverage	Y		\$0.50	each additional page
5		Admin. - Planning	Copies	Xeroxing - per page black & white copies	Y		\$2.90	1st page
6		Admin. - Planning	Copies	Xeroxing - per page colour copies	Y		\$2.90	1st page
7		Admin. - Planning	Maps	Residential Activity Map - full set (16)	Y		\$300.00	per set
8		Admin. - Planning	Maps	Residential Activity Map - single	Y		\$14.00	per map
9		Admin. - Planning	Publications	City Centre West CIP (colour)	Y		\$61.00	per plan
10		Admin. - Planning	Publications	Windsor SEEN	Y			per publication
11		Development	Committee of Adjustment	Committee of Adjustment Decision Letter	N		\$10.90	each
12		Development	Committee of Adjustment	ERCA Consents & Minor Variance Processed Together	N		\$250.00	each
13		Development	Committee of Adjustment	ERCA Development Review Fees for Consents	N		\$200.00	each
14		Development	Committee of Adjustment	ERCA Development Review Fees for Minor Variances	N		\$115.00	each
15		Development	Development Review Services	Any New Street Address to Existing Street	Y		\$425.00	per address
16		Development	Development Review Services	Any New Street Name & Address (Subdivision)	Y		\$911.00	per name & address
17		Development	Development Review Services	Deed preparation (Deeds - Registry or Land Titles)	N		\$255.00	per deed
18		Development	Development Review Services	ERCA Subdivisions/Condos/Major Official Plan Amendments	N		\$310.00	each
19		Development	Development Review Services	Legal Department Approval on Preparation of Deeds	N		\$68.00	per deed
20		Development	Development Review Services	Planning's Temporary Patio Application	Y		\$78.00	per application
21		Development	Development Review Services	Sign By-law Amendment	N		\$1,070.00	per amendment
22		Development	Development Review Services	Street Name Change	Y		\$14,010.00	per name change
23		Development	Development Review Services	Zoning Compliance Letter (legal non-conforming)	N		\$178.00	per letter plus \$47.00/hr.
24		Development	Development Review Services	Zoning Compliance Letter (standard)	N		\$126.00	per letter
25		Development	Development Review Services	Zoning Compliance Letter (with drawings)	N		\$178.00	per letter
26		Development	Development Review Services	Zoning verification fee for business license/Zoning inquiry	N		\$66.00	per license/request
27		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Alley Search	Y		\$71.00	per hour
28		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Owners share of 12R plan	N		% share of actual cost	per Alley Survey
29		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Property Standards Appeal	Y		\$500.00	per appeal
30		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Records Search	N		\$61.00	per hour
31		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Registration of Deed	N		\$93.00	per deed
32		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Street & Alley Closing Application	N		\$1,775.00	per application
33		Development	Street & Alley Closings, Deeds, Encroachments & Misc. Fees	Teranet Fees	N		\$52.00	per deed

Notes:

1 GIS surcharge Applicable per application

There is a \$2.00 service fee for any of the above on-line transactions and a \$3.00 service fee for any over-the-counter transactions including fax and mail-in options. When the online EVOLTA digital application program becomes fully released for application processing, a flat one time \$40 fee (remitted The EVOLTA fee was included in the entered agreement approved by City Council CR366/2018.

Economic Development - Transit Windsor

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Transportation	City Service	Adult Cash Fare	N		\$3.75	per fare
2		Transportation	City Service	Adult One-Way Ride	N		\$16.00	5 Rides
3		Transportation	City Service	Adult One-Way Ride	N		\$31.00	10 Rides
4	10	Transportation	City Service	Adult 30 Day Pass	N		\$118.00	30 Days
5	10	Transportation	City Service	Adult 15 Day Pass	N		\$60.00	15 Days
6	1&2	Transportation	City Service	Adult 30 Day Affordable Pass Program (APP)	N		\$60.18	30 Days
7		Transportation	City Service	Children	N	Children 12 years of age and under are free on City service with a full paying passenger (if riding alone, qualifies as Youth)		
8	2	Transportation	City Service	Corporate ValuPass	N		\$100.30	30 Days
9	2&5	Transportation	City Service	Day Pass	N		\$11.50	per day
10	7 & 8	Transportation	City Service	Class Pass (formerly Full Time Student Semester Pass geared to students over the age of 19 years.)	N		\$81.00	per month
11		Transportation	City Service	Photo ID	N		\$5.25	Photo Fee New Card
12	3	Transportation	City Service	Senior Cash Fare	N		\$3.75	per fare
13	2&3	Transportation	City Service	Senior One-Way Ride	N		\$12.50	5 Rides
14	2&3	Transportation	City Service	Senior One-Way Ride	N		\$24.00	10 Rides
15	2&3	Transportation	City Service	Senior 30 Day Pass	N		\$60.00	30 Days
16	2&3	Transportation	City Service	Senior 15 Day Pass	N		\$31.00	15 Days
17	11	Transportation	City Service	Shuttle Service To Windsor Spitfire Games	N		\$3.75	round trip
18	11	Transportation	City Service	Shuttle Service To Windsor Spitfire Games	N		\$2.00	one way
19	8	Transportation	City Service	Smart Card Fee	N		\$1.15	Per Smart Card
20	4	Transportation	City Service	Youth Cash Fare	N		\$3.75	per fare
21	2&4	Transportation	City Service	Youth One-Way Ride	N		\$12.50	5 Rides
22	2&4	Transportation	City Service	Youth One-Way Ride	N		\$24.00	10 Rides
23	2&4	Transportation	City Service	Youth 30 Day Pass (Age 13-19)	N		\$81.00	30 Days
24	2&4	Transportation	City Service	Youth 15 Day Pass (Age 13-19)	N		\$42.00	15 Days
25	1,2&4	Transportation	City Service	Youth 30 Day Affordable Pass Program (APP)	N		\$41.31	30 Days
26	2&4	Transportation	City Service	Youth Summer Saver Pass	N		\$130.00	2 months (July & Aug)
27	4	Transportation	City & Tunnel Services	City and Tunnel Combo Pass	N		\$200.00	30 Days
28	6	Transportation	Tunnel Services	Tunnel Cash Fare	N		\$10.00	per fare
29	2	Transportation	Tunnel Services	Tunnel 30 Day Pass	N		\$120.00	30 Days
30	2	Transportation	Tunnel Services	Tunnel 15 Day Pass	N		\$65.00	15 Days
31	6	Transportation	Tunnel Services	Tunnel Single Ride Ticket	N		\$10.00	per ticket
32	9	Transportation	Regional - Zone 2	Adult Cash Fare	N		\$5.50	per fare
33	9	Transportation	Regional - Zone 2	Adult 30 Day Pass	N		\$172.00	30 Days
34	9	Transportation	Regional - Zone 2	Adult 15 Day Pass	N		\$90.00	15 Days
35	9	Transportation	Regional - Zone 2	Adult One-Way Rides (10 Rides)	N		\$45.00	10 Rides
36	9	Transportation	Regional - Zone 2	Adult One-Way Rides (5 Rides)	N		\$23.50	5 Rides
37	9	Transportation	Regional - Zone 2	Senior Cash Fare	N		\$5.50	per fare
38	2,3,9	Transportation	Regional - Zone 2	Senior 30 Day Pass	N		\$87.00	30 Days
39	2,3,9	Transportation	Regional - Zone 2	Senior 15 Day Pass	N		\$45.00	15 Days
40	2,3,9	Transportation	Regional - Zone 2	Senior One-Way Rides (10 Rides)	N		\$36.50	10 Rides
41	2,3,9	Transportation	Regional - Zone 2	Senior One-Way Rides (5 Rides)	N		\$19.00	5 Rides
42	9	Transportation	Regional - Zone 2	Youth Cash Fare	N		\$5.50	per fare
43	2,4,9	Transportation	Regional - Zone 2	Youth 30 Day Pass (Age 13-19)	N		\$87.00	30 Days
44	2,4,9	Transportation	Regional - Zone 2	Youth 15 Day Pass (Age 13-19)	N		\$46.00	15 Days
45	2,4,9	Transportation	Regional - Zone 2	Youth One-Way Rides (10 Rides)	N		\$36.25	10 Rides
46	2,4,9	Transportation	Regional - Zone 2	Youth One-Way Rides (5 Rides)	N		\$18.50	5 Rides
47	12	Transportation	Charter	Charter Hourly Rate (2 hour minimum)	Y		\$217.00	per hour
48	12	Transportation	Charter	Bridge/Tunnel Tolls (round trip)	N		\$20.00	round trip
49	12	Transportation	Charter	Destination Sign Custom Programming (per bus)	Y		\$50.00	per bus
50	12	Transportation	Charter	Late Cancellation Fee (after 9:00 am on day prior to charter)	Y		\$125.00	per charter
51	12	Transportation	Charter	Late Return Fee (per hour)	Y		\$500.00	per hour

Notes:

- 1 Based on approved application.

Economic Development - Transit Windsor

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
2	Reduced fare product.							
3	Condition: Passenger must be 60+ years old. Valid identification is required for all reduced fares.							
4	Refer to the City of Windsor's website or Transit Windsor offices for the Acceptable ID Details.							
5	Unlimited use for a single day.							
6	Including service to Comerica Park or Ford Field							
7	Must provide proof of attendance in an elementary, high school or post-secondary institution							
8	Class Pass (formerly Full-Time Student Semester Pass) has been changed to align with high school semesters. Students can purchase passes for 2 to 5 months in length based on number of months left in semester at time of purchase							
9	Amherstburg Fares - Zone 2 - at a 50% premium over Windsor's base rate. Increase rounded to the nearest \$0.25.							
10	Adult 30 and 15 day passes re-aligned with Adult & Youth APP Passes and Senior Passes							
11	Shuttles to Spitfires games now aligned with one-way cash fare.							
12	Charter Rates now adjusted based on other fare categories.							
<p>Fare increases take effect April 1, 2025 (with the exception of charter rates) Cash fare increases are rounded to \$0.25 increments</p>								

Corporate Services - Legal

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1	Legal		Legal Services	Amending Subdivision/Condominium	N		\$1,018.03	per agreement
2	Legal		Legal Services	By-law deleting Part Lot Control from lands with registered plans of subdivision	N		\$1,233.97	per plan plus \$50.00 per unit
3	Legal		Legal Services	Committee of Adjustment - Agreements, Deeds, Easements	N		\$407.21	per document
4	Legal		Legal Services	Connect to Sewer Agreements	N		\$542.94	per agreement
5	Legal		Legal Services	Copies of Documents (each additional page after first page)	N		\$0.57	per page
6	Legal		Legal Services	Copies of Documents (first page of each document)	N		\$2.29	per page
7	Legal		Legal Services	Deeds, Quit Claim Deeds, Easements	N		\$271.47	per document plus \$50.00 a unit
8	Legal		Legal Services	Demolition Agreements	N		\$407.21	per agreement
9	Legal		Legal Services	Discharge of Mortgage	N		\$308.49	per discharge
10	Legal		Legal Services	Encroachment Agreements	N		\$407.21	per agreement
11	Legal		Legal Services	Mortgages (preparation)	N		\$407.21	per mortgage
12	Legal		Legal Services	Release of Agreements, Easements, Deeds	N		\$271.47	per agreement plus \$50.00 per unit
13	Legal		Legal Services	Release of Encroachment Agreement	N		\$271.47	per agreement
14	Legal		Legal Services	Servicing Agreements	N		\$709.52	per agreement plus \$50.00 per unit
15	Legal		Legal Services	Site Plan Control Agreement	N		\$1,018.03	per agreement
16	Legal		Legal Services	Condominium Agreements	N		\$2,036.04	per plan plus \$50.00 per unit
17	Legal		Legal Services	Subdivision Agreements	N		\$2,593.81	per plan plus \$50.00 per unit
18	Legal		Provincial Offences	Copies of documents - not requiring certification	N		\$5.00	per document
19	Legal		Provincial Offences	Copies of documents - requiring certification	N		\$10.00	per certification
20	2 Legal		Provincial Offences	minimum charge per transcript ordered	N		\$60.00	per transcript
21	2 Legal		Provincial Offences	non-appeal transcripts - first copy, per page	N		\$7.10	per page
22	2 Legal		Provincial Offences	non-appeal transcripts -additional copies, per page	N		\$1.00	per page
23	2 Legal		Provincial Offences	other appeal transcripts - additional copies, per page	N		\$0.80	per page
24	2 Legal		Provincial Offences	other appeal transcripts - first copy, per page	N		\$7.10	per page
25	Legal		Provincial Offences	Record of Conviction	N		\$25.00	per record
26	Legal		Provincial Offences	Retrieval from storage of Court file	N		\$50.00	per file
27	Legal		Provincial Offences	Search Request	N		\$50.00	per search
28	Legal		Provincial Offences	Sign Default Certificate	N		\$25.00	per certificate
29	2 Legal		Provincial Offences	single copy for purpose of reproduction in appeal to Court of Appeal	N		\$3.75	per page
30	Legal		Provincial Offences	Collection Fee for fines/cases that have gone into default	N		\$35.00	per case
31	2 Legal		Provincial Offences	Transcripts:	N			
32	Legal		Purchasing	Deposit Fee for Tender/Proposal - Electronic Documents	N		\$25.00	per deposit
33	1 Legal		Purchasing	Deposit Fee for Tender/Proposal over \$5,000,000	N		\$25.00	per deposit
34	1 Legal		Purchasing	Deposit Fee for Tender/Proposal valued b/t \$1,000,000 and \$5,000,000	N		\$25.00	per deposit
35	1 Legal		Purchasing	Deposit Fee for Tender/Proposal valued b/t \$100,000 and \$1,000,000	N		\$25.00	per deposit
36	1 Legal		Purchasing	Deposit Fee for Tender/Proposal valued b/t \$50,000 and \$100,000	N		\$25.00	per deposit

Notes:

