

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2003-94

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

WHEREAS Gosfield Land Company Limited as Trustee for/and Hampton Holdings of Windsor Limited has proposed the development of property at 199 Sandwich Street South for purposes of a commercial retail store;


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 24th day of November, 2003.

Mayor



Clerk

Certified to be a true copy of By-law
No. 2003-94 passed by the Amherstburg
Municipal Council on November 24, 2003.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 14

Properties

PIN 70554 - 0245 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 32 PL 240 AMHERSTBURG AS IN R1416884; AMHERSTBURG
Address AMHERSTBURG

PIN 70554 - 0268 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 32 PL 240 AMHERSTBURG PTS 3 & 6 PL 12R20594 S/T EASE OVER PT 6 PL 12R20594 AS IN CE26969; AMHERSTBURG.
Address 00211 SANDWICH STREET SOUTH
 AMHERSTBURG

PIN 70554 - 0269 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 31A, 32 PL 240 AMHERSTBURG PTS 1,4 & 5 PL 12R20594 S/T EASE OVER PT 5 PL 12R20594 AS IN CE26968, S/T EASE OVER PT 4 PL 12R20594 AS IN CE26969.
Address 00211 SANDWICH STREET SOUTH
 AMHERSTBURG

PIN 70554 - 0240 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 31A, 32 PL 240 AMHERSTBURG AS IN R832907 (FIRSTLY); AMHERSTBURG, NOW PART 1 ON 12R-20905
Address AMHERSTBURG

Redescription

PIN 70554 - 0241 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 31A, 32 PL 240 AMHERSTBURG PT 2 PL 12R20594.
Address 00211 SANDWICH STREET SOUTH
 AMHERSTBURG

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land.

Name THE CORPORATION OF THE TOWN OF AMHERSTBURG
Address for Service 271 Sandwith St. S
 Amherstburg, Ontario
 N9V 2Z3

I, LORY BRATT, AMCT, PLANNING COORDINATOR, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Party To(s)	Capacity	Share
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Name HAMPTON HOLDINGS OF WINDSOR LIMITED
Address for Service Box 129
 Essex, Ontario
 N8M 2Y2

Name GOSFIELD LAND COMPANY LIMITED, AS TRUSTEE
Address for Service Box 129
 Essex, Ontario
 N8M 2Y2

Statements

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Applicant(s) Signed 2004 01 16
 Windsor N9A 6V2
 Tel 519-258-0615
 Fax 5192586833

The applicant(s) hereby applies to the Land Registrar.

igned By

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Party To(s) Signed 2004 01 16
Windsor N9A 6V2
Tel 519-258-0615
: 5192586833

Submitted By

MOUSSEAU DELUCA 500-251 Goyeau Street 2004 01 16
MCPHERSON PRINCE Windsor N9A 6V2
Tel 519-258-0615
Fax 5192586833

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

DEVELOPMENT AGREEMENT

Registered _____, 2003

THIS AGREEMENT made in quintuplicate this 24 day of
NOVEMBER, 2003.

BETWEEN: GOSFIELD LAND COMPANY LIMITED AS TRUSTEE
FOR/AND HAMPTON HOLDINGS OF WINDSOR LIMITED

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 commercial retail store, 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"	-	Landscaping Plan
SCHEDULE "D"	-	Paving and Grading Plan
SCHEDULE "E"	-	Site Servicing Plan
SCHEDULE "F"	-	Elevations

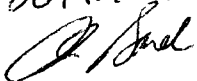
2. Schedule "A" hereto describes the lands affected by this Agreement.
3. Schedule "B" hereto shows:
 - (a) The location of all buildings and structures to be erected;
 - (b) The location and provision of off-street vehicular loading and parking facilities and access driveways including driveways for emergency vehicles;
 - (c) Walkways and all other means of pedestrian access;
 - (d) The location and provision for the collection and storage of garbage and other waste material.
4. Schedule "C" hereto shows:
 - (a) Landscaping plan and plant list.
5. Schedule "D" hereto shows:
 - (a) Paving and grading plan.
6. Schedule "E" hereto shows:
 - (a) Site servicing drawings.
7. Schedule "F" hereto shows:
 - (a) Elevation drawings.
8. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Essex Powerlines Corporation regarding any matters that relate to services provided by Essex Powerlines Corporation. The Owner shall also be responsible for conveying any required easements. All costs associated with changes to Essex Powerlines Corporation system will be at the Owner's expense.
9. 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.
10. 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.
11. 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.
12. The Owner shall maintain a minimum of parking spaces, as designated on Schedule "B".
13. 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.

14. 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.
15. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
16. The Owner shall install and maintain a system for the disposal of storm and surface water as indicated on Schedule "E" 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.
17. 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.
18. 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.
19. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "C". The Owner agrees that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.
20. The existing chain link fence shall be repaired and maintained along the limits of the property line as shown on Schedule "B". A fence and/or gate is not required over the rear access/right-of-way.
21. All driveways for emergency vehicles shall:
 1. Be connected with a public thoroughfare;
 2. Be designed and constructed to support expected loads imposed by firefighting equipment;
 3. Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
 4. Have a clear width of 3 metres at all times;
 5. 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;
 6. Have an overhead clearance not less than 4.5 metres;
 7. Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
 8. Have approved signs displayed to indicate the emergency route.
22. 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.

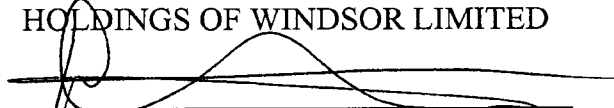
23. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief, public works head and municipal engineer may from time to time and at any time enter on the premises of the Owner to inspect:
 1. The progress of development.
 2. The state of maintenance as provided for in this Agreement.
24. 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.
25. 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.
26. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as 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.
27. In the event that an owner should fail to obey a stop work order issued under Section 24 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
28. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Section 25 or after notice of an opinion, which Council of the Corporation determines is correct under Section 26, 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.
29. 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.
30. 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 obligation.

- 31. 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 renegotiation, whereupon the Owner agrees that it will not undertake any construction on the said lands until this Agreement has been renegotiated.
- 32. 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.
- 33. That the Owner shall be responsible for conveying an easement approximately 10 ft. x 10 ft. in area for purposes of a water sampling station at the location of the existing 3/4" water service to be supplied and installed by the Town of Amherstburg Public Works Department prior to landscaping being complete.
- 34. 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 security is also a requirement of this agreement with the option of reducing the security to 15% of the cost of the site improvements during the one (1) year maintenance period after the Town has inspected and initially approved same.
- 35. 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.

