

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2012-50

A by-law to authorize the signing  
of an Amending Development Agreement

**WHEREAS** 2080776 Ontario Inc. developed property being Part Lot 5, Concession 1, designated as Part 1 on Plan 12R-22400 municipally known as 681 Front Road South for use as a retirement home facility;

**AND WHEREAS** By-law 2006-45 provided for the execution of a Development Agreement for a retirement home facility;

**AND WHEREAS** the Owner is requesting to amend the Development Agreement to allow for an expansion to the parking lot;

**AND WHEREAS** the Council of the Town of Amherstburg and Owner of the said property have agreed to the terms and conditions of an amending 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 2006-45 is hereby amended in accordance with the attached agreement.
2. That all other provisions and regulations of By-law 2006-45 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 25<sup>th</sup> day of June, 2012.



Mayor - Wayne Hurst



Clerk - Brenda M. Percy

**TOWN OF AMHERSTBURG**

**AGREEMENT**

**COPY**

**BETWEEN:**

**2080776 ONTARIO INC.**

**-AND-**

**THE CORPORATION OF THE TOWN OF AMHERSTBURG**



2. Section 3 is hereby amended by adding:  
Schedule "B-1" hereto shows:  
(a) details for the parking lot expansion
3. Section 4 is hereby amended by adding:  
Schedule "C-1" hereto shows:  
(a) Landscape Plan and details
4. Section 7 is hereby amended by adding:  
Schedule "F-1" hereto shows:  
(a) Letter dated May 8, 2012 from Timothy Glos, P. Eng. regarding stormwater management for parking lot expansion
5. In all other respects the said Development Agreement dated May 23, 2006 shall remain in full force and effect.
6. This agreement shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

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

**OWNER:  
2080776 ONTARIO INC.**

\_\_\_\_\_  
President – Lou Serafini Jr.

\_\_\_\_\_  
Secretary – James Flynn

**THE CORPORATION OF THE  
TOWN OF AMHERSTBURG**

\_\_\_\_\_  
Mayor – Wayne Hurst

\_\_\_\_\_  
Clerk – Brenda M. Percy

Authorized and approved by By-law  
No. 2012-50 enacted the 25<sup>th</sup> day of  
June, 2012.

**SCHEDULE "A"**

The following is a description of the "said lands" to  
which this instrument applies:

Concession 1, Part Lot 5  
Designated as Part 1 on RP 12R-25098,  
And Part 1 on RP 12R-\_\_\_\_\_  
in the Town of Amherstburg,  
County of Essex,  
Province of Ontario

