

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2001-38

A by-law to authorize the signing of a Development Agreement.

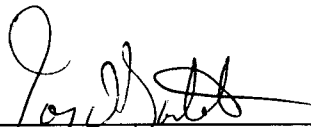
WHEREAS 1425288 Ontario Inc. (c/o George Smit) has proposed the development of property at 832 Alma Street for use as a manufacturing industry known as the Interior Door Shop Inc.

AND WHEREAS the Council of the Town of Amherstburg and owners of the said property have agreed to the terms and conditions of a Development Agreement in the form annexed hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG HEREBY ENACTS AS FOLLOWS:

1. That the Mayor and Clerk be and they are hereby authorized to execute the original and copies of a Development Agreement in the form annexed hereto and affix the Corporate Seal thereto.
2. This By-Law shall come into force and effect on the date of final passage hereof.

Read a first, second and third time and finally passed this 13th day of August, 2001.



Mayor



Clerk

Read a first, second and third time and finally passed this 13th day of August, 2001.

Certified to be a true copy of By-Law
No. 2001-38 passed by the Amherstburg
Municipal Council on August 13, 2001.

FOR OFFICE USE ONLY

1517559

01 00 29 15 35

(1) Registry Land Titles (2) Page 1 of // pages

(3) Property Identifier(s) Block 01543 Property 0094 Additional: See Schedule

(4) Nature of Document
DEVELOPMENT AGREEMENT

(5) Consideration
N / A Dollars \$

(6) Description
Part of Lot 1, Concession 2, Anderdon, designated as Parts 1, 10 and 11 on Plan 12R-18834 Town of Amherstburg, County of Esse

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
See Development Agreement attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
THE CORPORATION OF THE TOWN OF AMHERSTBURG (Applicant) by its solicitor *Armando DeLuca* 2001 08 28
Armando DeLuca, Q.C.

(11) Address for Service **271 Sandwich St.South, Box 159, Amherstburg, Ontario N9V 2Z3**

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
1425288 ONTARIO INC. (Owner)

(13) Address for Service

(14) Municipal Address of Property
**vacant land
Amherstburg, Ontario**

(15) Document Prepared by:
**Armando F. DeLuca, Q.C.
MOUSSEAU, DELUCA,
MCPHERSON, PRINCE
800-176 University Ave. West
Windsor, Ontario N9A 5P3**

Fees and Tax	
Registration Fee	61.00
Total	61.00

TOWN OF AMHERSTBURG

DEVELOPMENT AGREEMENT

BETWEEN: 1425288 Ontario Inc.
c/o George Smit

-AND-

THE CORPORATION OF THE TOWN OF AMHERSTBURG

DATE:

DEVELOPMENT AGREEMENT

Registered _____, 2001

THIS AGREEMENT made in quintuplicate this 13 day of August, 2001.

BETWEEN: 1425288 Ontario Inc.
c/o George Smit

hereinafter called the "OWNER"
OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF
AMHERSTBURG

hereinafter called the "CORPORATION"
OF THE SECOND PART

WHEREAS the lands affected by this Agreement are described in Schedule "A" attached hereto, and are hereinafter referred to as the "said lands";

AND WHEREAS the Owner warrants it is the registered owner of the said lands;

AND WHEREAS, in this Agreement the "Owner" includes an individual, an association, a partnership or corporation and, wherever the singular is used therein, it shall be construed as including the plural;

AND WHEREAS the Official Plan in effect in Amherstburg designated parts of the area covered by the Official Plan as a Site Plan Control area;

AND WHEREAS the Owner intends to develop or redevelop the said lands for a manufacturing industry known as the Interior Door Shop Inc., in accordance with the Site Plan attached hereto as Schedule "B", and hereinafter referred to as the "Site Plan";

AND WHEREAS the Corporation as a condition of development or redevelopment of the said lands requires the Owner to enter into a Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other goods and valuable consideration and the sum of FIVE (\$5.00) DOLLARS of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt of which is hereby acknowledged), the Owner hereby covenants and agrees with the Corporation as follows:

1. The following Schedules, which are identified by the signatures of the parties to this Agreement, and which are attached hereto, are hereby made a part of this Agreement as fully and to all intents and purposes as though recited in full herein:

SCHEDULE "A" - Legal description of the said lands

SCHEDULE "B" - Site Plan

SCHEDULE "C" - Elevation Drawings

2. Schedule "A" hereto describes the lands affected by this Agreement.
3. Schedule "B" hereto shows:
 - (a) The location of all buildings and structures to be erected;
 - (b) The location and provision of off-street vehicular loading and parking facilities and access driveways including driveways for emergency vehicles;
 - (c) Walkways and all other means of pedestrian access;
 - (d) Storm and surface water disposal plan and grading plan;
 - (e) The location and provision for the collection and storage of garbage and other waste material.
4. Schedule "C" hereto shows:
 - (a) Elevation Drawings
5. The Owner shall be responsible for consulting with Essex Power Corporation regarding any matters that relate to services provided by Essex Power Corporation.
6. The Owner shall be responsible for consulting with and obtaining any necessary approval from the Ministry of the Environment or the Essex Region Conservation Authority.
7. All of the exterior walls of the building shall be faced with decorative block, brick, stone, stucco, structural glass, tile, baked enamel on steel or similar finished material.
8. All parking or loading areas and lanes and driveways shall be paved with asphalt or a concrete portland cement or other material capable of permitting accessibility under all climatic conditions, as shown on Schedule "B" and together with crushed stone, slag, gravel, crushed brick, tile, cinders or like material, having a combined depth of at least 15.2 cm. and with provisions for drainage facilities.
9. The Owner shall maintain a minimum of parking spaces, as designated on Schedule "B".
10. All walkways on the said lands, where so designated on Schedule "B", shall be constructed of either concrete or interlocking paving stone by the Owner to the satisfaction of the Corporation.
11. If any curbs, sidewalks, boulevards or highway surfaces of the Corporation are damaged during the development by the Owner, such damage shall be repaired or replaced by the Owner.
12. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.

13. The Owner shall install and maintain a system for the disposal of storm and surface water as indicated on Schedule "B" so that no such water will flow along the surface from the said lands onto any adjoining lands. All storm and surface water disposal systems shall be to the satisfaction of the Corporation's Engineer, and separated from the sanitary sewer.
14. Any garbage or refuse that is stored outside shall be stored in a non-combustible container and maintained so that the garbage or refuse does not blow or fall out of the container.
15. Any and all lighting shall be installed and maintained so as to not, in the opinion of the Corporation, interfere with the use or enjoyment of adjacent properties or with the safe flow of traffic on abutting or adjacent streets.
16. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "B".
17. A solid wood fence, stained or treated and maintained, with a minimum of 1.5 metres high, shall be constructed and maintained along the limits of the property if shown on Schedule "B".
18. All driveways for emergency vehicles shall:
 - (a) Be connected with a public thoroughfare;
 - (b) Be designed and constructed to support expected loads imposed by firefighting equipment;
 - (c) Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
 - (d) Have a clear width of 3 metres at all times;
 - (e) Be located not less than 3 metres and not more than 15.2 metres measured horizontally and at right angles from the face of the building;
 - (f) Have an overhead clearance not less than 4.5 metres;
 - (g) Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
 - (h) Have approved signs displayed to indicate the emergency route.
19. If the Ontario Building Code requires that an architect or professional engineer or both shall be responsible for the field review of any new building or extension provided for in this Agreement, the Owner shall not occupy or use or permit to be occupied or used any said new building or extension until after an architect or professional engineer has given to the Corporation a letter addressed to the Corporation and signed by him certifying that all services on or in the said lands, required for this development or redevelopment, newly installed by the Owner in connection with this development or redevelopment and not contained within a building, have been installed and completed in a manner satisfactory to the architect or professional engineer.
20. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief, public works head and municipal engineer may from time to time and at any time enter on the premises of the Owner to inspect:
 - (a) The progress of development;
 - (b) The state of maintenance as provided for in this Agreement.

21. In the event of any servant, officer or agent of the Corporation determining upon inspection the development is not proceeding in strict accord with the plans and specifications filed, such servant, officer or agent shall forthwith place a notice requiring all work to be stopped upon the premises and forward a copy by registered mail to the Owner at his last address as shown by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or deviation.
22. In the event of any servant, officer or agent of the Corporation upon inspection being of the opinion that the state of maintenance is not satisfactory, such servant, officer or agent shall forthwith forward notice of such opinion to the Owner by registered mail at his last address as shown from the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.
23. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the state of maintenance, such Owner shall appear before Council of the Corporation, which after hearing the Owner, shall express its opinion as to whether the maintenance is satisfactory by resolution, which shall constitute a final determination of the matter.
24. In the event that an owner should fail to obey a stop work order issued under Section 21 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
25. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Section 22 or after notice of an opinion, which Council of the Corporation determines is correct under Section 23, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) weeks notice to it by registered mail at the last shown address of the Owner pursuant to the revised assessment rolls of passage of such by-law, that such matter or thing be done by the Corporation at the expense of the Owner, which expense may be recovered by action or like manner as municipal taxes.
26. In the event of an Owner wishing to change at any time any of the buildings, structures or facilities described in the plans annexed or referred to in Section 3 hereof, it shall make application to Council of the Corporation for approval and shall not proceed with such change until approval is given by such Council, or in default by the Ontario Municipal Board, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 herebefore referred to.
27. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations.
28. In the event that no construction on the said lands has commenced within one (1) year from the date of registration of this Agreement, the Corporation may, at its option, on one month's notice to the Owner, declare this Agreement to be subject to re-negotiation, whereupon the Owner agrees that it will not undertake any construction on the said lands until this Agreement has been re-negotiated.