- 1 The deposit fee amounts are not policy, but rather guidelines used to charge vendors. As each tender has different requirements
- 2 All transcript orders are subject to prepayment in full based on Court Monitor's estimate

Corporate Services - Communications

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Note	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Call Centre	211 Call Centre	E-Blast	Y		\$91.25	per document

Corporate Services - Council Services

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Note	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Records and Elections	Elections	Nomination Fee - Councillors/School Board Trustee	Y		\$100.00	per nomination
2		Records and Elections	Elections	Nomination Fee - Mayor	Y		\$200.00	per nomination
3		Records and Elections	Freedom of Information	Freedom of Information Request Application (mandatory and non-refundable)	N		\$5.00	per request
4	1	Records and Elections	Freedom of Information	Information Disk	N		\$10.00	per disk
5	1	Records and Elections	Freedom of Information	Photocopying	Y		\$0.20	per page
6	1	Records and Elections	Freedom of Information	Preparing a Record	N		\$30.00	per hour
7	1	Records and Elections	Freedom of Information	Search a Record	N		\$30.00	per hour
8		Records and Elections	Printing	Photocopying (Additional Pages After the First Page)	Y		\$0.38	per page
9		Records and Elections	Printing	Photocopying (First Page)	Y		\$2.56	per first page
10		Records and Elections	Records	Certified Copy of Assessment Roll Pages	N		\$32.00	per assessment
11		Records and Elections	Records	Certified Copy of By-law or Council Resolution	Y		\$32.00	per by-law or
12		Records and Elections	Records	Declaration of Residency Letter	N		\$32.00	per letter
13		Records and Elections	Records	Ownership List from Assessment Roll	N		\$33.28	per hour + cost of
14		Records and Elections	Records	Permanent Resident Card verification	N		\$12.80	per card
15		Records and Elections	Records	Records Search	N		\$33.28	per hour + cost of photocopying
16		Records and Elections	Vital Statistics	Civil Ceremony (During the Day)	N		\$260.00	per ceremony
17		Records and Elections	Vital Statistics	Death Registrations	N		\$55.00	per certificate
18		Records and Elections	Vital Statistics	Marriage Licence	N		\$140.00	per licence
19		Records and Elections	Vital Statistics	Commissioner of Oaths Services	N		\$30.00	per affidavit
20		Records and Elections	Vital Statistics	Witness Fee (for civil ceremony)	Y		\$25.00	per request
21	3	Policy, Gaming, Licensing	Business Licence Fees	Adult Entertainment Parlours - Owner	N		\$680.62	initial
22	3	Policy, Gaming, Licensing	Business Licence Fees	Adult Entertainment Parlours - Owner	N		\$598.63	per year
23	3	Policy, Gaming, Licensing	Business Licence Fees	Adult Entertainment Parlours - Operator	N		\$238.62	per year
24	3	Policy, Gaming, Licensing	Business Licence Fees	Auctioneer	N		\$320.62	per occurrence
25	3	Policy, Gaming, Licensing	Business Licence Fees	Auctioneer	N		\$238.62	per year
26	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Car Wash	N		\$381.03	initial
27	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Car Wash	N		\$299.02	per year
28	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - For each building or place where gasoline and oils are kept for sale	N		\$320.62	initial
29	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - For each building or place where gasoline and oils are kept for sale	N		\$299.03	per year
30	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Motor Vehicles kept for hire or used for hire	N		\$320.62	initial
31	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Motor Vehicles kept for hire or used for hire	N		\$299.03	per year
32	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Motor Vehicles Storage/Sales	N		\$320.62	initial
33	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Motor Vehicles Storage/Sales	N		\$299.03	per year
34	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Repair, Paint or Upholstery	N		\$381.03	initial
35	3	Policy, Gaming, Licensing	Business Licence Fees	Auto Service Stations - Repair, Paint or Upholstery	N		\$299.02	per year
36	3	Policy, Gaming, Licensing	Business Licence Fees	Bed & Breakfast	N		\$790.64	initial
37	3	Policy, Gaming, Licensing	Business Licence Fees	Bed & Breakfast	N		\$238.62	per year
38	3	Policy, Gaming, Licensing	Business Licence Fees	Bill Distributor	N		\$238.62	per year
39	3	Policy, Gaming, Licensing	Business Licence Fees	Body Modification	N		\$495.61	initial
40	3	Policy, Gaming, Licensing	Business Licence Fees	Body Modification	N		\$238.62	per year
41	3	Policy, Gaming, Licensing	Business Licence Fees	Body Rub Parlour Owner/Operator	N		\$851.03	initial
42	3	Policy, Gaming, Licensing	Business Licence Fees	Body Rub Parlour Owner/Operator	N		\$238.62	per year
43	3	Policy, Gaming, Licensing	Business Licence Fees	Body Rub Parlour Attendant	N		\$238.62	per year
44	3	Policy, Gaming, Licensing	Business Licence Fees	Business Licence Plate Replacement	N		\$60.00	per plate
45	3	Policy, Gaming, Licensing	Business Licence Fees	Business Licence Replacement	N		\$25.00	per licence
46	3	Policy, Gaming, Licensing	Business Licence Fees	Carnival or Circus	N		\$238.62	per occurrence
47	3	Policy, Gaming, Licensing	Business Licence Fees	Donation Bin- For Profit Business	N		\$301.48	initial
48	3	Policy, Gaming, Licensing	Business Licence Fees	Donation Bin- For Profit Business	N		\$260.49	per year
49	3	Policy, Gaming, Licensing	Business Licence Fees	Donation Bin- Not-for-Profit Business	N		\$150.74	initial
50	3	Policy, Gaming, Licensing	Business Licence Fees	Donation Bin- Not-for-Profit Business	N		\$130.24	per year
51	3	Policy, Gaming, Licensing	Business Licence Fees	Entertainment Lounge	N		\$741.04	initial
52	3	Policy, Gaming, Licensing	Business Licence Fees	Entertainment Lounge	N		\$598.63	per year
53	3	Policy, Gaming, Licensing	Business Licence Fees	Escorts	N		\$238.62	per year
54	3	Policy, Gaming, Licensing	Business Licence Fees	Food Store	N		\$381.03	initial

User Fees included in this schedule are approved during the annual budget process, however, are subject to change based on subsequent Council approval throughout the year.

Corporate Services - Council Services

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Note	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
55	3	Policy, Gaming, Licensing	Business Licence Fees	Food Store	N		\$238.62	per year
56	3	Policy, Gaming, Licensing	Business Licence Fees	Hawkers and Peddlers (Classes 1 and 2)	N		\$320.62	initial
57	3	Policy, Gaming, Licensing	Business Licence Fees	Hawkers and Peddlers (Classes 1 and 2)	N		\$238.62	per year
58	3	Policy, Gaming, Licensing	Business Licence Fees	Hawkers and Peddlers (Classes 3, 4 and 5)	N		\$238.62	per year
59	3	Policy, Gaming, Licensing	Business Licence Fees	Heating Work - Contractor	N		\$320.62	initial
60	3	Policy, Gaming, Licensing	Business Licence Fees	Heating Work - Contractor	N		\$238.62	per year
61	3	Policy, Gaming, Licensing	Business Licence Fees	Heating Work - Master	N		\$238.62	per year
62	3	Policy, Gaming, Licensing	Business Licence Fees	Holistic Centres	N		\$320.62	initial
63	3	Policy, Gaming, Licensing	Business Licence Fees	Holistic Centres	N		\$238.62	per year
64	3	Policy, Gaming, Licensing	Business Licence Fees	Holistic Practitioner	N		\$238.62	per year
65	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Food	N		\$556.03	initial
66	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Food	N		\$413.63	per year
67	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Food / Liquor	N		\$741.04	initial
68	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Food / Liquor	N		\$598.63	per year
69	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Liquor / Food	N		\$741.04	initial
70	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Liquor / Food	N		\$598.63	per year
71	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Lunch Counter	N		\$556.03	initial
72	3	Policy, Gaming, Licensing	Business Licence Fees	Hospitality - Lunch Counter	N		\$413.63	per year
73	3	Policy, Gaming, Licensing	Business Licence Fees	Licence Administrative Charge	N		\$25.00	per licence
74	3	Policy, Gaming, Licensing	Business Licence Fees	Lodging House	N		\$790.64	initial
75	3	Policy, Gaming, Licensing	Business Licence Fees	Lodging House	N		\$708.63	per year
76	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Food Vendor Class 1	N		\$238.62	per year
77	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Food Vendor Class 2	N		\$238.62	per year
78	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Food Vendor Class 3	N		\$238.62	per year
79	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Food Vendor Class 3 (Kitchen)	N		\$413.63	per year
80	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Sign Lessor	N		\$320.62	initial
81	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Sign Lessor	N		\$238.62	per year
82	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Vendor Agreements (all other areas)	N		\$675.00	per location
83	3	Policy, Gaming, Licensing	Business Licence Fees	Mobile Vendor Agreements (Downtown Windsor Business Improvement Area)	N		\$1,000.00	per location
84	3	Policy, Gaming, Licensing	Business Licence Fees	Old Gold Dealer	N		\$320.62	initial
85	3	Policy, Gaming, Licensing	Business Licence Fees	Old Gold Dealer	N		\$238.62	per year
86	3	Policy, Gaming, Licensing	Business Licence Fees	Personal Service	N		\$238.62	per year
87	3	Policy, Gaming, Licensing	Business Licence Fees	Pet Shops	N		\$320.62	initial
88	3	Policy, Gaming, Licensing	Business Licence Fees	Pet Shops	N		\$238.62	per year
89	3	Policy, Gaming, Licensing	Business Licence Fees	Plumbing work - Contractor	N		\$320.62	initial
90	3	Policy, Gaming, Licensing	Business Licence Fees	Plumbing work - Contractor	N		\$238.62	per year
91	3	Policy, Gaming, Licensing	Business Licence Fees	Plumbing work - Master	N		\$238.62	per year
92	3	Policy, Gaming, Licensing	Business Licence Fees	Public Hall	N		\$790.64	initial
93	3	Policy, Gaming, Licensing	Business Licence Fees	Public Hall	N		\$708.63	per year
94	3	Policy, Gaming, Licensing	Business Licence Fees	Public Parking Lot	N		\$238.62	per year
95	3	Policy, Gaming, Licensing	Business Licence Fees	Public Parking Lot	N		\$320.62	initial
96	3	Policy, Gaming, Licensing	Business Licence Fees	Retail / Resale	N		\$320.62	initial
97	3	Policy, Gaming, Licensing	Business Licence Fees	Retail / Resale	N		\$238.62	per year
98	3	Policy, Gaming, Licensing	Business Licence Fees	Residential Rental	N		\$466.00	initial
99	3	Policy, Gaming, Licensing	Business Licence Fees	Residential Rental	N		\$275.00	per year
100	3	Policy, Gaming, Licensing	Business Licence Fees	Salvage Yards	N		\$381.03	initial
101	3	Policy, Gaming, Licensing	Business Licence Fees	Salvage Yards	N		\$299.02	per year
102	3	Policy, Gaming, Licensing	Business Licence Fees	Special Sales	N		\$238.62	per year
103	3	Policy, Gaming, Licensing	Business Licence Fees	Standard Letter	N		\$25.00	per letter
104	3	Policy, Gaming, Licensing	Business Licence Fees	Tobacconist	N		\$320.62	initial
105	3	Policy, Gaming, Licensing	Business Licence Fees	Tobacconist	N		\$238.62	per year
106	3	Policy, Gaming, Licensing	Bylaw Enforcement	Dirty Yard Administrative Fee	N		\$215.00	per hour
107	3	Policy, Gaming, Licensing	Bylaw Enforcement	Dirty Yard Work Order	N		\$215.00	per request
108	3	Policy, Gaming, Licensing	Bylaw Enforcement	Reinspection Related to Regulatory Bylaws and City Issued Licenses	N		\$215.00	per site visit
109	3	Policy, Gaming, Licensing	Council Services	Zoning By-Law 3072 Text	N		\$64.00	per copy

User Fees included in this schedule are approved during the annual budget process, however, are subject to change based on subsequent Council approval throughout the year.

