

APPENDIX A
Residential Property Classes

2024						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
010-090-08700	2662-2682 Richmond St.	\$ 148,755	RT	208	\$ 1,718.50	Demo / Razed by Fire
030-030-05500	440 Langlois Ave	\$ 68,000	RT	142	\$ 536.31	Damaged by Fire
030-040-05301	892 Wyandotte St E	\$ 282,900	RT	222	\$ 3,488.19	Demo / Razed by Fire
040-290-07800	849 Victoria Ave	\$ 201,000	RT	240	\$ 2,679.30	Demo / Razed by Fire
040-350-00100	101-141 Erie St E	\$ 161,000	RT	366	\$ 3,272.82	Gross / Manifest Error
040-550-05200	1583 Pelissier St	\$ 60,000	RT	136	\$ 453.22	Damaged by Fire
050-080-02100	421 Partington Ave	\$ 78,000	RT	175	\$ 758.14	Demo / Razed by Fire
050-110-07700	352 California Ave	\$ 140,000	RT>E	215	\$ 1,671.79	Exempt
050-240-07400	731 Mill St	\$ 53,000	RT	162	\$ 476.88	Demolition
050-290-07100	732 Bridge Ave	\$ 43,000	RT	257	\$ 613.78	Demolition
060-160-02800	6396 Riverside Dr E	\$ 22,000	RT	366	\$ 447.22	Gross / Manifest Error
060-300-21400	1265 Lauzon Rd	\$ 173,300	RT>E	19	\$ 182.88	Exempt
060-460-19100	549 Jarvis Ave	\$ 42,000	RT	279	\$ 650.83	Demo / Razed by Fire
070-240-19000	3315 Woodward Blvd	\$ 736,000	RT>E	265	\$ 10,832.74	Exempt
070-580-06800	2580 Jos St Louis Ave	\$ 155,105	RT	225	\$ 1,938.31	Damaged by Fire
070-710-02800	1272 Abbey Crt	\$ 61,000	RT	284	\$ 962.19	Demo / Razed by Fire
080-090-09800	4284 Kennedy Dr E	\$ 75,000	RT	261	\$ 1,087.22	Demolition
080-370-16500	3113 Dougall Ave	\$ 62,000	RT	53	\$ 182.51	Demolition
080-370-16600	3129 Dougall Ave	\$ 62,000	RT	112	\$ 385.68	Demolition
080-510-00500	2136 Huron Church Rd	\$ 119,800	RT	28	\$ 186.31	Demolition
080-590-05000	2220 Dominion Blvd	\$ 28,000	RT	366	\$ 569.19	Demolition
	TOTAL				\$ 33,094.01	

2023						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2023 Affected by Application	Tax Reduction	Reason for Application
040-350-00100	101-141 Erie St E	\$ 161,000	RT	45	\$ 385.01	Gross / Manifest Error
	TOTAL				\$ 385.01	
	TOTAL				\$ 33,479.02	

APPENDIX B

Commercial / Industrial / Multi-Residential Property Classes

2024						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
030-040-05301	892 Wyandotte St E	\$ 115,100.00	CT>CX	222	\$ 4,804.80	Demo / Razed By Fire
030-060-06601	714 Wyandotte St E Unit Front	\$ 66,309.00	CT	366	\$ 3,093.92	Damaged By Fire
030-190-07700	1033 Wyandotte St E	\$ 15,000.00	CT	366	\$ 209.97	Repairs / Reno's
030-250-06800	1117-1135 Erie St E	\$ 45,000.00	CT	93	\$ 533.52	Demo / Razed By Fire
030-470-12001	600-710 Tecumseh Rd E	\$ 760,000.00	CT/DT/IT>CX	366	\$ 14,755.99	Gross / Manifest Error
040-310-02801	985-993 Pelissier St	\$ 37,000.00	MT	144	\$ 569.57	Damaged By Fire
040-310-05900	841 Ouellette St	\$ 19,000.00	CT/RT>CX	245	\$ 1,393.80	Demolition
040-350-00100	101-141 Erie St E	\$ 241,000.00	CT>CX	366	\$ 35,303.99	Gross / Manifest Error
050-040-09500	1766 University Ave W	\$ 43,000.00	MT	366	\$ 1,682.42	Gross / Manifest Error
050-290-05700	844 Bridge Ave	\$ 8,000.00	CT>RT	279	\$ 736.17	Classification Change
060-300-21400	1265 Lauzon Rd	\$ 193,700.00	CT>E	19	\$ 469.18	Exempt
060-460-14900	1130 Jarvis Ave	\$ 3,000.00	CT>RT	366	\$ 78.99	Gross / Manifest Error
070-080-05400	3020-3060 Howard Ave	\$ 5,900,000.00	CT/ST/CTU/SU>GT	95	\$ 29,595.29	Classification Change
080-032-04300	3535 Huntington Ave	\$ 32,800.00	CT>RT	366	\$ 863.66	Classification Change
080-510-00500	2136 Huron Church Rd	\$ (162,000.00)	CT>CX	28	\$ 11.77	Demolition
	TOTAL				\$ 94,103.04	