29. All facilities and matters required by this Agreement shall be provided and maintained by the Owner at its sole risk and expense to the satisfaction of the Corporation and in accordance with the standards determined by the Corporation and in default thereof and without limiting other remedies available to the Corporation, the provisions of Section 469 of The Municipal Act shall apply.
30. A financial guarantee (Performance Bond, Letter of Credit or other security acceptable to the Corporation) for 100% of the cost of on-site improvements (other than buildings or structures) is required as part of the site plan agreement. The said amount to be approved by the Corporation's Manager of Public Services. A one (1) year maintenance bond is also a requirement of this agreement.
31. Notwithstanding any other provisions of this agreement the required asphalt paving for the driveway, parking area and loading area may be deferred for a five (5) year period subject to financial security acceptable to the Corporation.
32. This Agreement shall be registered against the land to which it applies, at the expense of the Owner, and the Corporation shall be entitled, subject to the provisions of The Registry Act and The Land Titles Act, to enforce its provisions against the Owner named herein and any and all subsequent owners of the land.

IN WITNESS WHEREOF the Owner executed this Agreement.

OWNER: 1425288 Ontario Inc.

George Smit - President

Susan Pillon - Secretary

THE CORPORATION OF THE TOWN OF
AMHERSTBURG

Mayor - Tony DiBartolomeo

Clerk - Dave Mailloux

Authorized and approved by By-Law
No. 2001-38 enacted the 13th day of
August, 2001.

SCHEDULE "A"

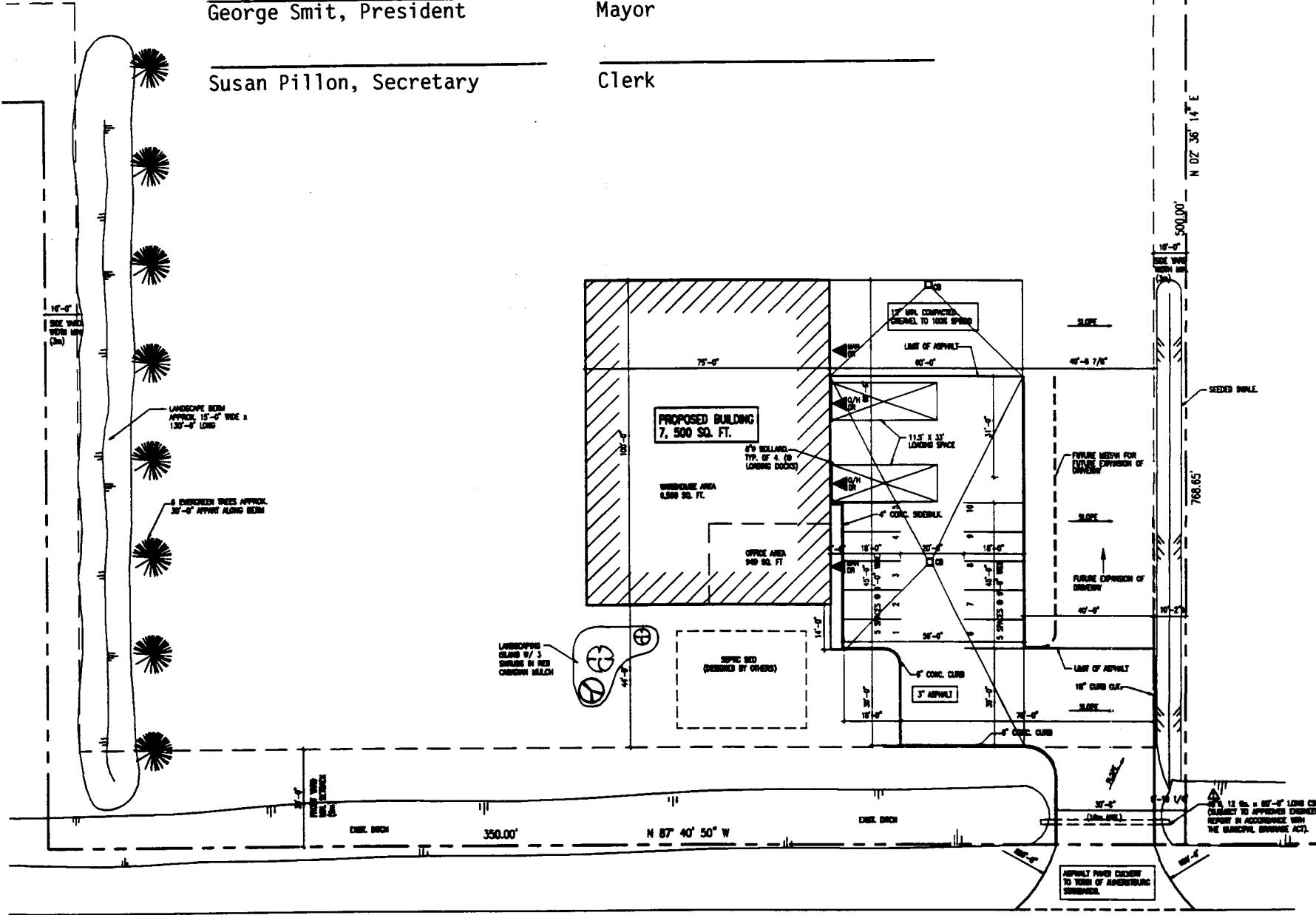
The following is a description of the land to which this instrument applies:

Part of Lot 1, Concession 2 Geographic Township of Anderdon
now in the Town of Amherstburg, in the County of Essex, now
designated as Part 1, 10 and 11 on Plan 12R-18834.

SCHEDULE "B"

George Smit, President
Susan Pillon, Secretary

Mayor
Clerk



SITE STATISTICS:

ZONING :	L1 LIGHT INDUSTRIAL
SITE AREA :	= 463,240.54 sq.ft. (10.58 ACRES)
BUILDING AREA :	
TOTAL BUILDING FOOTPRINT AREA :	= 7,500.00 sq.ft.
LOT COVERAGE :	
% LOT COVERAGE :	= 1.62 %
LANDSCAPED AREA :	
LANDSCAPED AREA (INCL. 4,170 SQ. FT. BUFFER AREA)	= 477,020.00 sq.ft. = 98.71%
PAVED AREA :	
PAVED AREA	= 6,743.48 sq.ft. = 1.77 %
PARKING REQUIREMENTS:	
FOR OFFICE AREA	
1 SPACE FOR EACH 430 sq.ft. (40 m ²)	= 840 sq.ft. / 430 sq.ft. = 2.18 = 2 SPACES
FOR WAREHOUSE / SHOP AREA	
1 SPACE FOR EACH 1,676 sq.ft. (155 m ²)	= 6,800 sq.ft. / 1,676 sq.ft. = 4.06 = 4 SPACES
TOTAL PARKING REQUIRED:	= 6 SPACES
PARKING PROVIDED:	
REGULAR PARKING SPACES	= 16 SPACES
TOTAL PARKING PROVIDED:	= 16 SPACES
LOADING DOCK REQUIREMENTS:	
OVER 500 sq.ft. (46.50 SQ. FT.) UP TO 2,500 sq.ft. (232.00 SQ. FT.)	= 2 LOADING SPACES 11'-0" x 33'-0"

BUILDING STATISTICS :

WAREHOUSE AREA	= 4,800 sq.ft.
OFFICE AREA	= 940 sq.ft.
TOTAL FLOOR AREA	= 7,500 sq.ft.

ASPHALT PAVING NOTE:
4" ASPHALT (2 1/2" H.A. BASE, 1 1/2" H.A. SURFACE) ON 12" GRAVEL "A" COMP. TO 100% SPREAD. BELOW DRAIN "A", PROVIDE DRAIN "A" COMPACTED TO 100% SPREAD.

THE OWNER:
AFTER EXAMINATION TO PROPER GRAD, PROOF ROLL COVER, SLOPES AND FELLOW IMMEDIATELY WITH PLACEMENT OF GRANULAR BASE UPON APPROVAL OF GEOLOGICAL ENGINEER.

ALL WORK TO COMPLY WITH THE LOCAL ORDINANCE. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY AND REGULATIONS FOR CONSTRUCTION PROJECTS.

THE OWNER AND THE ENGINEER DO NOT GUARANTEE THE ACCURACY OF THE VALUES SHOWN ON THE DRAWING. OTHER VALUES MAY BE PROVIDED OR OBTAINED BY OTHER MEANS OR LOCATION SURVEY. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY DAMAGE THAT HE MAY CAUSE TO THESE UTILITIES. THE CONTRACTOR FURTHER AGREES TO INDEMNIFY THE OWNER AND ENGINEER AGAINST ANY CLAIMS WHICH MAY ARISE FROM HIS ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS WORK.

FIELD CHECK ALL EXISTING GRADE AND DIMENSIONS PRIOR TO COMMENCING ANY NEW CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

REMOVE ALL DEBRIS INCLUDING EXCAVATED MATERIALS, BRICKS, CONCRETE ETC. FROM THE SITE.

