

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

Date: Monday, April 7, 2025

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
1.	CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2.	DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
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11.5.	University Avenue West and Wyandotte Street West Community Improvement Plan Grant Applications made by the University of Windsor for 401 Sunset (Ward 2) (S 37/2025)
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Clerk's Note: Melanie Muir, Agent for Applicant, Dillon Consulting Limited is requesting a deferral as ***attached*** to allow for the applicant to update their design and resubmit the application.

4.	COMMUNICATIONS
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5.	ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee (<i>Planning Act</i>) minutes of its meeting held March 3, 2025 (SCM 84/2025)
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6.	PRESENTATION DELEGATIONS (<i>PLANNING ACT</i> MATTERS)
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|------|--|
| 7.1. | Rezoning – Home Discovery Group - 3161 Jefferson Blvd - Z-041/24 ZNG/7260 - Ward 8 (S 19/2025) (<i>previously distributed</i>) <ul style="list-style-type: none">a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)b) Adam Meloche, Architect for the Applicant – Meloche Architectural Studio, available for questions (in person)c) Caroline Baker, Agent for the Applicant, Baker Planning Group, available for questions (via Zoom)d) Manni Japra, Applicant, available for questions (in person) |
|------|--|

- 7.3. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Wellington Avenue & 673 Wellington Avenue, Z-005/25 [ZNG-7284] & OPA 195 [OPA-7285], Ward 3 **(S 33/2025) (previously distributed)**
Clerk's Note: Appendix J is available at www.citywindsor.ca due to size.
Clerk's Note: Anthony Debly, Representative for Adjacent Property Owner, Debly Law is providing the **attached** letter dated April 7, 2025, as a written submission.
a) Brian Nagata, Planner II – Development Review (in person) (PowerPoint)
b) Robert Brown, Agent for Applicant, Oakview Land Use Planning, available for questions (via Zoom)
c) Anthony Debly, Representative for Adjacent Property Owner, Debly Law (in person)
d) John Leslie, Representative for 2408380 Ontario Inc. (via Zoom)
- 7.4. Official Plan & Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling - Z 030-24 [ZNG-7234] & OPA 189 [OPA-7235] Lakefront Heights Inc. 0 Wyandotte St. E - Ward 7 **(S 34/2025) (previously distributed)**
a) Jim Abbs, Planner III – Development (in person) (PowerPoint)
b) Melanie Muir, Dillon Consulting Limited, available for questions (in person)
- 7.5. Zoning By-law Amendments- City of Windsor – File Z-06/25 ZNG/7288- City Wide **(S 38/2025)**
a) Frank Garardo, Planner III – Policy & Special Studies (in person) (PowerPoint)
7. **PLANNING ACT MATTERS (previously distributed)**
- 7.2. Rezoning - City of Windsor - Housekeeping Amendment 2025-1 - Z-015/24 ZNG/7205 - City Wide **(S 26/2025)**
8. **ADOPTION OF THE MINUTES (previously distributed)**
- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 3, 2025 **(SCM 83/2025)**
9. **PRESENTATIONS AND DELEGATIONS (HERITAGE ACT MATTERS) (previously distributed)**
- 10.1. 420 Rosedale Avenue (Sandwich HCD) – Request for Heritage Permit for New Erection (Ward 2) **(S 39/2025)**
a) Shan Xue, BDB Development Inc. (via Zoom)
- 10.2. 925 Cousineau Road, Holy Redeemer College – Request for Heritage Permit for New Addition (Ward 1) **(S 40/2025)**
a) John Bortolotti, Architect for Applicant (in person)

- 10.3. 3975 Riverside Dr E, Frank H. Joyce House – Request for Heritage Permit for Demolition and Alteration (Ward 5) **(S 41/2025)**
a) John Bortolotti, Architect for Applicant, available for questions (in person)
11. **ADMINISTRATIVE ITEMS DELEGATIONS: *(previously distributed)***
- 11.3. Sandwich CIP, 420 Rosedale Avenue; Owner: Wei Li; Ward 2 **(S 35/2025)**
a) Shan Xue, BDB Development Inc. (via Zoom)
- 11.5. University Avenue West and Wyandotte Street West Community Improvement Plan Grant Applications made by the University of Windsor for 401 Sunset (Ward 2) **(S 37/2025)**
a) Melanie Muir, Agent for Applicant, Dillon Consulting Limited (in person)
- 11.6. Downtown Community Improvement Plan Grant Application made by 2835039 Ontario Inc. for 557 Pelissier Street, Ward 3 **(S 42/2025)**
a) John Naccarato, Owner, available for questions (via Zoom)
- ADMINISTRATIVE ITEMS: *(previously distributed)***
- 11.1. Amendment to CR141/2023 for Closure of E. C. Row Avenue East right-of-way, west of Banwell Road, Ward 9, SAS-6835 **(S 31/2025)**
- 11.2. Closure of north/south alley located between Algonquin Street and Totten Street, Ward 10, SAA-7092 **(S 32/2025)**
- 11.4. Main Street CIP Application for 415 Devonshire Road, Owner: AALTEN GROUP INC. (C/O: Chris Stronks), Ward 4 **(S 36/2025)**
- 11.7. Response to CQ 26/2023 Models of Pre-Approved Building Plans Utilized by Different Municipalities in North America – City Wide **(S 22/2025)**
12. **COMMITTEE MATTERS**
13. **QUESTION PERIOD**
14. **ADJOURNMENT**

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

April 4, 2025

The Corporation of the City of Windsor
Council Services Department
350 City Hall Square West, Room 530
Windsor, ON
N9A 6S1

1 Riverside Drive West
12th Floor
Windsor, Ontario
Canada
N9A 5K3
Telephone
519.948.5000
Fax
519.948.5054

*Request for Deferral
University Avenue West and Wyandotte Street West
Community Improvement Plan Grant Application
University of Windsor for 401 Sunset Avenue
City of Windsor*

On behalf of our client, Tilbury Acquisitions Inc., in partnership with the University of Windsor, we request that the application being brought forward to the Development and Heritage Standing Committee on Monday April 7, 2025 (Item 11.5) for the University Avenue West and Wyandotte Street West CIP Grant Application approval be deferred until a later date.

The proposed redevelopment of Residence Hall West, which is currently vacant, will provide additional beds to students and staff of the university. Through further review of the internal design and university requirements, it has been determined that the development will provide over 100 units as compared to the proposed 71 units under the current application. The applicant would like the opportunity to update their design and resubmit the application for 100+ units to fully maximize the available grant monies available.

Should you have any questions, please contact the undersigned at (519) 791-2221 or mmuir@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP
Associate
MAM:dt

cc: Michael Kaye, Tilbury Acquisitions Inc.
Jack Federer, Tilbury Acquisitions Inc.

Our file: 25-9928

Counterpoint
Land Development
by Dillon
Consulting
Limited

Development & Heritage Standing Committee
Monday, April 7, 2025
Item 7.3 - Written Submission



Former City of Windsor Prosecutor

Anthony G. Debly, B.A., M.A., LL.B.
Barrister, Solicitor, and Notary Public

Heather E. Debly
Licensed Paralegal, and Notary Public

April 7, 2025

Development & Heritage Standing Committee

Windsor City Hall
350 City Hall Square West
Windsor, Ontario
N9A 6S1

Re: File Numbers Z-005/25 [ZNG/7284]

Dear Sirs,

I am counsel for Buu Quoc Tran. His company owns the building located at 1165 Wyandotte Street West, Windsor. Currently, a grocery store known as Ugarit Market operates there.

We understand that a numbered company known as 1000621124 Ontario Inc. owns the property in question, namely, 673 Wellington Avenue, Windsor, and that they have made an application to the City of Windsor to amend the zoning of said property to add a special policy area to allow a retail store as an ancillary use. The Corporation Profile Report identifies the Directors of that corporation as Muayad F R Abualhayja and Howidi Mohammad, and a true copy of said Profile Report is attached hereto as Exhibit "A".

Currently, Mr. Abualhayja is the tenant operating Ugarit Market through his corporation, 2713796 Ontario Inc. and this business is located at 1165 Wyandotte Street West. Please find attached as Exhibit "B" a true copy of the Corporate Profile Report for the said corporation naming Mr. Abualhayja as a director. Also, please find attached hereto, as Exhibit "C", a true copy of the first page of the Lease Agreement between Mr. Tran and Mr. Abualhayja, concerning 2713796 Ontario Inc.

My client has expressed significant concerns regarding environmental implications related to the property, 673 Wellington Avenue, formerly occupied by Coulter Radiator, Manufacturing and Refurbishing, which operated out of those premises for many years. The operations of Coulter primarily involved radiator repairs that utilized aluminum, various chemicals, toxic waste, and aggressive cleaning agents. Given that Coulter functioned as an original equipment manufacturer (OEM), the proposed establishment of a grocery market on this site raises serious concerns about contamination.