2023						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2023 Affected by Application	Tax Reduction	Reason for Application
040-350-00100	101-141 Erie St E	\$543,000>\$241,000	CT>CX	45	\$ 2,344.31	Gross / Manifest Error
050-040-09500	1766 University Ave W	\$ 43,000.00	MT	40	\$ 175.60	Gross / Manifest Error
060-460-14900	1130 Jarvis Ave	\$ 3,000.00	CT>RT	365	\$ 76.16	Gross / Manifest Error
	TOTAL				\$ 2,596.07	

TOTAL TAX REDUCTION FOR COMMERCIAL/INDUSTRIAL/MULTI-RESIDENTIAL PROPERTIES	\$ 96,699.11
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APPENDIX C
CITY OWNED PROPERTIES

2024						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
040-010-03300	445 McDougall St	\$ 92,000	CH>E	188	\$ 2,402.81	City Purchase
040-350-03900	68 Giles Blvd E	\$ 900,000	RT/CT>E	125	\$ 13,603.64	City Purchase
070-720-01207	8787 McHugh St	\$ 287,500	CT>E	122	\$ 4,471.50	City Purchase
	TOTAL				\$ 20,477.95	

2025						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of days in 2024 Affected by Application	Tax Reduction	Reason for Application
050 130 00600	3026 Sandwich St	\$ 208,000	RT>E	168	\$ 1,496.00	City Purchase
	TOTAL				\$ 1,496.00	

TOTAL TAX REDUCTION FOR CITY OWNED PROPERTIES	\$ 21,973.95
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APPENDIX D
S.354 Uncollectible Accounts

2018-2025						
Roll Number	Property Address	Amount of Assessment	Tax Class	Number of Days/Years	Tax Reduction	Reason for Uncollectibility
070-170-01023	0 Kamloops St		RT>E	2018-2025	\$ 8,068.82	Refer to P&C Memo
070-170-01030	0 Hallee Cres		RT>E	2018-2025	\$ 22,846.22	Refer to P&C Memo
070-170-01033	0 Kamloops St		RT>E	2018-2025	\$ 5,135.49	Refer to P&C Memo
070-170-01034	0 Kamloops St		RT>E	2019-2025	\$ 342.74	Refer to P&C Memo
070-730-04362	1489 Banwell Rd	\$ 1,000	RT>E	2022	\$ 93.54	Unpaid taxes historic property
080-370-12450	0 Nottingham St	\$ 2,900	RT>E	2018-2024 yrs	\$ 479.01	Title error - City-owned
090-040-04600	0 Banwell Rd	\$ 4,000	RT	2021-2024 yrs	\$ 399.79	Property not within City's boundaries
	TOTAL				\$ 37,365.61	

CR345/2025 - Item 8.4 - Appendix E

APPENDIX D DENIED APPLICATIONS

2024			
Roll Number	Property Address	Reason for Application	Reason for Denial
040-040-00201	255 Riverside Dr W	Tax Class Change	Applied for tax class change to RT from CT as the hotel was repurposed as a residence for immigrants. Denied after review of the contract with PSGC - property is a hotel and should be classified at CT

2023			
Roll Number	Property Address	Reason for Application	Reason for Denial
040-040-00201	255 Riverside Dr W	Tax Class Change	Applied for tax class change to RT from CT as the hotel was repurposed as a residence for immigrants. Denied after review of the contract with PSGC - property is a hotel and should be classified at CT

