

THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2017-71

By-law to authorize the execution of a Development Agreement
between Randy and Laurie Ure and
the Corporation of the Town of Amherstburg
6000 County Rd 20, 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 Corporation of the Town of Amherstburg and the Owner have agreed to the site plan and site servicing and lot grading plan in the Development Agreement;

AND WHEREAS 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;

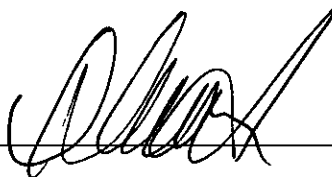
NOW THEREFORE the Corporation of the Town of Amherstburg enacts as follows:

1. THAT By-law 2017-12 is hereby repealed;
2. THAT the Mayor and Clerk be hereby authorized to enter into a Development Agreement between Randy and Laurie Ure and the Corporation of the Town of Amherstburg for the development of 6000 County Rd 20 for an 18-hole miniature golf course, said agreement affixed hereto;
3. 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 21st day of August, 2017.



MAYOR – ALDO DICARLO



CLERK – PAULA PARKER

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 21st day of August, 2017.

BETWEEN: **RANDY AND LAURIE URE**
A corporation incorporated pursuant to and subsisting under the laws of the Province of Ontario

(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 "**Development Lands**";

AND WHEREAS Randy and Laurie Ure warrants they are the registered owner of the Lands outlined in Schedule "A";

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 or redevelop the said lands for commercial use in accordance with the Site Plan attached hereto as Schedule "C", 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 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 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 Development Lands

Schedule "B"- Site Plan including without the generality thereof:

- (a) The location of the proposed miniature golf course;
- (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;

- (d) The location of the new washroom building;
- (e) The location of grass and landscaped areas;
- (f) The location of the existing weeping bed;
- (g) The location of the universal parking space and tactile walking surface.

Schedule "C" – Site Servicing and Lot Grading Plan

2. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Hydro One regarding any matters that relate to services for the Development Lands to be provided by Hydro One. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to the hydro system resulting from this development.
3. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Union Gas and Bell Canada regarding any matters that relate to services to be provided by Union Gas and Bell Canada. In addition, the Owner shall be responsible for any costs associated with the reconstruction, relocation or changes to these services resulting from this development.
4. If any proposed upgrades to the existing utilities within the municipal right-of-way are required, the Owner must provide copies of the plans on any utility work to the Corporation.
5. The Owner shall be responsible for consulting with and obtaining any necessary approval or permits from the Ministry of the Environment and Climate Change, the County of Essex and/or the Essex Region Conservation Authority (E.R.C.A.).
6. The new parking lot, patios and driveways shall be paved with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions, as shown on Schedules "B" and together with crushed stone or gravel, having a combined depth of at least 15.2 cm and with provisions for drainage facilities. The existing parking along the building on the north and west side shall remain in the current state.
7. The Owner shall maintain a minimum of parking spaces, as designated on Schedules "B".
8. All new walkways on the said lands, where so designated on Schedule "B", shall be constructed of concrete, asphalt or other material capable of permitting accessibility under all climatic conditions by the Owner to the satisfaction of the Corporation. To ensure that this development is accessible to persons with disabilities, the Owner acknowledges that all new sidewalks, walkways and islands within this development shall be constructed in such a manner as to safely accommodate persons with special mobility needs.
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.
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, maintain and direct a system for the disposal of storm and surface water as indicated on the Schedules to the satisfaction of the Corporation, so that no such water will flow along the surface from the said lands onto any adjoining lands. The Owner shall provide a stormwater management

plan as necessary to the satisfaction of the criteria of the Corporation and the E.R.C.A.