My client is particularly apprehensive about the potential health risks to consumers who may frequent the grocery store due to the possibility of toxic materials being present in a facility designated for the sale and consumption of food. It is hoped that the Ministry of the Environment

Telephone: (519) 253-2000 Facsimile: (519) 253-2001

859 University Avenue West, Windsor, Ontario N9A 5S1

Final Consolidated Development & Heritage Standing Committee Meeting Agenda - Monday, April 7, 2025

E-Mail: tony@deblylaw.com Website: www.deblylaw.com



and the Ministry of Health will conduct a thorough investigation of the property before any occupancy, contingent upon approval of this application. The transformation of a manufacturing use to a commercial use involving food products necessitates scrutiny, particularly in light of the existing site conditions. Therefore, the involvement of both the Ministries of the Environment and Health is essential.

We have acquired an affidavit from a neighbour, Mr. Patrick Johnson, regarding the business practices of the current tenants, which is attached hereto as Exhibit "D". Mr. Johnson observed the delivery of frozen chickens on a pallet outside the existing store, where rats and cats were seen scavenging the chickens. He witnessed conditions of contamination and unsanitary waste, noting that the remnants of the frozen chickens, which the rats and cats did not consume, were subsequently sold in the grocery store to unsuspecting customers.

This particular area within the City of Windsor has been identified as having a high crime rate, which increases the likelihood of criminal activity impacting the customers of the grocery store. There is a considerable concern regarding the safety of residents residing in the nearby residential properties.

In addition, it has come to our attention that Mr. Muayad F. R. Abualhayja is facing a criminal charge of assault. This information represents an aggravating circumstance that raises further concerns regarding the owner and proposed tenant of the new grocery store. Attached hereto as Exhibit "E" is a true copy of the aforementioned criminal charge.

Moreover, there are currently an adequate number of food markets within the immediate vicinity of the proposed development. As a result, there is no need for an additional food market, given the presence of existing establishments within walking distance of the proposed location.

We would like to inform the Committee of the various work orders that have been issued due to non-compliance with the City of Windsor By-Laws, concerning Mr. Abualhayja and his businesses. One notable instance is the Sign By-Law violation from 2024 involving the owners of 673 Wellington Avenue, who erected a sign without first obtaining the requisite permit. Following the issuance of an Order, the owner subsequently acquired the necessary permit.

Additionally, the Committee may be unaware of the numerous notices issued by the City of Windsor to the owner of 1165 Wyandotte Street West pertaining to infractions committed by the tenants of the associated grocery store, specifically the Applicants referenced herein. This lack of awareness may stem from the fact that these infractions are not documented in the publicly accessible Property Record Search. The infractions in question pertain to the Yard Maintenance and Anti-Littering By-law. Attached hereto as Exhibit "F" are the relevant Notices and charges associated with the clean-up efforts. It is important to note that the City has classified Mr. Tran as a "repeat offender" due to the frequency of infractions attributed to his tenants.



Debly Law

Former City of Windsor Prosecutor

Anthony G. Debly, B.A., M.A., LL.B.
Barrister, Solicitor, and Notary Public

Heather E. Debly
Licensed Paralegal, and Notary Public

We would like to bring to the Committee's attention the ongoing littering and garbage removal issues that pertain to Mr. Abualhayja and his business at 1165 Wyandotte Street West, and we have attached hereto as Exhibit "G" a true copy of photographs taken concerning the condition of the property for Ugarit Market. These images illustrate the improper disposal of cardboard and refuse on the premises, which has not been placed in an approved receptacle equipped with a secure lid to prevent access by rodents and other animals. Such waste disposal practices contravene the City's by-laws. Moreover, the ongoing littering attributable to Mr. Abualhayja's business has persisted despite multiple requests to cease these activities.

These facts should cause great concern for the neighbourhood. We respectfully assert that, given the Applicants' demonstrated disregard for established laws, they should not be granted the opportunity to continue engaging in unlawful activities. We kindly request that their application be denied on the grounds that it does not align with the public interest and that the Applicants do not exhibit the requisite good character to merit any benefits from the City.

Thank you.

Sincerely,

Debly Law

Anthony Debly

Anthony G. Debly, B.A., M.A., LL.B.
Barrister, Solicitor and Notary Public

AGD/smg

c.c.: client via electronic transmission

Encl. Exhibit "A", "B", "C", "D", "E", "F", "G"

Telephone: (519) 253-2000 Facsimile: (519) 253-2001

859 University Avenue West, Windsor, Ontario N9A 5S1

E-Mail: tony@deblylaw.com Website: www.deblylaw.com

Final Consolidated Development & Heritage Standing Committee Meeting Agenda - Monday, April 7, 2025

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Exhibit “A”



Ministry of Public and
Business Service Delivery

Profile Report

1000621124 ONTARIO INC. as of March 28, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	1000621124 ONTARIO INC.
Ontario Corporation Number (OCN)	1000621124
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	August 10, 2023
Registered or Head Office Address	1374 Tuscany Oaks Dr, Windsor, Ontario, N9J 0B6, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1
Maximum Number of Directors 10

Active Director(s)

Name MUAYAD F R ABUALHAYJA
Address for Service 8076 Longwoods Rs, London, Ontario, N6P 1L4, Canada
Resident Canadian Yes
Date Began August 10, 2023

Name HOWIDI MOHAMMAD
Address for Service 1374 Tuscany Oaks Dr, Windsor, Ontario, N9J 0B6, Canada
Resident Canadian Yes
Date Began August 10, 2023

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Active Officer(s)

There are no active Officers currently on file for this corporation.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

1000621124 ONTARIO INC.

Effective Date

August 10, 2023

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V. Quintanilla W.

Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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Director/Registrar

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Document List

Filing Name	Effective Date
BCA - Articles of Incorporation	August 10, 2023

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Director/Registrar

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Exhibit “B”



Ministry of Public and
Business Service Delivery

Profile Report

2713796 ONTARIO INC. as of April 04, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	2713796 ONTARIO INC.
Ontario Corporation Number (OCN)	2713796
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	August 28, 2019
Registered or Head Office Address	1479 Roland Crescent, London, Ontario, N5X 1E6, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.
Director/Registrar

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Minimum Number of Directors 1
Maximum Number of Directors 10

Active Director(s)
Name MUAYAD ABUALHAYJA
Address for Service 8076 Longwoods Rd, London, Ontario, N6P 1L4, Canada
Resident Canadian Yes
Date Began August 28, 2019

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.
Director/Registrar

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Active Officer(s)

Name	MUAYAD ABUALHAYJA
Position	President
Address for Service	8076 Longwoods Rd, London, Ontario, N6P 1L4, Canada
Date Began	December 01, 2020

Name	MUAYAD ABUALHAYJA
Position	Secretary
Address for Service	8076 Longwoods Rd, London, Ontario, N6P 1L4, Canada
Date Began	August 29, 2023

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.
Director/Registrar

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Corporate Name History

Name	2713796 ONTARIO INC.
Effective Date	August 28, 2019

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V. Quintanilla W.
Director/Registrar

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Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

Name	UGARIT MARKET
Business Identification Number (BIN)	291000016
Status	Inactive - Expired
Registration Date	September 16, 2019
Expired Date	September 15, 2024

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: MUAYAD ABUALHAYJA	August 29, 2023
CIA - Notice of Change PAF: Muayad ABUALHAYJA	March 25, 2022
Annual Return - 2020 PAF: FAYEZ ALSEES - DIRECTOR	May 23, 2021
CIA - Notice of Change PAF: FAYEZ ALSEES - DIRECTOR	March 19, 2021
CIA - Initial Return PAF: FAYEZ ALSEES - DIRECTOR	August 28, 2019
BCA - Articles of Incorporation	August 28, 2019

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.
Director/Registrar

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Exhibit “C”

④

LEASE AMENDING AGREEMENT

THIS LEASE AMENDING AGREEMENT, dated the 1st day of AUGUST, 2023:

BETWEEN:

BUU QOUC, TRAN.,

(the "Landlord")

and

2713796 ONTARIO INC.,

(the "Tenant")

WHEREAS the Landlord and Tenant entered into a Lease Agreement effective as of the 1st day of September for the property located at 1165 Wyandotte Street West, Windsor, Ontario (the "Leased Premises") for an initial term of four (4) years for the purposes of operating a retail establishment (the "Lease");

AND WHEREAS the Lease contained an Option to Renew for an additional four (4) years.

AND WHEREAS the Landlord and Tenant have agreed to renew and amend the Lease under the following terms and conditions;

NOW WITNESS that for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Landlord and Tenant and Guarantor have agreed to amend the said Lease upon the following terms and conditions.

- 1) **Recitals:** The parties hereto acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact.
- 2) **Term:** Section 1.01(d) of the Lease is deleted and replaced with a new six (6) month term.