APPENDIX F
Summary Tax Distribution

SUMMARY - DISTRIBUTION OF TAX CANCELLATION, REDUCTION OR REFUND

TAX CLASS RESIDENTIAL	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2024 Residential - Appendix A	\$ 33,094.01	\$ 30,603.17	\$ 2,490.84
2023 Residential - Appendix A	\$ 385.01	\$ 354.64	\$ 30.37
Residential Property Tax Reduction	\$ 33,479.02	\$ 30,957.81	\$ 2,521.21
TAX CLASS COMM / IND / MULTI-RES	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2024 Commercial / Industrial / Multi-Res - Appendix B	\$ 94,103.04	\$ 76,691.70	\$ 17,411.34
2023 Commercial / Industrial / Multi-Res - Appendix B	\$ 2,596.07	\$ 2,113.23	\$ 482.84
Comm / Ind / Multi-Res Property Tax Reduction	\$ 96,699.11	\$ 78,804.93	\$ 17,894.18
TAX CLASS CITY OWNED	TOTAL TAXES TO BE REFUNDED	MUNICIPAL	EDUCATION
2024 City Owned - Appendix C	\$ 20,477.95	\$ 17,133.55	\$ 3,344.40
2025 City Owned - Appendix C	\$ 1,496.00	\$ 1,386.76	\$ 109.24
City Owned Property Tax Reduction	\$ 21,973.95	\$ 18,520.31	\$ 3,453.64
2018-2024 s.354 - UNCOLLECTIBLE AMOUNTS	TO BE REFUNDED	MUNICIPAL	EDUCATION
2018-2024 s.354 - Uncollectible Accounts - Appendix D	\$ 37,365.61	\$ 34,563.19	\$ 2,802.42
TOTAL TO BE CANCELLED / REDUCED / REFUNDED	\$ 189,517.69	\$ 162,846.23	\$ 26,671.46

Appendix A – By-law 2-2006 Amendments

New Food and Organics Material Language

Throughout the By-law the term “garbage, recyclable material and/or yard waste” is used. Delete and replace these references with “garbage, recyclable material, **food waste and organics material** and/or yard waste”.

New Food and Organics Waste Definitions

Food Waste and Organics Material means any materials the City has included in a recovery program as determined by the EWSWA.

Food Waste and Organics Material Container means a container to place food waste and organics material in for storage and collection, as set out in Part 3 of this by-law. (Also referred to as Green Bin Container in EWSWA communications).

New Food and Organics Waste Parts

3.6 Food Waste and Organics Material Containers

3.6.1 Every owner and occupant shall place all food waste and organics material set out for collection in a food waste and organics material container as determined by the EWSWA.

3.6.2 Every owner and occupant shall prepare all food waste and organics material unmixed with any garbage, recyclable material, yard waste or non-collectable waste or it will be deemed non-collectable.

Housekeeping Items

New Definitions

By-law Enforcement Officers means a person appointed by By-law as a By-law Enforcement Officer in and for the City.

Commercial Establishment means a building in which the activities are primarily the buying and selling of merchandise or the provision of services.

Add a new subsection to Curbside definition:

iii) add semi colon after part iii)

iiii) in alleys, the edge of alley shoulder that is behind the dwelling unit, or commercial business.

Amendments to Definitions

Remove size specifics from Approved Roll-out cart definition:

Approved Roll-out cart means a **90-gallon (340 litre)** wheeled container compatible with lifting mechanisms as approved by the City ~~that is available through a private contractor~~.

Remove Residence from Curbside definition

Replace Refuse with Waste in Scavengedefinition

Scavenge means to sort through, pick over, interfere with, disturb, remove or scatter ~~refuse~~ **waste** or material that is set out for collection.

Add Food Waste and Organics to Waste Definition:

Waste means any garbage, recyclable materials, **food waste and organics** or yard waste intended for collection.

General Amendments

Add language related to placement and spacing of carts:

4.4 Placement of Roll-out Carts

Approved Roll-out Carts shall be placed, **30cm (1 foot) apart where possible**, with the lifting mechanism **and/or directional arrows** facing curbside or alleyway.