Witness:


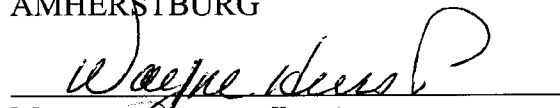
GOSFIELD LAND COMPANY LIMITED
AS TRUSTEE FOR/AND HAMPTON
HOLDINGS OF WINDSOR LIMITED



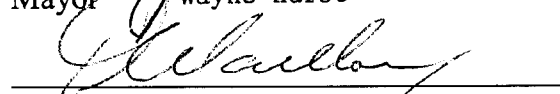
David Burstyn – President

I have authority to bind the corporation

THE CORPORATION OF THE TOWN OF
AMHERSTBURG



Mayor Wayne Hurst



Clerk David Mailloux

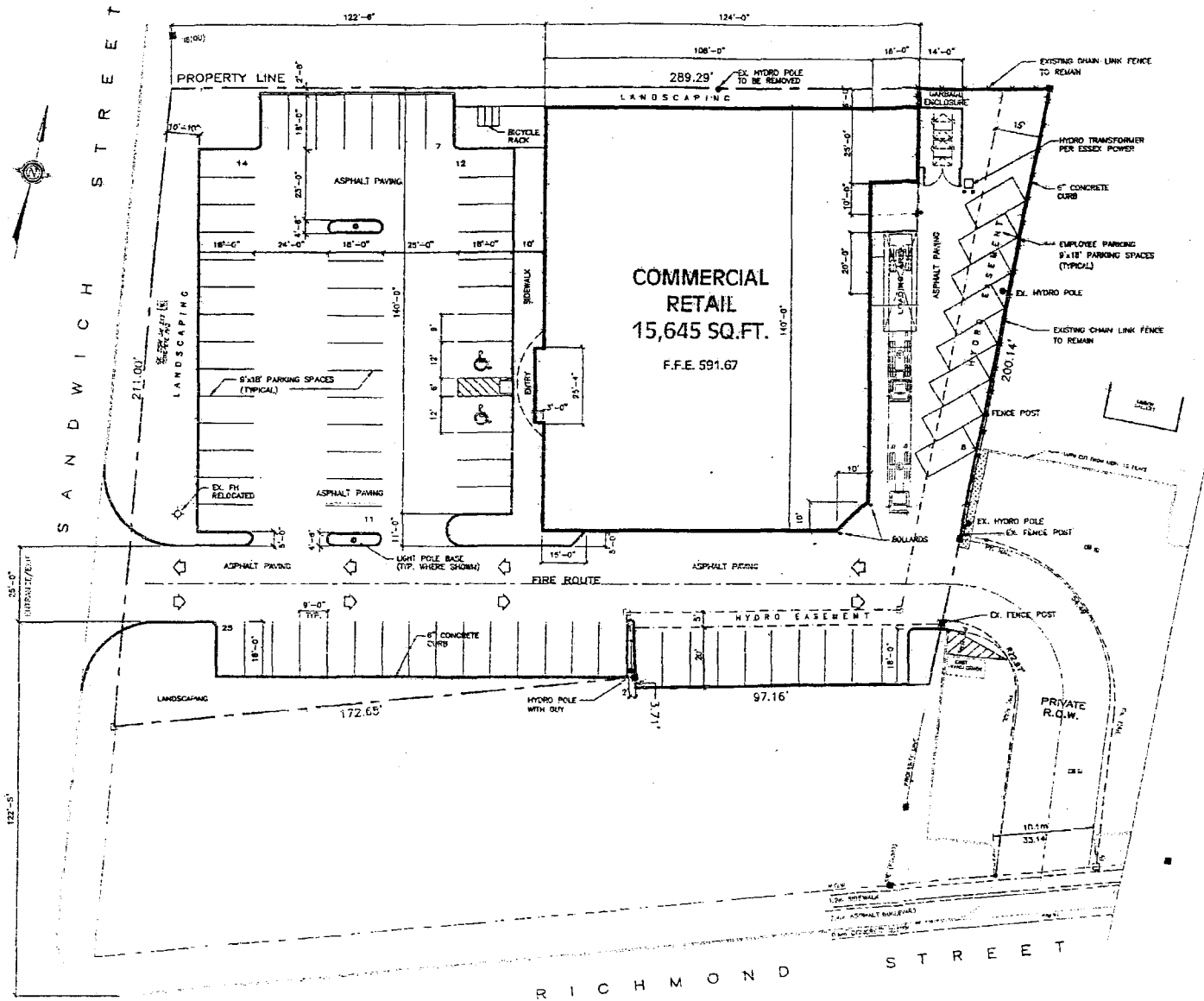
We have authority to bind the corporation

Authorized and approved by
By-law No. 2003-94 enacted
the 24th day of November, 2003.

SCHEDULE "A"

1. Parts of Lots 31A and 32, , Registered Plan 240, being Parts 1, 3, 4, 5 and 6 on Reference Plan 12R-20594, Town of Amherstburg, County of Essex (Gosfield Land Company Limited, as Trustee).
2. Parts of Lots 31A and 32, Registered Plan 240, being Part 2 on Reference Plan 12R-20594, Town of Amherstburg, County of Essex (Hampton Holdings of Windsor Limited).
3. Part of Lot 31A (also known as Lot A), Part of Lot 32, Registered Plan 240, being Part 1 on Reference Plan 12R-20905 (Hampton Holdings of Windsor Limited).
4. Part of Lot 32, Registered Plan 240, being Part 2, on Reference Plan 12R-20905, Town of Amherstburg, County of Essex.

SITE STATISTICS	
TOTAL LAND AREA	55,924 SQ.FT.
TOTAL BUILDING AREA	15,645 SQ.FT.
SHOPPERS DRUG MART BUILDING AREA	15,645 SQ.FT.
OTHER TENANTS BUILDING AREA	N.A.
TOTAL BUILDING COVERAGE ON PROPERTY	28%
PARKING REQUIRED (1 PER 289 SQ.FT.)	58 CARS
PARKING PROVIDED	77 CARS
LANDSCAPING AREA	7,700 SQ.FT. (13.8%)



SCHEDULE "B" TO BY-LAW 2003-94
 GOSFIELD LAND COMPANY LIMITED AS
 TRUSTEE FOR/AND HAMPTON HOLDINGS
 OF WINDSOR LIMITED

David Burstyn - President

TOWN OF AMHERSTBURG

Wayne Hous
 Mayor

Clerk

hes Howe, Charval and Spence Ltd.
 Consulting Engineers

WINDSOR, ONTARIO

NO.	DATE	BY	SCALE	1/4" = 1'-0"
DESIGN				
DRAWN				
CHECKED				
1. DELETE PER PLAN SHOW	NOV 7, 2003	M.C.A.		
2. REVISION PER APPROVAL	NOV 18, 2003	M.C.A.		
3. ISSUED FOR APPROVAL	JULY 14, 2003	M.C.A.		