Corporate Services - Council Services

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Note	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
110		Policy, Gaming, Licensing	Council Services	Zoning By-Law 85-15	N		\$64.00	per copy
111		Policy, Gaming, Licensing	Council Services	Zoning By-Law 8600 Text	N		\$64.00	per copy
112		Policy, Gaming, Licensing	Council Services	Zoning By-Law Subscription Plan	N		\$128.00	per year
113		Policy, Gaming, Licensing	Dog Licence	1st ,2nd and 3rd Dog - Spayed/Neutered (Purchase prior to Feb 1)	N		\$17.00	per tag
114		Policy, Gaming, Licensing	Dog Licence	1st, 2nd and 3rd Dog - Spayed/Neutered (Purchase Feb - June)	N		\$32.00	per tag
115		Policy, Gaming, Licensing	Dog Licence	1st, 2nd and 3rd Dog - Spayed/Neutered (Purchase July to Dec)	N		\$47.00	per tag
116		Policy, Gaming, Licensing	Dog Licence	1st, 2nd and 3rd Dog - Unaltered (Purchase Feb - June)	N		\$66.00	per tag
117		Policy, Gaming, Licensing	Dog Licence	1st, 2nd and 3rd Dog - Unaltered (Purchase July to Dec)	N		\$98.00	per tag
118		Policy, Gaming, Licensing	Dog Licence	1st, 2nd and 3rd Dog - Unaltered (Purchase prior to Feb 1)	N		\$34.00	per tag
119		Policy, Gaming, Licensing	Lottery Licences	Lottery Licensing- Break Open Tickets and Raffles	N		3% of prizeboard	per licence
120	4	Policy, Gaming, Licensing	Lottery Licences	Lottery Licensing- Traditional Bingo Hall	N		\$165.00	per event
121	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Driver License	N		\$110.00	per year
122	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Photo ID card	Y	1	\$15.00	per year
123	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Plate Holder Licence - Motorized	N		\$180.00	per year
124	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Plate Holder Licence - Muscular	N		\$70.00	per year
125	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Replacement Photo ID card	Y	1	\$25.00	per occurrence
126	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Transfer from Vehicle to Vehicle	N		\$70.00	per occurrence
127	2	Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Livery Vehicle	Vehicle Re-inspection	N		\$60.00	per occurrence
128		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Broker	N		\$60.00	per vehicle
129		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Driver Licence	N		\$110.00	per year
130		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Driver's List	N		\$30.00	per year
131		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Filing of leases	N		\$30.00	per occurrence
132		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Photo ID card	Y	1	\$15.00	per issuance
133		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Plate Holder Licence	N		\$400.00	per year
134		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Replacement Photo ID card	Y	1	\$25.00	per occurrence
135		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Transfer from Plate Holder to Plate Holder	N		\$400.00	per occurrence
136		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Transfer from Vehicle to Vehicle	N		\$70.00	per occurrence
137		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 1-100 Transportation Network Company Vehicles	N		\$5,000.00	per year
138		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 101-250 Transportation Network Company Vehicles	N		\$7,500.00	per year
139		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 251-500 Transportation Network Company Vehicles	N		\$15,000.00	per year

Corporate Services - Council Services

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Note	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
140		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 501-750 Transportation Network Company Vehicles	N		\$20,000.00	per year
141		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 751-1000 Transportation Network Company Vehicles	N		\$25,000.00	per year
142		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Annual Licensing Fee - 1001 plus Transportation Network Company Vehicles	N		\$30,000.00	per year
143		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Uber Trip Fees	N		\$0.11	per trip
144		Policy, Gaming, Licensing	Public Vehicle Licensing Fees: Taxicab	Vehicle Re-inspection	N		\$60.00	per occurrence

Notes:

- 1 Fees are established through regulation 832 of the Municipal Freedom of Information Protection and Privacy Act. Note other fees may apply as per MFIPPA.
- 2 By-Law 137-2007 Schedule 2 approved by Council in 2007.
- 3 The entire Business Licence Fee Schedule was last approved by Council in 2005. The Fire Inspection Fee increase was approved during the 2015 Operating Budget Process.
- 4 E-bingo will yield 3.0% of Net Gaming Win each quarter as per the Standard Agreement between the City of Windsor and the Ontario Lottery and Gaming Corporation.

There is a \$2.00 service fee for any of the above on-line transactions and a \$3.00 service fee for any over-the-counter transactions including fax and mail-in options exclusive of Business, Lottery and Dog Licenses.

HST Notes:

- 1 Unless incidental to exempt supply.

Corporate Services - Human Resources

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Human Resources	Human Resources	Corporate ID Badges	Y		\$15.00	per badge
2		Human Resources	Human Resources Administration	Photocopy Fee	Y		\$2.60	1st page
3		Human Resources	Human Resources Administration	Photocopy Fee	Y		\$0.40	per additional page
4	2	Human Resources	Recruitment	Firefighter Recruitment - Administrative Fee	Y		\$50.00	per applicant
5	1	Human Resources	Recruitment	Firefighter Recruitment - Miscellaneous Fees may be applicable (police clearance, educational documents and fitness certificate).	Y		\$0.00	per applicant
6		Human Resources	Employee Relations	Photocopy Fee	N		\$2.60	1st page
7		Human Resources	Employee Relations	Photocopy Fee	N		\$0.40	per additional page

Notes:

- 1 The Miscellaneous fees are not collected by the Corporation of the City of Windsor.
- 2 Per Council Resolution CR107/2011 Human Resources can alter the Firefighter recruitment process and change the Fee Structure.

Corporate Services - Information Technology

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Project Management & Applications		Business Licenses (Animal) On-Line Transaction Fee	N		\$0.00	On-Line Transaction
2		Project Management & Applications		Construction Heating Permit On-Line Transaction Fee	N		\$0.00	On-Line Transaction
3		Project Management & Applications		Construction Plumbing Permit On-Line Transaction Fee	N		\$0.00	On-Line Transaction
4		Project Management & Applications		Construction Sewer Permit On-Line Transaction Fee	N		\$0.00	On-Line Transaction

There is a \$2.00 service fee for any of the above on-line transactions and a \$3.00 service fee for any over-the-counter transactions including fax and mail-in options exclusive of Business, Lottery and Dog Licenses. (2016 - Moved to Planning & Building Department)

There is a \$3.00 (per Public Works Permit) service fee for any over-the-counter transactions including fax and mail-in options. (2016 - Moved to Public Works Department)

Community Services - Fire & Rescue

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
		Fire Apparatus	Fire Apparatus	MTO inspection as per WFR sheet:				
1		Fire Apparatus	Fire Apparatus	Light Truck	Y		\$150.00	per hour
2		Fire Apparatus	Fire Apparatus	2-axle Pumper or Heavy Rescue	Y		\$150.00	per hour
3		Fire Apparatus	Fire Apparatus	3-axle Pumper, Aerial or Heavy Rescue	Y		\$150.00	per hour
		Fire Apparatus	Fire Apparatus	Ladder Testing:				
4		Fire Apparatus	Fire Apparatus	Attic	Y		\$150.00	per hour
5		Fire Apparatus	Fire Apparatus	Roof or Ground	Y		\$150.00	per hour
6		Fire Apparatus	Fire Apparatus	Extension (10 ft. extension -\$10 Pull; \$10 Load)	Y		\$150.00	per hour
7		Fire Apparatus	Fire Apparatus	Bangor	Y		\$150.00	per hour
8		Fire Apparatus	Fire Apparatus	NFPA Pump Service as per WFR Sheet	Y		\$150.00	per hour
9		Fire Apparatus	Fire Apparatus	adjust pump packing	Y		\$150.00	per hour
10		Fire Apparatus	Fire Apparatus	NFPA Pump Test with tank to pump flow	Y		\$150.00	per hour
11		Fire Apparatus	Fire Apparatus	with 2 side hard suction add:	Y		\$150.00	per hour
12		Fire Apparatus	Fire Apparatus	Standard Foam System Calibration	Y		\$150.00	per hour
13		Fire Apparatus	Fire Apparatus	Flow meter adjust during pump test	Y		\$150.00	per hour
14		Fire Apparatus	Fire Apparatus	Complete set-up and adjust flowmeter at hydrant	Y		\$150.00	per hour
		Fire Apparatus	Fire Apparatus	Fit Test:				
15		Fire Apparatus	Fire Apparatus	First person 1/2 hr(each additional 1/3 hr)	Y		\$150.00	per hour
16		Fire Apparatus	Fire Apparatus	1 day use	Y		\$120.00	per day
17		Fire Apparatus	Fire Apparatus	1 week use	Y		\$250.00	per use
18		Fire Apparatus	Fire Apparatus	2 weeks	Y		\$400.00	per use
19		Fire Apparatus	Fire Apparatus	1 month	Y		\$750.00	per use
20		Fire Apparatus	Fire Apparatus	SCBA Testing	Y		\$150.00	per hour
21		Fire Apparatus	Fire Apparatus	SCBA Repair	Y		\$150.00	per hour
22		Fire Apparatus	Fire Apparatus	General repair and services	Y		\$150.00	per hour
23		Fire Communications	Dispatch	Central Dispatch	N		\$2.79	per capita
24		Fire Communications	Dispatch	Central Dispatch Records	Y		\$50.00	per hour
25		Fire Prevention	Fire Prevention	Building Manager Fire Safety Training	Y		\$50.00	per participant
26		Fire Prevention	Fire Prevention	Business Licence Reinspections	Y		\$175.00	per hour
27		Fire Prevention	Fire Prevention	Fire Investigation Report - Not Attended	Y		\$175.00	per hour
28		Fire Prevention	Fire Prevention	Fire Extinguisher Training (max. 3-hour session)	Y		\$375.00	per session
29		Fire Prevention	Fire Prevention	Fire Safety Plan Review	Y		\$175.00	per hour
30		Fire Prevention	Fire Prevention	Firework Pyro Application & Review	Y		\$360.00	per application
31		Fire Prevention	Fire Prevention	General Inspections & Applications	Y		\$175.00	per hour
32	1	Fire Prevention	Fire Prevention	Fire Department File Search Letter	Y		\$120.00	per letter
33	1	Fire Prevention	Fire Prevention	Fire Department File Search Letter-Expedited Services (within 2 business days)	Y		\$175.00	per letter
34		Fire Prevention	Fire Prevention	Lockbox Program Registration & Re-registration	Y		\$90.00	each
35		Fire Prevention	Fire Prevention	Re-inspections with Fire Code deficiencies	Y		\$175.00	per hour
36		Fire Prevention	Fire Prevention	Fire Investigation Report - Attended	Y		\$360.00	each
37		Fire Prevention	Fire Prevention	Site Plan Control Review	Y		\$360.00	each
38		Fire Prevention	Fire Prevention	Special Events Application & Review - Major	Y		\$360.00	per application
39		Fire Prevention	Fire Prevention	Special Events Application & Review - Minor	Y		\$50.00	per application
40		Fire Prevention	Fire Prevention	Open Air Burning Permit	Y		\$155.00	per application
41		Fire Rescue	Fire Rescue	Emergency Assistance for Emergencies beyond normal fire protection. Rate subject to change based on MTO updates.	Y		\$570.50	/hour per piece of apparatus + consumable inventory + 10% admin charge

Community Services - Fire & Rescue

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
42		Fire Rescue	Fire Rescue	Failure to obtain Open Air Burning Permit or Locate Utilities/Gas Lines Strike. Rate subject to change based on MTO updates.	N		\$570.50	per hour/piece of apparatus
43		Fire Rescue	Fire Rescue	Malicious Fire Alarm Activation	N		\$1,670.00	per event
44		Fire Rescue	Fire Rescue	Multiple Responses due to unmaintained equipment	N		\$1,670.00	per event
45		Fire Rescue	Fire Rescue	MTO Rate for Fire Services on Provincially owned portions of roads and highways. Rate subject to change based on MTO updates.	N		\$570.50	/hour per piece of apparatus + consumable inventory + 10% admin charge
46		Fire Rescue	Fire Rescue	Failure to obtain Open Air Burning Permit or Locate Utilities/Gas Lines Strike. Rate subject to change based on MTO updates.	N		\$570.50	/hour per piece of apparatus + consumable inventory + 10% admin charge
47		Fire Training	Training	Burn Tower Rental		Y	\$300.00	per day

Notes:

- 1 Includes 7% GIS surcharge

Community Services - Parks & Facilities

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1	2	Parks	Forestry	Commemorative Tree Program	N		\$1,030.00	plaque
2		Parks	Horticulture	Horticultural Logo	N		\$875.00	logo
5	2	Parks	Horticulture	Large Displays	N		\$1,715.75	display
6	2	Parks	Horticulture	Medium Displays	N		\$914.00	display
7	2	Parks	Horticulture	Small Displays	N		\$303.00	display
8	2	Parks	Horticulture	Small Displays with set up	N		\$411.57	display
9	2	Parks	Residential Development or Re-Development	All other row dwellings	N		\$1,687.79	dwelling unit
10	2	Parks	Residential Development or Re-Development	Duplex dwelling units	N		\$140.00	frontage ft of lot
11	2	Parks	Residential Development or Re-Development	Multiple dwellings	N		\$1,687.79	dwelling unit
12	2	Parks	Residential Development or Re-Development	Row dwellings fronting public streets	N		\$140.00	frontage ft of lot
13	2	Parks	Residential Development or Re-Development	Semi-Detached dwelling units	N		\$140.00	frontage ft of lot
14	2	Parks	Residential Development or Re-Development	Single Detached dwelling units	N		\$140.00	frontage ft of lot
15		Parks	Ojibway Nature Center	JK - Grade 8 Customized Program	N		\$2.63	per hour per student
16		Parks	Ojibway Nature Center	High School & Post Secondary Program	N		\$2.88	per hour per student
17		Parks	Ojibway Nature Center	Group Activity Program (less than 14 people)	N		\$48.01	per hour
18		Parks	Ojibway Nature Center	Group Activity Program (14 people or more)	N		\$3.61	per hour per person
19	1	Parks	Ojibway Nature Centre	- Advanced - Adults (Physical activity)	Y		\$8.10	hour
20	1	Parks	Ojibway Nature Centre	- Introductory - Adults (Physical activity)	Y		\$6.01	hour
21		Parks	Ojibway Nature Centre	- Introductory Children	N		\$4.91	per hour
22		Parks	Ojibway Nature Centre	- Advanced - Children	N		\$6.80	per hour
23	1	Parks	Ojibway Nature Centre	Hybrid meeting/AV equipment	Y		\$36.01	Day
24	1	Parks	Ojibway Nature Centre	After Hours Extra Booking Fee	Y		\$24.01	per hour
25	1	Parks	Ojibway Nature Centre	Entire Centre	Y		\$240.08	hour
26	1	Parks	Ojibway Nature Centre	Natural History Consulting Fee	Y		\$108.04	hour
27	1	Parks	Ojibway Nature Centre	Prairie Room	Y		\$50.41	hour
28	1	Parks	Ojibway Nature Centre	Woodland Room	Y		\$33.61	Hour
29	2	Parks	Operations	City of Windsor lots Weed Cutting (>0.50 acre)	N		\$554.84	per cut
30	2	Parks	Operations	City of Windsor Lots Weed Cutting per hour	N		\$162.56	per hour
31		Parks	Operations	Commemorative Wood Bench	N		\$3,708.00	per bench
32		Parks	Operations	Commemorative Metal Bench	N		\$4,944.00	per bench
33	1	Parks	Operations	Parks Development Fees	Y		\$65,878.00	acre
34	2	Parks	Operations	Private Lots Weed Cutting per hour	N		\$0.00	per hour
35		Parks	Operations	Vacant Lots Cleaning	Y		\$111.24	per hour
36		Parks	Operations	Vacant Lots Snow Removal	N		\$140.08	per hour
FAIRBAIRN CEMETERY								
INTERMENT RIGHTS (LOTS)								
<u>At Need Lots (graves cannot be selected/purchased in advance)</u>								
37		Parks	Operations	Adult/Youth	Y		\$1,202.50	each
38		Parks	Operations	Child	Y		\$525.00	each
39		Parks	Operations	Cremation	Y		\$465.00	each
40		Parks	Operations	Veteran	Y		\$328.75	each
<u>Preferred Lots (graves may be selected/purchased in advance)</u>								
41		Parks	Operations	Single	Y		\$2,403.75	each
42		Parks	Operations	Single Grave with Foundation	Y		\$2,870.00	each
43		Parks	Operations	Child	Y		\$480.00	each
44		Parks	Operations	2-Graves	Y		\$3,605.00	each
45		Parks	Operations	2-Grave Adult Plot Shared Monument	Y		\$9,030.00	each
46		Parks	Operations	3-Graves	Y		\$5,100.00	each
47		Parks	Operations	4-Graves	Y		\$7,203.75	each
48		Parks	Operations	6-Graves	Y		\$9,536.25	each
49		Parks	Operations	Cremation	Y		\$567.50	each
50		Parks	Operations	2-Grave Cremation	Y		\$2,532.50	each
51		Parks	Operations	Veteran (Single)	Y		\$2,258.75	each