**OWNER: 2080776 ONTARIO INC.**

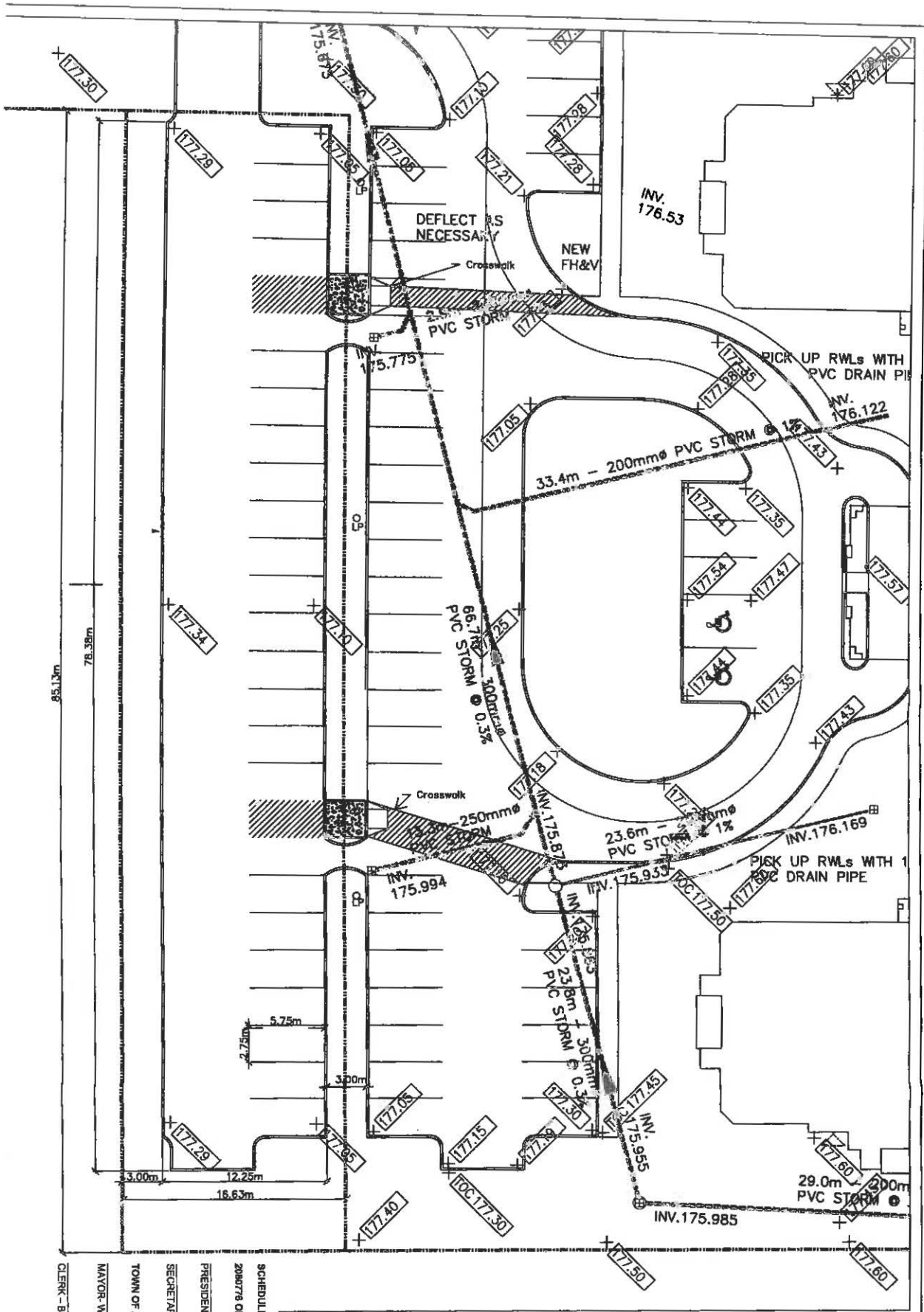
\_\_\_\_\_  
President – Lou Serafini Jr.

\_\_\_\_\_  
Secretary – James Flynn

**THE CORPORATION OF THE  
TOWN OF AMHERSTBURG**

\_\_\_\_\_  
Mayor – Wayne Hurst

\_\_\_\_\_  
Clerk – Brenda M. Percy



SCHEDULE "B-1" TO B-LAW 2012-80  
 2008778 ONTARIO INC.  
 PRESIDENT - LOU SERAFINI JR.  
 SECRETARY - JAMES ELYNN  
 TOWN OF AMHERSTBURG  
 MAYOR - WAYNE HURST  
 CLERK - BRENDA M. PERCY

		681 Front Road South AMHERSTBURG ONTARIO		SCALE: 1:100 DATE: 2024.12
		PARKING LOT SITE PLAN		A1

**General Landscape Notes**

THE OWNER SHALL BE RESPONSIBLE FOR SOIL OR SUBSTRATE TESTING, VEGETATION REMOVAL, AND SOIL REMEDIATION NECESSARY TO THE SITE. SOIL OR SUBSTRATE TESTING IS REQUIRED ON THE LANDSCAPE PLAN. VERIFY THESE ARE PLANTING BEDS. PREPARATION OF BARRIERS AND EXISTING TO PROTECT LINES FOR EXISTING UTILITY LINES AND TO THE CURB FOR STREET FRONTAGE. APPLY A BARRIER POLYURETHANE FINISH TO BARRIERS AND SOIL.