Document List

Filing Name	Effective Date
CIA - Notice of Change PAF: MUAYAD ABUALHAYJA	August 29, 2023
CIA - Notice of Change PAF: Muayad ABUALHAYJA	March 25, 2022
Annual Return - 2020 PAF: FAYEZ ALSEES - DIRECTOR	May 23, 2021
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CIA - Initial Return PAF: FAYEZ ALSEES - DIRECTOR	August 28, 2019
BCA - Articles of Incorporation	August 28, 2019

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[Signature]
Director/Registrar

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Transaction Number: APP-A10263420039
Report Generated on September 05, 2023, 11:17

Active Business Names

Name	UGARIT MARKET
Business Identification Number (BIN)	291000016
Registration Date	September 16, 2019
Expiry Date	September 15, 2024

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Santalla

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Page 5 of 7

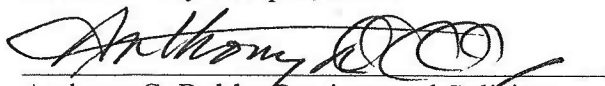
Exhibit “D”

AFFIDAVIT OF PATRICK JOHNSON

I, Patrick Johnson, of the City of Windsor, Province of Ontario, MAKE OATH AND SAY AS FOLLOWS:

1. I am a tenant at [REDACTED] Wyandotte Street West. This is [REDACTED] the property located at 1165 Wyandotte Street West. I have resided there since July 2021, but because of renovations to my apartment building, I now reside at [REDACTED], which is owned by Buu Quoc Tran, [REDACTED] Where I have indicated that I have received facts from other sources, I believe those facts to be true.
2. I am familiar with the commercial tenants on the ground floor who operate Ugarit Market, which is a grocery store.
3. I am aware that the commercial tenants brought in a pallet of frozen chickens which they left outside overnight to thaw. They used a water hose to defrost the chickens. I witnessed rats and cats stealing chicken parts from the pallets. The next day, the tenants sold the remaining chickens at the store for human consumption.
4. Commercial trucks come to the property to load and unload goods during all hours of the night. These trucks cause damage by hitting the fence, utility poles, and air conditioning unit next to the building, on multiple occasions.
5. The property is constantly littered with garbage from their business and is piled up for days on end. Cardboard that was discarded outside the building at one point caused a fire. I called Windsor Fire and Rescue, and they put out the fire shortly thereafter. This garbage, including cardboard, plastic, and paper blows throughout the neighbourhood and alleys as it is not properly contained in approved garbage bins.
6. They take the garbage from their grocery store at 1165 Wyandotte Street West, and transfer it to the proposed site of the new grocery store located at 673 Wellington Avenue.
7. I am concerned that this behaviour will continue at the new site for the grocery store.
8. I am making this Affidavit in good faith for the purpose of providing information to the Standing Committee, and for no other or improper purpose.

Sworn before me at the City of Windsor, in the
Province of Ontario, in the Country of Canada,
on this 3rd day of April, 2025.


Anthony G. Debly, Barrister and Solicitor
A Commissioner and Notary Public for Taking
Affidavits in and for the Province of Ontario



Patrick Johnson

Exhibit “E”

☐ IPV (Intimate Partner Violence / Violence contre un partenaire intime) ☐ Replacement Information / Dénonciation de remplacement
☐ S (Impaired driving with substances / Conduite avec capacités affaiblies par des substances) ☐ V (Vessel / Bateau)

Windsor Police Service
Occ#: 23-50235
Case ID: 104314

Jun. 27, 2023: 11:30am courtroom W6

Arrest Date: 170523 15 month Flag: 160824 18 month Flag: 151124
Date d'arrestation Alerte à 15 mois (ddmmyy / jjmmaa) Alerte à 18 mois (ddmmyy / jjmmaa)
Sworn Date: 150623 15 month Flag: 140924 18 month Flag: 141224
Date d'assermentation Alerte à 15 mois (ddmmyy / jjmmaa) Alerte à 18 mois (ddmmyy / jjmmaa)

998 23 81102565

Information Number / N° de la dénonciation

☐ Non-Disclosure Order Pursuant to s. 486.31
Ordonnance de non-divulgarion, art. 486.31
☐ Publication ban pursuant to
Interdiction de publication en vertu de
☐ Non-communication s. 515(12) & 516(2)
Non-communication, par. 515(12) et 516(2)
☐ Provisions of 530(3) complied with
Dispositions du par. 530(3) observées

Form 2 Information / Formule 2 Dénonciation

Sections 506, 508.1 and 788 of the Criminal Code / Articles 506, 508.1 et 788 du Code criminel

CANADA
PROVINCE OF ONTARIO
PROVINCE DE L'ONTARIO
WEST
(Region / Région)

Information of: Michael Fortune

Dénonciation de :

of CITY OF WINDSOR

Sergeant

de

(occupation / profession)

hereinafter called the informant / ci-après appelé(e) le dénonciateur

The informant says that he/she believes on reasonable grounds that

Le dénonciateur déclare qu'il a des motifs raisonnables de croire que

(1) ABUALHAYJA, Muayad F R

COUNT 1

Muayad F R ABUALHAYJA

on or about the 15th day of May in the year 2023 at the City of Windsor in the Southwest Region did commit an assault on [REDACTED], contrary to Section 266 of the Criminal Code (CC).

COUNT 2 AND FURTHER THAT

Muayad F R ABUALHAYJA

on or about the 15th day of May in the year 2023 at the City of Windsor in the Southwest Region did wilfully damage a bicycle, the property of [REDACTED], the value of which did not exceed five thousand dollars, and thereby commit mischief, contrary to Section 430, subsection (1), clause (a) of the Criminal Code (CC).

----- End of Charges/Counts -----

Intake Court Endorsement

Information#: 998 23 81102565

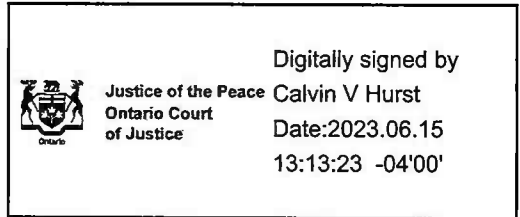
This Information is Accepted on its face.

Muayad ABUALHAYJA:

Undertaking: Confirm

Dated in the Province of Ontario, this 15th day of June 2023.

Fait à/au dans la province de l'Ontario, ce 15 juin 2023.



This document has been digitally signed. / Ce document a été signé numériquement.

Arrest Date: <u>170523</u>	15 month Flag: <u>160824</u>	18 month Flag: <u>151124</u>
<i>Date d'arrestation</i>	<i>Alerte à 15 mois (ddmmyy / jjmmaa)</i>	<i>Alerte à 18 mois (ddmmyy / jjmmaa)</i>
Sworn Date: <u>150623</u>	15 month Flag: <u>140924</u>	18 month Flag: <u>141224</u>
<i>Date d'assermentation</i>	<i>Alerte à 15 mois (ddmmyy / jjmmaa)</i>	<i>Alerte à 18 mois (ddmmyy / jjmmaa)</i>

Sum

23 81102565

Information Number / N° de la dénonciation

☐ Accused notified court under s. 530(3) ☐ Designation Filed ☐ Interpreter Required
Tribunal avisé par l'accusé en vertu du par. 530 (3) Désignation déposée Interprète requis

Date	Accused Accusé	Adjournment Date Date d'ajournement	Adjournment Details Détails sur l'ajournement	Designation Désignation	Counsel As Agent Avocat comparaitre	Fails to Appear Omet de comparaitre	Bench Warrant Mandat d'arrêt	Discretion Discretion	Certificate of Default Certificat de défaut
DEC 20 2024	20 Jan 25	#1 @ 9AM	-1011C						
JAN 20 2025	3 Feb 25	#8 - 9am - SD	peremptory on defence						
FEB 03 2025	17 March 25	#10 @ 10am	issue of restitution						
MAR 17 2025	25 March 25	#6 @ 10am	re: restitution						
MAR 25 2025	11B WVD - 7 Apr 21	#8 @ 10am TR							

Date Date	Clerk Greffier	Crown Couronne	For the Accused Pour l'accusé	Justice's initials Initiales du juge
DEC 20 2024	EH MD	La	Nabbout/Dip	DA BC
JAN 20 2025	KB AI	BP	Dip SR	mb
FEB 03 2025	Miller KL	IS	N. Pietro SR	SM
MAR 17 2025	MAH AP			Sm
	Sm	GS	N. Pietro SR	IM
MAR 25 2025	SS SP DF	JW	Minardi JSR	HK

At Bail Review dated _____
À la révision de l'ordonnance
de détention datée du _____

☐ Original Order
Confirmed
Ordonnance
originale confirmée

☐ New Order
Made
Nouvelle
ordonnance
rendue

☐ Gladue Report
Requested
Rapport Gladue
demandé _____ (date / date)

☐ Accused notified court under s. 530
Tribunal avisé par l'accusé en vertu de l'art. 530