Community Services - Parks & Facilities

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
INTERMENT SERVICES (BURIAL)								
<u>Adult</u>								
52	Parks	Operations	Monday-Friday		Y		\$1,161.25	each
53	Parks	Operations	Saturday/Sunday		Y		\$1,772.50	each
54	Parks	Operations	Statutory Holiday		Y		\$2,067.50	each
<u>Child</u>								
55	Parks	Operations	Monday-Friday		Y		\$577.50	each
56	Parks	Operations	Saturday/Sunday		Y		\$1,083.75	each
57	Parks	Operations	Statutory Holiday		Y		\$1,275.00	each
<u>Infant</u>								
58	Parks	Operations	Monday-Friday		Y		\$433.75	each
59	Parks	Operations	Saturday/Sunday		Y		\$688.75	each
60	Parks	Operations	Statutory Holiday		Y		\$821.25	each
<u>Cremated Remains</u>								
61	Parks	Operations	Monday-Friday		Y		\$452.50	each
62	Parks	Operations	Saturday/Sunday		Y		\$767.50	each
63	Parks	Operations	Statutory Holiday		Y		\$898.75	each
<u>Scattering of Cremated Remains</u>								
64	Parks	Operations	Monday-Friday		Y		\$367.50	each
65	Parks	Operations	Saturday/Sunday		Y		\$781.25	each
66	Parks	Operations	Statutory Holiday		Y		\$1,740.00	each
67	Parks	Operations	Veteran		Y		\$656.25	each
<u>Additional Fees</u>								
68	Parks	Operations	Late Arrival Fee (arrival at cemetery after 3/4 pm)		Y		\$255.00	each
69	Parks	Operations	Less Than 24 hours Notice		Y		\$230.00	each
70	Parks	Operations	Winter Burial Fee		Y		\$143.75	each
71	Parks	Operations	Use of Lowering Device		Y		\$177.50	each
72	Parks	Operations	Cement Burial Vault		Y		\$880.00	each
73	Parks	Operations	Extra Deep to Permit Second Burial in Same Grave		Y		\$690.00	each
74	Parks	Operations	Use of Marquee (tent)		Y		\$78.75	each
75	Parks	Operations	Grave Liners-Adult		Y		\$460.00	each
76	Parks	Operations	Grave Liners-Child		Y		\$197.50	each
77	Parks	Operations	Granite Slab Grave Cover-Extra		Y		\$880.00	each
DISINTERMENT								
<u>Removal and Re-interment in same Cemetery</u>								
78	Parks	Operations	Adult		Y		\$2,672.50	each
79	Parks	Operations	Child		Y		\$2,251.25	each
80	Parks	Operations	Infant		Y		\$2,251.25	each
81	Parks	Operations	Cremated Remains		Y		\$683.75	each
<u>Removal and Re-interment in another Cemetery</u>								
82	Parks	Operations	Adult		Y		\$2,777.50	each
83	Parks	Operations	Child		Y		\$2,660.00	each
84	Parks	Operations	Infant		Y		\$2,331.25	each
85	Parks	Operations	Cremated Remains		Y		\$682.50	each
<u>Additional Fees</u>								
86	Parks	Operations	Additional Charges when vault truck is required (PLUS: Mileage)		Y		\$465.00	each
87	Parks	Operations	Disinterment of extra deep interment		Y		\$400.00	each
88	Parks	Operations	Disinterment with wooden cremation vault		Y		\$70.00	each
89	Parks	Operations	Disinterment of a cremation vault		Y		\$70.00	each
90	Parks	Operations	Disinterment of wooden casket without container		Y		\$827.50	each
MISCELLANEOUS CHARGES								
91	Parks	Operations	Transfer of Certificate-Registration of transfer (when a grave is purchased a Deed is issued in name of the interment rights owner)		Y		\$27.50	each
92	Parks	Operations	Transfer of Certificate-Preparation of transfer		Y		\$93.75	each
93	Parks	Operations	Replacement Certificate of Interment Rights		Y		\$143.75	each
94	Parks	Operations	Genealogical Research		Y		\$13.75	each
95	Parks	Operations	Duplication Certificate		Y		\$33.75	each

Community Services - Parks & Facilities

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
96		Parks	Operations	Transfer Fees, Administration and Title Search	Y		\$86.25	each
97		Facilities	Facility Operations	Caretaking Fees (external clients)	Y		\$60.72	hour
98		Facilities	Facility Operations	Caretaking Fees (internal clients)	N		\$60.72	hour
99		Facilities	Facility Operations	Maintenance Fees (external clients)	Y		\$76.55	hour
100		Facilities	Facility Operations	Maintenance Fees (internal clients)	N		\$76.55	hour
101		Facilities	Facility Operations	Maintenance Vehicle Rental Fees (external clients)	Y		\$9.47	hour
102		Facilities	Facility Operations	Maintenance Vehicle Rental Fees (internal clients)	N		\$9.47	hour
103		Facilities	Facility Operations	Power Cart	Y		\$68.22	Day
104		Facilities	Facility Operations	Project Management Admin. Fee for Minor Capital Projects			10%	Project Expense
105		Facilities	Facility Operations	Skilled Trades Fees			\$84.39	hour

Notes:

- 1 These fees include HST.
- 2 Updated based on cost recovery increases to materials and salary rate increases

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Recreation	Administration	Permit Amendment Fee	Y		\$5.75	Each
2				Customer Care Centre Recoveries (Including Mackenzie Hall) - External	Y		5% of Sales + \$1.13 per ticket	
3				Customer Care Centre Recoveries - Internal	N		4% Gross Sales	
4				Administration Fee (NSF cheques, closed accounts, chargebacks, etc.)	Y		\$65.00	Each
5		Recreation	Discounts	Adults Aged 60+	Y		10%	
6				Financial Assistance for Persons on Ontario Works (OW) or Ontario Disability Support Program (ODSP)	Y		15% Client Payment	
							85% Financial Assistance	
7		Community Programming	Aquatics:	Water Park - Full Day	Y		\$25.25	Day
8			Admissions	Water Park - Star Light or Partial Day	Y		\$17.50	Day
9			Windsor Residents	Water Park Children - 2 Years and Under (Not Yet 3 - You Are Free)	N		Free	2 yrs & Under
10			WIATC/AB	Group Rate - Full Day (15+)	Y		\$16.50	Day
11				Group Rate - Star Light (15+) or Partial Day	Y		\$12.50	Day
12				Cannon Cove Dry Play Place	Y		\$6.25	Day
13		Community Programming	Aquatics:	Water Park - Full Day	Y		\$32.50	Day
14			Admissions	Water Park - Star Light or Partial Day	Y		\$20.50	Day
15			General Admission	Water Park Children - 2 Years and Under (Not Yet 3 - You Are Free)	N		Free	2 yrs & Under
16			WIATC/AB	Cannon Cove Dry Play Place	Y		\$6.50	Day
17				Land Lover Admission - Full Day	Y		\$6.50	Day
18		Community Programming	Recreation Membership ;	Adult (16+) Recreation Memberships includes access to the	Y		\$367.75	Year
19			Includes: Fitness Centre, Fit	fitness Centre, Fit Lanes and Drop In Aquafitness, valid indoors	Y		\$209.25	6 Months
20			Lanes, Aquafitness, Open	and outdoors	Y		\$116.50	3 Months
21			Adult, Drop In (basketball,		Y		\$40.75	1 Month
22			fitness classes)		Y		\$6.50	Visit
23		Community Programming	Youth Aquatic Membership	Youth Aquatic Membership (must be able to swing 50m	Y		\$243.25	Year
24				continuously) - participants must be 12 to 15 years of age, fit	Y		\$137.75	6 Months
25				lanes only	Y		\$76.75	3 Months
26					Y		\$27.50	1 Month
27				any exceptions must be approved by a Supervisor	Y		\$3.50	Visit
28		Community Programming	Aquatics Adventure Bay	Water Park - Annual	Y		\$200.00	Year
29			Memberships	Water Park -Academic Year (Sept - End of June)	Y		\$134.00	10 Months
30				Water Park - Holiday/March Break Season (1 Week March or 2	Y		\$39.25	1 Week March or 2
31				Weeks Dec/Jan)	Y		\$68.50	Weeks Dec/Jan
				Water Park - Session Membership (Winter, Spring, Summer, Fall)	Y			2 Months
				Not Valid during Holiday/ March Break				
32				Dry Play Place (Cannon Cove) - Children Under 12 ONLY	Y		\$68.25	Year
33		Community Programming	Aquatics:	Family and Recreational Swims (Indoor Pools): 2 yrs old &	Y		Free	2 yrs & Under
			INDOOR AND OUTDOOR	Under (with paid Adult)				
34			PER PERSON	Family and Recreational Swims : Child/Youth (3-18)	Y		\$3.50	Child/Youth
35			Recreational Swims	Family and Recreational Swims: Adult (19+)	Y		\$4.50	Adult/Senior
36				Family and Recreational Swims: Family	Y		\$13.00	Family
37				Family and Recreational Swims: Pre-school Swim 5 & Under	Y		\$2.75	Per Person
				With Parent or Caregiver				(No Matter What Age)
38		Community Programming	Aquatics:	Swim Pass: Individual Summer Swim Pass - Child	Y		\$56.75	Child
39			Rec. Swim Pass	Swim Pass: Individual Summer Swim Pass - Adult	Y		\$62.50	Adult
40			(does not apply to waterpark)	Swim Pass: Family Summer Swim Pass	Y		\$181.00	Family
41		Community Programming	Aquatics:	Learn to Swim: Parent & Tot 1,2,3	N		\$8.50	30 min. class
42			Learn To Swim	Learn to Swim: Preschool Levels 1 to 5	N		\$8.50	30 min. class
43				Learn to Swim: Swimmer 1 & 2	N		\$8.50	30 min. class
44				Learn to Swim: Swimmer 3, 4, 5, 6	N		\$8.50	45 min. class
45				Learn to Swim: Rookie, Ranger, Star	N		\$8.50	45 min. class
46				Learn to Swim: Adult 1 and 2	Y		\$9.75	45 min. class

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
47				Learn to Swim: Learn to Swim Program (1:4 ratio)	N	1	\$12.25	30 min. class
48				Learn to Swim: Learn to Swim Program (1:6 ratio)	N	1	\$15.50	45 min. class
49		Community Programming	Aquatics:	Aquatic Leadership Training: Bronze Star	Y	2	\$55.00	12 hours
50			Leadership Training	Aquatic Leadership Training: Bronze Medallion/Emerg First Aid	Y	2	\$121.00	24 Hours
51				Includes All Exam Time Aquatic Leadership Training: Bronze Cross/Standard First Aid	Y	2	\$160.00	28 Hours
52				Includes All Exam Time Aquatic Leadership Training: National Lifeguard Pool Option	Y	2	\$150.00	40 Hours
53				Includes All Exam Time Aquatic Leadership Training: National Lifeguard	Y		\$83.00	20 hours
54				Waterpark Option Includes All Exam Time Aquatic Leadership Training: LSS Swim and LS Instructor	Y	2	\$220.00	40 Hours
55				Course	Y	2	\$58.25	4 hours
56				Aquatic Leadership Training: National Lifeguard Recertification	Y	2	\$93.00	16 hours
57				Aquatic Leadership Training: Standard First Aid	Y	2	\$47.75	6 Hours
58				Aquatic Leadership: CPRC	Y		\$50.00	8 Hours
59				Aquatic Leadership: Standard First Aid/CPR C Recert	Y		\$7.50	Hour
60		Community Programming	Aquatics:	Aquatic Leadership: Advanced Leadership	Y			
61			PRIVATE	Private Lesson - Swimming	N	1	\$35.00	1 person/30 min.
62			Learn to Swim	Semi Private (2+ Participants) - Swimming	N	1	\$22.50	Each/30 Min
63			Aquatics:	50 Metre - Lane Only (Lifeguard Costs Extra)	Y		\$24.75	Hour
64			Rentals	25 Metre - Lane Only (Lifeguard Costs Extra)	Y		\$12.50	Hour
65				25 Metre - Lane Only - WIATC Middle Tank ONLY	Y		\$13.50	Hour
66				(Lifeguard Costs Extra) Therapy Pool OR Splash Pad Rental -	Y		\$25.00	Hour
67				WFCU Centre (Lifeguard Costs Extra)	Y		\$124.25	Hour
68				Lap Pool, Splash Pad and Therapy Pool Rental - WFCU Centre	Y		\$339.25	Hour
69				(Lifeguard Costs Extra) WIATC Natatorium Facility Rental - Space Use ONLY	Y		\$27.75	Hour
70				Extra Lifeguard Fee	Y			
71		Community Programming	Other Fees	Entire Lower Lobby (Atrium) - minimum 4 Hour booking	Y		\$150.00	Hour
72			WIATC Atrium Rental Rates	West Lobby between Natatorium and WECSHOF(double Room)	Y		\$61.75	Per Hour
73				East Lobby (along north windows) OR North Lobby (window	Y		\$61.75	Per Hour
74				corner)	Y		\$46.00	Per Hour
75				South Lobby A (by fireplace) or South Lobby B (nearest to	Y		\$61.75	Per Hour
76				stairs)	Y		\$25.75	Per Hour
77		Community Programming	Rental Fees:	South Lobby A (by fireplace) AND South Lobby B (nearest to	Y			
78			Applicable to Community	stairs)	Y			
79			Centres, Arena Auditoriums	Vendor Table in any public space location	Y			
80			and WIATC		Y			
81			excludes Willistead and		Y			
82			Mackenzie Hall		Y			
83		Community Programming	WIATC Atrium Rental Rates	Booth/display on site overnight	Y		Based on space	
84			WIATC Meets/Events	Single Ended Mini Meet - No Electronics	Y		used	
85			(Excludes Quantum	Single Ended Short Course (25m) Meet - 1 Day	Y		\$201.00	Per Hour
86			System/Electronic Board	Single Ended Short Course (25m) Meet - 2 or More Days	Y		\$392.50	Per Hour
87			Operator or Lifeguard)	Single Ended Long Course (50m) Meet - 1 Day	Y		\$327.75	Per Hour
88				Single Ended Long Course (50m) Meet - 2 or More Days	Y		\$491.50	Per Hour
89				Double Ended Short and Long Course - 1 Day	Y		\$409.00	Per Hour
90				Double Ended Short and Long Course - 2 or More Days	Y		\$567.75	Per Hour
91				Aquatic Event Late Information Submission	Y		\$410.00	Per Hour
92				(<2 wks prior to event start)	Y		\$53.75	Per Day Past Due
93		Community Programming	A La Carte Water Park Rates	Full Water Park	Y		\$1,893.25	Per Hour
94			Based on 2 Hour Minimum	Water Park - Flow Rider Rental (Includes 2 Lifeguards)	Y		\$271.00	Per Hour

