

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2014-121**

**By-law to authorize the execution of a Development Agreement
between Emrose Investments Inc. and the Council
of the Corporation of the Town of Amherstburg
131 Gore Street, Amherstburg**

WHEREAS under Section 8 of the Municipal Act 2001, S.O., 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act.

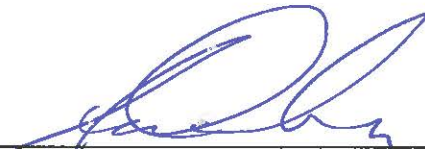
AND WHEREAS under Section 9. (1) (a) and (b) of the Municipal Act 2001, S.O., 2001, c. 25, as amended, Section 8 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

AND WHEREAS the Council of The Corporation of the Town of Amherstburg and owners of 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 enacts as follows:

1. THAT the Mayor and Clerk be hereby authorized to enter into a Development Agreement between Emrose Investments Inc. and the Corporation of the Town of Amherstburg for the development of 131 Gore Street for a laundromat and medical supply retail store, said agreement affixed hereto;
2. THAT this By-law shall come into force and take effect immediately upon the final passing thereof at which time all by-laws that are inconsistent with the provisions of this by-law and the same are hereby amended insofar as it is necessary to give effect to the provisions of this by-law.

Read a first, second and third time and finally passed this 15th day of December, 2014.



MAYOR – ALDO DICARLO



CLERK – PAULA PARKER

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

yyyy mm dd Page 1 of 2

Properties

PIN 70555 - 0142 LT
Description LT 28 W/S APSLEY ST PL 1 AMHERSTBURG; PT LT 26 W/S APSLEY ST, 27 W/S APSLEY ST, 29 W/S APSLEY ST PL 1 AMHERSTBURG AS IN R905918, PT 1 12R6606, PT 1 12R2556; S/T & T/W R1279697; S/T R1239225; AMHERSTBURG
Address 131 GORE STREET
 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

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

This document is being authorized by a municipal corporation Rebecca Belanger, MCIP RPP, Manager of Planning Services.

Party To(s)**Capacity****Share**

Name EMROSE INVESTMENTS INC. Registered Owner
Address for Service 290 Sandwich St. S.
 Amherstburg, Ontario
 N9V 2A8

This document is being authorized by a municipal corporation Rebecca Belanger, MCIP RPP, The Corporation of the Town of Amherstburg.

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

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Thomas Robert Porter 500-251 Goyeau Street acting for Signed 2015 01 22
 Windsor Applicant(s)
 N9A 6V2
 Tel 519-258-0615
 Fax 5192586833

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MOUSSEAU DELUCA MCPHERSON PRINCE 500-251 Goyeau Street 2015 01 23
 Windsor
 N9A 6V2
 Tel 519-258-0615
 Fax 5192586833

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

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 64899

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 15th day of December, 2014.

BETWEEN: EMROSE INVESTMENTS INC.

(Hereinafter collectively called "**Owner**")

OF THE FIRST PART;

- and -

THE CORPORATION OF THE TOWN OF AMHERSTBURG

(hereinafter called the "**Corporation**")

OF THE SECOND PART;

Hereinafter collectively referred to as the "**Parties**"

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

AND WHEREAS the Owner warrants it is the registered owner of the 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, including the Lands, as a Site Plan Control area;

AND WHEREAS the Owner intends to develop the Lands for the purpose of a laundromat and medical supply 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 of the Lands requires the Owner to enter into a Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, along with 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 and sufficiency of which are 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:
2. Schedule "A" hereto describes the Lands;

