

**THE CORPORATION OF THE TOWN OF AMHERSTBURG**

**BY-LAW NO. 2007-41**

**A by-law authorizing the signing of a Development Agreement.**

**WHEREAS** 2017549 Ontario Limited has proposed the redevelopment of the Canadian Tire Gas Bar property being Plan 12M-83, Block B, municipally known as 421 Sandwich Street South;

**AND WHEREAS** By-law 1985 provided for the execution of a Development Agreement for a Plaza and Gas Bar on the subject property;

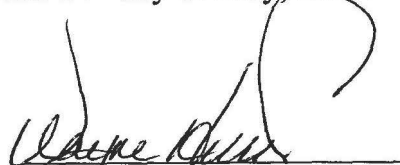
**AND WHEREAS** the Owner is proposing the upgrading and renovation to the existing gas bar.

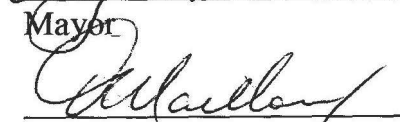
**AND WHEREAS** the Council of the Town of Amherstburg and owners of the said property have agreed to the terms and conditions of an amending Development Agreement in the form annexed hereto;

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

1. That By-law 1985 is hereby amended with the attached agreement insofar as it relates to the location of buildings and structures, parking, landscaping and other amenities affected by the upgrading and renovation of the Canadian Tire Gas Bar on the said lands and the Mayor and Clerk 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. That all other provisions and regulations of By-law 1985 will apply.
3. 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 14<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Certified to be a true copy of By-law  
No. 2007-41 passed by the Amherstburg  
Municipal Council on May 14, 2007.

---

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

yyyy mm dd Page 1 of 1

**Properties**

PIN 70567 - 0155 LT  
 Description PCL BLK B-1 SEC M83; BLK B PL M83 AMHERSTBURG  
 Address 00421 SANDWICH STREET SOUTH  
 AMHERSTBURG

**Consideration**

Consideration \$ 0.00

**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 Sandwich St. S.  
 Amherstburg, Ontario

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
-------------	----------	-------

Name 2017549 ONTARIO LIMITED	Registered Owner	
Address for Service 52 Village Centre Pl. Suite 200 Mississauga, On L4Z 1V9		

I, Joseph Abraham, President, have the authority to bind the corporation

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

**Statements**

This notice is for an indeterminate period

Schedule: See Schedules

**Signed By**

Armando Felice Antonio DeLuca	500-251 Goyeau Street Windsor N9A 6V2	acting for Applicant(s)	Signed 2007 08 09
Tel 519-258-0615			
Fax 5192586833			

**Submitted By**

MOUSSEAU DELUCA MCPHERSON PRINCE	500-251 Goyeau Street Windsor N9A 6V2	
Tel 519-258-0615		2007 08 09
Fax 5192586833		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Party To Client File Number : 23406

## AMENDING DEVELOPMENT AGREEMENT

Registered \_\_\_\_\_, 2007.

THIS AGREEMENT made in triplicate this 14<sup>th</sup> day of May, 2007.

**BETWEEN:            2017549 Ontario 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 Corporation passed By-law 1985 on August 31, 1987 for the execution of a Development Agreement for a Plaza and Gas Bar on the subject property;

**AND WHEREAS** the Owner proposes the upgrading and renovation to the existing gas bar on the said lands 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 an Amending Development Agreement insofar as it relates to the redevelopment of the gas bar on the subject property;

**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" – Site Servicing Plan  
SCHEDULE "D" – Grading Plan  
SCHEDULE "E" – Landscape Plan  
SCHEDULE "F" - (i) Canopy Island Layout  
(ii) Canopy Island Elevations  
SCHEDULE "G" - (i) Store Plans & Details  
(ii) Store Plan Elevations  
SCHEDULE "H" - Vertical Propane Tank  
SCHEDULE "I" - Pylon Sign

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 materials.
4. Schedule "C" hereto shows:
  - (a) Site Servicing
5. Schedule "D" hereto shows:
  - (a) Grading Plan
6. Schedule "E" hereto shows:
  - (a) Landscape Plan and Details
7. Schedule "F" hereto shows:
  - (a) Canopy Island Layout and Elevations
8. Schedule "G" hereto shows:
  - (a) Store Plans and Details and Elevations
9. Schedule "H" hereto shows:
  - (a) Vertical Propane Tank
10. Schedule "I" hereto shows:
  - (a) Pylon Sign



11. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Essex Power Line Corporation, Union Gas and Bell Canada regarding any matters that relate to services provided by Essex Power Lines Corporation, Union Gas and Bell Canada.
12. The Owner shall be responsible for consulting with and obtaining any necessary approval from the Ministry of the Environment and the Essex Region Conservation Authority.
13. The Owner shall be responsible for consulting with and obtaining any necessary approvals from TSSA (Technical Safety Standard Association).
14. All of the exterior walls of the building shall be as per the elevation drawings as shown on Schedule "G" hereto.
15. All parking or loading areas and lanes and driveways shall be paved with asphalt or a concrete Portland cement or other like material capable or permitting accessibility under all climatic conditions, as shown on Schedule "B" and together with crushed stone, slag, gravel, crushed brick, tile cinders or like materials, having a combined depth of at least 15.2 cm and with provisions for drainage facilities.
16. The Owner shall maintain a minimum of parking spaces, as designated on Schedule "B".
17. 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.
18. 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.
19. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
20. The Owner shall install and maintain a system for the disposal of storm and surface water as indicated on Schedules "C" and "D" 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.
21. 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.
22. Any and all lighting shall be installed and maintained in accordance with the standards set out in the Town's Development Manual, 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.

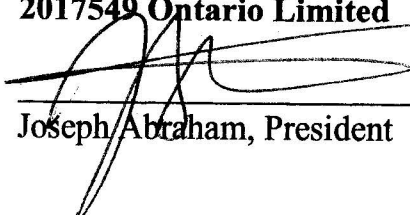
23. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "E". The Owner agrees that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.
24. 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 like 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.
25. 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 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.
26. 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.
27. 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.
28. 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.

29. 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.
30. In the event that an Owner should fail to obey a stop work order issued under Section 27 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
31. In the event that an Owner shall fail to correct a deviation or deficiency after notice pursuant to Section 28 or after notice of an opinion, which Council of the Corporation determines is correct under Section 29, 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.
32. 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.
33. 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.
34. 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.
35. The Owner and Corporation agree that it is the Corporation's intent to undertake a traffic study of the Sandwich/Pickering/Dalhousie Street area. The Owner agrees that if traffic modifications are required in this area as a result of this development the Owner will share in a proportionate obligation of the recommended changes. The proportionate share will be determined by the traffic study.
36. 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.

- 37. A financial guarantee (certified cheque or irrevocable letter of credit – self renewing without burden of proof) for 50% of the value of on-site improvements exclusive of buildings and structures is required as part of the site plan agreement in addition to financial security in the amount of 100% for all off-site works required as part of this development. The Owner's engineer is required to provide a certified estimate of the cost of the on-site and off-site work for consideration and approval by the Town's Public Works Manager. Once the Town has inspected and approved the construction of the on-site and off-site works, the Owner will be required to provide security for a one year maintenance period in the amount of 15% of the cost of on-site and off-site improvements.
- 38. 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.

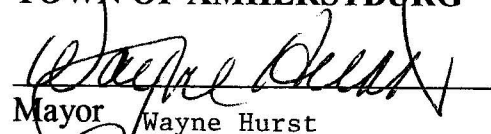
**IN WITNESS WHEREOF** the Owner executed this Agreement.

**OWNER: 2017549 Ontario Limited**

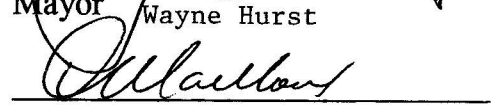


Joseph Abraham, President

**THE CORPORATION OF THE  
TOWN OF AMHERSTBURG**



Mayor Wayne Hurst



Clerk David Mailloux

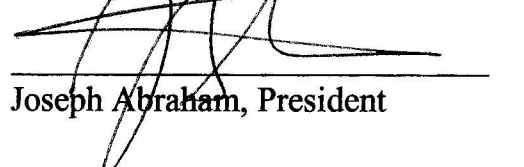
Authorized and approved by  
By-law 2007-41 enacted the  
14<sup>th</sup> day of May, 2007.