BACKFILL ALL EXCAVATIONS BELOW FINISHED GRADE WITH FULL DEPTH GRANULAR MATERIAL COMPACTED TO MINIMUM DENSITY SPREAD. BACKFILL SHALL BE GRAN "A" UP TO THE UNDERGRADE OF THE DRAIN "A" BASE. GRANULAR "A" BASE SHALL BE 12" THICK UNLESS NOTED OTHERWISE.

ALL EXISTING CONCRETE TO BE 30 MPa WITH SEE + 1.1/2% AIR ENTRAINMENT.

ALL OTHER PIPING TO BE RING-TYPE CORRUGATED STEEL PIPE (RSP) AS MANUFACTURED BY PCL, COMPLETE INCLUDING HELD FITTINGS, FIRE LUBRICANT, INSTALLED AS PER MANUFACTURER'S PRINTED INSTRUCTIONS.

NEW CATCH BASINS (C.B.) TO HAVE TWO (2) BY 24" LAM PERFORMED SLAB DRUMS INTO GRANULAR BACKFILL. SLAB DRUMS SHOWN TO BE 1" BELOW FIN. GRADE. CATCH BASINS TO BE 2'-0" X 2'-0" PRECAST CONCRETE WITH FRAME AND GRADE AND GROUND TOP TO OPEN. (PUB. 12)

ALL NEWWORK LOT LINES TO BE PAVED BY CONTRACTOR.

ALL EXISTING CONCRETE SURFACES TO BE COVERED WITH A 3" MINIMUM PREPARED CONCRETE CURING COMPOUND (CALUMBER 97-40) CURE ALL SUE PLACED CONCRETE.

FINISH SURFACE JOINTS IN CURB AT 30" ON CENTER. ALL JOINTS WITH JOINT FILLER. VERIFY JOINT LOCATION WITH DRAWING. PROVIDE 1/2" PIPE EXPANSION JOINTS IN CURB AT 10' ON CENTER OR AS NOTED ON DRAWING THIS I.I.

GRANULAR "A" TO OPEN 100%

ASPHALT PAVING TO CONSIST OF A BASE OF COURSE OF H.A. AND A SURFACE COURSE OF H.A. MEETING THE REQUIREMENTS OF THE APPROPRIATE CURING PROVISION, EXCEPTING SPECIFICATIONS THEREIN TO BE AS NOTED ON THE DRAWINGS.

MANHOLE TO BE 48" (UNLESS NOTED OTHERWISE) SHOWING FINISHED GRADE WITH BASE, FILLER, TOP FRAME AND GRADE AND LIDDER IN ACCORDANCE WITH OPSD 701. SEE PLAN FOR MANHOLE SCHEDULES.

- general notes:**
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS WORK.
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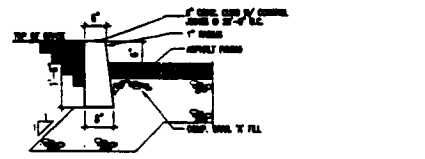
DATE	ISSUED FOR
05-25-01	REVISION
06-27-01	SITE PLAN CORRECT
07-06-01	PERMIT
08-05-01	REVISION FOR S.P.A. MTD.

PROJECT
PROPOSED 7,500 SQ. FT. INDUSTRIAL BUILDING

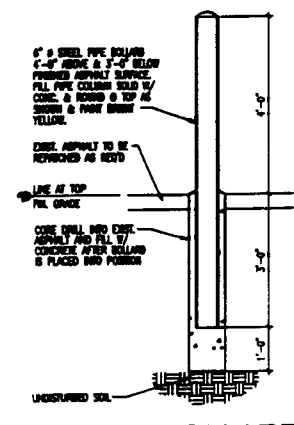
AMHERSTBURG, ONTARIO
OWNER
INTERIOR DOOR SHOP



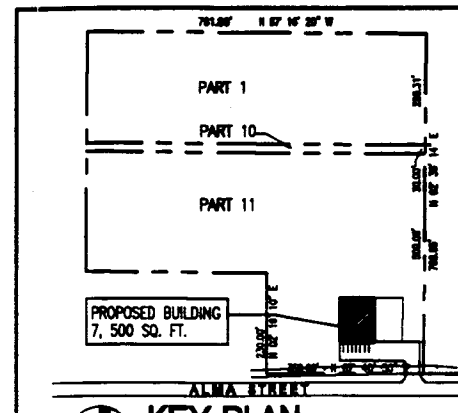
LEGAL DESCRIPTION
PLAN OF SURVEY
12R-18834
OF
PARTS 1, 10, & 11
CONCESSION 2
IN THE
TOWN OF AMHERSTBURG
COUNTY OF ERIE, ONTARIO
PROVINCE OF ONTARIO



TYP. CONC. CURB DETAIL
SCALE 1/2" = 1'-0"