PROPOSED COMMERCIAL RETAIL STORE

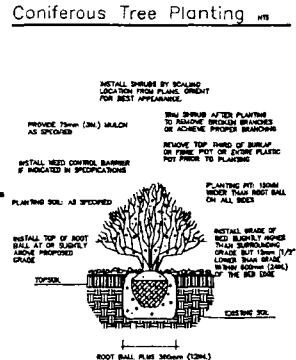
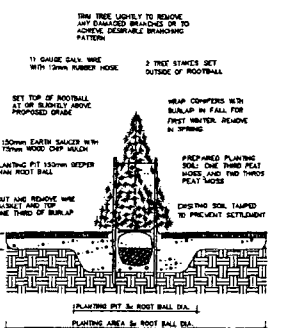
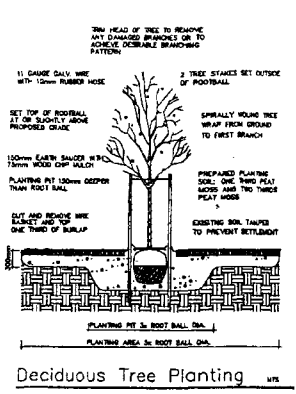
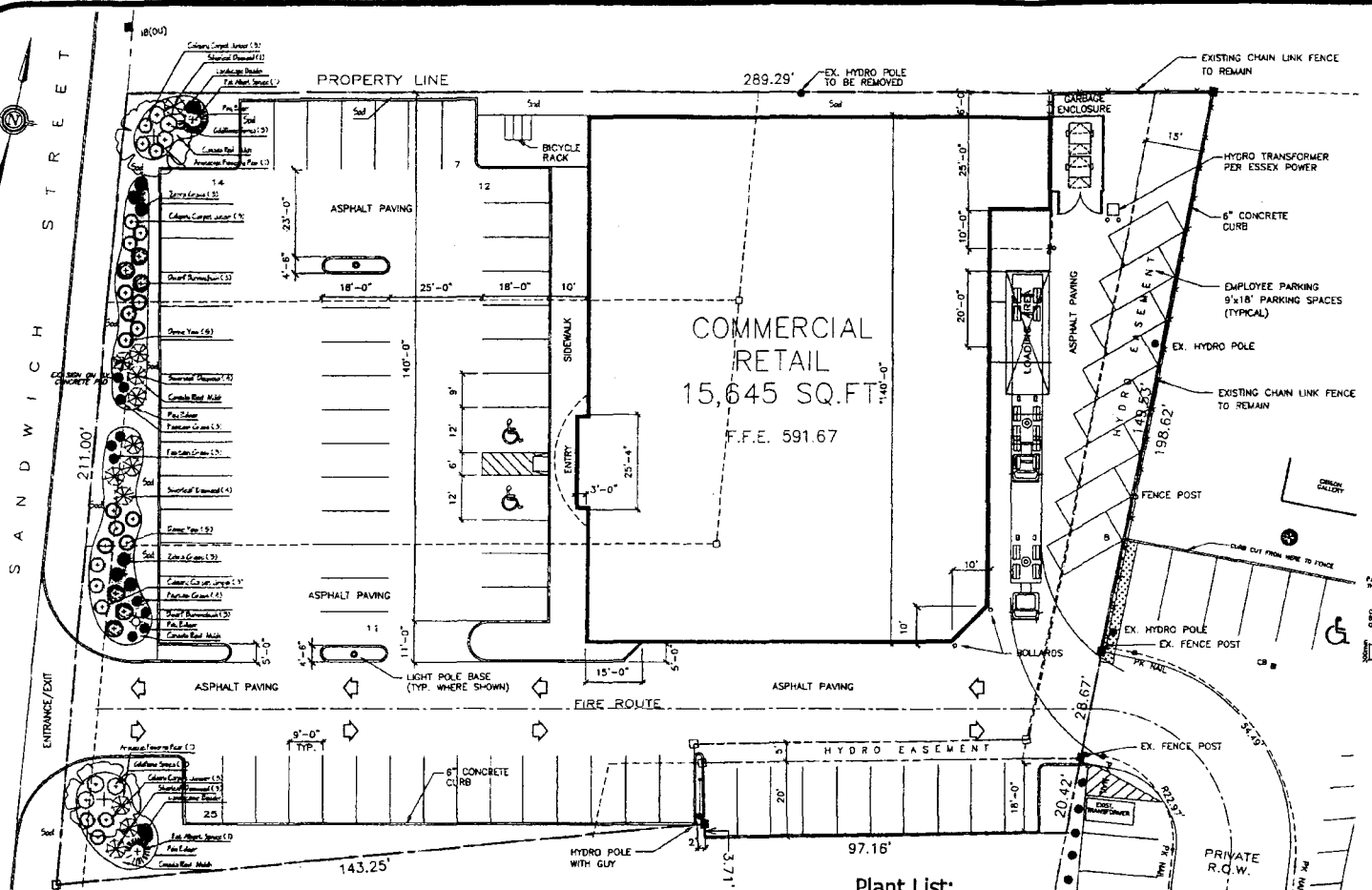
SITE PLAN

PROJECT NO.
C103-1022

SHEET NO.
1

OF 1

SANDWICH STREET



General Notes

SCHEDULE "C" TO BY-LAW 2003-94
 GOSFIELD LAND COMPANY LIMITED AS
 TRUSTEE FOR AND HAMPTON HOLDINGS
 OF WINDSOR LIMITED

David Burstyn - President

TOWN OF AMHERSTBURG

Mayor

Clerk

No.	Revision/Issue	Date
2	Landscape Revisions	11/11/03
1	Landscape Revisions	30/10/03

Bellaire Landscape Inc.
 2025 Ellis Side Rd., R.R.#2,
 Maidstone, Ontario, N0R 1K0
 Phone: (519) 723-4948
 Fax: (519) 723-9900

Proposed Commercial
 Retail Store
 Amherstburg, Ontario

Project	Sheet
135-03	L-1
Sept. 2003	
1/16" = 1'-0"	

Notes:

Install 3" depth of Canada Red Mulch in all planting beds. Mulch should be 1/2" below the adjacent surface within 24" of the edge of the bed. Install Shredded Mulch on landscape fabric.

All planting beds adjacent to turf areas to be edged with a commercial grade 5" black polyethylene edger.

Fine grade and sod all site areas as indicated except those where planting beds, pavement, or buildings are indicated. Extend turf to property lines for interior lot lines and to curb for street frontage.

Spread imported topsoil over smooth subgrade in order to achieve a 4" minimum depth for all turf areas. Provide additional topsoil as required. Advise Landscape Designer of location of stockpile and allow adequate time for testing prior to importing soil.

Guarantee all plant material for a period of one year from acceptance. Replace all dead or weak plant material promptly when directed by owner. Guarantee replacements for a period of one year from planting. Plants damaged due to vandalism are not guaranteed.