User Fees included in this schedule are approved during the annual budget process, however, are subject to change based on subsequent Council approval throughout the year.

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
86				Lazy River including 4 Lifeguards	Y		\$237.00	Per hour
87				Play Structure and Tot Loch including 9 Lifeguards	Y		\$452.25	Per hour
88				Play Structure, Tot Loch, Wave Pool and Activity Pool including 12 Lifeguards	Y		\$734.75	Per hour
89				Activity Pool including 1 Lifeguard	Y		\$67.50	Per hour
90				Whizzard, Python, Master Blaster, Wave Pool and FlowRider including 13 Lifeguards	Y		\$910.50	Per hour
91				Wave Pool including 4 Lifeguards	Y		\$237.25	Per hour
92		Community Programming	Adventure Bay Birthday Party Packages	1-10 Children (Ad Bay Party)	Y		\$410.00	2 Hours
93				11-15 Children (Ad Bay Party)	Y		\$490.00	2 Hours
94				16-20 Children (Ad Bay Party)	Y		\$660.00	2 Hours
95				21-25 Children (Ad Bay Party)	Y		\$745.00	2 Hours
96		Community Programming	Cannon Cover Birthday Party Packages	1-10 Children (Cannon Cove Party)	Y		\$300.00	2 Hours
97				11-15 Children (Cannon Cove Party)	Y		\$384.00	2 Hours
98				16-20 Children (Cannon Cove Party)	Y		\$510.00	2 Hours
99		Community Programming	Community Centre	Rec Fee	N		\$10.00	Program
100		Community Programming	Community Centre: Programs	Youth Program Fee	N		\$4.50	Hour
101				Extra Staffing Fee	Y		\$26.50	Hour
102				Workshop - Youth (3 or less classes)	N		\$6.50	Hour
103				Workshop - Adults (3 or less classes)	Y		\$8.25	Hour
104				Adult Program Fee	Y		\$6.00	Hour
105				Introductory - Adults (Drop in)	Y		\$9.00	Hour
106				1:4 Youth Program Fee	N		\$16.00	Hour
107				1:6 Youth Program Fee	N		\$8.00	Hour
108				Super Saturdays Activity Fee (Youth) (Plus Program Fee)	N		\$98.25	10 Saturdays
109				Private Lessons	Y		\$19.75	Half Hour
110				Drop in Recreation (Unsupervised/Supervised, Unstructured, Come and Go (Matacular max 2.5 hours, Drop in max 2 hours) Youth)	Y		\$3.00	Youth
111				Drop in Recreation (Unsupervised/Supervised, Unstructured, Come and Go (Max 2.5 Hours) Adult)	Y		\$5.25	Adult Non-Prime
112		Community Programming	Community Centre: Day Camp	Weekly Day Camp Fees	N	1	\$140.25	Adult Prime Week/50Hr Wk
113				Daily Day Camp Fees	N	1	\$35.25	Day
114		Community Programming and Sports Services	Rental Fees	Kitchen or Stage Only	Y		\$46.00	Hour
115			Applicable to Community Centres, Arena Auditoriums and WIATC excludes Willistead	Kitchen or Stage (with other room rental)	Y		\$23.00	Hour
116				Single Meeting Room - Tournaments	Y		\$23.00	Hour/Per Room
117				Single Room	Y		\$46.00	Hour/Per Room
118				Double Room	Y		\$61.75	Hour/Per Room
119				Large Room (WFCU Great Lakes Rooms and FGA Auditorium Only)	Y		\$76.00	Hour/Rm
120				Banquet Hall (WFCU only)	Y		\$105.25	Hour/Rm
121				Small Sports Gym (OPT, FGCC, GLM, WFCU Leisure)	Y		\$52.75	Hour/Per Room
122				WFCU Leisure Gym (when Banquets Hall is also booked)	Y		50%	Hour/Per Room
123				50% of hourly rate of Leisure Gym Large Sports Gym (WFCU, AMC & GPRC)	Y		\$61.75	Hour/Rm
124				Rental Discount (Volume)	Y		10%	Use
				(8+ hours in one day, OR 4 or more bookings per month, exceptions - Holidays and CoW cancellations)				
125				10% Discount Rental Discount (User Group)	Y		20%	Use
				Monday to Friday 8:00-5:00pm, Youth, Sprots, Seniors, clinics, Non-Profit, Not for Profit (does not apply to social gatherings or commercial)				

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
126				SOCAN Fee - Full cost recovery	Y		Full Cost Recovery	Full Cost Recovery
127				Setup and Take Down Staff Fee (Room Rentals)	Y		\$42.50	Rental
128				Setup and Take Down Fee (Chairs)	Y		\$96.50	1-100 chairs
129				Setup and Take Down Fee (Chairs)	Y		\$144.25	101-150 chairs
130				Setup and Take Down Fee (Chairs)	Y		\$192.75	151 or more chairs
131				Partial WFCU main bowl concourse area for fitness	Y		\$33.50	Hour
132				AV Equipment Rental (includes but not limited to: projector, sound system, start block removal or relocation per set)	Y		\$56.50	Each
				All CoW Facilities				
133				Room Rental Refundable Deposit (Includes Birthday Parties)	Y		\$100.00	Deposit
134				Reception Hall Refundable Deposit (WFCU and Mackenzie Hall ONLY)	Y		\$250.00	Deposit
135	Community Programming	Birthday Parties: Excludes Food and Supplies		1-15 Children (Community Centres only) - Ages 6+	Y		\$169.00	2 Hours
136				16-30 Children (Community Centres only) - Ages 6+	Y		\$284.50	2 Hours
137				1-16 Children (Gymnastic Party)	Y		\$278.25	2 Hours
138				16-24 Children (Gymnastic Party)	Y		\$337.00	2 Hours
139				1-15 Children (Family Birthday Party)	Y		\$218.50	2 Hours
140				16-30 Children (Family Birthday Party)	Y		\$330.75	2 Hours
141				1-15 Children (Nerf Party)	Y		\$195.75	2 Hours
142				16-30 Children (Nerf Party)	Y		\$305.00	2 Hours
143	Community Programming	Malden Park Visitor Centre: Rentals		Non Alcohol Rental - Hourly (Includes Patio)	Y		\$71.00	Hourly
144				Patio Rental Only	Y		\$32.00	Hourly
145	Sports Services	Stadia Rental and Light Usage		Baseball Stadium: Lit - Adult	Y		\$67.50	Hourly
146				Baseball Stadium: Unlit - Adult	Y		\$43.50	Hourly
147				Baseball Stadium: Lit - Youth	Y		\$63.75	Hourly
148				Baseball Stadium: Unlit - Youth	Y		\$40.75	Hourly
149				Soccer Stadium: Lit - Adult	Y		\$61.00	Hourly
150				Soccer Stadium: Unlit - Adult	Y		\$33.75	Hourly
151				Soccer Stadium: Lit - Youth	Y		\$57.50	Hourly
152				Soccer Stadium: Unlit - Youth	Y		\$32.00	Hourly
153				John Ivan: Adult Diamonds 1 & 2	Y		\$40.25	Hourly
154				John Ivan: Youth Diamonds 1 & 2	Y		\$32.25	Hourly
155				John Ivan: Adult Diamonds 3 to 6 (Unlit)	Y		\$33.00	Hourly
156				John Ivan: Youth Diamonds 3 to 6 (Unlit)	Y		\$24.00	Hourly
157	Sports Services	Sports Fields: Other Fees		Additional Dragging and Lining (first daily groom, no charge) - During Parks Operating Hours	Y		\$47.75	Per Diamond
158				Additional Dragging and Lining (first daily groom, no charge) - Outside of Parks Operating Hours	Y			Full Cost Recovery Full Cost Recovery
159				Fee for Reconfiguring Diamonds	Y		\$92.75	\$230 Max/Day
160				Unauthorized Use of Recreation Facilities	Y		\$540.75	Infraction per Field
161	Sports Services	Sports Fields: Open Field Lit - Adult		Open Field Lit - Adult	Y		\$25.25	Hourly
162		Other Bookings/Casual Bookings		Open Field Unlit - Adult	Y		\$15.50	Hourly
163				Open Field Lit - Youth	Y		\$22.50	Hourly
164				Open Field Unlit - Youth	Y		\$14.00	Hourly
165				Cross Country	Y		\$101.00	4 Hr Time Slot
166				Sports Court Rental - Tournaments, private lessons, for profit	Y		\$5.50	Court/Hr
167	Special Events	Special Events: Parks		Park Rentals: Major Events (Entire Park)	Y		\$602.75	Day
168				Park Rentals: Minor Events	Y		\$139.75	Day
169				Community Permit	Y		\$65.75	Day
170				Commercial Park Permit (Fitness Classes, Yoga, etc.)	Y		\$11.00	Hour
171				Lanspeary (Non Ice) Rental - Minimum 2 Day Rental May - October	Y		\$621.25	Day/Minimum 2 Day Rental
172				Charles Clark Square (Non Ice), Civic Terrace	Y		\$621.25	Day
173				Weddings & Ceremonies	Y		\$136.00	Day
174		Special Events: Riverfront Festival Plaza		For Festival Plaza Rental Events (Prime - June - October) Minimum 2 Day Rental	Y		\$2,075.50	Day/ Minimum 2 Day Rental Weekly Max \$9 520

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
175				For Festival Plaza Rental Events (Non Prime - January - May & November - December) No Minimum	Y		\$2,075.50	Day/Weekly Max \$9,410
176				Festival Plaza - Added Fee - Riverfront Access	Y		\$245.75	Event
177				Other Fees	Y		TBD	Use
178			Special Events:	Non Private Charter	Y		\$191.25	24 Hrs
179			Vessel Docking	Private Charter	Y		\$1,352.00	24 Hrs
180			(Dieppe Gardens)	Water Service	Y		\$398.75	Flat Rate
181	Special Events		Special Events:	Picnic Permits	N		\$78.75	Day
182			Permits	Picnic Permits With Shelter - 100 Capacity	N		\$98.75	Day
183				Picnic Permits With Shelter - Over 100 Capacity	N		\$184.00	Day
184				Farmers Market - Seasonal Rates - With Amenities	N		\$2,458.25	Seasonally
185				Farmers Market - Seasonal Rates - Without Amenities	N		\$245.75	Seasonally
186	Special Events		Special Events:	Bleachers + Transportation Costs - Limited Use	Y		\$173.50	Unit Plus Transportation Costs
187				Barricades	Y		\$11.00	Per/Day
188				Garbage Cans	Y		\$11.00	Per/Day
189				Power Cart < 10 Vendors	Y		\$107.00	Per/Day
190				Power Cart > 10 Vendors	Y		\$175.25	Per/Day
191				Fold & Go Bleachers	Y		\$793.25	1st Day
192				Fold & Go Bleachers	Y		\$321.00	After 1st day
193				Hydration Station (Includes Towing Fee)	Y		\$484.25	Day
194				Community Event Banner Poles (Ouellette Ave.): \$50 for removal, reinstallation	Y		\$399.75	2-3 WK
195				Community Event Banner Poles (Ouellette Ave.): \$50 for removal, reinstallation	Y		\$208.25	1 Week
196	Special Events		Special Events:	Showmobile: Use within City Limits: Includes Labour and Transportation	Y		\$995.00	Day or part thereof
197			Showmobile	Showmobile: Use outside of City Limits: Includes Labour and Transportation	Y		\$1,326.25	Day or part thereof
198				Showmobile: Use outside of County Limits:	Y		TBD	Day or part thereof
199			Mobile Stage	Use within City Limits includes Labour and Transportation	Y		\$713.00	Day or part thereof
200				Use outside of City Limits includes Labour and Transportation	Y		\$947.75	Day or part thereof
201				Use outside of City Limits (Non Charitable Groups): Plus Transportation and labour. costs to be recovered	Y		TBD	Day or part thereof
202			Special Events:	Noise By-Law Waiver	Y		\$113.50	Each
203			Administrative Fees	Temporary Road Closure (Special Events) (Minor)	Y		\$113.50	Each
204				Temporary Road Closure (Special Events) (Major)	Y		\$170.00	Each
205				Special Occasion Permit Request to Council	Y		\$85.00	Each
206				Special Event Revisions After Approvals	Y		\$169.50	Event
207				Riverfront Festival Plaza Deposit Fee	Y		\$1,098.00	Event
208	Sports Services		Arena Rate Schedule: Ice	Prime Ice Rates (All Hrs Except Non-Prime)	Y		\$222.50	Hour
209			Rates, Minor Hockey &	Non Prime Ice Rates: Weekday Hours between 8am - 3pm	Y		\$204.00	Hour
210			Figure Skating Arena Rentals	Youth Prime Ice Rate	Y		\$204.00	Hour
211				Seniors & Schools Rate (Weekday hours between 8 am - 3pm; except holidays)	Y		\$111.25	Hour
212	Sports Services		Rinks:	Youth - Arena Floor Rental (Non-Ice)	Y		\$86.75	Hour
213			Miscellaneous Fees	Adult - Arena Floor Rental (Non-Ice)	Y		\$108.50	Hour
214				Youth - Arena Floor Rental (Non-Ice)	Y		\$881.75	Day
215				Adult - Arena Floor Rental (Non-Ice)	Y		\$1,084.75	Day
216				Nets (for rentals - more than two)	Y		\$6.00	Net
217				Vendor Lobby Room space with table	Y		\$25.50	Hour
218				Vendor Lobby Room space with table (Non-Profit)	Y		\$12.25	Hour
219				Public Skating Sponsorship Fee - Indoor	N	3	\$314.25	2 Hours
220				Public Skating Sponsorship Fee - Outdoor	N	3	\$132.75	2 Hours
221				WFCU Staging Pieces	Y		\$60.00	Price Per 4'x8'
222				WFCU Parking Lot Fee (commercial/Exclusive Use)	Y		\$100.00	HOUR/LOT
223				Overnight Dressing Room	Y		\$82.50	Night