Add language to clarify only loose animal waste is non-collectable:

5.2 b) **loose** animal waste, manure or excrement, carcass of any animals;

Add language to clarify loose bags not inside containers are non-collectable:

5.2 p) garbage in loose plastic shopping/grocery bags or in ~~plastic~~ bags of any kind **that are not inside an approved container**; and

Update language to replace Refuse with Waste

7.5 No person shall place ~~refuse in a proper refuse~~ **waste in an approved** container that exceeds a greater height than two inches (2") from the top thereof. (added B/L 156-2011, Sept. 6/11)

Add By-law Enforcement Officer to Part 8.3.1 and 8.3.2

8.3.1 Entry to Inspect

For the purposes of inspecting any land to determine compliance with the terms of this by-law, the Manager **or all By-law Enforcement Officers** may enter onto any public or private land.

8.3.2 Non-Obstruction of Manager

No person shall hinder or obstruct the Manager **or all By-law Enforcement Officers** in the enforcement of this by-law or from carrying out an inspection of land."

(Sections 8.3, 8.3.1 and 8.3.2 added by B/L 8-2014, Jan. 20/14, effective March 1/14)(effective date changed by B/L 8-2014 to July 1/14)

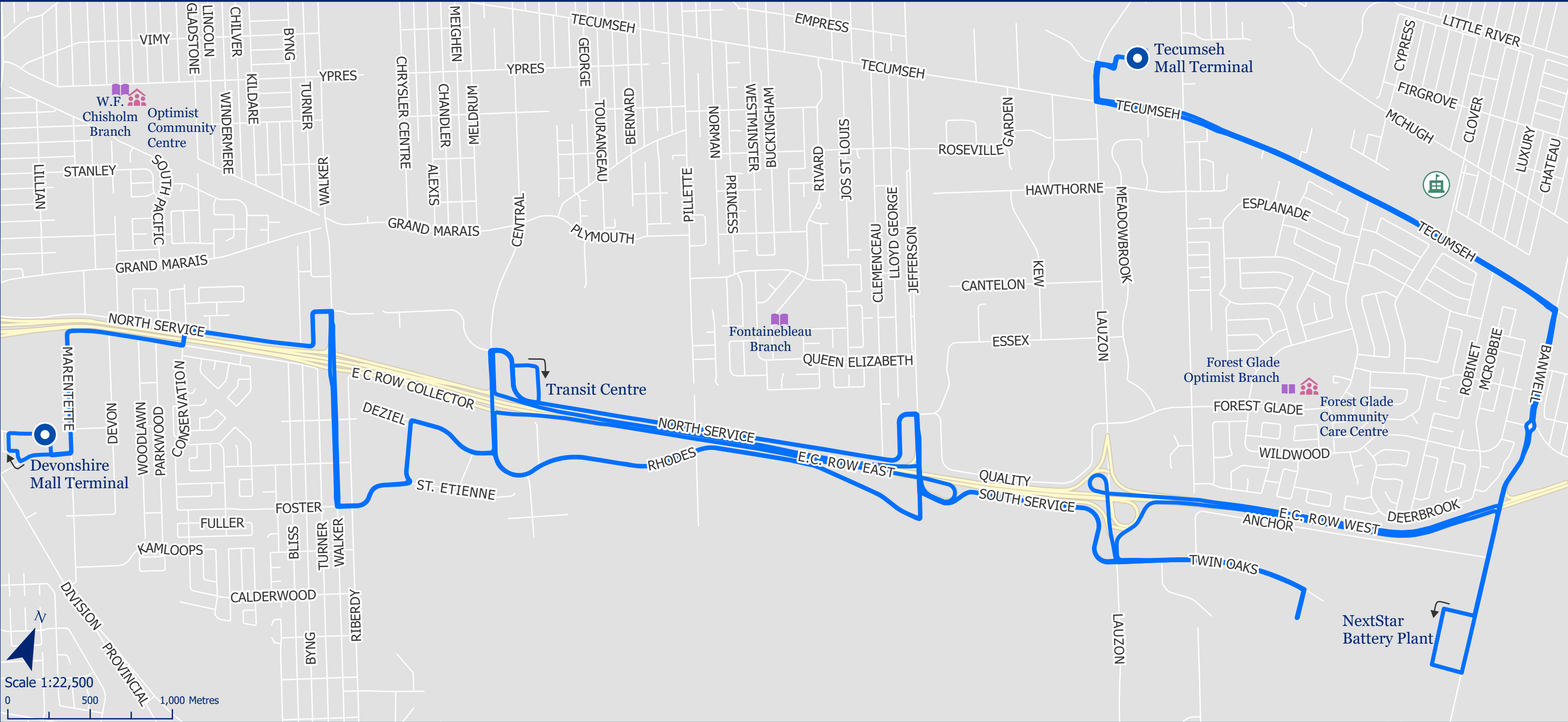
Addition to Part 4

No person shall prepare or place waste for collection in such a way that it could present a safety hazard to another person, as determined by the Manager, or the material will be deemed non-collectable.