Verify the quantities of plants in the plant list or indicated on the drawing with that actually drawn. Notify the Landscape Designer of any discrepancies prior to commencing work.

This drawing is an instrument of service and remains the property of the Landscape Designer. All drawings must be returned to the Landscape Designer on request.

Notify the Landscape Designer prior to commencing work, after staking the locations of proposed work, and prior to backfilling excavations.

Landscape Contractor is responsible for all work shown unless indicated for General Contractor.

All work to be performed in compliance with the Health and Safety Act 1980, Ontario Reg. 213/91, 714/82 latest revisions. Determine and verify the location and existence of all underground utilities prior to commencing construction.

Advise the Landscape Designer of any conflict between the proposed work and existing utilities. Repair any damage done as a result of construction. Verify that all existing site conditions are as shown on the plan.

Plant List:

Qty.	Botanical Name	Common Name	Size	Root
Trees;				
2	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	50mm. W.B.	
2	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce	150cm. W.B.	
Shrubs;				
12	<i>Cornus alba</i> 'Elegantissima'	Silverleaf Dogwood	70cm. Potted	
6	<i>Euonymus alata</i> 'Compacta'	Dwarf Burningbush	60cm. Potted	
12	<i>Juniperus horizon</i> 'Colgary Carpet'	Colgary Carpet Juniper	40cm. Potted	
6	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	50cm. Potted	
10	<i>Toxus media</i> 'Densiformis'	Dense Yew	40cm. Potted	
Ornamental Grasses;				
6	<i>Micanthus sinensis</i> 'Zebraurus'	Zebra Grass	2 gal. Potted	
10	<i>Pennisetum alopecuroides</i>	Chinese Fountain Grass	2 gal. Potted	

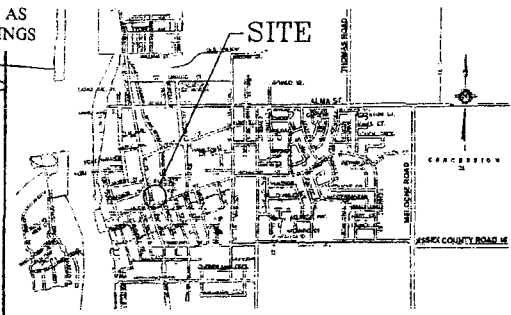
GOSFIELD LAND COMPANY LIMITED AS TRUSTEE FOR/AND HAMPTON HOLDINGS OF WINDSOR LIMITED

David Burstyn - President

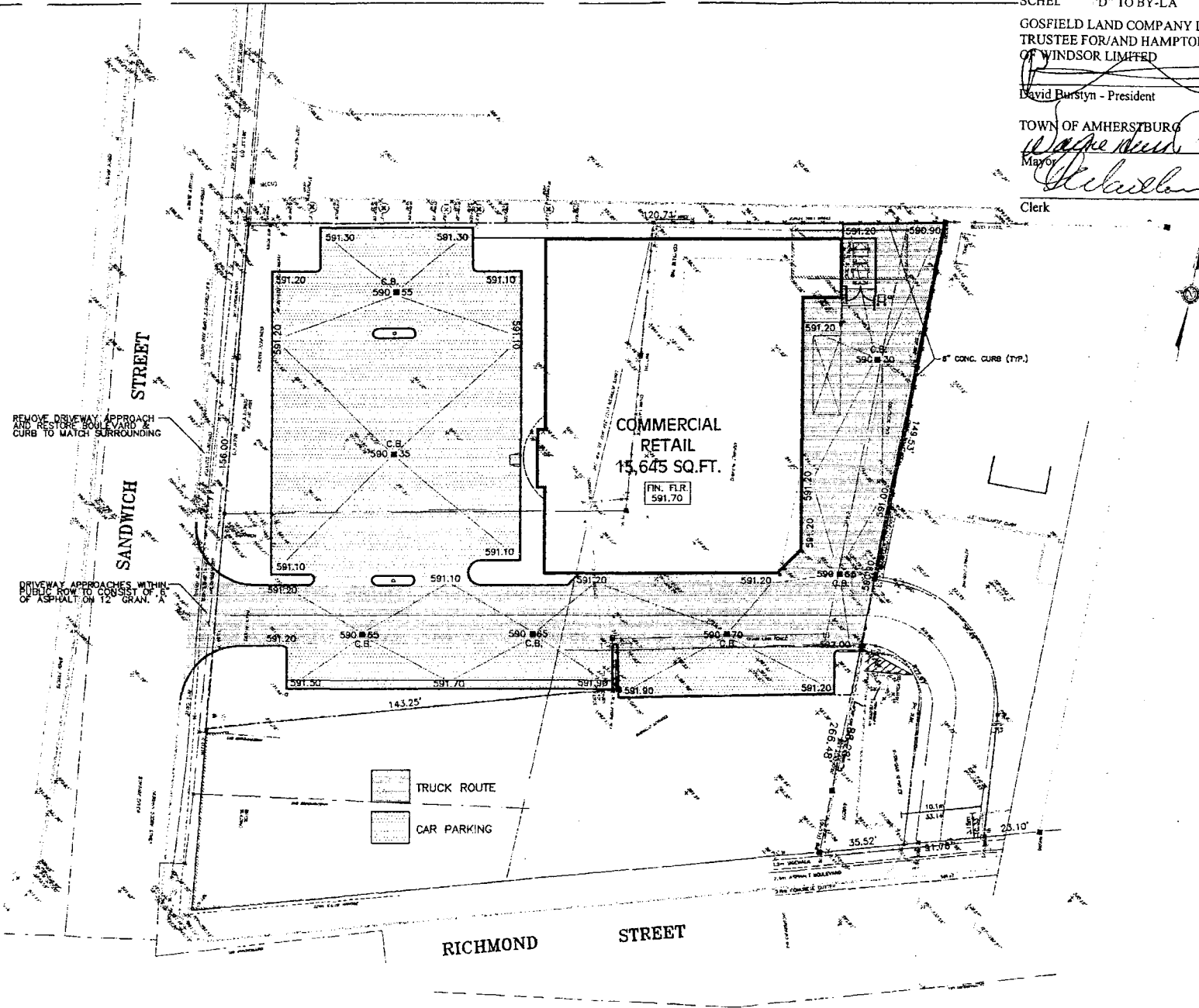
TOWN OF AMHERSTBURG

Mayor

Clerk



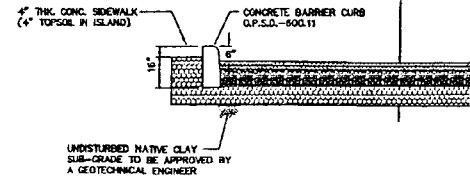
KEY PLAN
N.T.S.