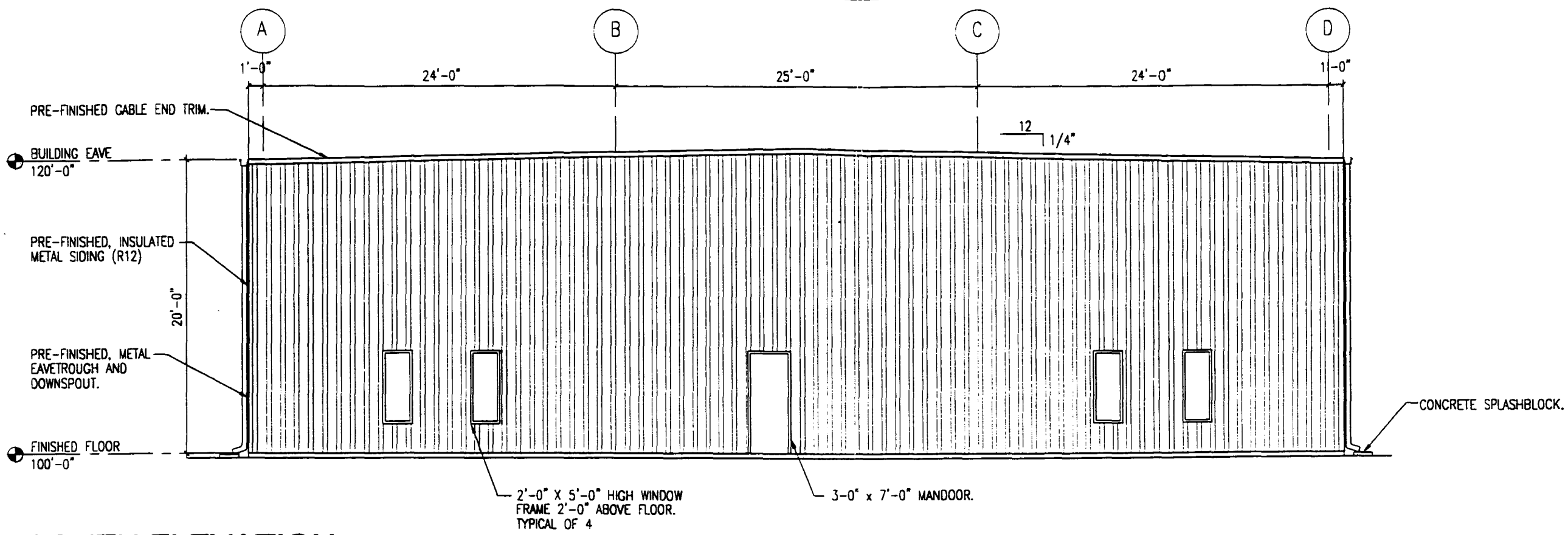
TYPICAL BOLLARD DETAIL
SCALE 1/2" = 1'-0"



KEY PLAN
NOT TO SCALE

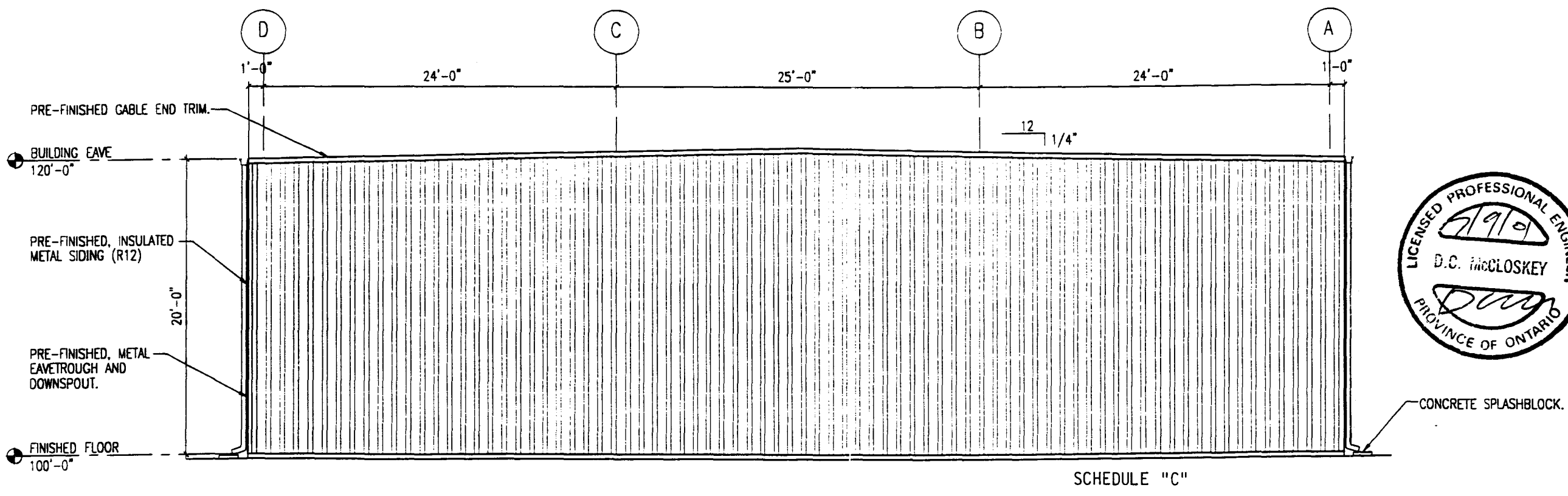
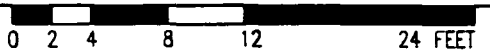
DRAWING TITLE
SITE PLAN