**SCHEDULE "A"**

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

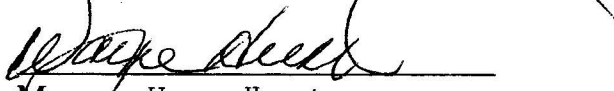
Block B, Plan 12M-83  
in the Town of Amherstburg  
County of Essex  
and Province of Ontario'

**OWNER: 2017549 Ontario Limited**

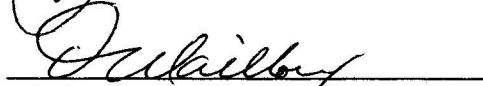


Joseph Abraham, President

**THE CORPORATION OF THE  
TOWN OF AMHERSTBURG**



Mayor Wayne Hurst



Clerk David Mailloux

**SITE PLAN**  
**TOWN OF AMHERSTBURG**  
 PART OF BLOCK B, PLAN M-83  
**421 SANDWICH STREET S.**  
**CANADIAN TIRE - GAS BAR**

KEY MAP - N.T.S.



**DETAILS OF DEVELOPMENT**

DATA		REQUIRED	PROVIDED
ZONING	CH - COMMERCIAL HIGHWAY ZONE		
SETBACKS	FY	15.0m	27.11m
	RY	10.0m	25.82m (ex)
	INT.SY	7.0m	8.05m (ex)
	INT.SY	7.0m	7.22m (ex)
LOT AREA		1.18 ha	
DEVELOPMENT AREA		1,196.37 sq.m.	
BUILDING AREA		2,383 sq.m.	
EXISTING PLAZA		2,303 sq.m.	
C-STORE		80 sq.m.	
BUILDING COVERAGE		20.2%	
LANDSCAPE AREA		2,455.11 sq.m. (20.8%)	
IMPERVIOUS AREA		6,961.89 sq.m. (59.0%)	
PARKING REQUIRED (1 per 25 sq.m.)		2,383 sq.m./25 = 96 SPACES	
PARKING PROVIDED		112	

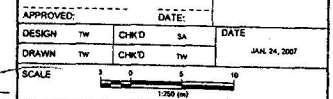


**NOT FOR TENDER**  
**NOT FOR CONSTRUCTION**

No.	DATE	BY	REVISIONS
2	MAR 23/07	TW	FIRST SUBMISSION
1	MAR 13/07	GD	ISSUED FOR REVIEW

**APPROVALS**

APPROVED:	DATE:	
DESIGN TW	CHKD SA	DATE
DRAWN TW	CHKD TW	JAN 24, 2007



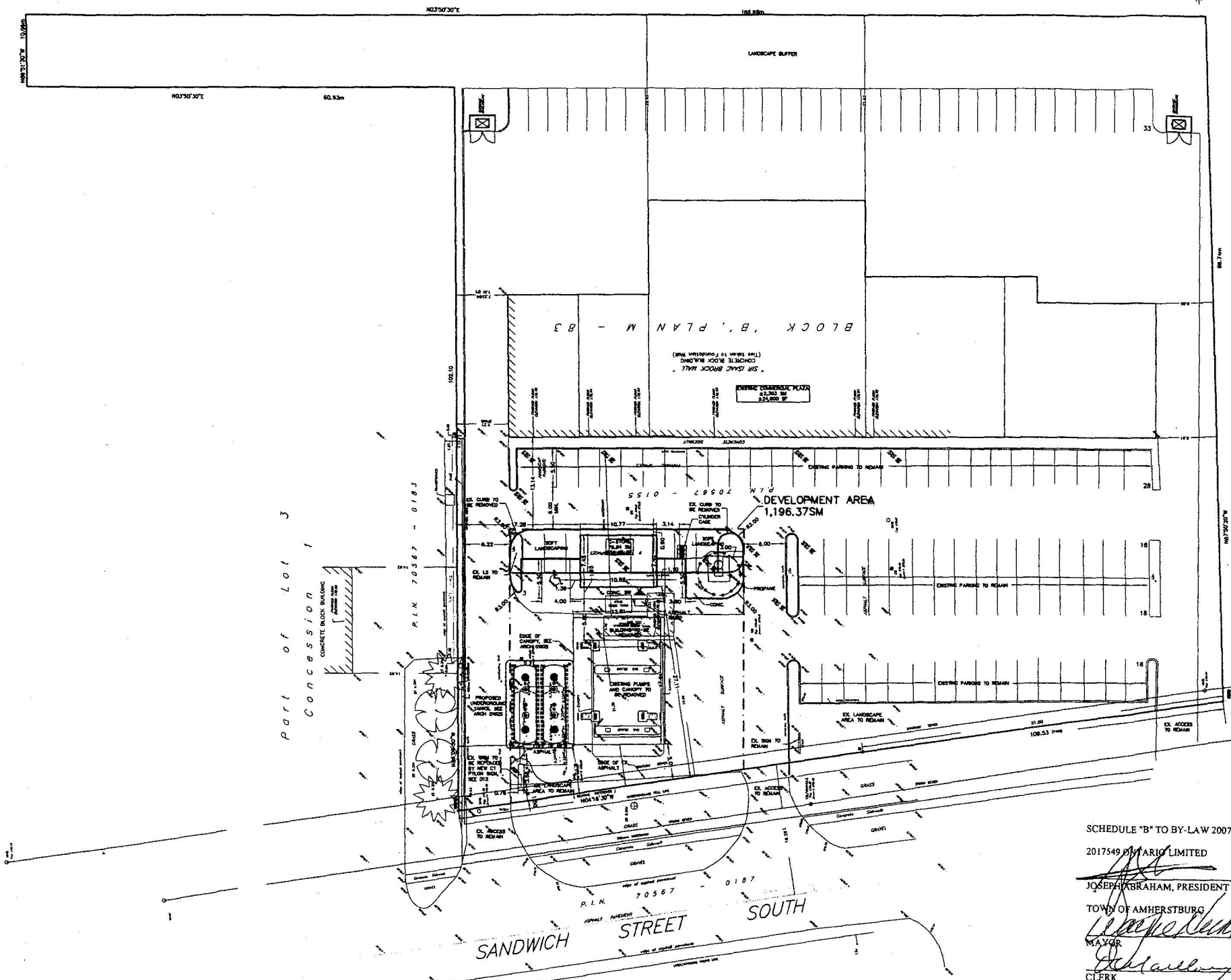
PROJECT FILE No. TP-06-0469c.DWG SHEET No. SP1

52 Village Centre Plaza, Suite 200  
 Mississauga, Ontario, L4Z 1V9  
 Tel: (905) 960-3550  
 Fax: (905) 890-7081  
 info@peil.net www.peil.net

HAMILTON - KITCHENER - MISSISSAUGA  
 BRANTFORD - WALKERTON

**PEIL**

SCHEDULE "B" TO BY-LAW 2007-41  
 2017549 AMTARIO LIMITED  
 JOSEPH ABRAHAM, PRESIDENT  
 TOWN OF AMHERSTBURG  
 MAYOR  
 CLERK



















SCHEDULE "H" TO BY-LAW 2007-41

2017549 ONTARIO LIMITED

JOSEPH ABRAHAM, PRESIDENT

TOWN OF AMHERSTBURG

Mayor

Clerk

NO.	REVISIONS	DATE	BY	APP.
A	ISSUED FOR INFORMATION	FEB. 7 2007	J.C.D.	