3. Schedule "B" (the "Site Plan") hereto shows:
 - (a) The location of the building to be renovated on the lands as part of the Owner's proposed development of same;
 - (b) The location and provision of parking facilities and access driveways including driveways for emergency vehicles;
 - (c) Walkways and all other means of pedestrian access;
 - (e) The location of the required reciprocal access and traffic movement.
4. Schedule "C" Elevations.
5. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Hydro One, Union Gas and Bell Canada regarding any matters that relate to services provided by Hydro One, Union Gas and Bell Canada.
6. All walkways on the said lands, where so designated on Schedule "B", shall be constructed of concrete, asphalt or other like material capable of permitting accessibility under all climatic conditions by the Owner to the satisfaction of the Corporation.
7. All parking or loading areas and lanes and driveways shall be paved with asphalt or a concrete portland cement or other like 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 materials, having a combined depth of at least 15.2 cm. and with provisions for drainage facilities.
8. 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.
9. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
10. The Owner shall install and maintain a system for the disposal of storm and surface water as indicated on Schedule "B" to the satisfaction of the Corporation, so that no such water will flow along the surface from the said lands onto any adjoining lands.
11. 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.
12. Any and all lighting shall be installed and maintained in accordance with the standards set out in the Town's Development Manual, and, 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.
13. 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.
14. 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.
15. 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 Lands to inspect:
 - (1) The progress of development;
 - (2) The state of maintenance as provided for in this Agreement.
16. 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 with the Corporation, such servant, officer or agent shall forthwith place a notice requiring all work to be stopped upon the Lands, and shall 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.
17. 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.
18. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the progress of the development or as to the state of maintenance, such Owner shall appear before Council of the Corporation, which after hearing the Owner, shall be permitted to express its position as to whether such progress or maintenance is satisfactory, following which Council of the Corporation shall make a decision, by resolution, as to whether to lift or sustain the prior decision of the Corporation's servant, officer or agent, which shall constitute a final determination of the matter.
19. In the event that an Owner should fail to obey a stop work order issued under Section 16 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.

20. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Section 16 or 17 or after notice of an opinion, which Council of the Corporation determines is correct under Section 19, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) week written notices 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.
21. 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.
22. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the 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 if its performance of the said obligations.
23. In the event that no construction on the Lands has commenced on or before the expiry of one (1) year from the date of registration of this Agreement, the Corporation may subsequently, at its option, on one month's written notice to the Owner, terminate this Agreement, whereupon the Owner acknowledges that agrees that it will not be able to undertake any development construction on the Lands (or any further development or construction) on the Lands.
24. 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 446 of the Municipal Act shall apply.
25. A financial guarantee (being in the form of a certified cheque payable to the Corporation or irrevocable letter of credit address to the Corporation, being self renewing without burden of proof in the case of the latter) for 50% of the value of on-site improvements on the Lands, exclusive of buildings and structures, shall be posted with the Corporation by the Owner, in addition to further financial security, in the same form as described above, in the amount of 100% for all off-site works required as part of this development. With respect to determining values herein, 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 Corporation's Director of Engineering and Public Works. 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, again in the form described above, for a one year maintenance period in the amount of 15% of the cost of on-site and off-site improvements.
26. That the Owner shall be responsible for providing proof of a registered easement for reciprocal access and shared parking from the adjacent property, municipally described as 290 Sandwich Street South, as shown on Schedule "B", prior to the registration of this Agreement.

27. 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 lands.
28. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
29. This Agreement shall be governed by, and interpreted according to, the laws of the Province of Ontario and the laws of Canada applicable therein, and shall be treated in all respects as an Ontario Contract.
30. If any provision or part thereof of this Agreement be illegal or unenforceable, it or they shall be considered separate and severable from the Agreement, and the remaining provisions of the Agreement shall remain in force and effect and shall be binding upon the Parties hereto as though the said provision or part thereof had never been including in this Agreement.
31. The division of this Agreement into Articles, sections and subsections and the insertion of headings are for convenience of reference only and shall not effect the construction or interpretation hereof.
32. This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument and shall be effective as of the date set out above.
33. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
34. Schedules and other documents attached or referred to in this Agreement are an integral part of this Agreement, and are hereby incorporated into this Agreement by reference.
35. This Agreement constitutes the entire agreement among the Parties and except as herein stated and in the instruments and documents to be executed and delivered pursuant hereto, contains all of the representations and warranties of the respective Parties. There are no oral representations or warranties among the Parties of any kind. This Agreement may not be amended or modified in any respect except by written instrument signed by both Parties.

IN WITNESS WHEREOF the Owner and the Corporation (the latter under the hands and seals of its officers duly authorized in this regard), have executed this Agreement as of the date first above written.

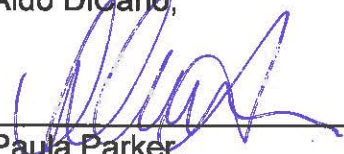
OWNER: EMROSE INVESTMENTS INC.

Per 
Fernando DiPierdomenico

I have authority to bind the Corporation

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per 
Aldo DiCarlo, Mayor

Per 
Paula Parker, Clerk

We have authority to bind the Corporation

Authorized and approved by By-law
No. 2014-121 enacted the 15th day of
December, 2014.