NOTES:

- PERFORM ALL WORK TO OPSIS AND TOWN OF AMHERSTBURG STANDARDS & OBTAIN ALL PERMITS.
- RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO TOWN OF AMHERSTBURG STANDARDS.
- CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES PRIOR TO PROCEEDING WITH ANY WORKS AND REPORT ANY DISCREPANCIES TO ENGINEER.
- 595.00 DENOTES PROPOSED ELEVATION
- 591.00 DENOTES EXISTING ELEVATION
- ALL GRADES SHOWN ON PAVING AND GRADING PLAN ARE PAVEMENT GRADES
- ALL GRADES SHOWN ON SITE SERVACING PLAN ARE PIPE INVERTS
- COORDINATE SIDEWALK CONSTRUCTION WITH BUILDING CONSTRUCTION

PARKING AREA	TRUCK ROUTE
1 1/2" H.L.S. ON	1 1/2" H.L.S. ON
1 1/2" H.L.S. ON	2" H.L.S. ON
8" GRAN. 'A' ON	8" GRAN. 'A' ON
8" GRAN. 'B' TYPE II	8" GRAN. 'B' TYPE II
COMPACTED TO 100% S.P.D.	COMPACTED TO 100% S.P.D.



CURB/PAVEMENT
DETAIL
N.T.S.

SEE APPROVED SITE PLAN FOR LAYOUT DIMENSIONS

				<p>Harris, Ghazal and Spencer Ltd. Consulting Engineers</p>	DESIGN	R.C.S.	PROPOSED COMMERCIAL RETAIL STORE	PROJECT NO.
					ORDER	R.C.S.		C103-1022
				NO.	DATE	BY	SCALE	1
				WINDSOR, ONTARIO				2

David Burstyn - President

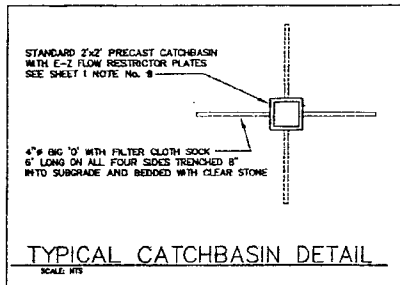
TOWN OF AMHERSTBURG

Mayor

Clerk

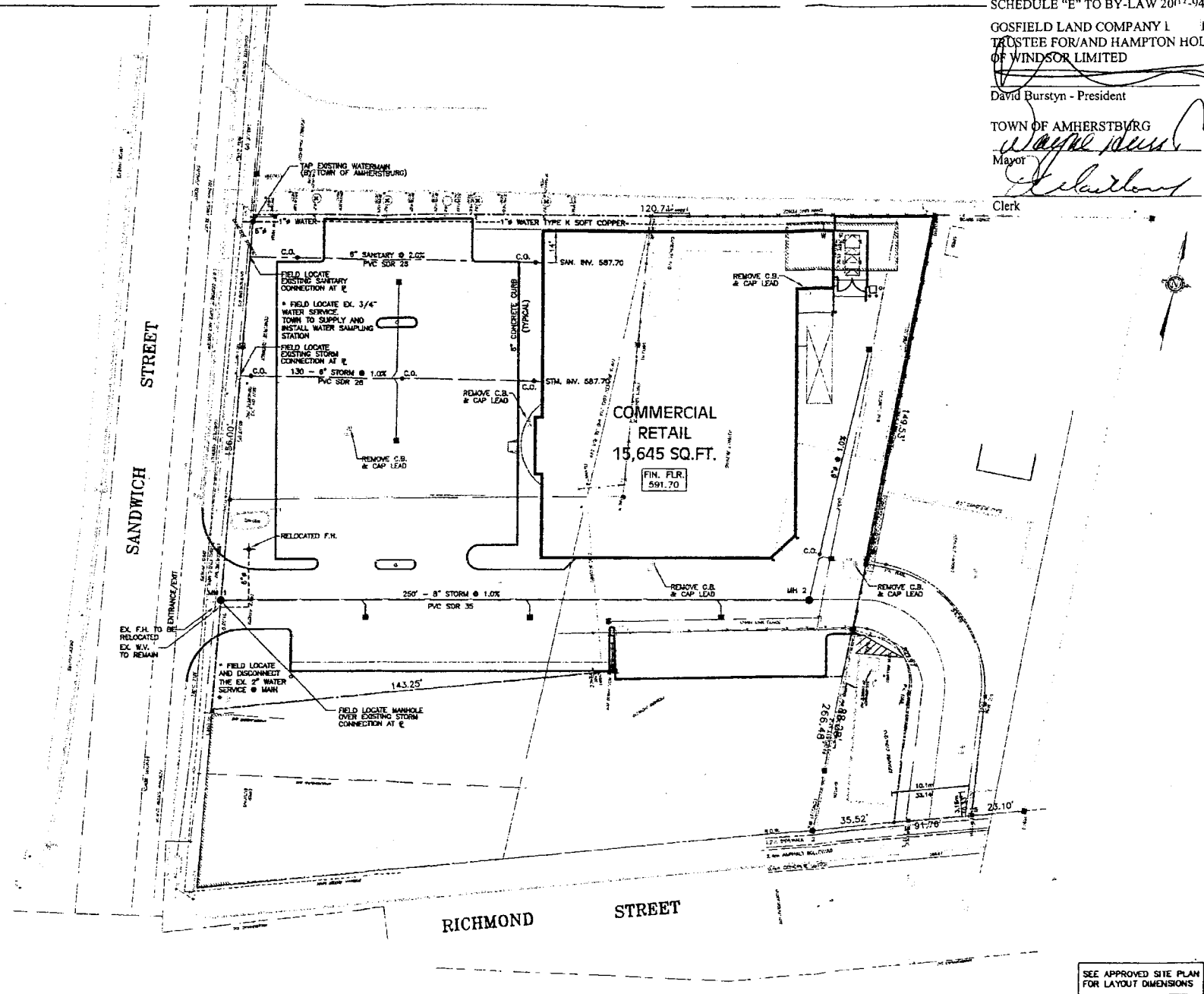
NOTES:

1. PERFORM ALL WORK TO OPSS AND TOWN OF AMHERSTBURG STANDARDS
2. ALL WATERMAINS & SERVICES TO HAVE 5' MIN. COVER
3. SEWER BEDDING IS CLASS "B" EXCEPT CLASS "A" TO FIRST PIPE JOINT OUTSIDE MANHOLES.
4. GRANULAR "B" BACKFILL IS TO BE USED AS BACKFILL FOR ALL TRENCHES (SEWER, WATERMAIN, ETC.) COMPACTED TO 100% S.P.D.
5. CATCH BASIN LEADS TO BE 4" PVC SDR 26 @ 2.0% UNLESS NOTED AS 6" PVC SDR 26 @ 1.0%
6. ALL MANHOLES ARE 48" PRECAST CONCRETE UNLESS OTHERWISE NOTED
7. ALL PRECAST CATCH BASINS TO BE 24"x24" TO OPSS SPEC.
8. NO BENCHING REQUIRED IN STORM SEWER MANHOLES.
9. LOCATION OF BUILDING SERVICES TO BE CONFIRMED WITH OWNER
10. ALL BUILDING SERVICES TO BE BROUGHT WITHIN 5' OF BLDG. -OR- BEYOND CURB