**CONSTRUCTION NOTES:**

**EXCAVATION AND FILL REQUIREMENTS:**

1. EXCAVATE TO THE REQUIRED LEVELS AND GRADES. DO NOT EXCAVATE OR DISTURB BEYOND THE REQUIRED LEVELS, LEVELS AND GRADES UNLESS OTHERWISE REQUESTED BY THE ENGINEER. WHERE THE REQUIRED LEVELS, LEVELS AND GRADES ARE NOT OTHERWISE DEFINED, EXCAVATE AS NECESSARY FOR THE ITEMS WHICH ARE TO BE PLACED IN THE EXCAVATION.
2. DO NOT PLACE FILL UNTIL SUB GRADE HAS BEEN COMPACTED TO 95 % OF MAXIMUM DENSITY BY STANDARD PROCTOR.
3. DO NOT COVER ANY SUB GRADE OR WORK UNTIL AUTHORIZED BY THE ENGINEER, BUT OTHERWISE PLACE THE FILL AS SOON AS POSSIBLE.
4. REMOVE ALL DISTURBED OR UNSUITABLE MATERIAL AS RECOMMENDED BY THE GEOTECHNICAL CONSULTANT AND ALL MATERIAL WHICH HAS BECOME UNSUITABLE DUE TO INADEQUATE PROTECTION. REPLACE SUCH MATERIAL WITH APPROVED GRANULAR MATERIAL, AND COMPACT IN LIFTS AND TO THE COMPACTION REQUIREMENTS OF SOIL'S CONSULTANT.
5. BACK-FILL MATERIAL & ASSOCIATED COMPACTION REQUIREMENTS TO BE APPROVED BY THE SOIL'S ENGINEER.

**CONCRETE:**

1. MIXING AND PLACING OF CONCRETE MIXES SHALL CONFORM TO CAN3-A23.1-04.
2. CONCRETE STRENGTH SHALL BE 30 MPa.
3. SLUMP SHALL BE IN ACCORDANCE WITH CAN3-A23.1 CLAUSE 14 AND MAXIMUM WATER-CEMENT RATIO SHALL BE 0.50.
4. AIR ENTRAINMENT SHALL BE IN ACCORDANCE WITH CAN3-A23.1-04 CLAUSE 14, TABLE 7 & 8 TO MEET THE FOLLOWING EXPOSURE CONDITIONS.
5. CLASS F1 FOR ALL EXPOSED & UNWEATED AREAS, CLASS F2 FOR ALL OTHER CONCRETE ELEMENTS.
6. REINFORCEMENT SHALL BE DEFORMED BARS AND CONFORM TO CSA C30.18 GRADE 400 MPa.
7. TANK MUST BE SECURED TO BASE USING PROPER ANCHOR BOLTS - ANCHOR BOLTS SUPPLIED BY VENDOR AND INSTALLED BY GENERAL CONTRACTOR. MINIMUM STRENGTH REQUIRED IS SAE GRADE 5 OR EQUIVALENT.

**ELECTRICAL:**

1. ALL CONDUIT TO THE PROPANE TANK MUST BE RIGID STEEL AND HAVE "E" SEALS PROVIDED TO SEAL AGAINST STRAY VAPOURS.
2. LOCATION OF CONDUIT AND CABLE ACCESS: THE ACCESS SHOULD BE PLACED UNDER THE TANK WITHIN THE SUPPORT SOLE OR LEG. VERIFY WITH PROPANE VENDOR PROPANE BEFORE POURING CONCRETE.
3. IF LIGHT IS TO BE INSTALLED THE FIXTURE MUST BE LOCATED OUTSIDE 4.5m (15') OF TANK SURFACE MEASURED HORIZONTALLY OR IN SPHERICAL SWEEP. IF INSIDE 4.5m (15') FIXTURE APPROVED FOR CLASS 1, DIV 2, GROUP D HAZARDOUS LOCATIONS IS REQUIRED BY PROPANE VENDOR. IN THE VICINITY OF THE PROPANE STORAGE AND DISPENSING REFER TO CANADIAN ELECTRICAL CODE LATEST EDITION.
5. FOR FLOOD LIGHT AND OTHER REQUIREMENTS, SEE CFC STANDARD DRAWINGS AND EQUIPMENT DRAWINGS. FOR EXACT LOCATION, SEE SP-1 DRAWINGS.
6. GENERAL CONTRACTOR TO SUPPLY AND INSTALL CABLE/CONDUIT TO PAD.

**GENERAL NOTES:**

1. ONTARIO REGULATIONS REQUIRE TSSA SUBMISSION AND BRANCH #8 VERIFICATION.
2. EACH PROVINCE REGULATIONS MAY HAVE SETBACKS AND CLEARANCES WHICH SUPERSEDE THE CAN/CSA B148.2-00 CODE.
3. ELECTRICAL CABLE AND CONDUIT SIZES MUST BE DETERMINED FOR EACH SPECIFIC SITE AS EQUIPMENT LOAD REQUIREMENTS AND EXISTING SERVICES.
4. MINIMUM SOIL BEARING CAPACITY TO BE 150 KPa.