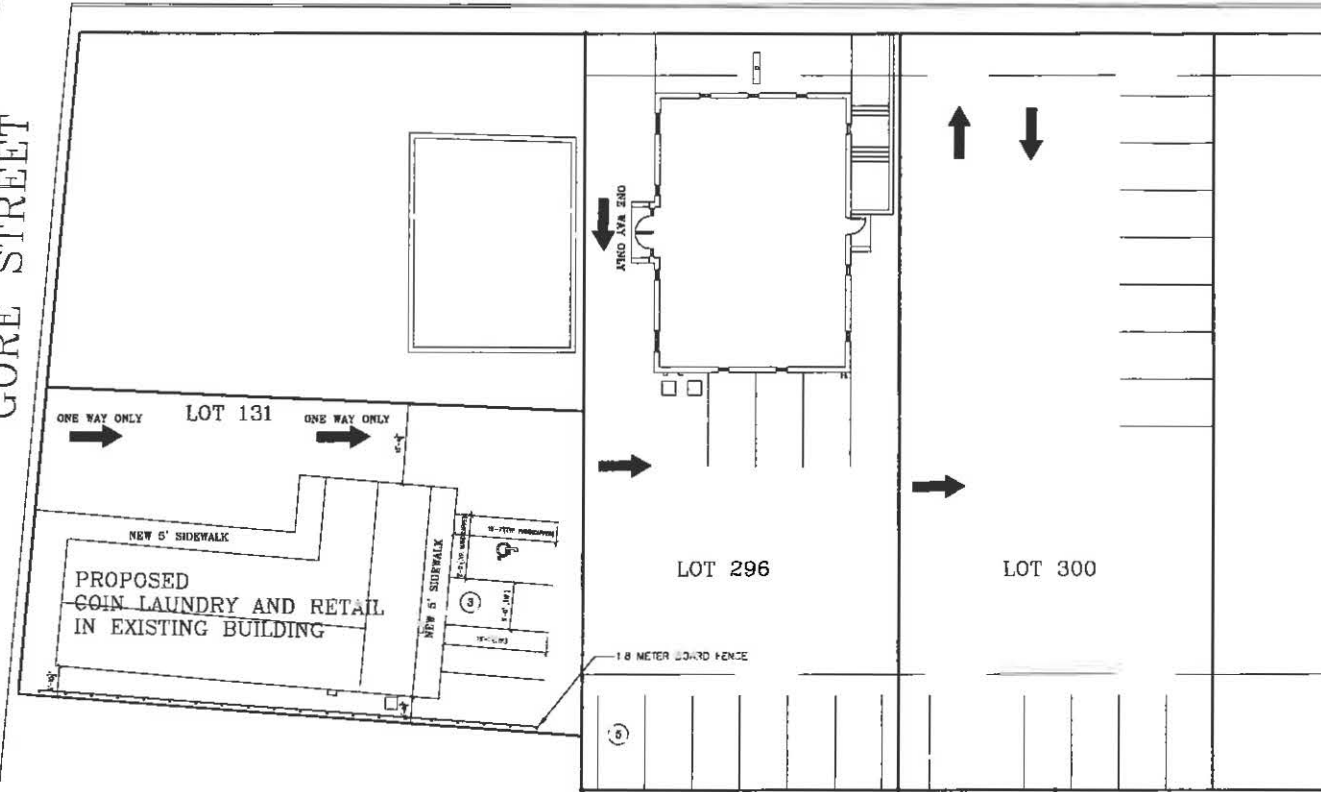
SCHEDULE "A"

DESCRIPTION OF THE LANDS

Lot 28, PI 1; Pt Lots 26,27 PI 1, designated as Pt 1 Plan 12R2556;
and Pt Lt 29 , PI 1, designated as Pt 1 on 12R6606
Town of Amherstburg,
County of Essex
and Province of Ontario
PIN 70555-0142

SANDWICH STREET

GORE STREET



ARCHITECTURAL SITE PLAN
Scale: 1/16" = 1'-0"

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS LISTED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT THE SIGNIFICANT FACE OF CURB. ALL PROPOSED DIMENSIONS MUST TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATIONS AND SHOW AT THE OUTSIDE FACE OF THE CURB OR CURBS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY INTERFERENCES BETWEEN THE EXISTING CONDUITS TO THE FIELD AND THE LAYOUT DRAWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND CURBS, SIDEWALKS, WALLS, AND UTILITIES.