☐ Designation Filed
Désignation déposée

☐ Interpreter Required
Interprète requis

998 23 81102565

Information Number / N° de la dénonciation

Date Date	Accused Accusé	Adjournment Date Date d'ajournement	Adjournment Details Détails sur l'ajournement	Designation Désignation	Counsel As Agent Conseil As Agent	Avocat mandataire	Fails to Appear Omet de comparaître	Bench Warrant Mandat d'arrêt	Discretion Discretion	Certificate of Default Certificat de défaut
JUN 27 2023	ANW-1 Aug 23 we 9 ⁰⁰ - disc + m to CR.									
AUG 01 2023	12 Sept. 23 # W6 @ 9am - instr. re: CPT									
SEP 12 2023	10 Oct 2023 # W6 @ 9am - CPT									
OCT 10 2023	14 Nov 23 # W6 @ 9am - CPT + instr									
NOV 14 2023	12 Dec 23 we 9 ³⁰ - instr. re: CPT + pass. JPT									
DEC 12 2023	16 Jan 2024 # W6 @ 9am - SD TR									JEP Form completed
JAN 16 2024	06 February 2024 # W6 @ 9am - set trial date									
FEB 06 2024	20 Feb 24 # W6 @ 9am - SD TR.									
FEB 20 2024	19 March 24 # W6 @ 9 ⁰⁰ am - SD TR									
MAR 19 2024	11b waived 16 April 24 # W6 @ 9am - DAP update									
APR 16 2024	13 Dec 24 #1 @ 10am TR (1P) 4hrs * set w k *									
DEC 11 2024	20 Dec 2024 W6 - 10am - TBST re. Crown position									

Date Date	Clerk Greffier	Crown Couronne	For the Accused Pour l'accusé	Justice's initials Initiales du juge
JUN 27 2023	KL - JR	AN	DiPietro (COP) SW.	
AUG 01 2023	MD MR	KK	DiPietro Jr for Sr.	AR
SEP 12 2023	BB MR	✓	Miles / ✓	OH
OCT 10 2023	MR JR	FP	DiPietro Sr.	HDB
NOV 14 2023	KLBB AK	Jm	✓ ✓	EN
DEC 12 2023	BB MR RW	Magri	Minardi / DiP.	HDB
JAN 16 2024	AK JR	MB	DiPietro	AR
FEB 06 2024	BB KL	Jm	SR	OH
FEB 20 2024	BB MR	Magri	DiPietro Sr.	SH
MAR 19 2024	MD MR	R.D	✓	MLC
APR 16 2024	AI K	✓	Dip JR	DE
DEC 13 2024	KB	Clayton	DiP Jr	GC

At Bail Review dated _____
À la révision de l'ordonnance de détention,
datée du _____

☐ Original Order Confirmed
Ordonnance originale
confirmée

☐ New Order Made
Nouvelle
ordonnance rendue

☐ Gladue Report Requested
Rapport Gladue demandé

Date / Date

Information#: 998 23 81102565

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UNDERTAKING / PROMESSE

CANADA
PROVINCE OF ONTARIO
PROVINCE DE L'ONTARIO
Southwest/ Sud-Ouest
(Region / Région)

Form / Formule 10
Section / Article 2
of the Criminal Code / du Code criminel
23-50235
Case/File No. / N° du cas/dossier

1. IDENTIFICATION / IDENTIFICATION

To: Muayad ABUALHAYJA

À : (name / nom)

Date of birth:

Date de naissance :

2. CONTACT INFORMATION / COORDONNÉES

of:

de : (address / adresse)

3. CHARGE(S) / ACCUSATION(S)

You are alleged to have committed / Il est allégué que vous avez commis

(set out briefly the offence in respect of which the accused was charged / énoncer brièvement l'infraction dont le prévenu est inculpé):

On or about the 15th day of May, 2023 at the City of Windsor the offence of:

Ct#1: assault, contrary to section 266 of the Criminal Code.

Ct#2: mischief under \$5000.00, contrary to section 430(1)(a) of the Criminal Code

4. MANDATORY CONDITION / CONDITION OBLIGATOIRE

You must attend court as indicated below, and afterwards as required by the court:

Vous devez vous présenter devant le tribunal conformément à ce qui est indiqué ci-dessous et, par la suite, comme l'exige le tribunal :

Date / Date	Time / Heure	Court address / Adresse du tribunal	Courtroom No. N° de la salle d'audience
the 27th day of June, 20 23 le jour de	11:30 a.m.	200 Chatham St. E, Windsor, Ontario	W6 or ZOOM

5. ADDITIONAL CONDITIONS / AUTRES CONDITIONS

You must also comply with any conditions that are indicated below by a check mark:

Vous devez également vous conformer aux conditions cochées ci-dessous :

(check only those that are reasonable in the circumstances of the offence and necessary, to ensure the accused's attendance in court or the safety and security of any victim of or witness to the offence, or to prevent the continuation or repetition of the offence or the commission of another offence / cocher uniquement les conditions raisonnables eu égard aux circonstances entourant l'infraction commise et nécessaires pour assurer la présence du prévenu au tribunal ou la sécurité des victimes ou des témoins de l'infraction ou pour empêcher que l'infraction se poursuive ou se répète ou qu'une autre infraction soit commise)

- ☐ a) You must report to (name of peace officer or other person designated / nom de l'agent de la paix ou autre personne désignée)
at on
au le (date or dates / date ou dates)
- ☐ b) You must remain within the following territorial jurisdiction:
Vous devez demeurer dans le ressort de la juridiction suivante :
- ☐ c) You must notify (name of peace officer or other person designated, title and phone number / nom de l'agent de la paix ou d'une autre personne désignée, titre et n° de téléphone)
Vous devez aviser
of any change of your (address, employment or occupation / d'adresse, d'emploi ou d'occupation)
de tout changement
- ☒ d) You must not communicate, directly or indirectly, with LUI (name of victim, witness or other person / nom de la victime, du témoin ou autre personne)
Vous ne devez pas communiquer, directement ou indirectement, avec
except in accordance with the following conditions: / sauf si vous respectez les conditions suivantes :
- ☐ e) You must not go to (places which are related to the person(s) mentioned in the condition set out in paragraph (d))
Vous ne devez pas aller dans (lieux qui sont liés aux personnes mentionnées à la condition figurant à l'alinéa (d))
except in accordance with the following conditions: / sauf si vous respectez les conditions suivantes :
- ☐ f) You must not enter the areas (describe in detail the boundaries of the areas related to the person(s) mentioned in the condition set out in paragraph (d))
Vous ne devez pas pénétrer dans les secteurs (indiquer en détail les limites des secteurs liés aux personnes mentionnées à la condition figurant à l'alinéa (d))
except in accordance with the following conditions: / sauf si vous respectez les conditions suivantes :
- ☐ g) You must deposit all your passports with at
Vous devez remettre tous vos passeports à (name of peace officer or other person designated / nom de l'agent de la paix ou d'une autre personne désignée) au
 before
(place / lieu) avant le (date / date)
- ☐ h) You must reside at , be at that residence between
Vous devez résider à (place / lieu), être présent à cette résidence de
 a.m./p.m. and a.m./p.m., and present yourself at the entrance of that residence when a peace
(hour / heure) et (hour / heure) et vous présenter à l'entrée de cette résidence lorsqu'un agent de la
officer or Requests you to do so within those hours.
paix ou (name and title of another person / nom et titre d'une autre personne) vous le demande durant ces heures.

Information#: 998 23 81102565

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CCO-2-10 (rev. 12/19) L-CSD

Final Consolidated Development & Heritage Standing Committee Meeting Agenda - Monday, April 7, 2025

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- ☐ i) You must not possess a firearm, crossbow, prohibited weapon, restricted weapon, prohibited device, ammunition, prohibited ammunition or explosive substance, and you must surrender those that are in your possession and also any authorization, licence or registration certificate or other document enabling you to acquire or possess them to
Vous devez vous abstenir de posséder une arme à feu, une arbalète, une arme prohibée, une arme à autorisation restreinte, un dispositif prohibé, des munitions, des munitions prohibées ou des substances explosives, et vous devez remettre à
at _____
(name or title / nom ou titre) au _____
(place / lieu)
ceux qui sont en votre possession, ainsi que les autorisations, permis et certificats d'enregistrement ou tout autre document vous permettant d'acquérir ou de posséder ces objets.
- ☐ j) You promise to pay the amount of \$ _____, if you fail to comply with a condition of this undertaking.
Vous vous engagez à verser la somme de _____ (not more than \$500 / ne doit pas dépasser la somme de 500 \$) \$ si vous ne vous conformez pas à l'une des conditions de la présente promesse.
- ☐ k) You must deposit money or other valuable security whose value is equal to the amount of \$ _____
Vous devez déposer la somme de _____ (not more than \$500 / ne doit pas dépasser la somme de 500 \$) \$
with _____, because you are not ordinarily resident in the province or do
ou autre valeur ne dépassant _____ (name or title / nom ou titre), puisque vous ne résidez pas ordinairement dans cette
pas cette somme auprès de
not reside within 200 km of the place in which you are in custody.
province ou dans un rayon de 200 km du lieu où vous êtes sous garde.
- ☐ l) You must comply with the following conditions (conditions for ensuring the safety and security of any victim of or witness to the alleged offence):
Vous devez vous conformer aux conditions suivantes (conditions permettant d'assurer la sécurité des victimes ou des témoins de l'infraction) :

6. APPEARANCE FOR THE PURPOSES OF THE IDENTIFICATION OF CRIMINALS ACT / COMPARUTION POUR L'APPLICATION DE LA LOI SUR L'IDENTIFICATION DES CRIMINELS

- ☐ You are required to appear on the _____ day of _____, 20 23, at _____ a.m.
Vous êtes tenu de comparaître le _____ jour de _____ à _____ (hour / heure)
at _____
à _____ (address / adresse) for the purposes of the Identification of Criminals Act.
pour l'application de la Loi sur l'identification des criminels.