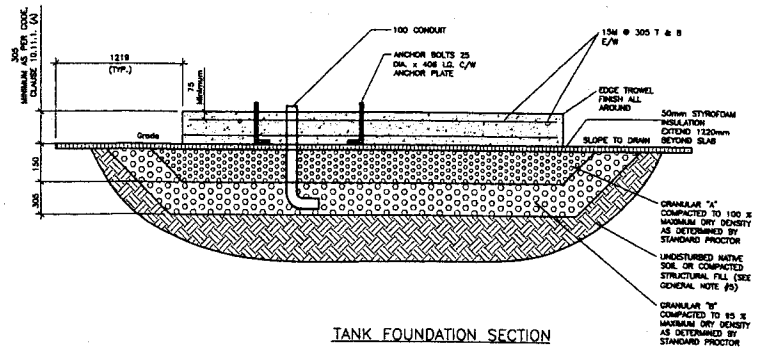
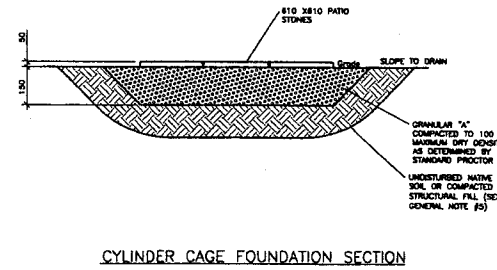
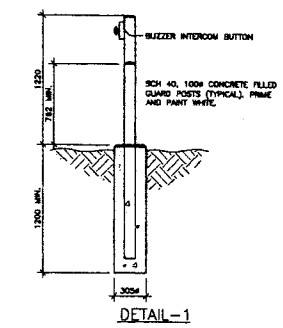
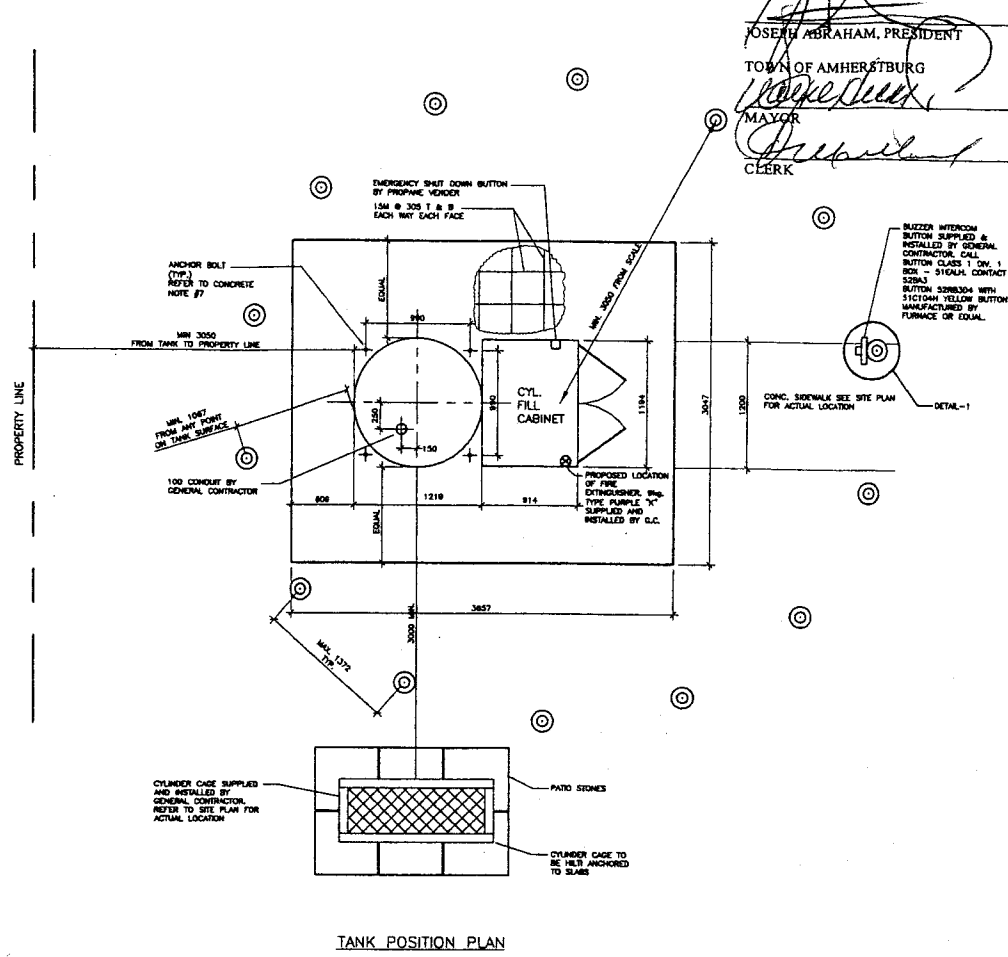
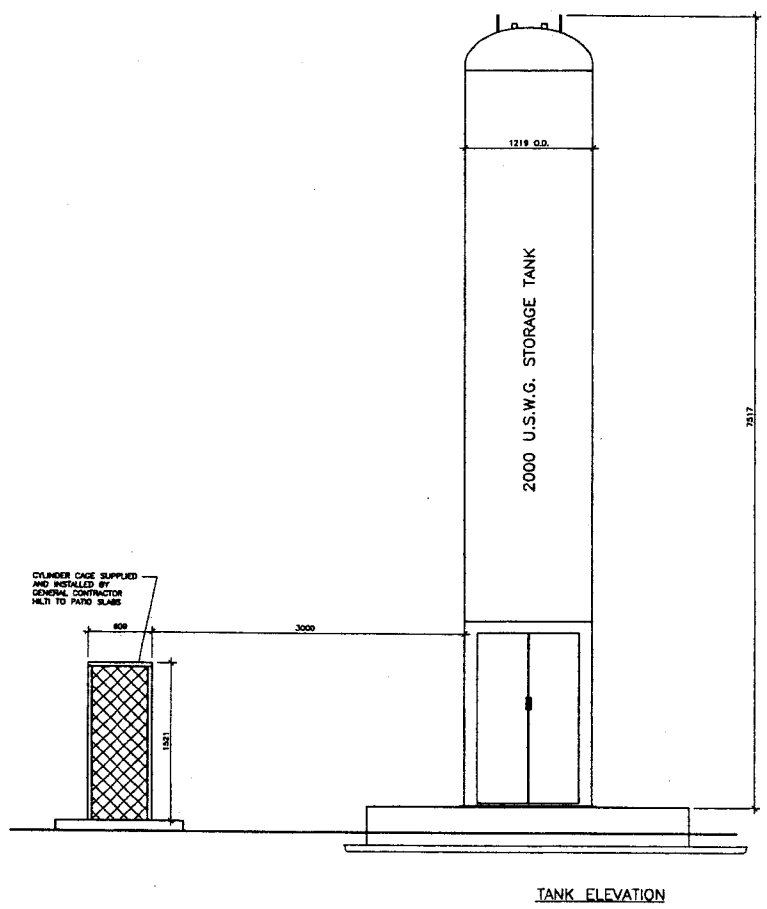
OWNER/CLIENT:  
**CANADIAN TIRE REAL ESTATE LTD.**  
100 PLACE, 1000 RUE PRINCE, AMHERSTBURG, ONT L0A 1G0

**Trow Associates Inc.**  
1260 Clark Boulevard, Amherstburg, Ontario L0A 1A1  
 Tel: (800) 763-8800  
 Fax: (519) 735-0541

LOCATION:  
**421 SANDWICH STREET SOUTH  
 AMHERSTBURG, ONTARIO**

TITLE:  
**2000 USWG VERTICAL PROPANE TANK**

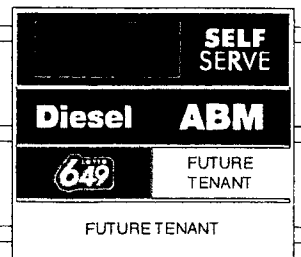
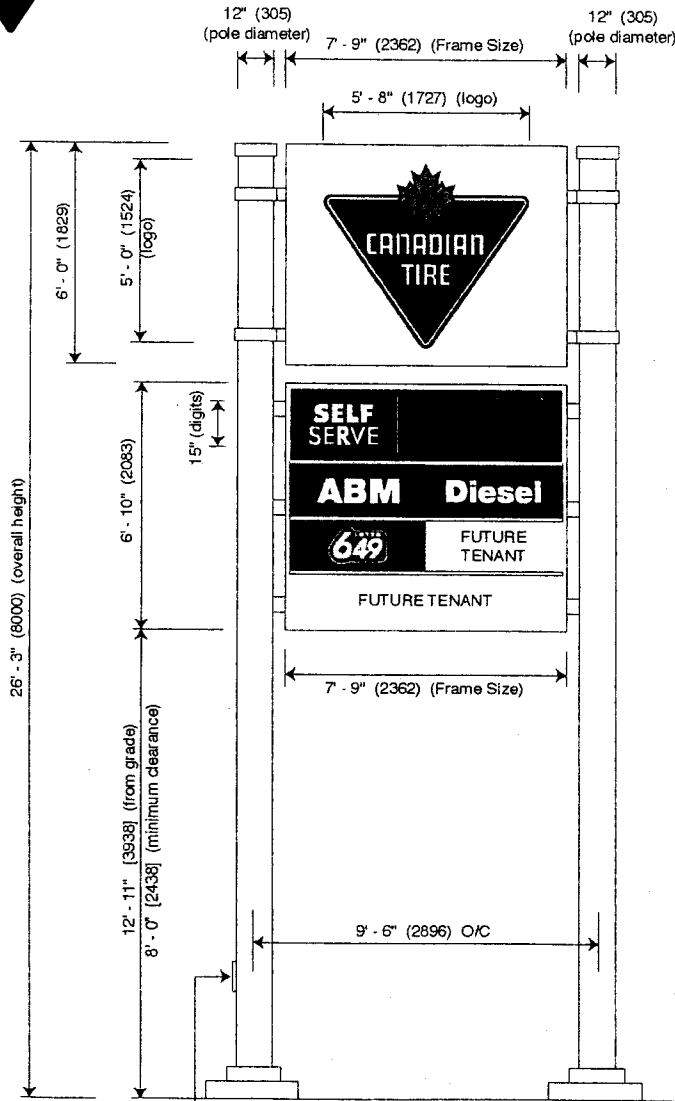
CHECKED: J.F.S.	DATE: FEBRUARY 2007	REV. NO.:
SCALE: AS NOTED	CAD FILE:	DWG. NO.: D10
PROJECT: BRF020235.MSDA	BRF020235.MSDA-010a	