DATE :	MAY 2001
SCALE :	AS SHOWN
DRAWN BY :	BLK
DRAWN BY CAD :	BLK
CHECKED BY :	DCM
PROJECT FILE NO.	2001-219
DRAWING NO.	C1.1



SOUTH ELEVATION

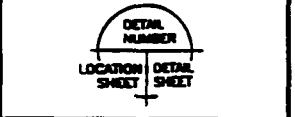
SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

- general notes:**
1. THE DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
 2. BUILDINGS SHALL BE AS SHOWN.
 3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL OTHERS AND FOR THE ACCURACY OF ALL DIMENSIONS FROM THE ORIGINAL AND CONTROL POINTS OF THE DRAWING.
 4. CONTRACTORS ARE RESPONSIBLE TO PROVIDE TO THE OWNER A SUMMARY OF MATERIALS TO BE USED IN THE CONSTRUCTION OF THE WORK.
 5. IN THE EVENT THE ENGINEER IS REQUESTED TO REVIEW ANY CHANGES TO THE ORIGINAL DRAWING, THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE CHANGES AND DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY CHANGES UNLESS SO NOTED.
 6. CONTRACTORS SHALL PROTECT THE SERVICES OF THE ENGINEER AND BE RESPONSIBLE FOR THE PROTECTION OF ANY SERVICES UNLESS SO NOTED.
 7. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK, UNLESS SO NOTED IN THE CONTRACT OR THE DRAWING.



DATE	ISSUED FOR
07-00-01	PERMIT

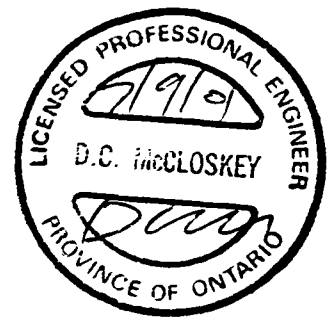
PROJECT
PROPOSED 7,500 SQ. FT.
INDUSTRIAL BUILDING

AMHERSTBURG, ONTARIO

OWNER
INTERIOR DOOR SHOP

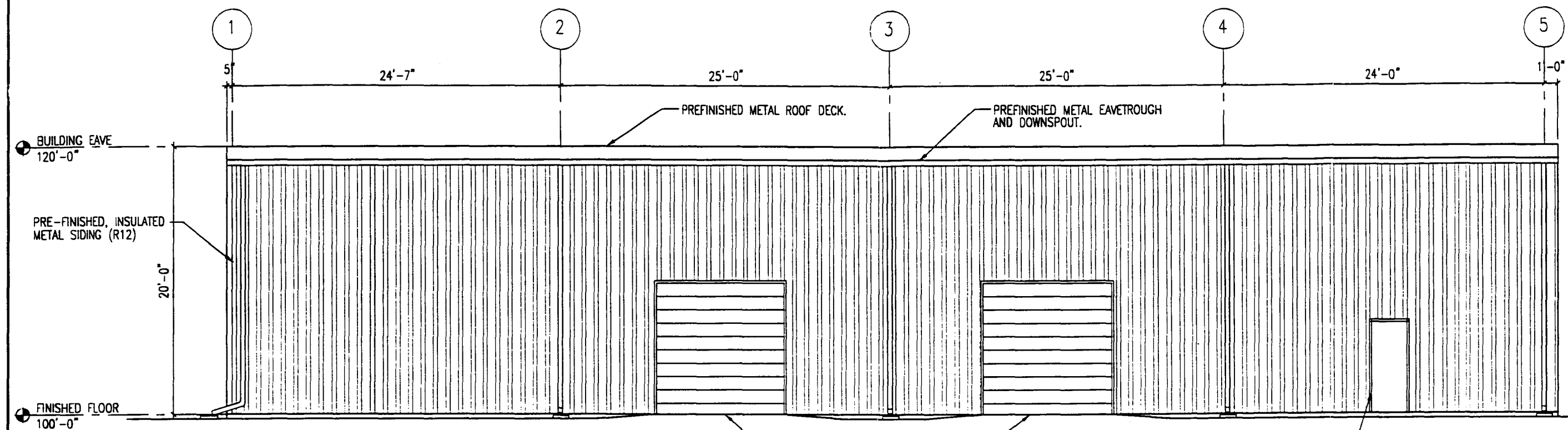
DRAWING TITLE
BUILDING ELEVATIONS

DATE :	JUNE 2001
SCALE :	AS SHOWN
DRAWN BY :	MEM
CHECKED BY :	OCM
PROJECT FILE NO.	2001-219
DRAWING NO.	