7. VARIATION AND REPLACEMENT / MODIFICATION ET SUBSTITUTION

The conditions of this undertaking may be varied with the written consent of the prosecutor and yourself. In addition, you or the prosecutor may apply to a justice of the peace to replace this undertaking with a release order under section 515 of the Criminal Code
Les conditions de la présente promesse peuvent être modifiées si vous et le poursuivant y consentez par écrit. De plus, vous ou le poursuivant pouvez demander à un juge de paix de remplacer la présente promesse par une ordonnance de mise en liberté visée à l'article 515 du Code criminel.

8. CONDITIONS IN EFFECT / PÉRIODE DE VALIDITÉ

The mandatory condition and the conditions indicated by a check mark on this undertaking remain in effect until they are cancelled or changed or until you have been discharged, sentenced or otherwise detained by the court (sections 763 and 764 of the Criminal Code).
La condition obligatoire ainsi que les conditions qui sont cochées dans la présente promesse demeurent en vigueur jusqu'à ce qu'elles soient annulées ou modifiées ou jusqu'à ce que vous soyez élargi, condamné ou autrement détenu par le tribunal (articles 763 et 764 du Code criminel).

9. CONSEQUENCE FOR NON-COMPLIANCE / CONSÉQUENCE DU NON-RESPECT

You are warned that, unless you have a lawful excuse, you commit an offence under section 145 of the Criminal Code if you fail to follow any of the conditions set out in this undertaking, including

- a) to fail to attend court as required;
- b) to fail to appear as required for the purposes of the Identification of Criminals Act;
- c) to fail to remain in the territorial jurisdiction specified in section 5 of this undertaking (if applicable).

If you commit an offence under section 145 of the Criminal Code, a warrant for your arrest may be issued (section 512 or 512.2 of the Criminal Code) and you may be liable to a fine or to imprisonment, or to both.

It is not a lawful excuse to an offence under subsection 145(4) of the Criminal Code that this undertaking does not accurately describe the offence that you are alleged to have committed (subsection 145(6) of the Criminal Code).

If you do not comply with this undertaking or are charged with committing an indictable offence after you have been released, this undertaking may be cancelled and, as a result, you may be detained in custody (subsection 524(4) of the Criminal Code).

If you do not comply with this undertaking, the funds or valuable security promised or deposited by you or your surety could be forfeited (subsection 771(2) of the Criminal Code).

Vous êtes averti que, à moins d'avoir une excuse légitime, vous commettez une infraction à l'article 145 du Code criminel si vous ne respectez pas l'une des conditions énoncées dans la présente promesse, y compris :

- a) omettre de vous présenter au tribunal lorsque vous êtes tenu de le faire;
- b) omettre de comparaître lorsque vous êtes tenu de le faire pour l'application de la Loi sur l'identification des criminels;
- c) omettre de demeurer dans le ressort de la juridiction mentionnée à l'article 5 de la présente promesse (s'il y a lieu).

Si vous commettez l'une des infractions prévues à l'article 145 du Code criminel, un mandat pour votre arrestation peut être décerné (articles 512 ou 512.2 du Code criminel) et vous êtes passible d'une peine d'emprisonnement et d'une amende, ou de l'une de ces peines.

Le fait que la présente promesse indique d'une manière imparfaite l'essentiel de la prétendue infraction ne constitue pas une excuse légitime à l'infraction prévue au paragraphe 145(4) du Code criminel (paragraphe 145(6) du Code criminel).

Si vous ne vous conformez pas à la présente promesse ou si vous êtes accusé d'un acte criminel après votre mise en liberté, la présente promesse peut être annulée et, par conséquent, vous pourriez être détenu sous garde (paragraphe 524(4) du Code criminel).

Si vous ne vous conformez pas à la présente promesse, les sommes ou valeurs qui ont été engagées ou déposées par vous même ou votre caution pourraient être confisquées (paragraphe 771(2) du Code criminel).

10. SIGNATURES / SIGNATURES

ACCUSED / PRÉVENU

I understand the contents of this undertaking and agree to comply with the mandatory condition and the conditions that are indicated by a check mark.
Je comprends le contenu de la présente promesse et j'accepte de me conformer à la condition obligatoire ainsi qu'aux conditions qui sont cochées.

I understand that I do not have to accept the conditions and that, if I do not accept the conditions, I will be brought to a justice for a bail hearing.

Je comprends que je ne suis pas obligé d'accepter les conditions, mais qu'à défaut de le faire, je serai conduit devant un juge de paix qui tiendra une audience sur le cautionnement.

Signed on this 17th day of May, 20 23
Signé le _____ jour de _____, 20 23

at the City of Windsor
à (au) _____

in the Province of Ontario / dans la province de l'Ontario

(Signature of accused / Signature du prévenu)

PEACE OFFICER / AGENT DE LA PAIX

Signed on this 17th day of May, 20 23
Signé le _____ jour de _____, 20 23

at the City of Windsor
à (au) _____

in the Province of Ontario / dans la province de l'Ontario

(Signature of peace officer / Signature de l'agent de la paix)

Sgt. HARMON

(Name of the peace officer / Nom de l'agent de la paix)

Windsor Police Headquarters

(Station etc. / Poste de police etc.)

Accused Summary :

Accused Name	DOB	Count #	Offence Date(s)	Offence	Section	Statute	Arrest Date
ABUALHAYJA, Muayad (1)	180576	1	May 15, 2023	ASSAULT	s.266	CC	170523
ABUALHAYJA, Muayad (1)	180576	2	May 15, 2023	MISCHIEF/DAMAGE PROPERTY NOT EXCEEDING \$5000	s.430(1) (a)	CC	170523

Arrest Date: 170523 **15 month Flag:** 160824 **18 month Flag:** 151124
Date d'arrestation *Alerte à 15 mois (ddmmyy / jjmmaa)* *Alerte à 18 mois (ddmmyy / jjmmaa)*
Sworn Date: 150623 **15 month Flag:** 140924 **18 month Flag:** 141224
Date d'assermentation *Alerte à 15 mois (ddmmyy / jjmmaa)* *Alerte à 18 mois (ddmmyy / jjmmaa)*

☐ Indictable Offence(s)

Acte(s) criminel(s)

Judge / Juge

Autre	Interdiction, art. 161	mois/ans	Ordonnance de confiscation, art. 490	Accordée	Rejetée
-------	------------------------	----------	--------------------------------------	----------	---------

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Count / Chef		Sentence date / Date de détermination de la peine		<input type="checkbox"/> Withdrawn / Accusation retirée	
<input type="checkbox"/> Pre-sentence custody	_____ days/months	Time credited:	_____ days/months	<input type="checkbox"/> concurrent with	_____
<i>Détention sous garde avant prononcé de la peine</i>		<i>Crédit octroyé</i>	<i>jours/mois</i>	<i>concurrente avec</i>	
<input type="checkbox"/> Term that would have been imposed before credit granted:	_____ days/months/years	<i>Période d'emprisonnement imposée avant l'octroi de tout crédit</i>			
<input type="checkbox"/> Absolute discharge	<input type="checkbox"/> Conditional discharge	<input type="checkbox"/> Suspended sentence			
<i>Absolution inconditionnelle</i>		<i>Absolution conditionnelle</i>		<i>Condamnation avec sursis</i>	
<input type="checkbox"/> Imprisoned for	_____ days/months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Emprisonnement pour</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Intermittent sentence for	_____ days	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Peine discontinuée</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Conditional sentence for	_____ days/months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Ordonnance de sursis</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Probation	_____ months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Période de probation</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Community service s.732.1(3)(f) / Service communautaire, par.732.1(3)(f)	_____ hours / heures				
<input type="checkbox"/> Fine of \$ _____	VS \$ _____	Time to pay _____			
<i>Amende de</i>		<i>\$ sur comp.</i>		<i>\$ délai de paiement</i>	
<input type="checkbox"/> Restitution	<input type="checkbox"/> s. 738 / s. 739	Amount \$ _____	Time to pay _____		
<i>Dédommagement</i>		<i>art. 738 / art. 739</i>	<i>montant</i>	<i>\$ délai de paiement</i>	
<input type="checkbox"/> Victim surcharge \$ _____	Time to pay: _____				
<i>Suramende compensatoire</i>		<i>\$ délai de paiement</i>			
<input type="checkbox"/> Dismissed	<input type="checkbox"/> HTA cautioned	<input type="checkbox"/> Driving prohibition:	_____ months / Years	<input type="checkbox"/> s.743.21(1) / par. 743.21(1)	
<i>Rejeté</i>	<i>Avertissement (Code de la route)</i>	<i>Interdiction de conduite :</i>		<i>mois/années</i>	
<input type="checkbox"/> Acquitted	<input type="checkbox"/> Weapons prohibition:	<input type="checkbox"/> s. 109(2): _____ years	<input type="checkbox"/> s. 109(3) (Life)	<input type="checkbox"/> s. 110: _____ years	<input type="checkbox"/> s. 110 (life)
<i>Acquitté</i>	<i>Interdiction d'armes</i>	<i>par. 109(2)</i>	<i>par.109(3) (perpétuité)</i>	<i>art 110</i>	<i>ans art .110 (perpétuité)</i>
<input type="checkbox"/> Stayed	<input type="checkbox"/> DNA:	<input type="checkbox"/> 5.03 (Primary)	<input type="checkbox"/> 5.04 (Secondary)	<input type="checkbox"/> Denied (DND)	
<i>Sursis</i>	<i>ADN</i>	<i>5.03 (primaire)</i>	<i>5.04 (secondaire)</i>	<i>Rejetée</i>	
<input type="checkbox"/> In Absentia	<input type="checkbox"/> S.O.I.R.A. order:	<input type="checkbox"/> 10 years	<input type="checkbox"/> 20 years	<input type="checkbox"/> Life	
<i>In absentia</i>	<i>Ordonnance LERDS</i>	<i>10 ans</i>	<i>20 ans</i>	<i>Perpétuité</i>	
<input type="checkbox"/> Other	<input type="checkbox"/> s. 161 prohibition:	_____ months/years	<input type="checkbox"/> s. 490 forfeiture order:	<input type="checkbox"/> Granted	<input type="checkbox"/> Denied
<i>Autre</i>	<i>Interdiction, art. 161</i>	<i>mois/ans</i>	<i>Ordonnance de confiscation, art. 490</i>	<i>Accordée</i>	<i>Rejetée</i>