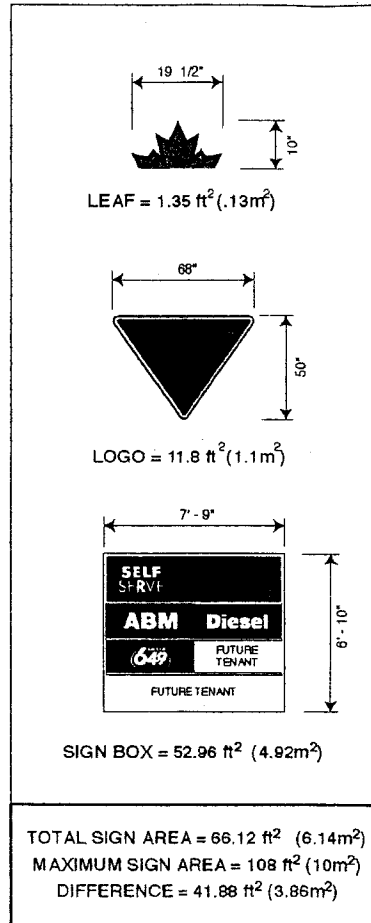


**steel art**

37 Esna  
Park Drive  
Markham  
Ontario  
L3R 1C9  
905.474.1678  
/ 905.474.0515



OPPOSITE SIDE  
DIGITS AND DIESEL  
ARE TO BE ROADSIDE



**SUPPLY AND INSTALL**

**ONE (1) D/F ILLUMINATED PYLON**

**CTC LOGO:**

- 1/8" ALUMINUM FACE / FILLER
- 3/16" WHITE ACRYSTEEL PUSH THROUGH
- LOGO WITH 2" PANNED FACE AND 1/2" EMBOSSED 'CANADIAN TIRE' & 'LEAF'
- 16" FILLER
- H.O. FLUORESCENT ILLUMINATION

**PRICE POINT:**

- 3/16" CLEAR LEXAN FACE WITH 3M GRAPHICS APPLIED TO FIRST SURFACE
- 'SELF SERVE' TO BE WHITE ON BLACK BACKGROUND
- 4 DIGIT HDD DATA CONTROLLED SYSTEM (15" TALL DIGITS) (DIGITS ARE ALWAYS ROADSIDE)
- WIRELESS REMOTE
- 4 DIGIT HDD RF CONTROLLED SYSTEM
- HDD UNIT "A" PRICE POINT, HOUSES THE RF ANTENNA
- UNIT "A" IS TO BE INSTALLED FACING THE KIOSK, THE ANTENNA NEEDS TO BE IN LINE OF SIGHT WITH THE CONTROLLER

**ABM**

- 3/16" WHITE SG C/W 3M GRAPHICS APPLIED TO FIRST SURFACE
- 'ABM' TO BE WHITE W/ BLACK KEYLINE ON RED 3M VINYL #3630-33 BACKGROUND

**DIESEL**

- 3/16" WHITE SG C/W 3M GRAPHICS APPLIED TO FIRST SURFACE
- 'DIESEL' TO BE WHITE ON BLACK 3M VINYL # 3630-22 BACKGROUND

**649**

- 3/16" WHITE SG C/W 3M GRAPHICS APPLIED TO FIRST SURFACE
- '649' AND 'LOTTO' COPIES TO BE WHITE
- SHADOW ON NUMBERS AND OUTLINE TO BE SILVER GREY 3M VINYL # 3630-51 (TBC)
- DOT TO BE RED 3M VINYL #3630-33
- BACKGROUND TO BE SULTAN BLUE 3M VINYL #3630-157

**FUTURE TENANTS**

- 3/16" WHITE SG C/W 3M GRAPHICS
- EXACT TENANT TO BE DETERMINED

- 1 1/2" F-38 FRAME
- ALUMINUM FILLER
- H.O. FLUORESCENT ILLUMINATION
- TWO (2) 12" DIA POLES
- ALL EXPOSED METAL TO BE PAINTED CTC WHITE 1007A 4-2-1

\*\*\*SITE CHECK REQUIRED

**'LOTTO' COLOURS**

- PMS 485C 3M #3630-33 Red
- PMS 288C 3M #3630-157 Sultan Blue
- 3M #3630-51 Silver Grey (TBC)
- White

Client		
Canadian Tire		
Location		
Store # 1522 Amherstburg, ON		
Project Title		
SignType(s)		
D/F Illuminated Pylon Sign		
Scale	Date	
1/4" = 1'-0"	12.13.2006	
Drawn	Approved	
K.B.	/	
Drawing No.	Revision	
PP 06195-A	0	
Revision Notes		
No.	Description	Date
0 -		00.00.2006

Approvals:

Approved By:

Date:

Notes

1.XXXXX

SCHEDULE "1" TO BY-LAW 2007-41

2017549 ONTARIO LIMITED

JOSEPH ABRAHAM, PRESIDENT

TOWN OF AMHERSTBURG

MAYOR

CLERK

Copyright

All rights reserved, including the right to reproduce in whole or in part without the consent of Steel Art Signs Corp.

DEVELOPMENT AGREEMENT

Registered \_\_\_\_\_, 1987.

THIS AGREEMENT made in quintuplicate this 31 day of  
AUGUST, 1987.

BETWEEN:

669303 ONTARIO 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, and Amherstburg By-Law No. 1774, passed February 19, 1983, designated parts of the area covered by the Official Plan as a Site Plan Control Area, designating such parts by reference to land use designations contained in the Comprehensive Zoning By-Law No. 1757;

AND WHEREAS the Owner intends to develop the said lands for a commercial plaza and gas bar 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 good 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" - Landscape Plan

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.
- 3(a) Schedule "C" hereto shows the landscape plan of the property.
4. The Owner shall be responsible for consulting with the Corporation's Public Utilities Commission regarding any matters that relate to services provided by the Public Utilities Commission.
5. The Owner shall be responsible for consulting with and obtaining any necessary approval from the Ministry of the Environment.
6. All of the exterior walls of the building shall be faced with brick, stone, stucco, structural glass, tile, baked enamel on steel or similar finished material.
7. All parking or loading areas and lanes and driveways in areas so indicated on Schedule "B" shall be paved with asphalt or a concrete portland cement 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. No parking or loading areas or lanes or driveways shall be used as such unless they are so paved by the Owner to the satisfaction of the Corporation. No access to the site shall be provided from Pickering Drive.
8. 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.
9. 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 to the satisfaction of the Corporation.
10. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
11. The Owner shall install and maintain a system for the disposal of storm and surface water 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.

12. 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.
13. 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.
14. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation, those lands so indicated on Schedule "C".
15. A wood fence, stained and/or pressure treated, 1.8 metres high, shall be constructed and maintained along the areas as shown on Schedule "B" annexed, or as mutually agreed to by the owner, the Corporation and the abutting landowner.
16. 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.
17. 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.
18. In the event of any servant, officer or agent of the Corporation determining upon inspection that 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 its last address as shown by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or deviation.
19. In the event of any servant, officer or agent of the Corporation upon inspection be 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 by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.
20. 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 Owners 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.

21. In the event that an Owner should fail to obey a stop work order issued under Section 18 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
22. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Section 18 or after notice of an opinion, which Council of the Corporation determines is correct under Section 19, the Council of the Corporation may by by-law direct, on 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.
23. 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 the 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 40 of the Planning Act, 1983, hereinbefore referred to.
24. 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.
25. 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.
26. 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.
27. This Agreement shall be registered against the land to which it applies, 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

669303 ONTARIO LIMITED

*David Wallace*

(Corporate Seal)

THE CORPORATION OF THE TOWN OF  
AMHERSTBURG

*William J. Gibb*

Mayor William J. Gibb

(Corporate Seal)