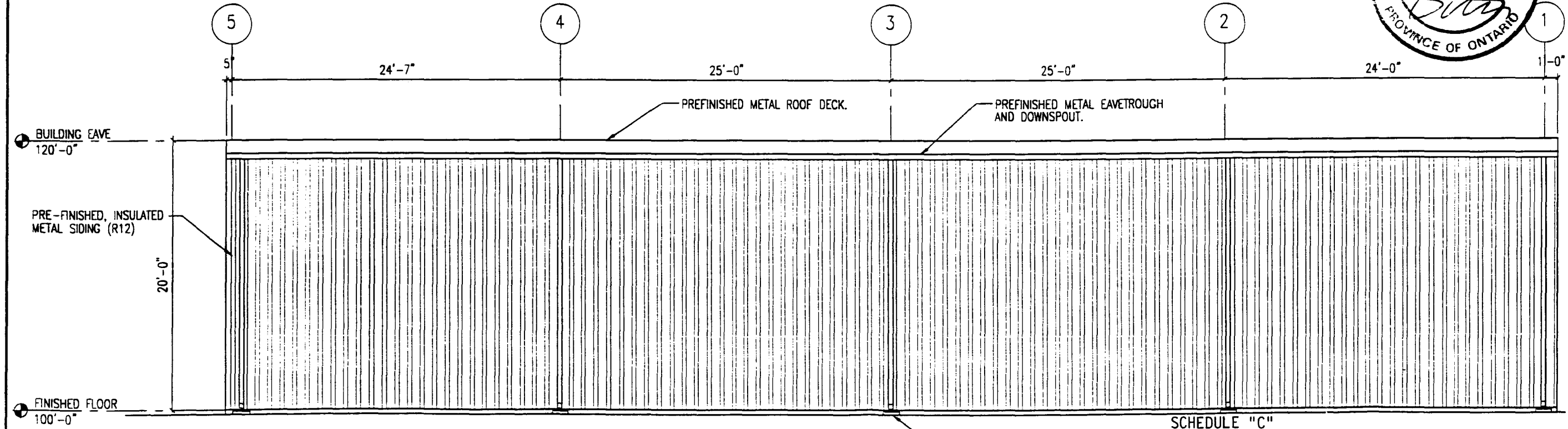
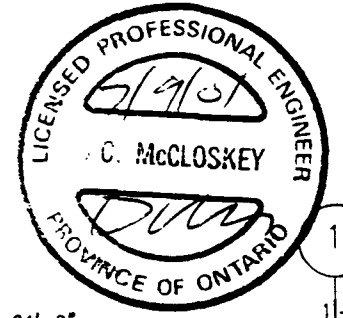
George Smit, President
Susan Pillon, Secretary

Mayor
Clerk



EAST ELEVATION

SCALE : 1/8" = 1'-0"
0 2 4 8 12 24 FEET



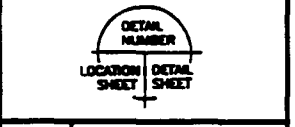
WEST ELEVATION

SCALE : 1/8" = 1'-0"
0 2 4 8 12 24 FEET

SCHEDULE "C"

George Smit, Pres. Mayor
Susan Pillon, Sec. Clerk

- general notes:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF THE WORK.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
 3. APPROVAL IS SUBJECT TO PROVISIONS IN THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
 4. IN THE EVENT THE CONTRACTOR IS REQUIRED TO OBTAIN ANY PERMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SAME AND FOR THE COSTS THEREOF.
 5. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR THE COSTS OF ANY DAMAGE TO SUCH UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF ANY DAMAGE TO SUCH PROPERTIES.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF ANY DAMAGE TO SUCH PROPERTIES.



DATE	ISSUED FOR
07-05-01	FORM

PROJECT
PROPOSED 7,500 SQ. FT.
INDUSTRIAL BUILDING

AMHERSTBURG, ONTARIO
OWNER
INTERIOR DOOR SHOP

DRAWING TITLE
BUILDING ELEVATIONS

DATE :	JUNE 2001
SCALE :	AS SHOWN
DRAWN BY :	MEM
CHECKED BY :	DCM
PROJECT FILE NO.	2001-219
DRAWING NO.	