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
224				Dedicated Storage Space	Y		\$3.00	Per Sq. Ft.
225				Dedicated Office Space	Y		\$6.25	Per Sq. Ft.
226				Dedicated Dressing Room Space	Y		\$9.75	Per Sq. Ft.
227		Sports Services	Rinks:	Public Skating Admission: Indoor Arenas: 18 and Under & Seniors (60+)	Y		\$3.75	Person
228				Public Skating Admission: Indoor Arenas Adults - 19 & Over	Y		\$4.00	Person
229				Public Skating Admission: Indoor Arenas: Family	Y		\$12.75	Family
230				Figure Skate/Hockey Skills Per Person	Y		\$13.00	Person
231		Sports Services	Curling League	Curling League Registration: First League	Y		\$459.25	Person
232				Curling League Registration: First League - Early Bird Rate	Y		\$438.25	Person
233				Curling League Registration: Second League	Y		\$322.25	Person
234				Curling League Registration: Second League - Early Bird Rate	Y		\$301.00	Person
235				Curling League Registration: Additional Leagues	Y		\$42.25	Person
236				Practice Ice	Y		\$9.50	Hour
237				High School Team Curling	Y		\$250.00	Per Team
238		Sports Services	Curling:	2 Hour Ice Rental - Group of 8	Y		\$148.75	Per Session
239			Public Ice Rental	2 Hour Ice Rental - Group of 8 - League Member	Y		\$134.25	Per Sheet
240				Instruction Fees (Mandatory for first time curlers)	Y		\$41.25	Session
241				Locker Rental	Y		\$37.75	Season
242		Sports Services	Outdoor Rinks:	Rentals - Lanspeary Outdoor Rink: Ice Rentals- Youth, Senior, Minor Associations, Family Skates, Sponsorship Public Skates	Y		\$122.50	Hour
243			Skating Rink Rentals	Rentals - Lanspeary Outdoor Rink: Ice Rentals - Adult or For Profit	Y		\$133.50	Hour
244				School Rates (weekdays between 8 am - 3 pm)	Y		\$64.50	Hour
245				Staff Overtime (Remain in dressing room beyond 1/2 hour)	Y		100%	Cost Recovery
246		Sports Services	Lakeview Park Marina:	Seasonal Mooring May 1 to Oct 31: - Hydro/Water (Greater of Slip or Boat Size)	Y		\$72.25	Per Foot
247			Seasonal Mooring Wells (May 1 to Oct 31)	Non-Resident Rate: Seasonal Mooring May 1 to Oct 31 Commercial: - Hydro/Water (Greater of Slip or Boat Size)	Y		\$79.25	Per Foot
248				Resident Rate Seasonal Mooring May 1 to Oct 31 Commercial: - Hydro/Water (Greater of Slip or Boat Size)	Y		\$91.75	Per Foot
249				Non-Resident Rate: Seasonal Mooring May 1 to Oct 31 Commercial: - Hydro/Water (Greater of Slip or Boat Size)	Y		\$101.25	Per Foot
250			Lakeview Park Marina:	Transient Mooring (Daily)	Y		\$2.50	Per Foot
251			Other Fees	Pavilion at Lakeview Park Marina (conditions apply)	Y		\$103.75	Booking
252				Peche Island Tours (Boat Service)	Y		\$10.75	Person
253				Peche Island Tours - 2 Years and Under (Not Yet 3 - You Are Free)	N		Free	2 yrs & Under
254				Peche Island Historical (2 hour) Tour	Y		\$32.00	Per Person
255				Jet Ski/ Dinghy Fee (Designated Area)	Y		\$258.75	Season
256				Jet Ski Dock Unit	Y		\$583.00	Unit/Season
257				Additional Parking Pass (1st 2 are free)	Y		\$13.00	Day
258				Overnight Trailer and Vehicle Parking	Y		\$13.00	Night
259				Weekend Trailer and Vehicle Parking (2 night max)	Y		\$23.00	Weekend
260				Service Fees: Subleasing and-cancellation	Y		\$192.50	Each/Season
261				Boat Launching Ramps: Daily	Y		\$17.00	Daily
262				Boat Launching Ramps: Seasonal	Y		\$210.50	Seasonal
263				Boat Launching Ramps: Seniors (60 yrs & up) - Seasonal	Y		\$147.25	Seasonal
264				Boat Launching Ramps: Commercial	Y		\$566.00	Seasonal
265				Boat Launching Ramps: Sanitary Pumpout (Free with \$75 Fuel Purchase Monday-Friday)	Y		\$17.00	Each
266				Kayak Racks - 1 Rack	Y		\$95.75	Per Kayak/Season
267				Kayak Racks - 2 Racks	Y		\$168.75	Per 2 Kavaks/Season
268		Community and Heritage Facilities	Mackenzie Hall Rentals	Patio Only	Y		\$32.00	Each Hour

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
269				Arts/Culture Discount (no admissions)	Y		30%	Event
270				Cannot be combined with any other discount Arts/Culture Discount (with admissions)	Y		20%	Event
271				Cannot be combined with any other discount Rental Discount (Volume)	Y		10%	Event
272				(8+ hours in one day, OR 4 or more bookings per month, exceptions - Holidays and CoW cancellations) 10% Discount Rental Discount (User Group)	Y		20%	Event
273		Community and Heritage Facilities	Mackenzie Hall Rentals	Monday to Friday 8:00-5:00 pm, Youth, Sports, Seniors, Clinics, Non-Profit, Not for Profit (does not apply to social gatherings outside Mon-Fri 8-5pm or commercial) Single Room	Y		\$46.00	Hour/Per Room
274				Double Room	Y		\$61.75	Hour /Per Room
275				Banquet Hall (Mackenzie Hall - Court Auditorium)	Y		\$105.25	Hour/Rm
276		Community and Heritage Facilities	Mackenzie Hall Rentals (With admission)	Ontario Tribunals	Y		\$190.75	Hour
277		Community and Heritage Facilities	Mackenzie Hall Misc.	Chair Fee (minimum 25 chairs)	Y		\$1.00	each
278				Group Tours: Adults (19+)	Y		\$5.25	Adults
279				Group Tours: Seniors (60+)	Y		\$3.00	Seniors
280				Group Tours: Children (18 & below)	Y		\$3.00	Children
281				Group Tours: School/Student/Community Group	Y		\$3.00	School/Student
282				Special Tour	Y		\$85.00	Hour
283				Mackenzie Hall Park: Gazebo for Weddings	Y		\$242.25	Event
284				Mackenzie Hall Park - Gazebo (with room rental)	Y		\$121.13	Event
285				Mackenzie Hall Park: Green Space ONLY	Y		\$242.25	Event
286				Mackenzie Hall Park: Green Space (with room or Gazebo Rental)	Y		\$121.13	Event
287				Service Fees: Technician Fee	Y		\$64.00	Hour
288				Art Exhibitions	Y		\$37.75	Day
289				Photo Session	Y		\$150.00	Hour
290		Community and Heritage Facilities	Willistead	Morning/Billiard/Library; Reception w/ dance only (54ppl) - Prime	Y		\$978.50	Event
291				Morning/Billiard/Library; Reception w/ dance only (54ppl) - Non Prime	Y		\$607.75	Event
292				Morning/Billiard/Library Room; Inside Ceremony (80 ppl); Reception (54 ppl) - Prime	Y		\$1,565.75	Event
293				Morning/Billiard/Library Room; Inside Ceremony (80 ppl); Reception (54 ppl) - Non-Prime	Y		\$968.25	Event
294				Morning/Billiard/Library; Outside Ceremony (100 ppl); Reception (54 ppl) - Prime	Y		\$1,957.00	Event
295				Morning/Billiard/Library; Outside Ceremony (100 ppl); Reception (54 ppl) - Non-Prime	Y		\$1,467.75	Event
296				Morning/Billiard/Library 4 Hours Rental - Prime	Y		\$968.25	4 Hours
297				Morning/Billiard/Library 4 Hours Rental - Non-Prime Monday - Thursday	Y		\$427.50	4 Hours
298				Morning/Billiard/Library + Dining Room 4 Hours Rental - Non-Prime Mon-Thursday - Meetings/Performances (Arts/Culture)	Y		\$468.75	4 Hours
299				Dining Room Ceremony (52 ppl); reception/Dinner (32 ppl) - Prime	Y		\$437.75	Event
300				Dining Room Ceremony (52 ppl); reception/Dinner (32 ppl) - Non-Prime	Y		\$242.25	Event
301				North/East Gallery Reception w/ dance only (100 -120 ppl) - Prime	Y		\$1,390.50	Event
302				North/East Gallery Reception w/ dance only (100 -120 ppl) - Non Prime	Y		\$1,092.00	Event

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
303				North/East Gallery Ceremony Inside (52 - 80 ppl); Reception (100 - 120 ppl) - Prime	Y		\$2,127.00	Event
304				North/East Gallery Ceremony Inside (52 - 80 ppl); Reception (100 - 120 ppl) - Non-Prime	Y		\$1,457.50	Event
305				North/East Gallery Ceremony Outside (100 ppl); Reception (100 - 120 ppl) - Prime	Y		\$2,343.25	Event
306				North/East Gallery Ceremony Outside (100 ppl); Reception (100 - 120 ppl) - Non-Prime	Y		\$1,699.50	Event
307				North/East 4 Hour Rental - Prime	Y		\$1,380.25	4 Hours
308				North/East 4 Hour Rental - (Arts/Culture/Heritage) Non-Prime Monday - Thursday	Y		\$474.00	4 Hours
309				Great Hall Photos and/or Ceremony Inside	Y		\$252.50	Event
310				Paul Martin Garden Photos (no manor access)	Y		\$165.00	Event
311				Bridal Room (Walker bedroom, subject to availability)	Y		\$159.75	Event
312				Coach House Meeting Room	Y		\$324.50	Event
313				Coach House Meeting Room (Arts/Culture/Heritage)	Y		\$180.25	Event
314				Dining Room Ceremony Inside - Prime	Y		\$834.50	Event
315				Dining Room Ceremony Inside - Non-Prime (Monday-Thursday)	Y		\$607.75	Event
316				Outside Ceremony only; Paul Martin Gardens (100 ppl) - Prime	Y		\$1,050.75	Event
317				Outside Ceremony only; Paul Martin Gardens (100 ppl) - Non-Prime	Y		\$849.75	Event
318				Drawing Room - Small Ceremony (20 ppl) - Prime	Y		\$443.00	Event
319				Drawing Room - Small Ceremony (20 ppl) - Non-Prime	Y		\$324.50	Event
320				Willistead Manor Full Manor - 120 seated/225 cocktail - Prime	Y		\$4,532.00	Event
321				Willistead Manor Full Manor - 120 seated/225 cocktail - Non-Prime	Y		\$2,446.25	Event
322				Space Discount	Y		Negotiable	Event
323				Public Tours-Adults	Y		\$6.75	Event
324				Public Tours-Children	Y		\$3.25	Event
325				Public Tours-Seniors	Y		\$5.75	Event
326				Scheduled Tours	Y		\$5.75	Event
327				Baby Grand Piano	Y		\$123.75	Each
328		Duff Baby		Tour of Duff Baby	Y		\$72.25	Tour
329		Art Cart Tour		Regularly Scheduled Art Cart Tours	Y		FREE	
330				Booked Art Cart Tour (non-public hours) 1 Hour	Y		\$71.75	Flat Rate
331				Booked Art Cart Tour (non-public hours) 1.5 Hour	Y		\$108.25	Flat Rate
332		Windsor Community Museum		Book wrapping - 1 book	Y		\$9.25	Each
333				Book wrapping - 3 books or more	Y		\$6.25	Each
334				Commercial User of Museum Windsor Images	Y		\$37.25	Each
335				Encapsulation - 1 item	Y		\$12.25	Each
336				Encapsulation - 2 or more items	Y		\$9.50	Each
337				Encapsulation - items larger than 4'x4'	Y		\$24.00	Each
338				Research (first 15 minutes)	Y		FREE	
339				Research (each additional 15 minutes)	Y		\$18.25	Flat Rate
340				Map Service Fees (1-5 sheets)	Y		\$24.00	Flat Rate
341				Map Service Fees (6-10 sheets)	Y		\$29.75	Flat Rate
342				Map Service Fees (11-15 sheets)	Y		\$36.25	Flat Rate
343				Map Service Fees (16-20 sheets)	Y		\$42.75	Flat Rate
344				Scanning/Printing of Images	Y		\$8.50	Image
345				Microfiche/Film Reproduction (8 1/2 x 11 output)	Y		\$2.75	Page
346				Microfiche/Film Reproduction emailed or mailing of CD	Y		\$2.75	Page
347				Outreach Lecture (Performed by Willistead, Sculpture Park or Museum Windsor)	Y		\$53.25	Each
348				Specialty Walking Tour	Y		\$6.00	Person
349				School/Group Programs	N		\$6.00	Student
350				After hours Booking Fee	Y		\$71.75	Flat Rate
351	Community and Heritage	Chimczuk Museum		Adults	Y		\$6.00	Per Person
352	Facilities	Admission/Program and		Students 3 - 24 age with student card	Y		\$5.00	Per person
353		Membership Fees		Seniors	Y		\$5.00	Per person