Justice of the Peace / Juge de paix

Judge / Juge

Count / Chef		Sentence date / Date de détermination de la peine		<input type="checkbox"/> Withdrawn / Accusation retirée	
<input type="checkbox"/> Pre-sentence custody	_____ days/months	Time credited:	_____ days/months	<input type="checkbox"/> concurrent with	_____
<i>Détention sous garde avant prononcé de la peine</i>		<i>Crédit octroyé</i>	<i>jours/mois</i>	<i>concurrente avec</i>	
<input type="checkbox"/> Term that would have been imposed before credit granted:	_____ days/months/years	<i>Période d'emprisonnement imposée avant l'octroi de tout crédit</i>			
<input type="checkbox"/> Absolute discharge	<input type="checkbox"/> Conditional discharge	<input type="checkbox"/> Suspended sentence			
<i>Absolution inconditionnelle</i>		<i>Absolution conditionnelle</i>		<i>Condamnation avec sursis</i>	
<input type="checkbox"/> Imprisoned for	_____ days/months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Emprisonnement pour</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Intermittent sentence for	_____ days	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Peine discontinuée</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Conditional sentence for	_____ days/months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Ordonnance de sursis</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Probation	_____ months/years	<input type="checkbox"/> concurrent with	<input type="checkbox"/> consecutive to	_____	
<i>Période de probation</i>		<i>concurrent avec</i>		<i>consécutif à</i>	
<input type="checkbox"/> Community service s.732.1(3)(f) / Service communautaire, par.732.1(3)(f)	_____ hours / heures				
<input type="checkbox"/> Fine of \$ _____	VS \$ _____	Time to pay _____			
<i>Amende de</i>		<i>\$ sur comp.</i>		<i>\$ délai de paiement</i>	
<input type="checkbox"/> Restitution	<input type="checkbox"/> s. 738 / s. 739	Amount \$ _____	Time to pay _____		
<i>Dédommagement</i>		<i>art. 738 / art. 739</i>	<i>montant</i>	<i>\$ délai de paiement</i>	
<input type="checkbox"/> Victim surcharge \$ _____	Time to pay: _____				
<i>Suramende compensatoire</i>		<i>\$ délai de paiement</i>			
<input type="checkbox"/> Dismissed	<input type="checkbox"/> HTA cautioned	<input type="checkbox"/> Driving prohibition:	_____ months / Years	<input type="checkbox"/> s.743.21(1) / par. 743.21(1)	
<i>Rejeté</i>	<i>Avertissement (Code de la route)</i>	<i>Interdiction de conduite :</i>		<i>mois/années</i>	
<input type="checkbox"/> Acquitted	<input type="checkbox"/> Weapons prohibition:	<input type="checkbox"/> s. 109(2): _____ years	<input type="checkbox"/> s. 109(3) (Life)	<input type="checkbox"/> s. 110: _____ years	<input type="checkbox"/> s. 110 (life)
<i>Acquitté</i>	<i>Interdiction d'armes</i>	<i>par. 109(2)</i>	<i>par.109(3) (perpétuité)</i>	<i>art 110</i>	<i>ans art .110 (perpétuité)</i>
<input type="checkbox"/> Stayed	<input type="checkbox"/> DNA:	<input type="checkbox"/> 5.03 (Primary)	<input type="checkbox"/> 5.04 (Secondary)	<input type="checkbox"/> Denied (DND)	
<i>Sursis</i>	<i>ADN</i>	<i>5.03 (primaire)</i>	<i>5.04 (secondaire)</i>	<i>Rejetée</i>	
<input type="checkbox"/> In Absentia	<input type="checkbox"/> S.O.I.R.A. order:	<input type="checkbox"/> 10 years	<input type="checkbox"/> 20 years	<input type="checkbox"/> Life	
<i>In absentia</i>	<i>Ordonnance LERDS</i>	<i>10 ans</i>	<i>20 ans</i>	<i>Perpétuité</i>	
<input type="checkbox"/> Other	<input type="checkbox"/> s. 161 prohibition:	_____ months/years	<input type="checkbox"/> s. 490 forfeiture order:	<input type="checkbox"/> Granted	<input type="checkbox"/> Denied
<i>Autre</i>	<i>Interdiction, art. 161</i>	<i>mois/ans</i>	<i>Ordonnance de confiscation, art. 490</i>	<i>Accordée</i>	<i>Rejetée</i>

Information No. / N° de la dénonciation 998 23 81102565			
Return Date / Date à laquelle le document est rapporté Tue. Jun 27 2023			
INFORMATION Against / DÉNONCIATION visant ABUALHAYJA, Muayad F R			
Address / Adresse [REDACTED] Apr 7 - 2026			
CHARGE / ACCUSATION ASSAULT MISCHIEF/DAMAGE PROPERTY NOT EXCEEDING \$5000			
Refer to front page for further counts / Reportez-vous à la première page pour plus de chefs.			
FOR ADMINISTRATIVE PURPOSES ONLY À DES FINS ADMINISTRATIVES SEULEMENT			
<input type="checkbox"/> Summons Sommonation <input type="checkbox"/> Show Cause Audience de justification <input type="checkbox"/> Warrant 1 st Mandat en 1 ^{re} instance			
<input type="checkbox"/> Replacement Information / Dénonciation de remplacement			
<input type="checkbox"/> Reportable M.V. Offence (H.T.A. 199) Infraction V.M. à déclarer (Code de la route 199)		C.V.O.R. No (Commercial Vehicles Only) Numéro C.I.U.V.U. (véhicules utilitaires seulement)	
Sex Sexe	Birth Date / Date de naissance Day / Jour	Month / Mois	Year / Année
M	[REDACTED]	[REDACTED]	[REDACTED]
Was defendant owner? La partie défenderesse était-elle propriétaire? <input type="checkbox"/> Yes / Oui <input type="checkbox"/> No / Non			
Driver's Licence Number / Numéro du permis de conduire [REDACTED]			
Plate No. / Numéro de plaque		<input type="checkbox"/> Involves a Collision Infraction reliée à un accident	
Informant Dénonciateur Michael Fortune			
Deemed Sworn / Affirmed Date Réputée être déclarée sous serment/affirmée solennellement le		Date of Arrest Date de l'arrestation May. 17, 2023	
Officer / Agent de police DEHOOP, MELISSA		No. / N° 7549	
Police Agency / Service de police WINDSOR POLICE SERVIC		Div. / Dist. WINDSOR, 30110	
Occurrence Number / N° d'incident 23-50235			
Courtroom / Salle d'audience W6			
At / À(Au) ONTARIO COURT OF JUSTICE 200 CHATHAM ST. EAST, WINDSOR, ONTARIO			