RESTORE ANY AREAS OF THIS SITE OR ADJACENT PROPERTIES INCLUDING FENCE CONSTRUCTION OF THIS PROJECT.

SOIL NEED ESTABLISHMENT, FERTILIZER DATE AND PREVENTION TO ENSURE PROPER AND FULL ESTABLISHMENT OF ALL NEW TREES. VERIFY ALL SOIL PROBLEMS.

DATE OF SOIL AREAS WILL EXTEND FROM THE TIME OF INSTALLATION TO THE FIRST CUT BY THE CONTRACTOR.

SPREAD EXISTING TOPSOIL OVER BARRIERS IN ORDER TO ACHIEVE A 6" MINIMUM DEPTH FOR ALL SOIL AREAS. VERIFY EXISTING TOPSOIL IS FREE FROM CONTAMINATION. ADVISE THE LANDSCAPE ARCHITECT OF PROJECT MANAGER OF THE LOCATION OF THE EXISTING AND ALLOW ADEQUATE TIME FOR TESTING FROM TO IMPROVE SOIL.

REMOVE ALL WEEDS FROM AND SOIL AREAS TO BE FRAMED TOPSOIL TO A DEPTH OF 10" IN ALL PLANTING BEDS. SUPPLY TOPSOIL TO THE SITE AS REQUIRED.

INSTALL 2" DEPTH CHALKS FOR WEEDS IN ALL PLANTING BEDS AND IN THE ROOT SAUCERS OF TREES. CHALKS SHOULD BE 1/2" BELOW THE ADJACENT SURFACE WITHIN 5" OF THE EDGE OF THE BED. NO WEED CONTROL, FERTILIZER IS REQUIRED.

SUPPLY AND INSTALL CONCRETE BARRIERS POLYURETHANE FINISH WHERE PLANTING BEDS ARE ADJACENT TO CURB. STAKE EACH OF LENGTH OF POLYURETHANE WITH A 1/2" DIA. ROD AND 200 WITH A PLASTIC CONNECTOR.

WHERE OTHER WEEDING BARRIERS ARE PLANTING BEDS, SUPPLY AND INSTALL CONCRETE BARRIERS. ADJUST PLANTING AS REQUIRED TO ENSURE THAT THE PLANTS WILL NOT BE IN LINE WITH THE OTHER WEEDING FROM THE DRAIN SPOUT.

REMOVE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. REPLACE ALL DEAD OR NEAR DEAD PLANT MATERIAL PROPERLY WITHIN THE GRASS OR PROJECT BARRIERS. SUBMIT REPLACEMENT PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM PLANTING. PLANTS SHOULD BE TO SPECIFICATIONS AND NOT OVERLOOKED.