Addition to Part 4 (mirror the language of existing Part 3.5 but reference Part 4)

To address operational issues, the Manager may, in his/her sole discretion, exempt an Owner or Occupant from any part or parts of the provisions of Part 4 for a specified period of time.

Route 250



Legend

Route 250

Transit Terminal

Community Centre

Library

St. Joseph's Secondary School

Route 250 - Monday to Friday

Westbound -
Tecumseh Mall Terminal to NextStar Battery Plant to Transit Centre to Devonshire Mall Terminal

Eastbound -
Devonshire Mall Terminal to Transit Centre to Next Star Battery Plant to Tecumseh Mall Terminal



ROUTE 250

EASTBOUND

WEEKDAY

Devonshire Mall at Cineplex	E.C Row Ave at Conservation	Foster at Walker	Deziel at Central	North Service at Transit Centre	Twin Oaks at Anchor	NextStar	Tecumseh at Banwell	Tecumseh at Forest Glade	Tecumseh Mall Rear Entrance
5:10 AM	5:14 AM	5:21 AM	5:24 AM	5:33 AM	5:41 AM	5:50 AM	5:56 AM	5:59 AM	6:06 AM
6:30 AM	6:34 AM	6:41 AM	6:44 AM	6:53 AM	7:01 AM	7:10 AM	7:16 AM	7:19 AM	7:26 AM
7:30 AM	7:34 AM	7:41 AM	7:44 AM	7:53 AM	8:01 AM	8:10 AM	8:16 AM	8:19 AM	8:26 AM
8:30 AM	8:34 AM	8:41 AM	8:44 AM	8:53 AM	9:01 AM	9:10 AM	9:16 AM	9:19 AM	9:26 AM
9:30 AM	9:34 AM	9:41 AM	9:44 AM	9:53 AM	10:01 AM	10:10 AM	10:16 AM	10:19 AM	10:26 AM
10:30 AM	10:34 AM	10:41 AM	10:44 AM	10:53 AM	11:01 AM	11:10 AM	11:16 AM	11:19 AM	11:26 AM
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10:30 PM	10:34 PM	10:41 PM	10:44 PM	10:53 PM	11:01 PM	11:10 PM	11:16 PM	11:19 PM	11:26 PM
Tecumseh Mall Rear Entrance	Tecumseh at Forest Glade	Tecumseh at Banwell	NextStar	Twin Oaks at Anchor	Rhodes at Electricity	Transit Centre Front Entrance	Walker at Foster	North Service at Conservation	Devonshire Mall at Cineplex

WESTBOUND

5:30 AM	5:37 AM	5:40 AM	5:46 AM	5:52 AM	6:03 AM	6:12 AM	6:18 AM	6:23 AM	6:28 AM
6:30 AM	6:37 AM	6:40 AM	6:46 AM	6:52 AM	7:03 AM	7:12 AM	7:18 AM	7:23 AM	7:28 AM
7:30 AM	7:37 AM	7:40 AM	7:46 AM	7:52 AM	8:03 AM	8:12 AM	8:18 AM	8:23 AM	8:28 AM
8:30 AM	8:37 AM	8:40 AM	8:46 AM	8:52 AM	9:03 AM	9:12 AM	9:18 AM	9:23 AM	9:28 AM
9:30 AM	9:37 AM	9:40 AM	9:46 AM	9:52 AM	10:03 AM	10:12 AM	10:18 AM	10:23 AM	10:28 AM
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2:30 PM	2:37 PM	2:40 PM	2:46 PM	2:52 PM	3:03 PM	3:12 PM	3:18 PM	3:23 PM	3:28 PM
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8:30 PM	8:37 PM	8:40 PM	8:46 PM	8:52 PM	9:03 PM	9:12 PM	9:18 PM	9:23 PM	9:28 PM
9:30 PM	9:37 PM	9:40 PM	9:46 PM	9:52 PM	10:03 PM	10:12 PM	10:18 PM	10:23 PM	10:28 PM
10:30 PM	10:37 PM	10:40 PM	10:46 PM	10:52 PM	11:03 PM	11:12 PM	11:18 PM	11:23 PM	11:28 PM