PARKING CALCULATIONS	
EXISTING AREA OF LOT 131 =	197 SQUARE METERS
PROPOSED LAUNDRY / PROPOSED PARKING LAUNDRY / RETAIL =	1 194SQ/430 SF
BUILDING FLOOR AREA =	1,071 SF
TOTAL SPACES REQUIRED =	2 SPACES
TOTAL PARKING PROVIDED =	3 SPACES (PLUS EXISTING LOT)

SCHEDULE "B" TO BY-LAW 2014-121

EMROSE INVESTMENTS INC.

Fernando DiPierdomenico

TOWN OF AMHERSTBURG

Mayor- Aldo DiCarlo

Clerk- Paula Parker

AMHERSTBURG LAUNDROMAT

131 GORE STREET TOWN OF AMHERSTBURG, ONTARIO

Symbol Legend

- 1 PLAN DRAWING (PLAN) TITLE Scale: X" = X"
- 1 SECTION DETAIL TITLE SCALE: X" = X"
- AX-X FIN FLOOR ELEVATION (FUTURE LINE) 0'-0" AFF
- X XX-XX BUILDING SECTION CUT INDICATOR
- XX PARTIAL SECTION CUT INDICATOR
- X XX-XX ELEVATION INDICATOR
- XX XX-XX INTERIOR ELEVATION INDICATOR
- XXX-XXX DETAIL INDICATOR
- X AX-XX DETAIL NUMBER SHEET WHERE DETAIL IS CUT
- WALL TYPE IDENTIFIER
- KEY NOTE IDENTIFIER
- DOOR IDENTIFIER
- WINDOW IDENTIFIER
- REVISION CLOUD
- REVISION INDICATOR

Building Code Compliance

BUILDING CODES	The building shall be in compliance with the following: 2010 ONTARIO BUILDING CODE ONTARIO ACCESSIBILITY STANDARDS																																					
USE AND OCCUPANCY	D - BUSINESS OCCUPANT LOAD - (REAR FOR PERSON 4.65M SQUARED) = 18 PEOPLE																																					
CONSTRUCTION CLASSIFICATION	2 2.05 GROUP D, UP TO 2 STOREYS																																					
MAX HEIGHT AREA LIMITATIONS	MAX HEIGHT - STOREYS MAX HEIGHT - FEET MAX AREA PER FLOOR	= 1 STOREYS = 40 FEET = 2,153 SQ FEET																																				
ACTUAL BUILDING PROPERTIES	ACTUAL AREA ACTUAL HEIGHT	= 1,971 SQ. FEET = 16'-7" EXISTING																																				
FIRE RESISTANCE REQUIREMENTS	<table border="1"> <thead> <tr> <th></th> <th>0 HR</th> <th>1 HR</th> <th>2 HR</th> <th>3 HR</th> <th>4 HR</th> </tr> </thead> <tbody> <tr> <td>STRUCTURAL FRAME BEARING WALLS -</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EXTERIOR BEARING WALLS - INTERIOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>NON-BEARING WALLS - EXTERIOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>NON-BEARING WALLS - INTERIOR FLOOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CURTAIN WALLS - EXTERIOR</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			0 HR	1 HR	2 HR	3 HR	4 HR	STRUCTURAL FRAME BEARING WALLS -						EXTERIOR BEARING WALLS - INTERIOR						NON-BEARING WALLS - EXTERIOR						NON-BEARING WALLS - INTERIOR FLOOR						CURTAIN WALLS - EXTERIOR					
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Project Sheet Index

ISSUE TYPE	DATE	DESCRIPTION
General	11-07-2014	COVER SHEET INDEX, AND SYMBOLS, CODE SUMMARY PLAN, AND ARCHITECTURAL SITE PLAN
Architectural	12-05-2014	A1 PROJECT SPECIFICATIONS A2 PROJECT SPECIFICATIONS A3 PROJECT SPECIFICATIONS A4 FLOOR PLAN, DEMO AND REFLECTED CEILING PLAN A5 ELEVATIONS A6 PLAN DETAILS A7 FLOORING AND FINISHES FLOOR PLAN A8 HVAC AND RADIANT PLAN A9 MECHANICAL DETAILS A10 POWER AND LIGHTING PLAN

CONSULTANT:

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE PROFESSIONAL APPEARS ON THE DRAWING AND PROPER PERMIT FORMS AND RELATED FEES ARE SUBMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