Community Services - Recreation & Culture

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
354				Adult/Senior - Joint Admission - Chimczuk Museum & Art Gallery of Windsor (\$8 AGW + \$5.50 Chimczuk Museum)	Y		\$14.25	Per person
355				Family - using existing Family definition in fee schedule	Y		\$18.75	Family
356				School Children with pre-booked visit	Y		\$3.75	Per person
357				School Children with pre-booked program min. 15 students required per booking	Y		\$6.00	Per person
358				School Children pre-booked double program min. 15 students required per booking	Y		\$9.25	Per person
359				Adult pre-booked group min 15 adults required per booking	Y		\$5.25	Per person
360				Adult pre-booked group program min 15 adults required per booking	Y		\$7.25	Per person
361				Family membership to include a companion pass that can be used with visiting grandparent/cousin/friend	Y		\$59.75	Per person
362				Individual membership	Y		\$18.50	Per person
363				Museum Members & Museum Volunteer Group - Gift Shop Purchase Discount	Y		10%	Discount
364				Museum Members & Museum Volunteer Group - Supplementary Program Fee Discount	Y		10%	Discount

* Note: All Recreation User Fees include HST except Programs for children 14 and under. Implementation date may be January 1st, April 1st or June 1st depending on program.

HST Notes:

- 1 Only if this is a program of events and is provided primarily to children under 15.
- 2 Unless this is a program of events and is provided primarily to children under 15.
- 3 Unless sponsorship is by way of advertising in the media.

Infrastructure Services - Engineering

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Design	Design	Environmental Compliance Approval Review Process Non-refundable Administration Fee (1-50 lots/units)	N		\$1,273.75	per application & re-application (1-50 lots/units)
2		Design	Design	Environmental Compliance Approval Review Process Non-refundable Administration Fee (51-100 lots/units)	N		\$2,038.00	per application & re-application (51-100 lots/units)
3		Design	Design	Environmental Compliance Approval Review Process Non-refundable Administration Fees (101-200 lots/units)	N		\$3,566.50	per application & re-application (101-200 Ints./units)
4		Design	Design	Environmental Compliance Approval Review Process Non-refundable Administration Fees (greater than 200 lots/units)	N		\$4,585.50	per application & re-application (greater than 200 Ints./units)
5		Design	Design	Environmental Protection Act, s. 179.1, Administrative Processing Fee	N		\$250.00	per application
6		Design	Design	Local Improvement Flat Rate – Sanitary Sewer	N		\$448.00	Per linear metre property frontage
7		Design	Design	Local Improvement Flat Rate –Storm Sewer	N		\$412.00	Per linear metre property frontage
8		Design	Design	Private Drain Connection Installation Flat Rate	N		\$3,946.00	Per Connection
9		Design	Design	Schedule 6 MOE Schedule of Fees for Environmental Compliance Approval Review of a facility for attenuating stormwater runoff peak flow rate or volume or for managing stormwater runoff quality, such as detention or retention pools, underground chambers, oversized sewers, rooftop storage, parking lot storage, oil, grit and silt separators, flow control outlet structures, infiltration wells, perforated sewers, and trenches or outfalls, including the expansion of an existing facility that involves an increase in the rated capacity of	N		\$2,500.00	per application
10		Design	Design	Schedule 6 MOE Schedule of Fees for Environmental Compliance Approval Review of storm and sanitary pump stations, force mains, and sanitary sewage detention chambers or oversized sewers, including the expansion of an existing facility that involves an increase in the related capacity of the facility	N		\$2,300.00	per review item
11		Design	Design	Schedule 6 MOE Schedule of Fees for Environmental Compliance Approval Review of storm and sanitary sewers and appurtenances including expansion of existing sewers	N		\$1,150.00	per sewer
12		Development	Development	Engineering/Development Review Fee	N		4%	Total Construction Cost
13		Development	Development	Hard Surface Restoration - Administration Fee	N		\$225.50	Per Project
14		Development	Development	Hard Surface Restoration - Asphalt (over 4 inches)	N		\$2,206.50	Per 10x12 Ft pit
15		Development	Development	Hard Surface Restoration - Asphalt (up to 4 inches)	N		\$2,122.00	Per 10x12 Ft pit
16		Development	Development	Hard Surface Restoration - Asphalt on Concrete	N		\$2,988.50	Per 10x12 Ft pit
17		Development	Development	Hard Surface Restoration - Concrete (up to 6 inches)	N		\$2,645.50	Per 10x12 Ft pit
18		Development	Development	Off-Site Improvements - Asphalt Alley Contribution	N		\$257.50	per linear metre
19		Development	Development	Off-Site Improvements - Curb and Gutter Contribution	N		\$70.00	per linear metre
20		Development	Development	Off-Site Improvements - Gravel Alley Contribution	N		\$103.00	per linear metre
21		Development	Development	Off-Site Improvements - Sidewalk Contribution	N		\$134.50	per linear meter
22		Development	Development	Stormwater Review Fee for sites greater than 2Ha in size	N		\$1,200.00	Per application
23		Development	Development	Stormwater Review Fee for sites less than 2Ha in size	N		\$800.00	Per application
24		Development	Development	Stormwater Review Fee related to SPC Amendment (AMT) Type applications (all sizes of site)	N		\$600.00	Per application

Infrastructure Services - Engineering

Ref#	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
25		Development	Development	Stormwater Review Resubmission Fees – 3 rd and subsequent submission	N		\$215.00	Per submission
26		Geomatics	Geomatics	1:15,000 Street Map - Double Line Map - 36" x 56" Plot	Y		\$18.00	Per plot
27		Geomatics	Geomatics	1:15,000 Street Map - Double Line Map - 36" x 56" Plot FULL COLOUR	Y		\$30.00	Per plot
28		Geomatics	Geomatics	1:20,000 Street Map - Double Line Map - 28" x 42" Plot	Y		\$14.00	Per plot
29		Geomatics	Geomatics	1:30,000 Street Map - Single Line Map - 20" x 28" Plot	Y		\$10.25	Per plot
30		Geomatics	Geomatics	11" x 17" Street Map - Single Line Map - Print	Y		\$7.00	Per print
31		Geomatics	Geomatics	Aerial Contact Photo - 9" x 9" laser print - multiples of same photo	Y		\$4.75	Per copy
32		Geomatics	Geomatics	Aerial Contact Print - 9" x 9" laser photo scanned to PDF (600-1200 DPI), copied to CD - includes research, validation and printing or file transfer	Y		\$35.00	Per Photo
33		Geomatics	Geomatics	Aerial Contact Print - 9" x 9" laser print from scanned product - includes research, validation and printing	Y		\$11.50	Per Photo
34		Geomatics	Geomatics	Autocad Street Map - Digital Autocad File on CD	Y		\$334.50	per CD
35		Geomatics	Geomatics	Benchmark Book - Bound Book Format & Map	Y		\$20.00	Per file
36		Geomatics	Geomatics	Contract Specifications Book 2 binder/hard copy	Y		\$160.75	Per file
37		Geomatics	Geomatics	Contract Specifications Book 2 Drawings only	Y		\$53.50	Per file
38		Geomatics	Geomatics	Custom Map - 24"x36" and larger - Photo as base with parcels, street names, addresses, pavement	Y		\$127.50	minimum plus per hour rate
39		Geomatics	Geomatics	Custom Service - Per hour rate	Y		\$63.75	Per hour
40		Geomatics	Geomatics	Digital Address Map Book on CD	Y		\$33.75	Per CD
41		Geomatics	Geomatics	Digital Aerial, geo-referenced, exported to low resolution, custom request - Cut from MrSid - lower resolution - size negotiable, as requested	Y		\$63.75	minimum plus per hour rate
42		Geomatics	Geomatics	Digital Building Outlines with heights, 1000m x 1000m Tile - DWG Format, Rooftops	Y		\$67.00	Per tile
43		Geomatics	Geomatics	Digital Building Outlines with heights, Entire City - DWG Format - copied to CD - Rooftops	Y		\$1,337.50	Per file
44		Geomatics	Geomatics	Digital Ortho Low Level 10cm - MrSid format on DVD (includes free Viewer) - Entire City	Y		\$6,687.50	Per file
45		Geomatics	Geomatics	Digital Ortho Low Level 10cm resolution - Geotif Format, 1000m x 1000m tile	Y		\$143.50	Per tile
46		Geomatics	Geomatics	EIS Image - CD or email, image in Word format, as many features and layers as requested	Y		\$33.75	Per file
47		Geomatics	Geomatics	EIS Image Capture - 11" x 17" - - Photo, Parcel Outline, Addresses, Street Names - Screen Print on paper	Y		\$18.00	Per print
48		Geomatics	Geomatics	EIS Image Capture 8 1/2" x 11" - Photo, Parcel Outline, Addresses, Street Names - Screen Print on paper	Y		\$14.00	Per print
49		Geomatics	Geomatics	LiDAR - LAS or XYZ Format, Entire City, obtained in 2017	Y		\$12,024.00	Per file
50		Geomatics	Geomatics	LiDAR - 1000m x 1000m - LAS or XYZ Format, obtained in 2017	Y		\$257.50	Per tile
51		Geomatics	Geomatics	Misc. City Maps - 1:15,000 9 Wards, Elections, Garbage/Recycling and other maps. Updated regularly	Y		\$21.00	Per map
52		Geomatics	Geomatics	OCE - Special Printing 24" x 36"	Y		\$4.50	Per file
53		Geomatics	Geomatics	Postal Codes - 6 Digit - Points - Entire City - DWG or Shapfile Format - georeferenced	Y		\$2,675.00	Per file
54		Geomatics	Geomatics	Sewer Atlas - Autocad File, All Layers from Atlas File (Per km2)	Y		\$133.75	Per file
55		Geomatics	Geomatics	Sewer Atlas Map Book - Colour, 24" x 36" plot	Y		\$7.25	Per plot
56		Geomatics	Geomatics	Sewer Atlas Map Book, FAX - Desired area of Atlas captured for fax size	Y		\$7.25	Per print
57		Geomatics	Geomatics	Street Index Book - Alphabetical Street Name Index Book - 8 1/2"x11"	Y		\$7.25	Per book
58		Geomatics	Geomatics	Topo Large Scale - Entire City, Autocad Format, all Layers from Recent Photo Year	Y		\$2,675.00	Per file
59		Geomatics	Geomatics	Topo Large Scale Mapping - Autocad Format, 1000m x 1000m Tile	Y		\$40.00	Per tile
60		Geomatics	Geomatics	Topo Map Digital NAD83 - Autocad Format, 500m x 500m Tile	Y		Market Price	Per tile
61		Right of Way	Right of Way	Annual Encroachment Inspection Fee	N		\$76.75	per inspection