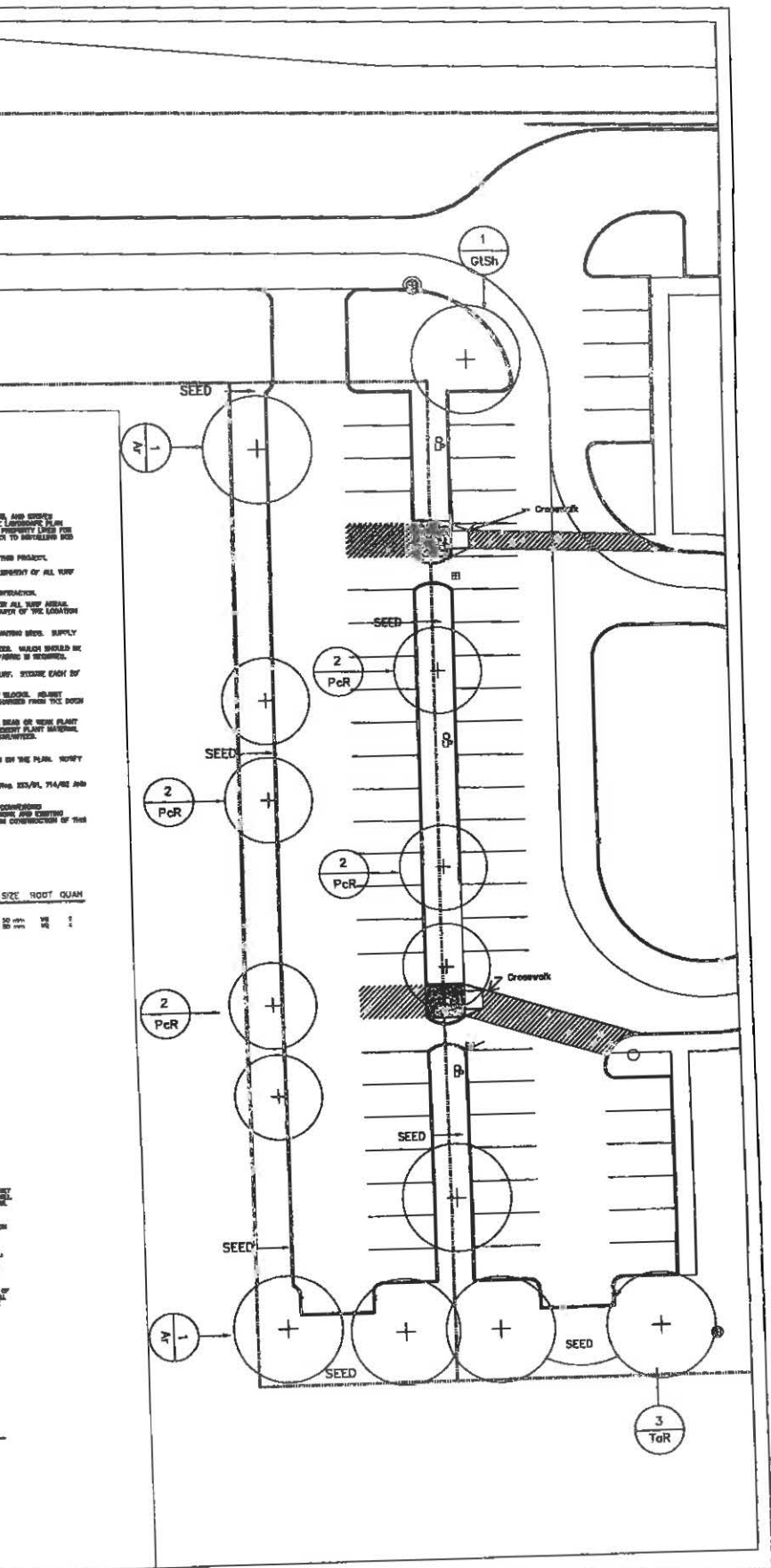
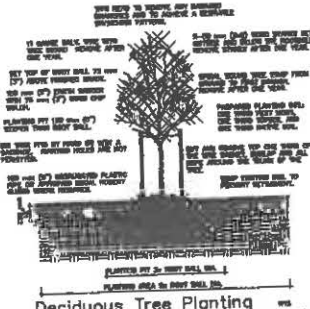
VERIFY QUANTITIES OF PLANTS ORDERED IN THE PLANT LIST AND PLANT LIST WITH THESE SHOWN ON THE PLAN. VERIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE HEALTH AND SAFETY ACT 1990, ONTARIO REG. 853/91, 174/92 AND LATEST AMENDMENTS.