DATE	ISSUED FOR
11-07-2014	FOR PERMIT
12-05-2014	S.E. PLAN CONTROL REVISION

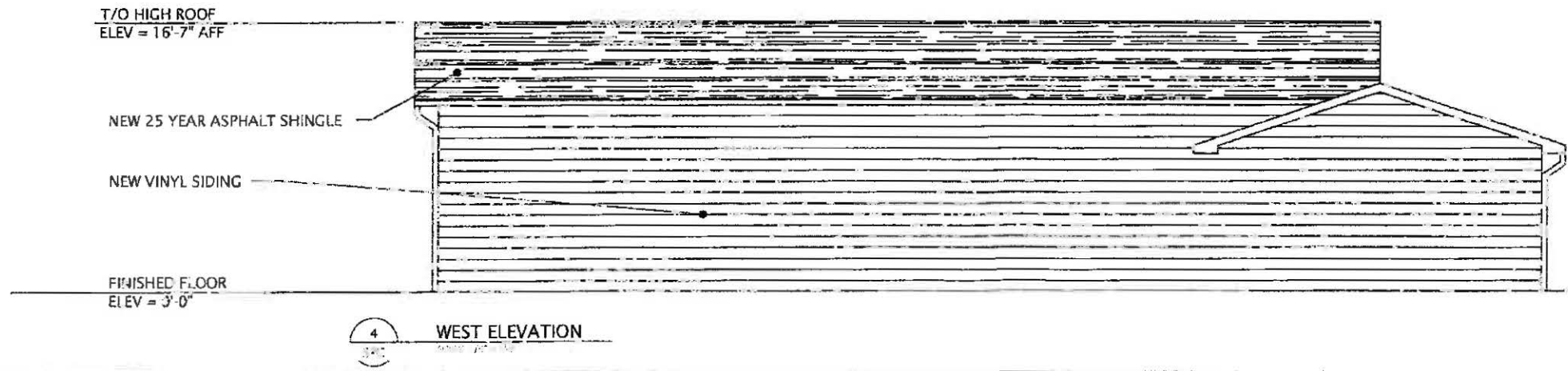
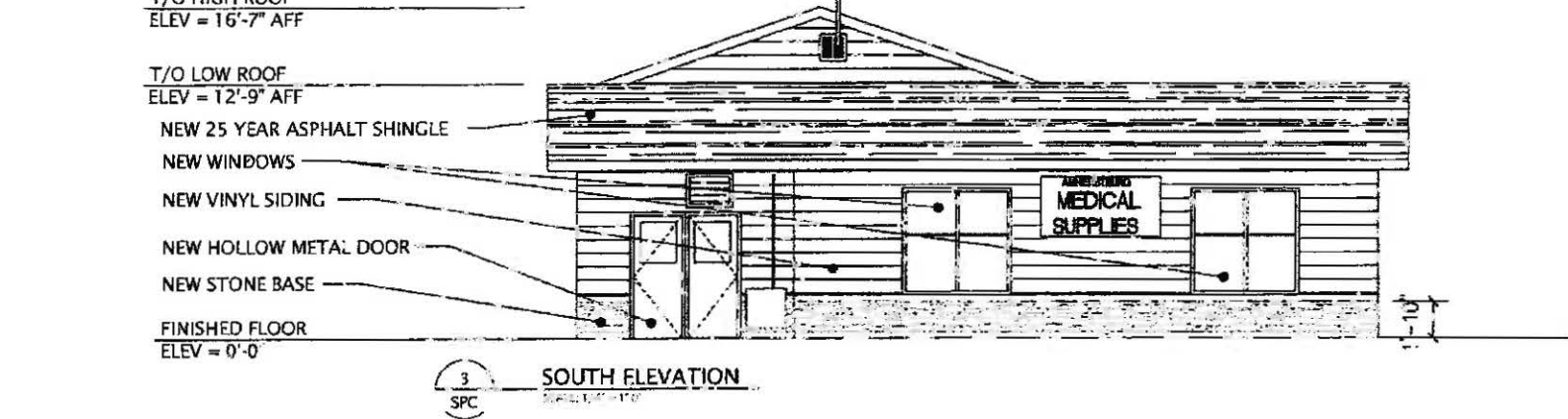
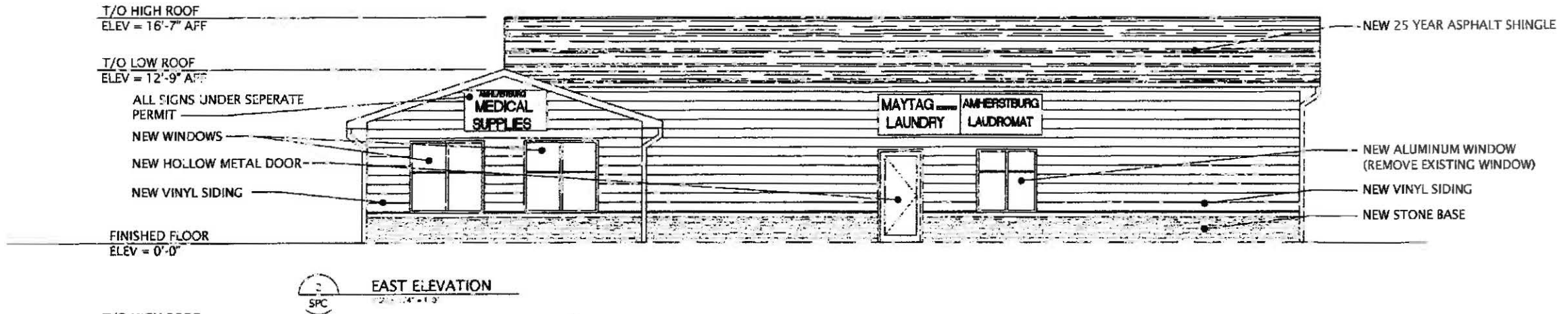
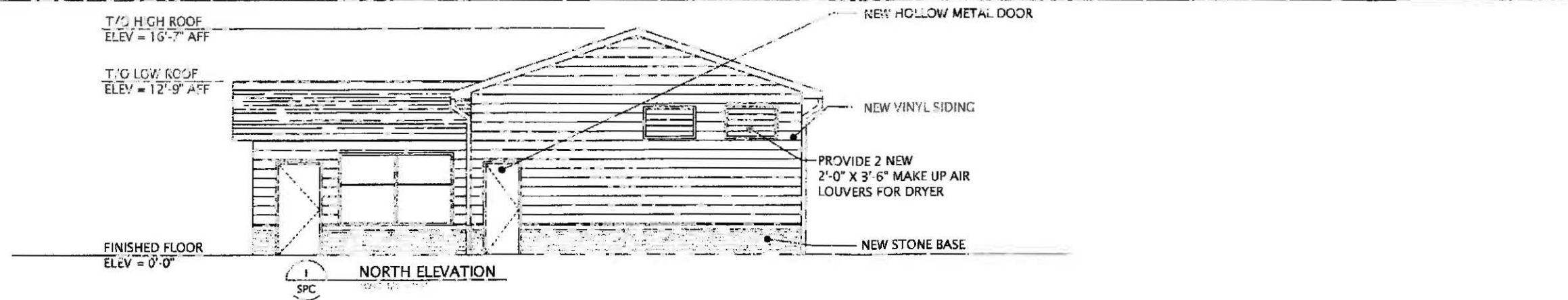
Project Manager A. RUCIJI	Date 11-07-2014
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Client
EMROSE MEDICAL FACILITY
290 SANDWICH STREET SOUTH
AMHERSTBURG, ONTARIO
ON L9W 4Y6 (519) 736-2222
(416) 467-6888 (EMERGENCY)

Project
AMHERSTBURG LAUNDROMAT

Drawing Title
**COVER SHEET,
SHEET INDEX, AND SYMBOLS,
CODE SUMMARY, AND
ARCHITECTURAL SITE PLAN**

NO UNIT SCALE DRAWING
Drawing No.
COVER



SCHEDULE "C" TO BY-LAW 2014-121
EMROSE INVESTMENTS INC.
 Fernando DiPierdomenico
TOWN OF AMHERSTBURG
 Mayor- Aldo DiCarlo
 Clerk- Paula Parker

DATE		ISSUED FOR	
11-07-2014		PERMIT SET	
Project Manager		Date	
A. RICCIUTI		11-07-2014	
Client			
EMROSE MEDICAL FACILITY			
200 SANDWICH STREET SUITE 100 AMHERSTBURG, NY 14226 PHONE: 716-336-2200 4100 LEEDS ST. AMHERSTBURG, NY			
Project			
AMHERSTBURG LAUDROMAT			
Drawing Title			
COLOR ELEVATIONS			
DO NOT SCALE DRAWING			
Drawing No.		SITE PLAN CONTROL	