**AMENDMENT NO. 196
TO THE OFFICIAL PLAN
CITY OF WINDSOR**

Part B (Details of the Amendment) contained in the following text of
the City of Windsor Official Plan constitute
Amendment No. 196

Also included, but not constituting part of the Amendment are Part A
(Basis); Part C (Implementation)

This Official Plan Amendment contains the following Parts:

Part A: Basis

Part B: Details of the Amendment

Part C: Implementation

PART A: BASIS

1.0 PURPOSE

The purpose of this amendment is to designate the subject areas as Residential Corridor on Schedule D: Land Use in the City of Windsor Official Plan.

2.0 LOCATION AND DESCRIPTION OF LANDS AFFECTED BY THE AMENDMENT

The candidate locations listed below are situated within predominately residential areas and are well-suited to accommodate additional housing. These areas benefit from direct access to public transit, bike lanes, and pedestrian walkways, making them strong candidates for Residential Corridor policies. These locations were originally identified as “intensification priority areas” during the Official Plan Amendment 159 process which implemented uniform policies across the City of Windsor, with the recognition that intensification should be tailored to the specific needs and characteristics of each area. The Residential Corridor land use designation builds upon the intensification framework and provides more detailed guidance based on the characteristics of the area.

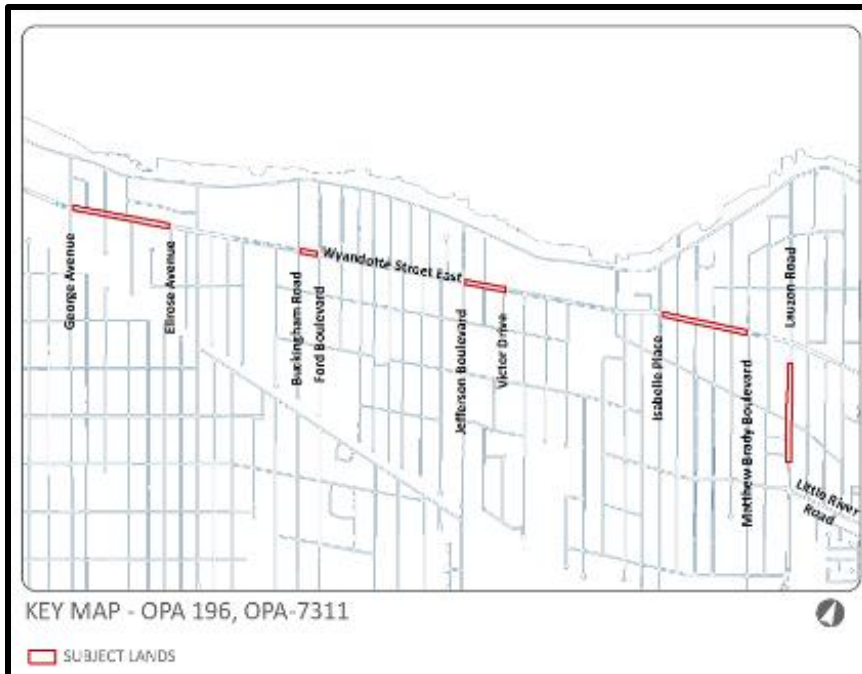
Wyandotte Street East: These areas are located on Wyandotte Street East generally between: George Avenue and Ellrose Avenue; between Buckingham Road and Ford Boulevard; between Jefferson Blvd and Victor Drive (excluding mixed use node), and between Isabelle Place and Mathew Brady Boulevard.

Cabana Road West: These areas are located on Cabana Road West generally between: Rankin Avenue and Dougall Avenue. The recommendation includes designating a new mixed use node at the intersection of Cabana and Dougall to provide for mixed uses and connectivity to residential intensification areas.

Lauzon Road: These areas are located on Lauzon Road generally between: North of Little River Road to Wyandotte Street E; excluding the mixed use node located at the Wyandotte Street East and Lauzon Road intersection.