LEGEND:

- SANITARY SEWER
- STORM SEWER
- WATERMAIN CLASS 150 DR16 TO C900 SPECS



hes Harris, Chabriel and Spencer Ltd.
 Consulting Engineers
 WINDSOR, ONTARIO

NO.	DESCRIPTION	DATE	BY	SCALE
3.	REVISED Pylon SIGN	07 NOV. 2003	R.C.S.	
2.	AMENDED AS PER TOWN	26 OCT. 2003	R.C.S.	
1.	ISSUED FOR APPROVAL	15 OCT. 2003	D.A.R.	OCTOBER 2003
NO.		DATE	BY	SCALE

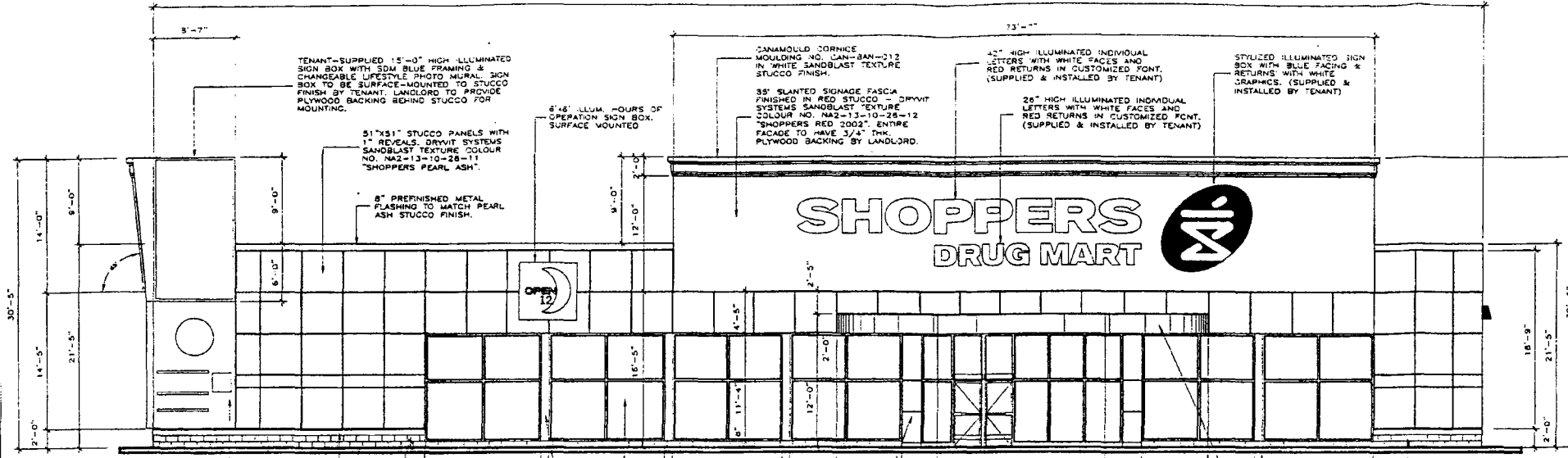
DESIGN R.C.S.
 CHECKED R.C.S.
 DRAWN N.A.L.K.
 CHECKED R.C.S.
 DATE OCTOBER 2003
 SCALE 1" = 20'

PROPOSED COMMERCIAL RETAIL STORE

SITE SERVICES

PROJECT NO. C103-1022
SHEET NO. 2
OF 2

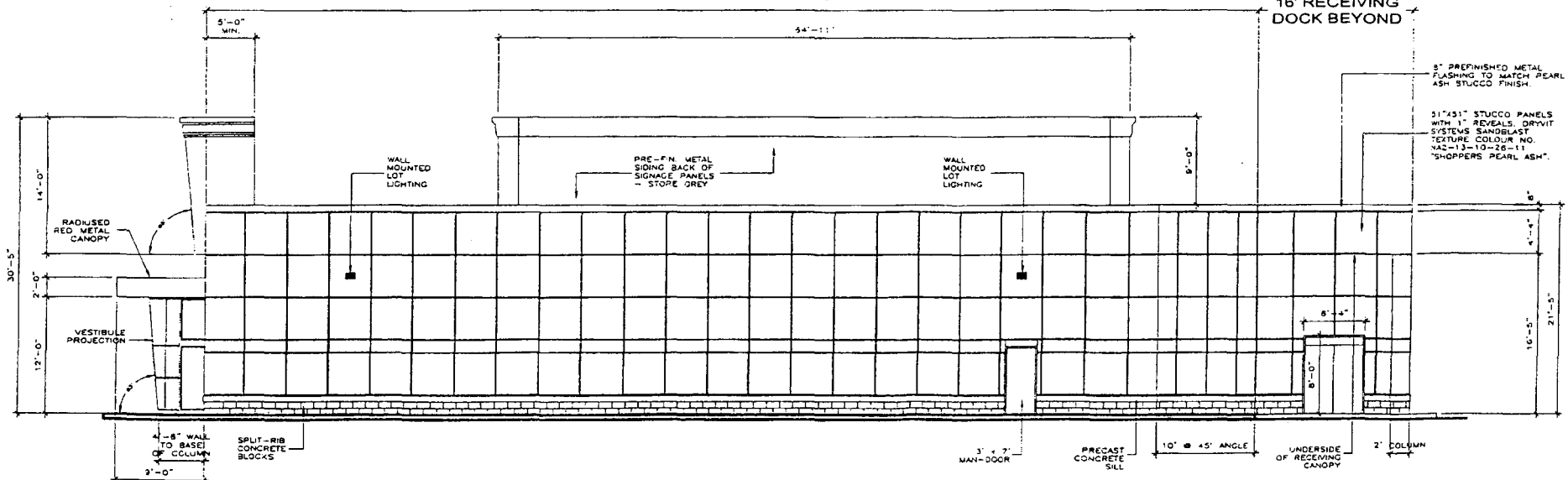
140'-0" SDM LEASE DIMENSION



STOREFRONT ELEVATION
SCALE: 3/16" = 1'-0"

108'-0" SDM LEASE DIMENSION

16' RECEIVING DOCK BEYOND



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

SITE PLAN
01/03 REVIEW
01/03 CLIENT REVIEW
date: _____
drawn by: _____
general notes:
1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.
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10. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT.