Information No. / N° de la dénonciation			
Return Date / Date à laquelle le document est rapporté 20			
INFORMATION Against / DÉNONCIATION visant			
Address / Adresse			
CHARGE / ACCUSATION			
Refer to front page for further counts / Reportez-vous à la première page pour plus de chefs.			
FOR ADMINISTRATIVE PURPOSES ONLY À DES FINS ADMINISTRATIVES SEULEMENT			
<input type="checkbox"/> Summons Sommonation <input type="checkbox"/> Show Cause Audience de justification <input type="checkbox"/> Warrant 1 st Mandat en 1 ^{re} instance			
<input type="checkbox"/> Replacement Information / Dénonciation de remplacement			
<input type="checkbox"/> Reportable M.V. Offence (H.T.A. 199) Infraction V.M. à déclarer (Code de la route 199)		C.V.O.R. No (Commercial Vehicles Only) Numéro C.I.U.V.U. (véhicules utilitaires seulement)	
Sex Sexe	Birth Date / Date de naissance Day / Jour	Month / Mois	Year / Année
Was defendant owner? La partie défenderesse était-elle propriétaire? <input type="checkbox"/> Yes / Oui <input type="checkbox"/> No / Non			
Driver's Licence Number / Numéro du permis de conduire			
Plate No. / Numéro de plaque		<input type="checkbox"/> Involves a Collision Infraction reliée à un accident	
Informant Dénonciateur			
Deemed Sworn / Affirmed Date Réputée être déclarée sous serment/affirmée solennellement le		Date of Arrest Date de l'arrestation	
Officer / Agent de police		No. / N°	
Police Agency / Service de police		Div. / Dist.	
Occurrence Number / N° d'incident			
Courtroom / Salle d'audience			
At / À(Au)			

Information No. / N° de la dénonciation			
Return Date / Date à laquelle le document est rapporté 20			
INFORMATION Against / DÉNONCIATION visant			
Address / Adresse			
CHARGE / ACCUSATION			
Refer to front page for further counts / Reportez-vous à la première page pour plus de chefs.			
FOR ADMINISTRATIVE PURPOSES ONLY À DES FINS ADMINISTRATIVES SEULEMENT			
<input type="checkbox"/> Summons Sommonation <input type="checkbox"/> Show Cause Audience de justification <input type="checkbox"/> Warrant 1 st Mandat en 1 ^{re} instance			
<input type="checkbox"/> Replacement Information / Dénonciation de remplacement			
<input type="checkbox"/> Reportable M.V. Offence (H.T.A. 199) Infraction V.M. à déclarer (Code de la route 199)		C.V.O.R. No (Commercial Vehicles Only) Numéro C.I.U.V.U. (véhicules utilitaires seulement)	
Sex Sexe	Birth Date / Date de naissance Day / Jour	Month / Mois	Year / Année
Was defendant owner? La partie défenderesse était-elle propriétaire? <input type="checkbox"/> Yes / Oui <input type="checkbox"/> No / Non			
Driver's Licence Number / Numéro du permis de conduire			
Plate No. / Numéro de plaque		<input type="checkbox"/> Involves a Collision Infraction reliée à un accident	
Informant Dénonciateur			
Deemed Sworn / Affirmed Date Réputée être déclarée sous serment/affirmée solennellement le		Date of Arrest Date de l'arrestation	
Officer / Agent de police		No. / N°	
Police Agency / Service de police		Div. / Dist.	
Occurrence Number / N° d'incident			
Courtroom / Salle d'audience			
At / À(Au)			

Exhibit “F”



REPEAT OFFENDER INVOICE

City of Windsor

By-Law Enforcement
150 City Hall Square West, Suite 106
Windsor, ON N9A 6S1
Phone 519-255-6100

BILL # 408831

BILLING DATE: Monday, January 17, 2022

FOLDER DY 22 104426

PAYMENT DUE DATE: Tuesday, February 22, 2022

To: BUU QUOC TRAN

Please Remit Payment To:

CITY OF WINDSOR - LICENSING DEPARTMENT
350 City Hall Sq W, 1st Floor
Windsor, ON N9A-6S1

COMMENTS OR SPECIAL INSTRUCTIONS:

RE: By-Law Repeat Offender Fee(s) - 1165 WYANDOTTE ST W

Invoice is pursuant to a work order issued on: Monday, January 17, 2022

**FEES NOT PAID BY PAYMENT DUE DATE WILL BE ADDED TO THE PROPERTY OWNER'S TAX BILL
ALONG WITH AN ADMINISTRATIVE FEE.**

DESCRIPTION	FEES
BYLAW #3-2006, Dirty Yard 1 - Repeat Offender	215.00
TOTAL DUE:	215.00

Acceptable Payments - VISA, Mastercard, Debit, Cash, Cheque, or Money Order (payable to the City of Windsor)

PLEASE RETURN THIS INVOICE WITH YOUR PAYMENT.

SEE BACK FOR MORE DETAILS

City of Windsor | 350 City Hall Square Suite 106 | Windsor, ON | N9A 6S1 | 519-255-6100 ext 9600
www.citywindsor.ca

CITY OF WINDSOR

Repeat Offender By-Law

Charge Tax Bill

March 2, 2022

Account Number 040-230-06100-0000				ACCOUNT NUMBER 792214			
Assessed Owner: BUU QUOC TRAN				Mortgage Co. & Ref. #			
Assessed Property: 1165 WYANDOTTE ST W PLAN 404 LOT 322 TO LOT 324 RP 12R17113 PART 1 PART CLOSED ALLEY CORNER 13530 00SF 110 00FR 123 00D							
Assessment		Municipal		Education			
Tax Class	Value	Leaves	Tax Rate	Amount	Tax Rate	Amount	
Special Charges/Credits				Summary			
Admin Fee \$50 00				Special Charges/Credits \$255 00			
Repeat Offender Fee (By \$215 00)				Repeat Offender By-Law Taxes \$265 00			
				Credits on the account (As at Mar 2 2022 1** \$0 00			
				Total Amount Due \$265 00			
				1ST INSTALLMENT Due \$265 00 Apr 1, 2022		2ND INSTALLMENT Due \$0 00	
Total \$265 00							

Late penalty is 2% on the first day of the following month and every month thereafter until taxes are paid

CITY OF WINDSOR

REPEAT OFFENDER BY-LAW TAX BILL

2ND INSTALLMENT

ACCOUNT NUMBER 792214	MORTGAGE CO. & Ref. #
PROPERTY TAX NUMBER 040-230-06100-0000	Property Address 1165 WYANDOTTE ST W
ASSESSED OWNER(S) BUU QUOC TRAN	
DUE DATE	AMOUNT DUE \$0 00

REMITTANCE PORTION

Please Return this stub with your Payment

AMOUNT PAID, IF DIFFERENT

PLEASE MAKE CHECKS PAYABLE TO THE CITY OF WINDSOR



CITY OF WINDSOR

REPEAT OFFENDER BY-LAW TAX BILL

1ST INSTALLMENT

ACCOUNT NUMBER 792214	MORTGAGE CO. & Ref. #
---------------------------------	-----------------------

REMITTANCE PORTION

Please Return this stub with your Payment



COMMISSIONER CORPORATE SERVICES
Chief Financial Officer and City Treasurer
Joseph Mancina, B. Comm, CPA CGA

March 2 2022

BUU QUOC TRAN

Account #	0792214
Assessment Roll #	040-230-06100-0000
Property Address	1165 WYANDOTTE ST W
Repeat Offender Charge(s)	\$215.00
Administration Fee :	\$50.00
Total :	\$265.00

Respectfully,

Dear Sir/Madam

The City of Windsor By-law Enforcement Division has requested the above amount(s) be added to your property tax account. These charges are placed on the above captioned roll number under the applicable provisions of the Municipal Act, 2001, other Provincial Acts, and/or City of Windsor By-Laws. These charges are to be collected in the same manner as property taxes. A penalty authorized by legislation on an unpaid balance will begin to accrue the first day of the month following the due date on the tax bill and again on the first day of each month thereafter at a rate of 1.25% per month.

These charges should be paid separately from any Pre-Authorized Payment (PAP) plan or payment arrangements with a mortgage institution. Failure to make payment by the due date will result in the charge plus applicable penalties and interest being added to your next regular interim/final billing.

If you wish to discuss this charge further, please contact the By-Law Enforcement Clerk at (519) 255-6100 extension 6600.

Regards

Taxation & Financial Projects Division

Enclosure



REPEAT OFFENDER INVOICE

City of Windsor

By-Law Enforcement
350 City Hall Square West, Suite 106
Windsor, ON N9A 6S1
Phone 519-255-6100

BILL # 412093
BILLING DATE: Thursday, March 10, 2022
FOLDER DY 22 114790
PAYMENT DUE DATE: Friday, April 15, 2022

To: BUU QUOC TRAN

Please Remit Payment To:

CITY OF WINDSOR - LICENSING DEPARTMENT
350 City Hall Sq W, 1st Floor
Windsor, ON N9A-6S1

COMMENTS OR SPECIAL INSTRUCTIONS:

RE: By-Law Repeat Offender Fee(s) - 1165 WYANDOTTE ST W
Invoice is pursuant to a work order issued on: Thursday, March 10, 2022

**FEES NOT PAID BY PAYMENT DUE DATE WILL BE ADDED TO THE PROPERTY OWNER'S TAX BILL
ALONG WITH AN ADMINISTRATIVE FEE.**

DESCRIPTION	FEES
BYLAW #3-2006, Dirty Yard 1 Repeat Offender	215.00

TOTAL DUE: 215.00

Acceptable Payments - VISA, Mastercard, Debit, Cash, Cheque, or Money Order (payable to the City of Windsor)

PLEASE RETURN THIS INVOICE WITH YOUR PAYMENT.