Key Maps:

Wyandotte Street East and Lauzon Road Corridor:



Cabana Road West Corridor:



3.0 BACKGROUND

The proposed amendment provides an additional framework for “intensification priority areas” and designates the subject areas as – Residential Corridors. The Residential Corridor Land Use Designation serves as a key policy tool to facilitate a gradual transition between high-intensity Mixed-Use Nodes and Corridors and established lower-density residential neighborhoods. Through well-defined policies, it enables a balanced approach to growth by introducing housing types, such as townhomes, stacked dwellings, and low to mid-rise apartments, in strategically located corridors.

PART B: DETAILS OF THE AMENDMENT

1.0 The City of Windsor Official Plan is hereby amended as follows:

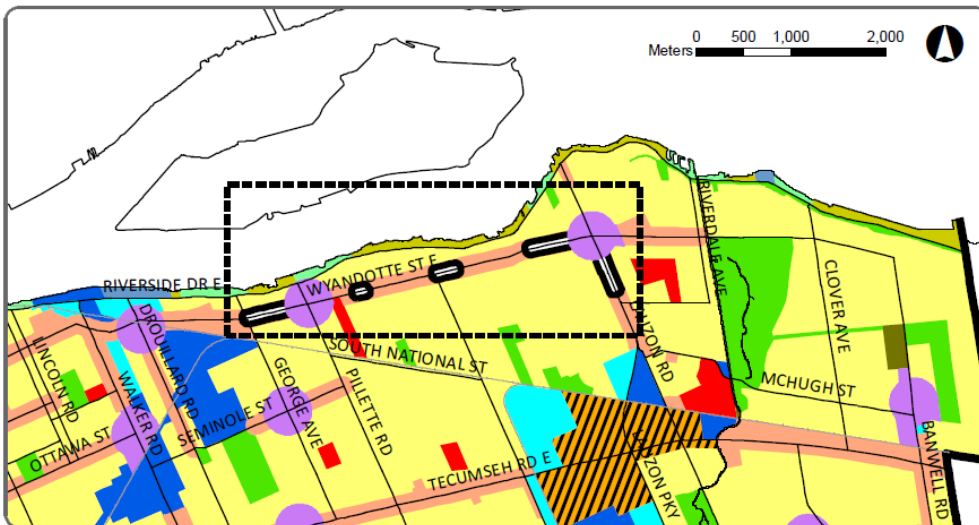
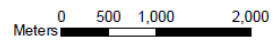
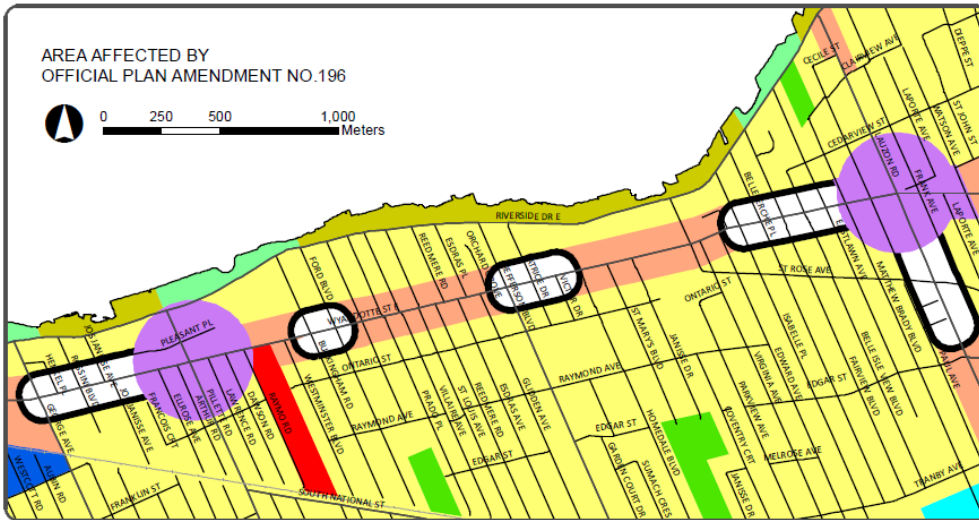
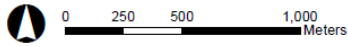
- i. THAT Schedule “D” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating the subject areas as Residential Corridors.