SCHEDULE "F" TO BY-LAW 2003-94
GOSFIELD LAND COMPANY LIMITED
TRUSTEE FOR/AND HAMPTON HOLD
OF WINDSOR LIMITED

David Burstyn - President
TOWN OF AMHERSTBURG
Wayne Stewart
Mayor
Clerk

architectural
design associates inc.
architect

1880 assumption street
windsor ontario n8y 1c4
telephone: (519) 254-3430
facsimile: (519) 254-3642
email: acowman@acowman.com

project:
PROP. NEW BUILDING
SHOPPERS DRUGMART
AMHERSTBURG
client:
WOODALL CONSTRUCTION
CO. LTD.

title:
ELEVATIONS

scale: AS SHOWN

designed by:

drawn by: cat TC

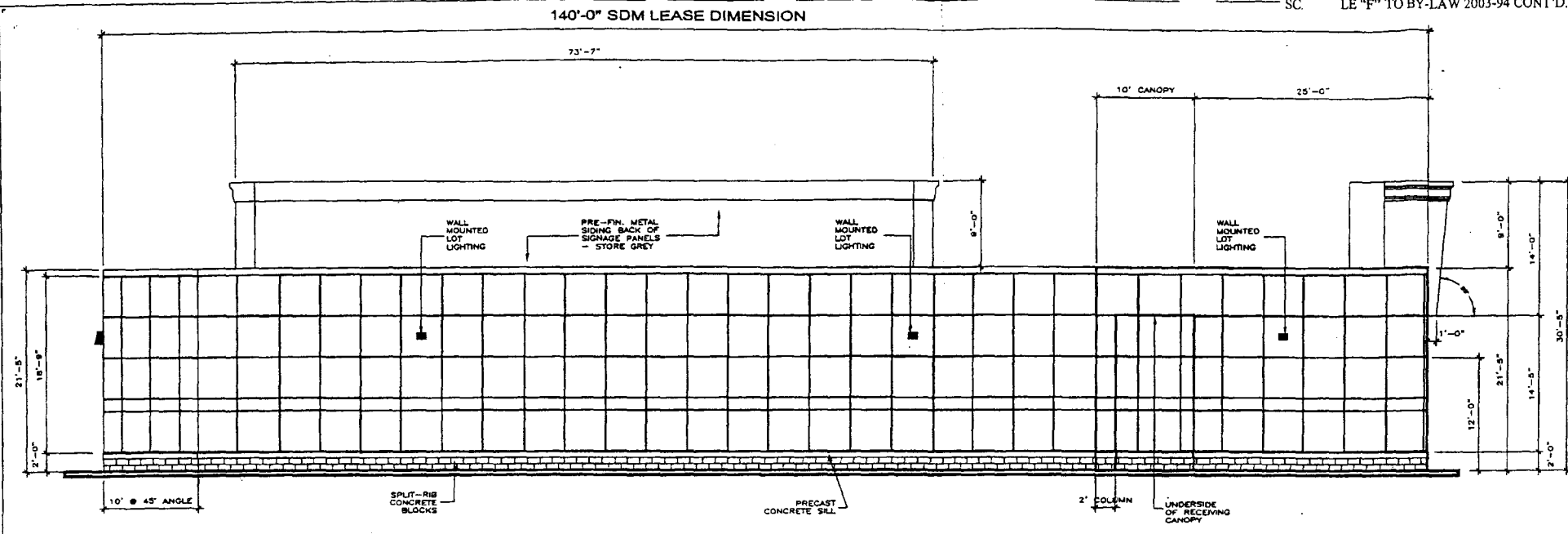
checked by: EPV JBK

date: OCT. 10, 2003

room no: 2003-21

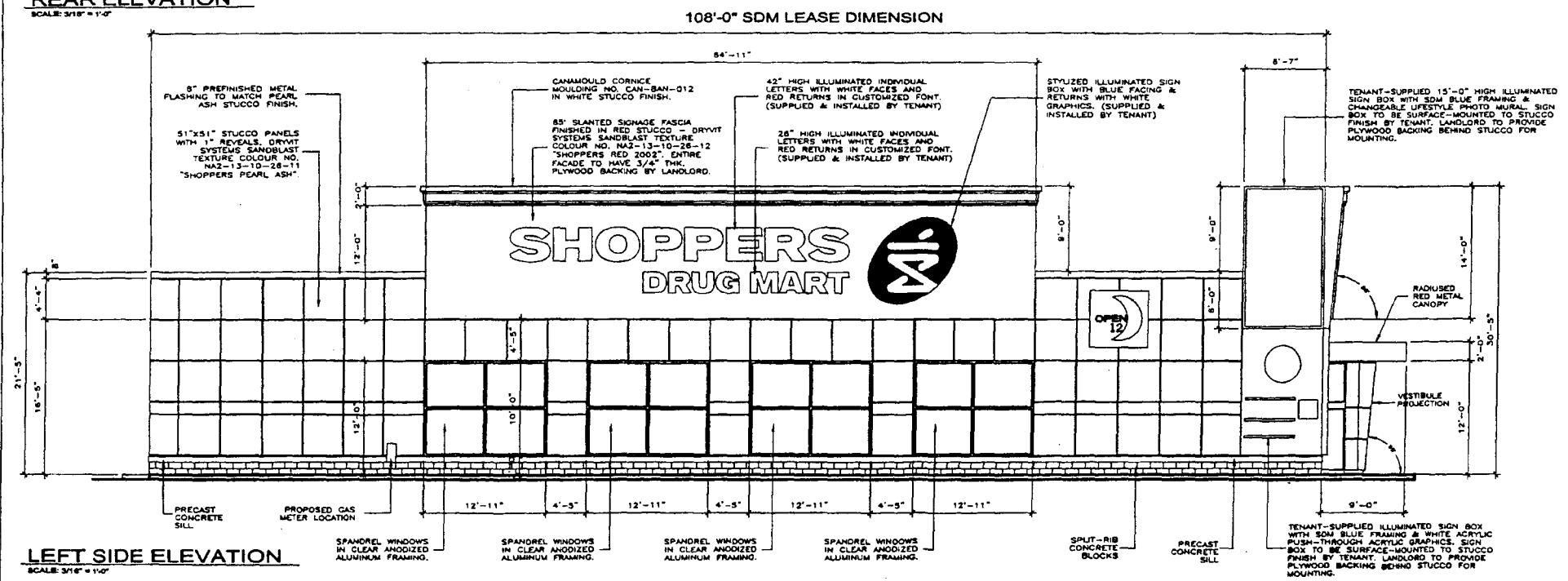
cat file:

sheet no:



REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

SITE PLAN REVIEW
02/03

CLIENT REVIEW
01/03

guard notes:

1. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY APPLY.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER AGENCIES.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER AGENCIES.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER AGENCIES.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR ANY OTHER AGENCIES.