SEE BACK FOR MORE DETAILS

City of Windsor | 350 City Hall Square Suite 106 Windsor, ON | N9A 6S1 | 519-255-6100 ext 6600
www.citywindsor.ca



**THE CORPORATION OF THE CITY OF WINDSOR
NOTICE PURSUANT TO BY-LAW 3-2006
Yard Maintenance and Anti-Littering By-Law**

NOTICE

A minimum \$215.00 administrative fee will be applied for the enforcement of this Notice and \$215.00 per hour thereafter

By-Law Number 3-2226 is a By-Law that establishes standards for the maintenance of Lands in a clean and clear condition.

ATTENTION

Failure to comply with this Notice could result in prosecution in the Ontario Court of Justice and a fine upon conviction AND all expenses incurred by the City of Windsor for the cleanup plus administrative fees being added to the PROPERTY TAXES.

Repeat work orders are subject to an administrative fee of \$215 per order

TO: _____

TAKE NOTICE that the property, owned and/or occupied by you,

Situated at _____ Lot _____ Plan _____
does not conform to the standards set forth in By-Law Number 3-2006.

THE INSPECTION REPORT BELOW, AS WELL AS EXCERPTS FROM RELEVANT BY-LAW 3-2006 ON REVERSE SPECIFIES:

- (i) The standards required for the maintenance of lands in a clean and clear condition; and
- (ii) By-Law Enforcement Officer's comments on description of existing site conditions that do not conform to the standards set forth in the said By-Law; and
- (iii) The work required for compliance to maintain lands in a clean and clear condition.

COMPLIANCE: YOU ARE HEREBY REQUIRED to comply with this Notice by within seven (7) days of the notice being served, failing which the City of Windsor may carry out the work and add the costs and administrative fees to the property taxes AND commence a prosecution against you in the Ontario Court of Justice for failing to comply with the Yard Maintenance and Anti-Littering By-Law. Please be advised that this notice is deemed to have been served on the fifth day after mailing.

(1) BY-LAW ENFORCEMENT OFFICER'S COMMENTS (description of existing site conditions)

(2) MAINTAIN PROPERTY TO CONFORM TO STANDARDS

Pursuant to site conditions indicated in (1), which are not in compliance, re: standards for the maintenance of lands in a clean and clear condition.

YOU ARE HEREBY REQUIRED TO COMPLY WITH THE FOLLOWING PARTS OF BY-LAW 3-2006:

(3) Part 3

- (a) To keep the yard free of refuse ☐
- (b) To trim or cut grass and/or ground cover to a height of 31 centimetres (12 inches) or less and ensure weeds are removed or destroyed..... ☐
- (c) Ensure that the hedges, plantings, trees and other landscaping on a property shall be maintained in a healthy condition, acceptable to the Officer..... ☐
- (d) To remove standing water..... ☐

Part 6

To ensure that the untraveled portion of highway abutting your property be kept free of refuse and that grass and ground cover is trimmed or cut to a height of 31 centimetres (12 inches) or less and ensure weeds are removed... ☐

Part 7

To maintain that portion of the alley or land which abuts upon such land up to the middle of the alley or



THE CORPORATION OF THE CITY OF WINDSOR
NOTICE PURSUANT TO BY-LAW 3-2006
Yard Maintenance and Anti-Littering By-Law

A minimum \$22.15 administrative fee will be added to the enforcement of this Notice and \$22.15 per hour thereafter.

By-Law Number 3-2226 is a By-Law that establishes standards for the maintenance of Lands in a clean and clear condition.

Failure to comply with this Notice could result in prosecution in the Ontario Court of Justice and/or fines imposed by the City of Windsor for the cleanup plus administrative fees before phone to the PROPERTY TAXES.

Recent work orders are subject to an administrative fee of \$22.15 per order.

TO:

TAKE NOTICE that the property, owned and/or occupied by you,

situated at _____ Lot _____ Plan _____
does not conform to the standards set forth in By-Law Number 3-2006.

THE INSPECTION REPORT BELOW, AS WELL AS EXCERPTS FROM RELEVANT BY-LAW 3-2006 ON REVERSE SPECIFIES:

- (i) The standards required for the maintenance of lands in a clean and clear condition; and
- (ii) By-Law Enforcement Officer's comments on description of existing site conditions that do not conform to the standards set forth in the said By-Law; and
- (iii) The work required for compliance to maintain lands in a clean and clear condition.

COMPLIANCE: YOU ARE HEREBY REQUIRED to comply with this Notice by within seven (7) days of the notice being served, failing which the City of Windsor may carry out the work and add the costs and administrative fees to the property taxes AND commence a prosecution against you in the Ontario Court of Justice for failing to comply with the Yard Maintenance and Anti-Littering By-Law. Please be advised that this notice is deemed to have been served on the fifth day after mailing.

I) BY-LAW ENFORCEMENT OFFICER'S COMMENTS (description of existing site conditions)

II) MAINTAIN PROPERTY TO CONFORM TO STANDARDS

Pursuant to site conditions indicated in (I), which are not in compliance, re: standards for the maintenance of lands in a clean and clear condition.

YOU ARE HEREBY REQUIRED TO COMPLY WITH THE FOLLOWING PARTS OF BY-LAW 3-2006:

Part 3

- (a) To keep the yard free of refuse..... ☐
- (b) To trim or cut grass and/or ground cover to a height of 31 centimetres (12 inches) or less and ensure weeds are removed or destroyed..... ☐
- (c) Ensure that the hedges, plantings, trees and other landscaping on a property shall be maintained in a healthy condition, acceptable to the Officer..... ☐
- (d) To remove standing water..... ☐

Part 6

To ensure that the untraveled portion of highway abutting your property be kept free of refuse and that grass and ground cover is trimmed or cut to a height of 31 centimetres (12 inches) or less and ensure weeds are removed... ☐

Part 7

To maintain that portion of the highway abutting your property which is a standing water... ☐



THE CORPORATION OF THE CITY OF WINDSOR
NOTICE PURSUANT TO BY-LAW 3-2006
Yard Maintenance and Anti-Littering By-Law

NOTICE

A minimum \$215.00 administrative fee will be applied for the enforcement of this Notice and \$215.00 per hour thereafter

By-Law Number 3-2006 is a By-Law that establishes standards for the maintenance of lands in a clean and clear condition.

ATTENTION

Failure to comply with this Notice could result in prosecution in the Ontario Court of Justice and a fine upon conviction AND all expenses incurred by the City of Windsor for the cleanup plus administrative fees being added to the PROPERTY TAXES.

Repeat work orders are subject to an administrative fee of \$215 per order

TO: _____

TAKE NOTICE that the property, owned and/or occupied by you,

Situated at _____ Lot _____ Plan _____
does not conform to the standards set forth in By-Law Number 3-2006.

THE INSPECTION REPORT BELOW, AS WELL AS EXCERPTS FROM RELEVANT BY-LAW 3-2006 ON REVERSE SPECIFIES:

- (i) The standards required for the maintenance of lands in a clean and clear condition; and
- (ii) By-Law Enforcement Officer's comments on description of existing site conditions that do not conform to the standards set forth in the said By-Law; and
- (iii) The work required for compliance to maintain lands in a clean and clear condition.

COMPLIANCE: YOU ARE HEREBY REQUIRED to comply with this Notice by within seven (7) days of the notice being served, failing which the City of Windsor may carry out the work and add the costs and administrative fees to the property taxes AND commence a prosecution against you in the Ontario Court of Justice for failing to comply with the Yard Maintenance and Anti-Littering By-Law. Please be advised that this notice is deemed to have been served on the fifth day after mailing.

(1) **BY-LAW ENFORCEMENT OFFICER'S COMMENTS (description of existing site conditions)**

(2) **MAINTAIN PROPERTY TO CONFORM TO STANDARDS**
Pursuant to site conditions indicated in (1), which are not in compliance, re: standards for the maintenance of lands in a clean and clear condition.

YOU ARE HEREBY REQUIRED TO COMPLY WITH THE FOLLOWING PARTS OF BY-LAW 3-2006:

(3) **Part 3**

- (a) To keep the yard free of refuse
- (b) To trim or cut grass and/or ground cover to a height of 31 centimetres (12 inches) or less and ensure weeds are removed or destroyed.
- (c) Ensure that the hedges, plantings, trees and other landscaping on a property shall be maintained in a healthy condition, acceptable to the Officer.
- (d) To remove standing water.

Part 6

To ensure that the untraveled portion of highway abutting your property be kept free of refuse and that grass and ground cover is trimmed or cut to a height of 31 centimetres (12 inches) or less and ensure weeds are removed.

Part 7

To maintain that portion of the alley or land which abuts upon such land, up to the middle of the alley or lane, free and clear of weeds, ashes, manure, building material, rubbish and other refuse.

Exhibit “G”