*Tom Kilgallon*

Clerk Tom Kilgallon

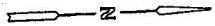
Authorized and approved by

By-Law No. 1985

Enacted the 31 day of

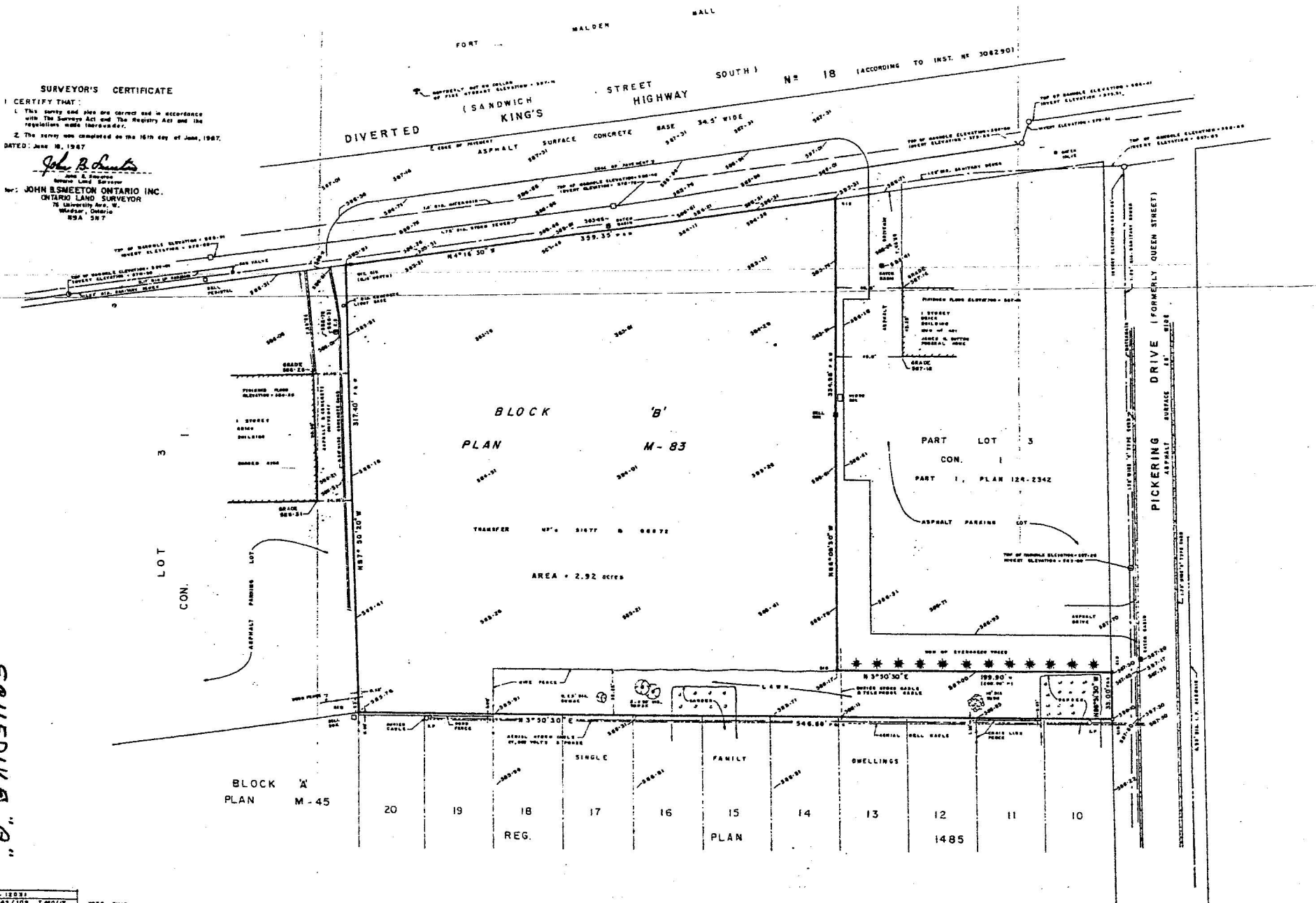
AUGUST, 1987.

**BLOCK 'B'**  
**PLAN M-83**  
 IN THE  
**TOWN OF AMHERSTBURG**  
 COUNTY OF ESSEX  
 PROVINCE OF ONTARIO  
 SCALE 1" = 30'  
 © JOHN B. SKEETON ONTARIO INC.



1. DISTANCES MEASURED AT RIGHT ANGLES  
 2. DENOTES SERVICE POLE  
 3. DENOTES CATCH BASIN  
 4. DENOTES SET OFF/DRAINAGE OR BEARING  
 5. DENOTES NUMBERED DISTANCE OR BEARING  
 6. DENOTES PLAN M-82  
 7. DENOTES SURFACE ELEVATION FROM DATUM  
 8. DENOTES SURFACE ELEVATION FROM DATUM  
 9. DENOTES SURFACE ELEVATION FROM DATUM  
 10. DENOTES SURFACE ELEVATION FROM DATUM  
 11. DENOTES SURFACE ELEVATION FROM DATUM  
 12. DENOTES SURFACE ELEVATION FROM DATUM  
 13. DENOTES SURFACE ELEVATION FROM DATUM  
 14. DENOTES SURFACE ELEVATION FROM DATUM  
 15. DENOTES SURFACE ELEVATION FROM DATUM  
 16. DENOTES SURFACE ELEVATION FROM DATUM  
 17. DENOTES SURFACE ELEVATION FROM DATUM  
 18. DENOTES SURFACE ELEVATION FROM DATUM  
 19. DENOTES SURFACE ELEVATION FROM DATUM  
 20. DENOTES SURFACE ELEVATION FROM DATUM  
 21. DENOTES SURFACE ELEVATION FROM DATUM  
 22. DENOTES SURFACE ELEVATION FROM DATUM  
 23. DENOTES SURFACE ELEVATION FROM DATUM  
 24. DENOTES SURFACE ELEVATION FROM DATUM  
 25. DENOTES SURFACE ELEVATION FROM DATUM  
 26. DENOTES SURFACE ELEVATION FROM DATUM  
 27. DENOTES SURFACE ELEVATION FROM DATUM  
 28. DENOTES SURFACE ELEVATION FROM DATUM  
 29. DENOTES SURFACE ELEVATION FROM DATUM  
 30. DENOTES SURFACE ELEVATION FROM DATUM  
 31. DENOTES SURFACE ELEVATION FROM DATUM  
 32. DENOTES SURFACE ELEVATION FROM DATUM  
 33. DENOTES SURFACE ELEVATION FROM DATUM  
 34. DENOTES SURFACE ELEVATION FROM DATUM  
 35. DENOTES SURFACE ELEVATION FROM DATUM  
 36. DENOTES SURFACE ELEVATION FROM DATUM  
 37. DENOTES SURFACE ELEVATION FROM DATUM  
 38. DENOTES SURFACE ELEVATION FROM DATUM  
 39. DENOTES SURFACE ELEVATION FROM DATUM  
 40. DENOTES SURFACE ELEVATION FROM DATUM  
 41. DENOTES SURFACE ELEVATION FROM DATUM  
 42. DENOTES SURFACE ELEVATION FROM DATUM  
 43. DENOTES SURFACE ELEVATION FROM DATUM  
 44. DENOTES SURFACE ELEVATION FROM DATUM  
 45. DENOTES SURFACE ELEVATION FROM DATUM  
 46. DENOTES SURFACE ELEVATION FROM DATUM  
 47. DENOTES SURFACE ELEVATION FROM DATUM  
 48. DENOTES SURFACE ELEVATION FROM DATUM  
 49. DENOTES SURFACE ELEVATION FROM DATUM  
 50. DENOTES SURFACE ELEVATION FROM DATUM  
 51. DENOTES SURFACE ELEVATION FROM DATUM  
 52. DENOTES SURFACE ELEVATION FROM DATUM  
 53. DENOTES SURFACE ELEVATION FROM DATUM  
 54. DENOTES SURFACE ELEVATION FROM DATUM  
 55. DENOTES SURFACE ELEVATION FROM DATUM  
 56. DENOTES SURFACE ELEVATION FROM DATUM  
 57. DENOTES SURFACE ELEVATION FROM DATUM  
 58. DENOTES SURFACE ELEVATION FROM DATUM  
 59. DENOTES SURFACE ELEVATION FROM DATUM  
 60. DENOTES SURFACE ELEVATION FROM DATUM  
 61. DENOTES SURFACE ELEVATION FROM DATUM  
 62. DENOTES SURFACE ELEVATION FROM DATUM  
 63. DENOTES SURFACE ELEVATION FROM DATUM  
 64. DENOTES SURFACE ELEVATION FROM DATUM  
 65. DENOTES SURFACE ELEVATION FROM DATUM  
 66. DENOTES SURFACE ELEVATION FROM DATUM  
 67. DENOTES SURFACE ELEVATION FROM DATUM  
 68. DENOTES SURFACE ELEVATION FROM DATUM  
 69. DENOTES SURFACE ELEVATION FROM DATUM  
 70. DENOTES SURFACE ELEVATION FROM DATUM  
 71. DENOTES SURFACE ELEVATION FROM DATUM  
 72. DENOTES SURFACE ELEVATION FROM DATUM  
 73. DENOTES SURFACE ELEVATION FROM DATUM  
 74. DENOTES SURFACE ELEVATION FROM DATUM  
 75. DENOTES SURFACE ELEVATION FROM DATUM  
 76. DENOTES SURFACE ELEVATION FROM DATUM  
 77. DENOTES SURFACE ELEVATION FROM DATUM  
 78. DENOTES SURFACE ELEVATION FROM DATUM  
 79. DENOTES SURFACE ELEVATION FROM DATUM  
 80. DENOTES SURFACE ELEVATION FROM DATUM  
 81. DENOTES SURFACE ELEVATION FROM DATUM  
 82. DENOTES SURFACE ELEVATION FROM DATUM  
 83. DENOTES SURFACE ELEVATION FROM DATUM  
 84. DENOTES SURFACE ELEVATION FROM DATUM  
 85. DENOTES SURFACE ELEVATION FROM DATUM  
 86. DENOTES SURFACE ELEVATION FROM DATUM  
 87. DENOTES SURFACE ELEVATION FROM DATUM  
 88. DENOTES SURFACE ELEVATION FROM DATUM  
 89. DENOTES SURFACE ELEVATION FROM DATUM  
 90. DENOTES SURFACE ELEVATION FROM DATUM  
 91. DENOTES SURFACE ELEVATION FROM DATUM  
 92. DENOTES SURFACE ELEVATION FROM DATUM  
 93. DENOTES SURFACE ELEVATION FROM DATUM  
 94. DENOTES SURFACE ELEVATION FROM DATUM  
 95. DENOTES SURFACE ELEVATION FROM DATUM  
 96. DENOTES SURFACE ELEVATION FROM DATUM  
 97. DENOTES SURFACE ELEVATION FROM DATUM  
 98. DENOTES SURFACE ELEVATION FROM DATUM  
 99. DENOTES SURFACE ELEVATION FROM DATUM  
 100. DENOTES SURFACE ELEVATION FROM DATUM