WOODALL CONSTRUCTION CO. LIMITED

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PHONE: 216-966-2388
FAX: 514-966-2028
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email: odawson@atn.aibn.com

project:
PROP. NEW BUILDING
SHOPPERS DRUGMART
AMHERSTBURG

client:
WOODALL CONSTRUCTION
CO. LTD.

title:
ELEVATIONS

scale: AS SHOWN

designed by:

drawn by: TC

checked by: EPV JBK

date: OCT. 10, 2003

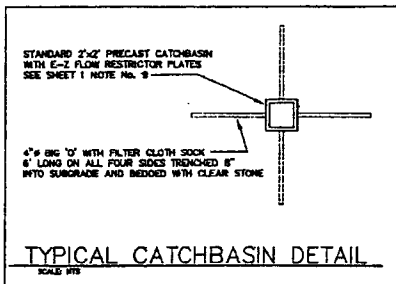
contract no.: 2003-21

sheet no.:

SCHEDULE "E" TO BY-LAW 2004
 GOSFIELD LAND COMPANY LIMITED AS
 TRUSTEE FOR/AND HAMPTON HOLDINGS
 OF WINDSOR LIMITED
 David Burstyn - President
 TOWN OF AMHERSTBURG
 Mayor
 Clerk

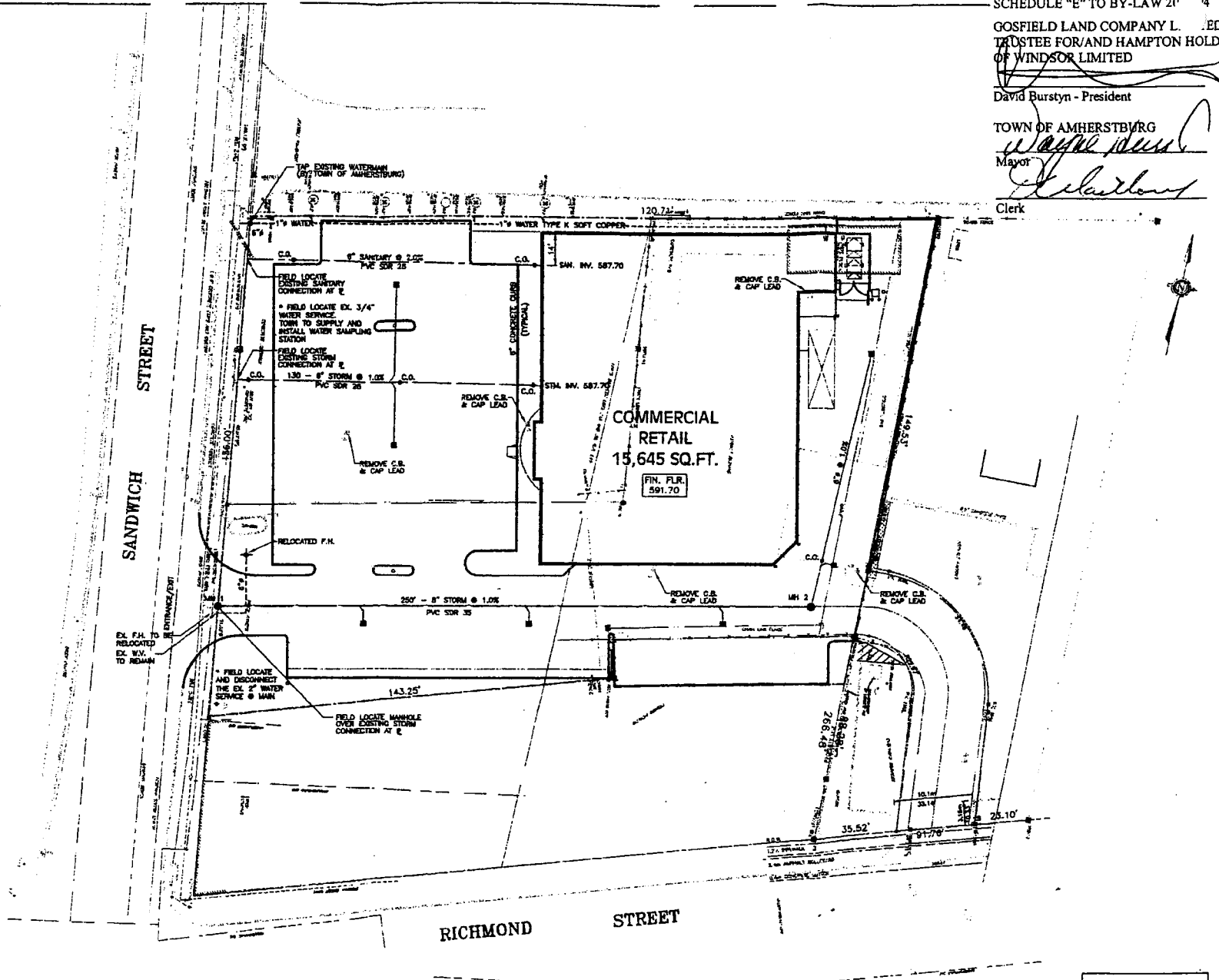
NOTES:

1. PERFORM ALL WORK TO OPSS AND TOWN OF AMHERSTBURG STANDARDS
2. ALL WATERMANS & SERVICES TO HAVE 6" MIN. COVER
3. SEWER BEDDING IS CLASS "B" EXCEPT CLASS "A" TO FIRST PIPE JOINT OUTSIDE MANHOLES.
4. GRANULAR "B" BACKFILL IS TO BE USED AS BACKFILL FOR ALL TRENCHES (SEWER, WATERMAIN, ETC.) COMPACTED TO 100% S.P.D.
5. CATCH BASIN LEADS TO BE 4" PVC SDR 26 @ 2.0% UNLESS NOTED AS 6" PVC SDR 26 @ 1.0%
6. ALL MANHOLES ARE 48" PRECAST CONCRETE UNLESS OTHERWISE NOTED
7. ALL PRECAST CATCH BASINS TO BE 24"x24" TO OPSS SPEC.
8. NO BENCHING REQUIRED IN STORM SEWER MANHOLES.
9. LOCATION OF BUILDING SERVICES TO BE CONFIRMED WITH OWNER
10. ALL BUILDING SERVICES TO BE BROUGHT WITHIN 5' OF BLDG. -OR- BEYOND CURB



LEGEND:

---	SANITARY SEWER
---	STORM SEWER
---	WATERMAIN CLASS 150 DR18 TO C900 SPEC



SEE APPROVED SITE PLAN FOR LAYOUT DIMENSIONS

				hes Home, Ostrail and Spencer Ltd. Consulting Engineers WINDSOR , ONTARIO				PROPOSED COMMERCIAL RETAIL STORE				PROJECT NO. C103-1022	
								SITE SERVICES				SHEET NO. 2	
												OF 2	