VERIFY AND VERIFY THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONSULT WITH THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN THE PROPOSED WORK AND EXISTING UTILITIES. VERIFY AND ALL BARRIERS PRIOR TO THE SITE OR ADJACENT AREAS. VERIFY ALL BARRIERS FROM CONSTRUCTION OF THIS PROJECT. VERIFY THAT ALL EXISTING SITE CONDITIONS ARE AS SHOWN ON THE PLAN.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN
DT	DECIDUOUS TREES	RED MAPLE	50 mm	WE	2
PcR	PAVEMENT CURB RESTRAINT	REDICIOUS FLOWERING PEACH	50 mm	WE	2



SCHEDULE "C-1" TO BY-LAW 2012-50  
 2080776 ONTARIO INC.  
 PRESIDENT - LOU SERAFINI, JR.  
 SECRETARY - JAMES FLYNN  
 TOWN OF AMHERSTBURG  
 MAYOR - WAYNE HURST  
 CLERK - BRENDA M. PERCY

		681 Front Road South	SCALE AS SHOWN
		AMHERSTBURG ONTARIO	REV. DATE/REV. NO.
PARKING LOT LANDSCAPE			DESIGN BY: [blank]
			DRAWN BY: [blank]
			CHECK BY: [blank]
			DATE: [blank]
			L1



**Glos Associates Inc.**  
ARCHITECTURAL + ENGINEERING CONSULTANTS

May 8, 2012

Town of Amherstburg  
512 Sandwich St. South  
Amherstburg, Ontario  
N9V 3R2

Email: [lzarlenga@amherstburg.ca](mailto:lzarlenga@amherstburg.ca)

Attention: Lou Zarlenga P.Eng.  
Director of Engineering and Infrastructure

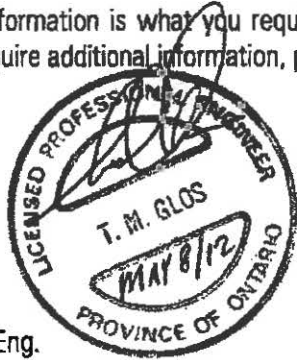
RE: Seasons Amherstburg – Proposed Addition to the West Parking Lot  
Amherstburg, Ontario  
Project No.: 12055

Dear Mr. Zarlenga:

This brief has been prepared in support of the application for an amendment to the Seasons' Site Plan Approval. This application proposes the construction of a 25 stall addition to the existing west side parking lot. Back in 2005 Glos had completed the original stormwater management plan, which at the time proposed collecting and conveying up to the 100 year storm directly to the Detroit River due to its close proximity. This therefore negated the requirement to have a detention facility on site. Glos has now rerun the peak flow calculations to include the flows from the additional asphalted area. The sewer pipe capacities were rerun and it was determined that the 6b & 6c catchbasin leads were marginally over capacity to convey the 1:100 year storm. It is determined that this will produce a calculated 150mm deep ponding within the parking lot at those points during the 100yr event. The leads were originally designed to flow full during this event, therefore a slight increase in flow rate due to this addition will not in our opinion necessitate a further review of the existing oil/grit separator.

We trust this information is what you require to complete your review of this proposal. If you have any questions, or require additional information, please feel free to contact our office.

Regards,



Timothy Glos, P.Eng.  
Project Engineer

cc.

SCHEDULE "F-1" TO BY-LAW 2012-50  
2080776 ONTARIO INC.

PRESIDENT – LOU SERAFINI JR.