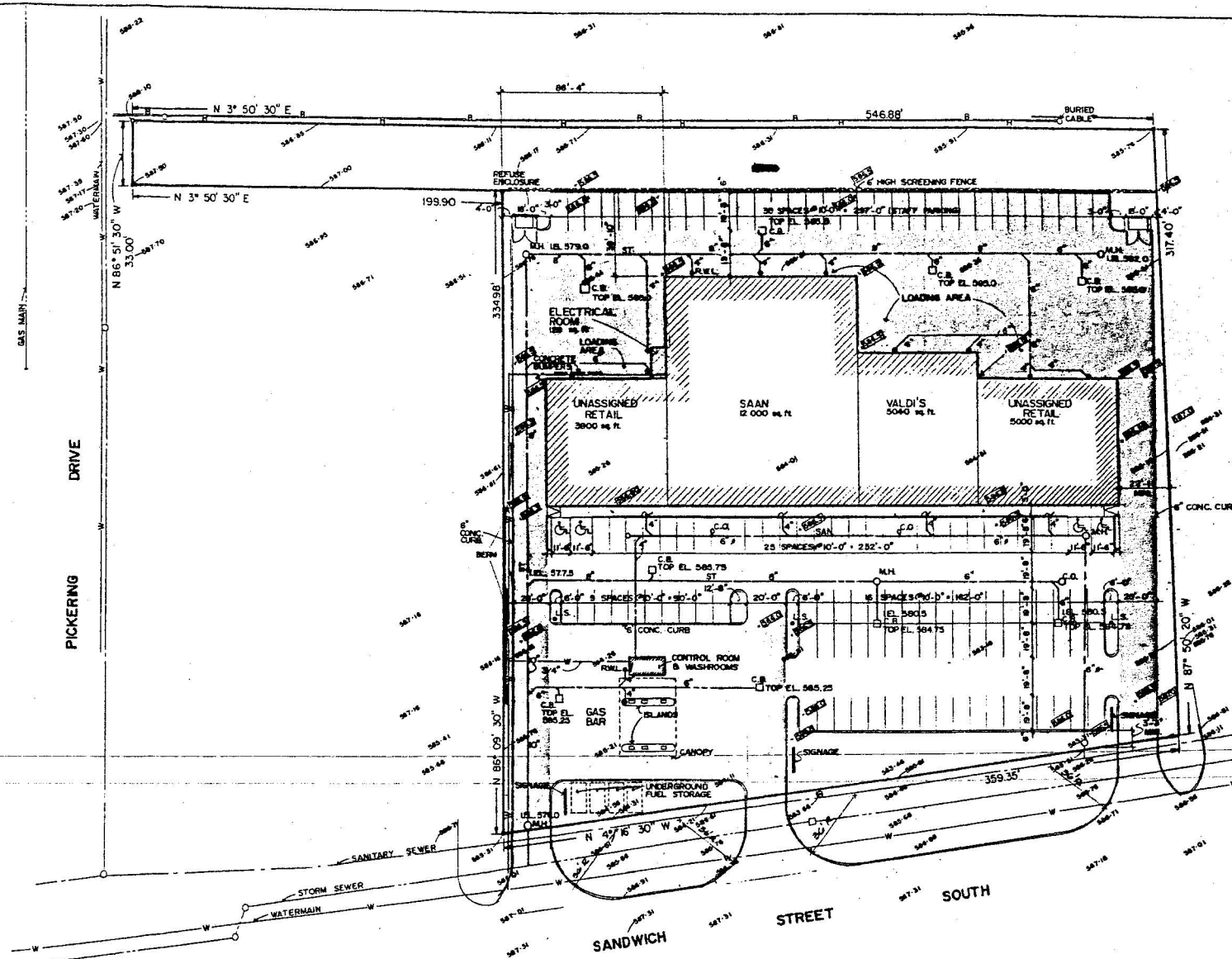
**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. This survey and plan are carried out in accordance with the Survey Act and The Registry Act and the regulations made thereunder.  
 2. The survey was completed on the 16th day of June, 1987.  
 DATED: June 16, 1987  
*John B. Skeeton*  
 John B. Skeeton  
 Ontario Land Surveyor  
 No. 1 JOHN B. SKEETON ONTARIO INC.  
 ONTARIO LAND SURVEYOR  
 75 University Ave. W.  
 Windsor, Ontario  
 N9A 5B7



SCHEDULE "A"

SP. 12051  
 T. 423/109, T. 460/17

NOTE: THIS PLAN IS NOT CERTIFIED UNLESS IT BEARS AN ORIGINAL IMPRESSION OF THE SURVEYOR'S SEAL



**PARKING COUNT**

4 HANDICAP SPACES  
 112 REGULAR SPACES  
 116 TOTAL

**BUILDING SIZE**

VALDI'S 5040 sq. ft.  
 SAAN 12 000 sq. ft.  
 UNASSIGNED RETAIL 8 900 sq. ft.  
 ELECTRICAL ROOM 126 sq. ft.  
 TOTAL 26 066 sq. ft.