PART C: IMPLEMENTATION

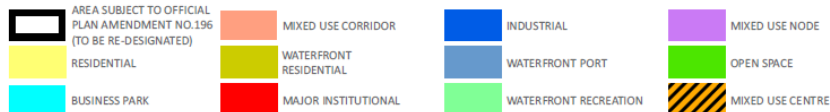
1.0 The Official Plan Amendments would be implemented by making the referenced changes to the land use schedule in the City of Windsor Official Plan and Council passing of the required by-laws.

SCHEDULE D

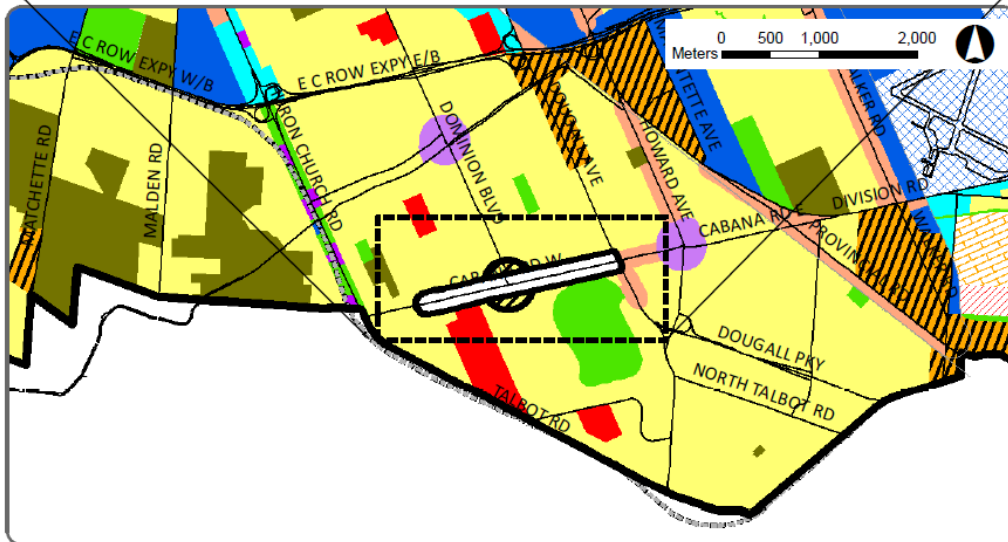
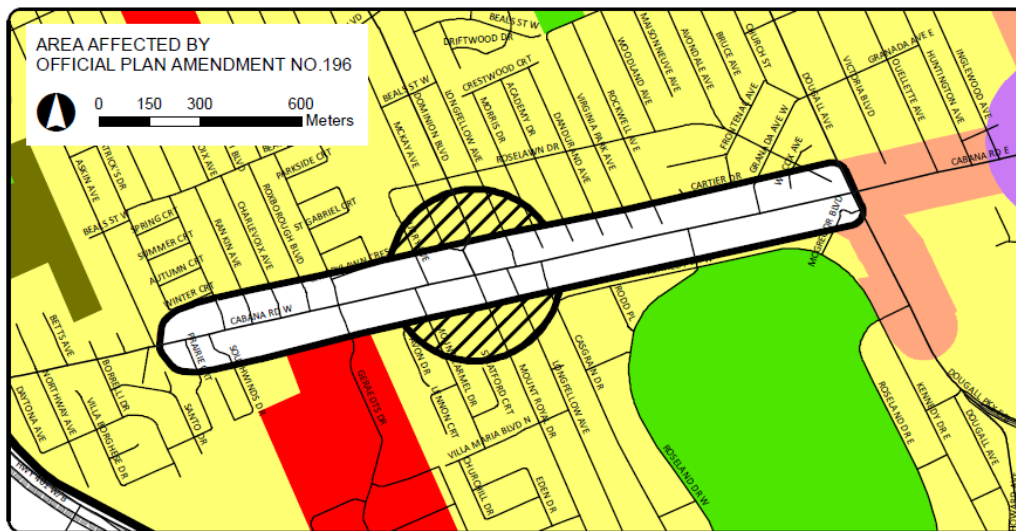
AREA AFFECTED BY
OFFICIAL PLAN AMENDMENT NO.196



OFFICIAL PLAN AMENDMENT NO. 196



SCHEDULE D



OFFICIAL PLAN AMENDMENT NO. 196