Infrastructure Services - Engineering

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
62		Right of Way	Right of Way	City Share of Private Drain Connection Replacement Cost Rebate (Max) (CR189-2014)	N		\$4,000.00	Per replacement
63		Right of Way	Right of Way	City Share of Private Drain Connection Replacement Cost rebate at 50% of the cost of replacement subject to meeting eligibility criteria (CR189/2014)	N		50.00%	Per replacement
64		Right of Way	Right of Way	City Share of Private Drain Connection Replacement Cost Rebate in established Downspout Disconnection Areas subject to meeting eligibility criteria	N		\$4,000.00	Per replacement
65		Right of Way	Right of Way	Encroachment Application Fee (includes G.I.S. fee)	N		\$285.00	per application
66		Right of Way	Right of Way	Encroachment Land Value Fee - Commercial	N		\$15.00	per sq. ft.
67		Right of Way	Right of Way	Encroachment Land Value Fee - Downtown	N		\$36.00	per sq. ft.
68		Right of Way	Right of Way	Encroachment Land Value Fee - Industrial	N		\$7.00	per sq. ft.
69		Right of Way	Right of Way	Encroachment Land Value Fee - Institutional	N		\$5.00	per sq. ft.
70		Right of Way	Right of Way	Encroachment Land Value Fee - Parking	N		\$350.00	per 200 sq.ft parking space
71		Right of Way	Right of Way	Encroachment Land Value Fee - Residential	N		\$12.00	per sq. ft.
72		Right-of-Way	Right-of-Way	Environmental Site Audit Letter	Y		\$85.00	Per Letter
73		Right-of-Way	Right-of-Way	Hoarding Monthly Inspection Fee	N		\$67.50	Per Inspection
74	3	Right-of-Way	Right-of-Way	Hoarding on Right-of-way (minimum \$95)	Y		\$1.00	Per Linear Ft.
				- Untravelled area				Per Square Ft.
				- Travelled area				
75		Right-of-Way	Right-of-Way	Lawyer's Letter - Any written response to a lawyer's request such as site plan, subdivision, consent to amend, encroachments, release of rights, etc.	Y		\$151.50	Per Letter
76		Right-of-Way	Right-of-Way	Minimum Annual Fee Non-Residential Type Encroachments	N		\$25.00	per encroachment
77		Right-of-Way	Right-of-Way	Minimum One-Time Fee Residential Type Encroachments	N		\$102.00	per encroachment
78		Right-of-Way	Right-of-Way	Moving - Annual Moving/Oversized Load Permit	N		\$2,880.00	Vehicle/Year
79		Right-of-Way	Right-of-Way	Moving/Oversized Load Project Permit (a) First ten (10) moves	N		\$324.00	Per move for first ten (10) moves
80		Right-of-Way	Right-of-Way	Moving/Oversized Load Project Permit (b) 11th and subsequent moves			\$141.00	Per eleventh (11th) & subsequent moves
81		Right-of-Way	Right-of-Way	Non-Refundable Permit Application Fee	N		\$100.00	per permit application
82		Right-of-Way	Right-of-Way	Right-of-way Permit for: Sewer work, driveways, water service, other (day closure, signs, structure or object on ROW, temporary construction access, etc.)	N		\$280.00	Per Permit
83		Right-of-Way	Right-of-Way	Sewer Information Sheet	Y		\$31.00	Per Sheet
84		Right-of-Way	Right-of-Way	Sewer Permit Letter/Public Right-of-Way	Y		\$123.50	Per Letter
85		Right-of-Way	Right-of-Way	Sewer Work - Tap Inspection Fee	Y		\$215.50	Per Inspection
86		Right-of-Way	Right-of-Way	Sidewalk Café located on Public Right of Way	N		\$3.50	per sq. ft.
87		Right-of-Way	Right-of-Way	Sidewalk Café Permit	N		\$280.00	Per Permit
88		Right-of-Way	Right-of-Way	Street Opening Permit (Utility Permit)	N		\$355.25	per permit
89		Right-of-Way	Right-of-Way	Street Opening Permit (Utility Permit)	N		\$275.00	per additional road segment (2nd and subsequent segments)
90		Right-of-Way	Right-of-Way	Traffic Control Plan Review Fee	N		\$30.00	Per review

Notes:

Working without a permit will be subject to a penalty of two (2) times the normal permit fee.

All Engineering and Geomatics products include a 7% GIS Surcharge Fee.

There is a \$3.00 (per Public Works Permit) service fee for any over-the-counter transactions including fax and mail-in options.

Infrastructure Services - Pollution Control

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1	1	Little River Pollution Control	Over Strength Sewage Treatment	- Overstrength Surcharge - Carriere Foods & Little River Pollution Control Plant	N		based on 2024 actuals	per kg.
2	1	Little River Pollution Control	Sewage Treatment	- Sewage Treatment - Town of Tecumseh	N		based on 2024 actuals	per m3
3	1	Lou Romano Water Recl Plant	Over Strength Sewage Treatment	- Overstrength Surcharge – Lou Romano Water Reclamation Plant	N		based on 2024 actuals	per kg.
4	1	Lou Romano Water Recl Plant	Sewage Treatment	- Sewage Treatment - Town of LaSalle	N		based on 2024 actuals	per m3
5	1	Lou Romano Water Recl Plant	Sewage Treatment	All Septic Tank and Holding Tank Waste Disposal - LRWRP	N		\$13.00	per gallon
6		Lou Romano Water Recl Plant	Lou Romano Water Recl Plant	Environmental Inspection Fee	N		\$60.41	per inspection

Notes:

- 1 New rates are calculated based on previous year's actual cost to treat sewage.

Infrastructure Services - Public Works

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure
1		Administration - Public Works		Card Key Replacement	Y		\$31.00	additional replacements
2		Administration - Public Works		Xeroxing	Y		\$2.50	first page
3		Administration - Public Works		Xeroxing	Y		\$0.35	each additional page
4		Contracts, Field Services, and Maintenance	Field Services - Enforcement	Inspection Fee By-Law 25-2010	Y		\$78.00	(plus GST&PST) Per Inspection
5		Contracts, Field Services, and Maintenance	Field Services - Enforcement	Order to Comply - Final Notice	Y		\$106.00	Per Letter
6		Contracts, Field Services, and Maintenance	Field Services - Enforcement	ROW Order - Non-compliance Fee	Y		\$344.25	Per Order
7		Contracts, Field Services, and Maintenance	ROW Maintenance	Pavement Degradation Fee - 2 year old or less	N		\$36.00	per square meter
8		Contracts, Field Services, and Maintenance	ROW Maintenance	Pavement Degradation Fee - 2 to 4 years old	N		\$31.00	per square meter
9		Contracts, Field Services, and Maintenance	ROW Maintenance	Pavement Degradation Fee - 4 to 7 years old	N		\$25.75	per square meter
10		Contracts, Field Services, and Maintenance	ROW Maintenance	Pavement Degradation Fee - 7 to 10 years old	N		\$15.50	per square meter
11		Contracts, Field Services, and Maintenance	ROW Maintenance	Pavement Degradation Fee - 10 to 15 years old	N		\$5.25	per square meter
12		Contracts, Field Services, and Maintenance	ROW Maintenance	Restoration Administration Fee	Y		\$225.50	per agreement
13		Contracts, Field Services, and Maintenance	Sewer Maintenance	Eeling Service, Weekdays, By-Law 49-21	Y		\$200.00	weekday per service rate
14		Contracts, Field Services, and Maintenance	Sewer Maintenance	Eeling Service, Weekends, By-Law 49-21	Y		\$285.00	weekend per service rate
15		Environmental Services	Barricades	Delivery and Pick up of Barricades			\$70.00	per hour
16		Environmental Services	Barricades	Rental Charge for Barricades	Y		\$5.25	per barricade
17		Environmental Services	Barricades	Barricade Replacement Cost			\$103.00	per barricade
18		Environmental Services	Bulk Collection	Bulk Collection Pick Up Fee			\$12.50	per item
19		Environmental Services	Containerized Refuse Collection	Waste Bin Rental Fee - Condominiums	Y		\$51.50	per month per bin
20		Environmental Services	Containerized Refuse Collection	Waste Collection and Disposal Charges			\$36.00	per lift
21		Environmental Services	Containerized Refuse Collection	Waste Collection and Disposal Charges at Condominiums			\$36.00	per lift, beyond one lift per week
22		Environmental Services	Lights	Rental Charge for Lights	Y		\$10.50	per light
23	2	Environmental Services	Rodent Control	Rodent Control Service Call			\$25.00	Per Service
24		Traffic Operations & Parking	On-Off Street Parking	Card Key Replacement	Y		\$15.50	first replacement
25		Traffic Operations & Parking	On-Off Street Parking	Meter Bags	Y		\$5.25	per bag per day, non-refundable
26		Traffic Operations & Parking	On-Off Street Parking	Meter Bags for Contractors Only in Construction Areas	Y		\$10.50	per bag per day, non-refundable
27		Traffic Operations & Parking	Parking Enforcement	Failing to attend a scheduled review before a hearing officer			\$105.00	penalty
28		Traffic Operations & Parking	Parking Enforcement	Failing to attend a scheduled review before a screening officer			\$51.50	penalty
29		Traffic Operations & Parking	Parking Enforcement	Late Payment Fee			\$42.50	penalty
30		Traffic Operations & Parking	Parking Enforcement	MTO Plate Denial Fee			\$26.00	penalty
31		Traffic Operations & Parking	Parking Enforcement	Sale of Residential Permit			\$36.50	per permit
32	1	Traffic Operations & Parking	Parking Enforcement	Sale of tokens for meters (to businesses)	Y		\$25.75	per roll
33		Traffic Operations & Parking	Parking Enforcement	Searching Ministry of Transportation (MTO) and out of province and out of state records			\$10.50	per search
34		Traffic Operations & Parking	Traffic Operations	Signs & Markings Plan Inspection	Y		\$150.50	per application
35		Traffic Operations & Parking	Traffic Operations	Alley Lighting - Maintenance & Utility Costs			\$154.50	per light fixture
36		Traffic Operations & Parking	Traffic Operations	Average Annual Daily Traffic Counts	Y		\$31.00	each
37		Traffic Operations & Parking	Traffic Operations	Average Daily Traffic Volume Report	Y		\$31.00	per book
38		Traffic Operations & Parking	Traffic Operations	Signal Timing Plan	Y		\$51.50	each
39		Traffic Operations & Parking	Traffic Operations	Traffic Control Signal Drawings	Y		\$51.50	each
40		Traffic Operations & Parking	Traffic Operations	Truck Route Maps	Y		\$51.50	each
41		Traffic Operations & Parking	Traffic Operations	Turning Movement Counts	Y		\$51.50	per count
42		Transportation Planning	Traffic Studies	Motor Vehicle Collision Summary Report	Y		\$31.00	each
43		Transportation Planning	Traffic Studies	Volumetric Flow Charts	Y		\$21.00	each

Infrastructure Services - Public Works

Ref #	Notes	Category / Division	Sub-Category / Sub-Division	Fee / Service	HST Appl.	HST Notes	2025 Fee Excluding HST (Approved)	
							Cost	Unit of Measure

Notes:

- 1 A 50% discount is available to various business associations in the Windsor area.
- 2 Fee deferred to 2025 implementation

BY-LAW NUMBER 48-2025

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 FEBRUARY, 2025

Passed the 24th day of February, 2025.

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 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

First Reading - February 24, 2025
Second Reading - February 24, 2025
Third Reading - February 24, 2025



January 21, 2025

350 City Hall Square
Windsor, ON
N9A 6S1

Re: Confirmation of Development Charges Exemption for Sites at Huron Church and Tecumseh Road

Dear Mayor and Member of Council,

Westdell Development Corporation has been actively involved in the growth and development of the Windsor area for over two decades. Among our key projects are two sites located at the intersection of Huron Church Road and Tecumseh Road, where we are proposing nearly 1 million square feet of mixed-use development, including approximately 650 residential units.

We understand that the City of Windsor is considering substantial increases to development charges, with potential hikes of up to 150% above current rates. While we recognize the importance of development charges in funding infrastructure and supporting the City's growth, we are deeply concerned about the impact these increases could have on the feasibility of new housing projects, particularly in terms of affordability.

In the case of our projects at 0 Huron Church Road and 1475 Huron Church Road, these sites are currently located within designated development charge exemption areas. These properties were acquired several years ago with the understanding that they would remain exempt from development charges. We are planning to commence construction on both sites in the next few months. However, the proposed increase in development charges would make these projects financially unviable.

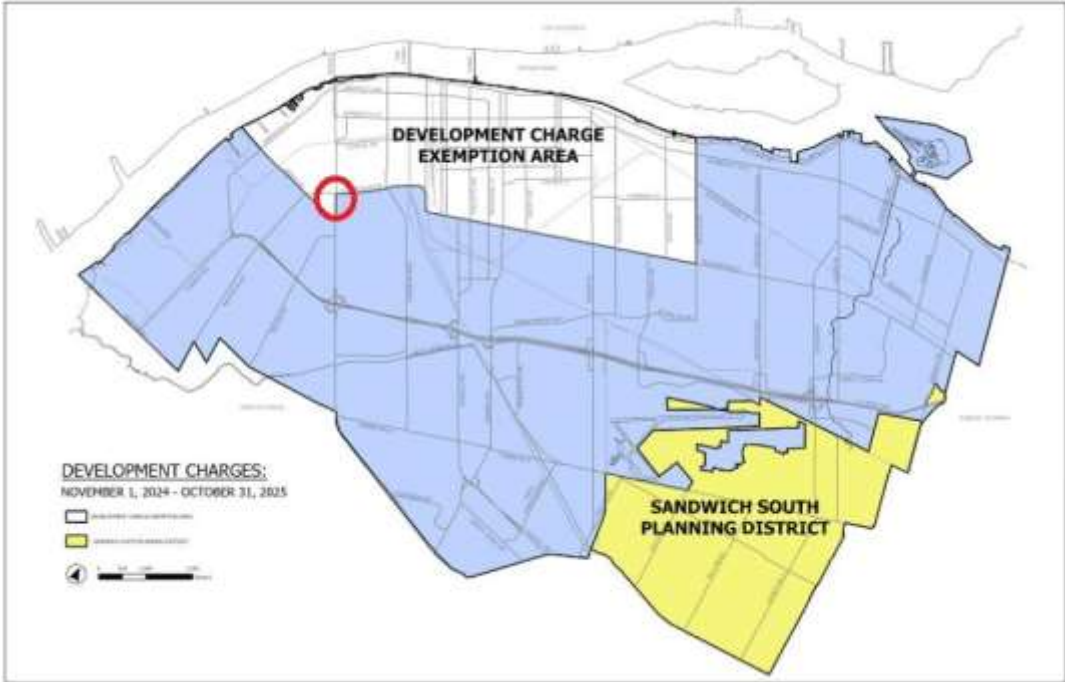
Given the above, we are seeking confirmation that these sites will retain their exemption under the proposed changes to the development charges.

Additionally, we would appreciate a clear timeline for when the proposed changes will be brought before City Council for approval.

Thank you for your attention to this important matter. We look forward to your response and to a continued dialogue on how we can collaborate to support both development and housing affordability in Windsor.

Sincerely,

Paul Kitson - VP Planning & Development P.Eng, MBA
Iyman Meddoui - President



Approximate location of two major projects currently in Site plan Approvals stages.



Two Sites – 0 Huron Church (SPC-2024-18) and 1475 Huron Church (PCS2-2024-43).