SECRETARY – JAMES FLYNN

TOWN OF AMHERSTBURG

MAYOR- WAYNE HURST

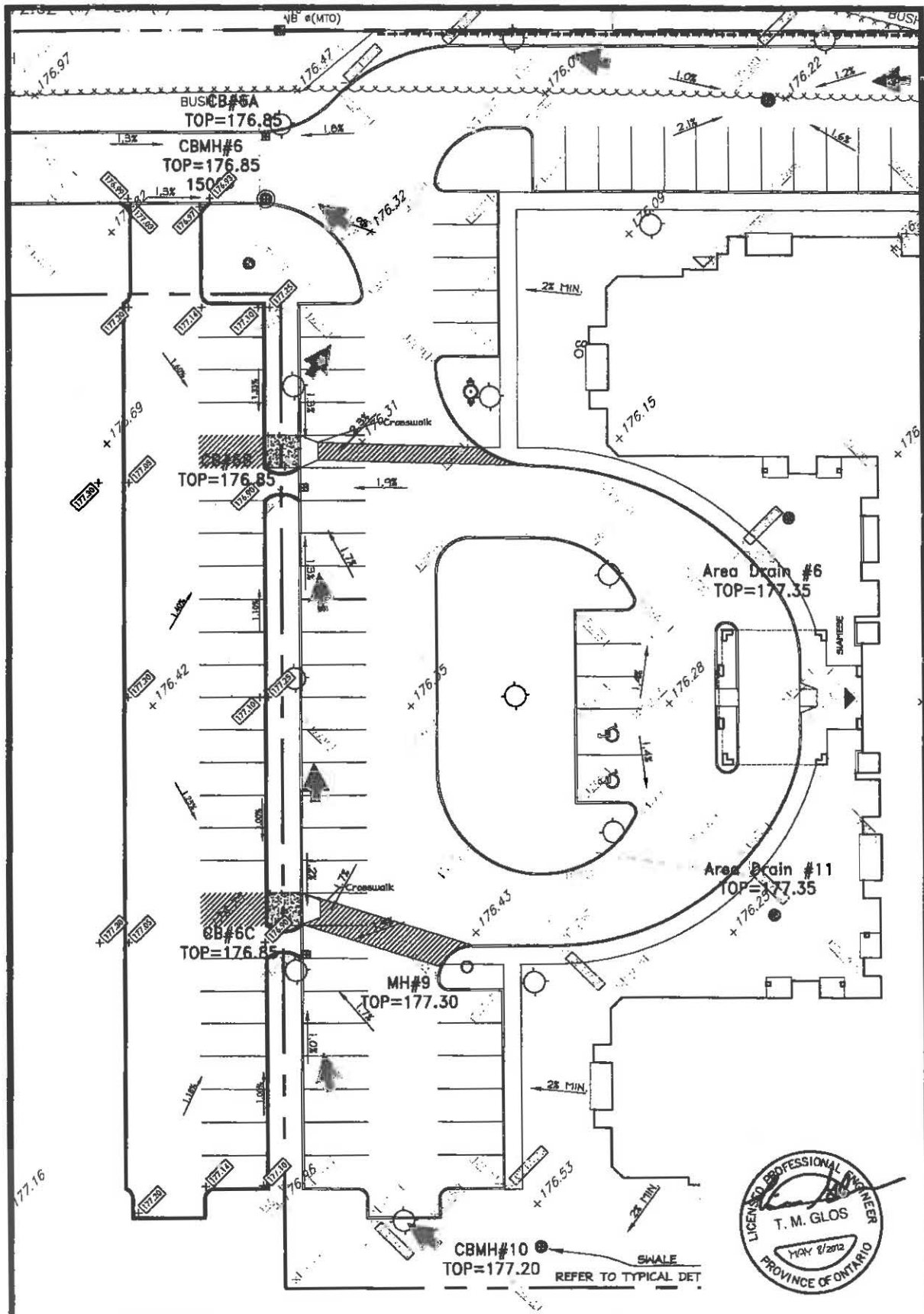
CLERK – BRENDA M. PERCY


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Email: [glos@timpro.net](mailto:glos@timpro.net) Web Site: [www.glosassoc.com](http://www.glosassoc.com)

QAF #27

Updated: January 28, 2008





Sheet Title: <b>SITE GRADING PLAN</b>	Project Name: SEASONS RETIREMENT COMMUNITY 681 FRONT ROAD SOUTH, AMHERSTBURG	 <b>Glos Associates Inc.</b> ARCHITECTURAL - ENGINEERING CONSULTANTS
Design By: TG Drawn By: AF Checked By: TG	Client: AMICO PROPERTIES INC.	Project No: 12055 Date: 2012 05 08 Issued for: SPA AMENDMENT Sheet No: <b>SK-SP101-01</b>

6/13/2007 2:53 PM