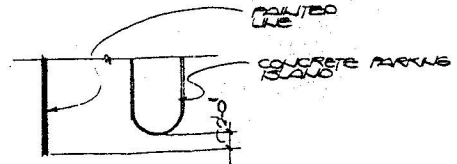
**NOTES**

- MANHOLES SHALL BE CITY OF WINDSOR STANDARDS COMPLETE WITH H.D. C.I. FRAME AND COVER 4'-0" DIA.
- CLEANOUTS SHALL HAVE A STANDARD CONCRETE FILL PIPE TYPE OF COVER AND FRAME
- ALL CATCH BASINS SHALL BE COMPLETE WITH GCS GULLY TRAP OR CAST IRON SANITARY T AND CAST IRON GRATING AND FRAME
- PIPE SHALL BE PVC FOR STORM DRAINAGE
- PIPE SHALL BE PVC FOR SANITARY DRAINAGE
- STRIP ALL TOPSOIL
- GRANULAR 10" FILL TO A GRANULAR 4" BASE FOR 3" ASPHALT (2 LAYERS)

BUILDING PERMIT	57-08-04
TRIGGER	57-08-05
OWNER'S APPROVAL	57-08-06
SITE PLAN APPROVAL	57-07-14
issued for	date

NEW PLAZA  
 WINDSOR, ONTARIO

WARRENHEATH INVESTMENTS



TYPICAL PARKING ISLAND SETBACK  
 1/8" = 1'-0"

**SITE PLAN**  
 1" = 30'

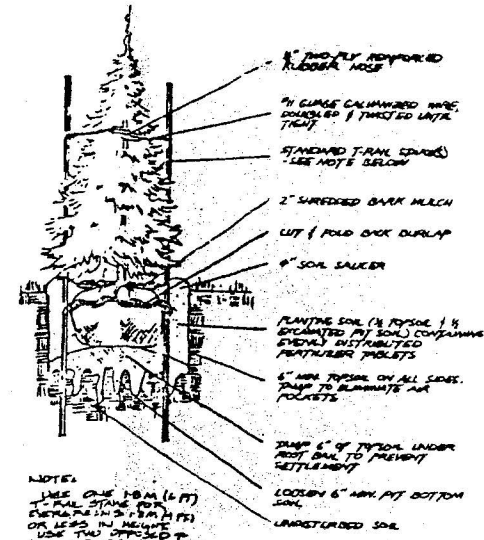
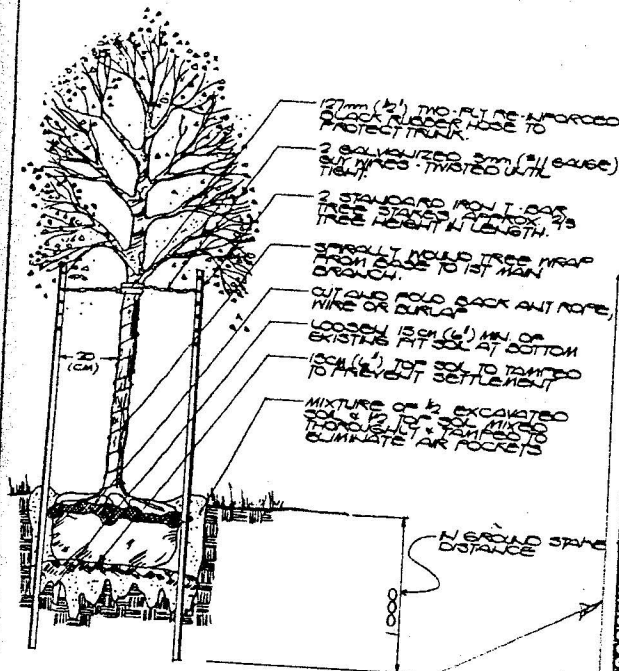
ONTARIO ASSOCIATION  
 OF ARCHITECTS  
 REG. PROFESSIONAL  
 LICENSE  
 1987  
 2/12/87

**GIOS**  
 ARCHITECT/ENGINEERS

sheet title	SITE PLAN
drawn	checked
B.M.	
job no.	8742
sheet no.	

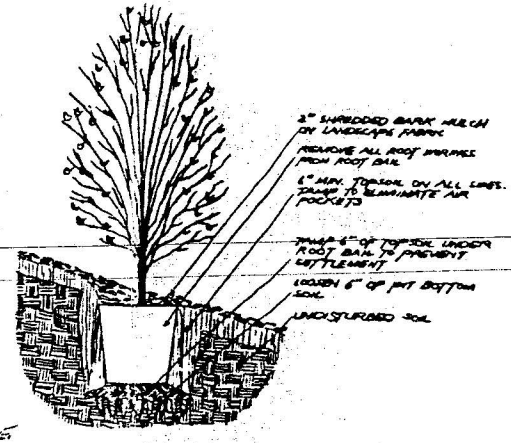
SCHEDULE B





NOTE:  
 1. USE ONE 150MM (6 IN) T-RANK STAKE FOR EVERY 100MM (4 IN) OR LESS IN HEIGHT. USE TWO OPPOSED T-RANK STAKES FOR SPANSPACES GREATER THAN 150MM (6 IN). USE THREE T-RANK STAKES AT 120 SPACING FOR SPANSPACES 150MM (6 IN) TO 200MM (8 IN) IN HEIGHT.  
 2. USE THREE T-RANK STAKES AT 120 SPACING FOR SPANSPACES 200MM (8 IN) TO 300MM (12 IN) IN HEIGHT.

PLANTING OF CONIFEROUS TREES  
 N.T.S.



PLANTING OF SHRUBS  
 N.T.S.

PLANTING OF DECIDUOUS TREES  
 N.T.S.

NOTE: AT A JOB SITE MEETING 11:00 A.M. TUE. SEPT. 15/87, JOHN NEMETH OF SUTTON FUNERAL HOME, DAVID & JERRY WALLACE PRINCIPALS OF PLAZA PROPERTY, ROBERT MASTERS, P.E.H.A. PROJECT MGR, CONRAD REHL CONTR. AGREED IN THE PRESENCE OF TOM KILGALLAN C.E.R.M., R.M.D.R.A. C.B.O. TO DELETE THE GLOBAL CEDARS AS SHOWN HEREON & REPLACE THEM WITH TEN (10) AUSTRIAN PINE 5'6" IN HT. 2" IN ON THE FUNERAL HOME LAND EXTENDING FROM THE SITALY PRODUCTION RSTLY LIMIT OF S.W. FRONTING FUNERAL HOME TO THE NYLTY. REDUCT. OF THE FRONT WALL OF THE PLAZA. PLANTING & SPACING IS TO BE UNDER DIRECTION OF THE SAID JOHN NEMETH.

PLANT LIST					
	BOTANICAL NAME	COMMON NAME	ROOT SIZE	QUANTITY	REMARKS
○	WEIGELA FLORIDA 'BRISTOL RUBY'	BRISTOL RUBY WEIGELA	80 600mm+	42	PLANTED IN 2" MULCH BEDS ON LANDSCAPE CLOTH
●	EUONYMUS ALATUS 'CONTRACTUS'	BURNING BUSH	80 600mm+	42	PLANTED IN 2" MULCH BEDS ON LANDSCAPE CLOTH
○	THALIA OCCIDENTALIS 'WOODMORCII'	ELDER CEDAR	80 mm+	20	PLANTED IN 2" MULCH BEDS ON LANDSCAPE CLOTH
	SOD				
⊕	ACER PLATANOIDES	CRIMSON KING		2	
●	SPRUEA CUMALDA	GOLD FLAME		10	PLANTED IN 2" MULCH BEDS ON LANDSCAPE CLOTH
		WOOD CHIPS			17 ISLANDS AROUND SHRUBS IN PARKING LOTS AND BEDS

SIGNATURE: *John Nemeth* JOHN NEMETH  
 SIGNATURE: *David Wallace* DAVID WALLACE  
 DATE: 15 SEPT/87 AT

WIT. BY: Wendy Hutchins 15/9/87

SCHEDULE 'C'

BUILDING PERMIT 61-0-04  
 OWNER'S APPROVAL

NEW PLAZA AMHERSTBURG, ONTARIO  
 WAREHEALTH INVESTMENTS

ONTARIO ASSOCIATION OF ARCHITECTS  
 8/12/87

GIOS ARCHITECT/ENGINEERS

Sheet Title: LANDSCAPE PLAN & SCHEDULE  
 R.S. 8.M.  
 8742

L.I.