12. The Owner shall retain the services of a duly qualified engineer to finalize a stormwater quality and quantity management plan to determine the effects of increased surface run-off due to the development of the lands described on Schedule "A" attached hereto. In addition, the said plan, shall ensure that the measures shall control any increases in flows in the downstream watercourses, so as to ensure that the capacity of the watercourses can be maintained up to and including 1:100 year storm event. All storm and surface water disposal systems shall be to the satisfaction of the Corporation's Engineer.
13. 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.
14. 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.
15. The Owner shall landscape and maintain the ground cover and plants acceptable to the Corporation as depicted on the site plan(s). 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.
16. The Owner shall provide a lot grading plan for the development detailing the finished grade elevation of the lands as well as all drainage services, works and facilities required for the proper development of the lands.
17. The Owner agrees that any Municipal property, including without limiting the generality of the foregoing, curbs, gutters, pavement, sidewalks, or landscaped areas on the public highway and any property belonging to a third party, which are damaged during construction or otherwise, shall be restored to the satisfaction of the Town. The Owner shall keep the subject lands in a state of good repair (including the cutting of weeds) and upon written notice from the Town shall correct deficiencies in the state of repair within ten (10) days thereof.
18. 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.
19. If the Ontario Building Code requires that an architect or professional engineer or both shall be responsible for the field review of any new building or re-

development provided for in this Agreement, the Owner shall not occupy or use or permit to be occupied or used any said new building or extension until after an architect or professional engineer has given to the Corporation a letter addressed to the Corporation and signed by him certifying that all services on or in the said lands, required for this development or redevelopment, newly installed by the Owner in connection with this development or redevelopment and not contained within a building, have been installed and completed in a manner satisfactory to the architect or professional engineer.

20. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief and Director of Engineering and Public Works 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.
21. 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.
22. In the event of any servant, officer or agent of the Corporation upon inspection being of the opinion that the state of maintenance is not satisfactory, such servant, officer or agent shall forthwith forward notice of such opinion to the Owner by registered mail at his last address as shown from the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.
23. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the 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.
24. In the event that an Owner should fail to obey a stop work order issued under Section 21 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
25. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Sections 21 or 22 or after notice of an opinion, which Council of the Corporation determines is correct under Section 23, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) weeks notice to it by registered mail at the last shown address of the Owner pursuant to the revised assessment rolls of passage of such by-law, that such matter or thing be done by the Corporation at the expense of the Owner, which expense may be recovered by action or like manner as municipal taxes.
26. In the event of an Owner wishing to change at any time any of the buildings, structures or facilities described in the plans annexed or referred to in Section 1 hereof, it shall make application to Council of the Corporation for approval and shall not proceed with such change until approval is given by such Council, or in

default by the Ontario Municipal Board, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 herebefore referred to.

27. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations.
28. In the event that no construction on the 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.
29. All facilities and matters required by this Agreement shall be provided and maintained by the Owner at its sole risk and expense to the satisfaction of the Corporation and in accordance with the standards determined by the Corporation and in default thereof and without limiting other remedies available to the Corporation, the provisions of Section 446 of the Municipal Act shall apply.
30. A financial guarantee (certified cheque or irrevocable letter of credit – self renewing without burden of proof) for FIFTY PERCENT (50%) of the value of on-site improvements of this development, exclusive of buildings and structures, is required to be paid and/or posted with the Corporation, in addition to further financial security in the amount of ONE HUNDRED PERCENT (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 by the Town's Director of Engineering and Infrastructure for his/her approval, with any decision by the Town's Director of Engineering and Infrastructure in this regard to be final and binding upon the Owner. 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 (1) year maintenance period in the amount of FIFTEEN PERCENT (15%) of the cost of on-site and off-site improvements.

31. 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.
32. This Agreement shall ensure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
33. 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.
34. 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.

35. The division of this Agreement into Articles, sections and subsections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation hereof.
36. 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.
37. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
38. 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.
39. 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: RANDY URE

Per Randy Ure
Randy Ure

LAURIE URE

Per Laurie Ure
Laurie Ure

We have authority to bind the Corporation

THE CORPORATION OF THE
TOWN OF AMHERSTBURG

Aldo DiCarlo
Per Aldo DiCarlo, Mayor

Paula Parker
Per Paula Parker, Clerk

We have authority to bind the Corporation

Authorized and approved by By-law No. 2017-71
enacted the 21st day of August, 2017.

SCHEDULE "A"
LEGAL DESCRIPTION

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

Parts 1 and 2, Registered Plan 12R-18770, Part of Lot 67, Concession 6 W
Town of Amherstburg, County of Essex, Province of Ontario



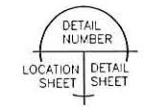
d.c. mcloskey engineering ltd.
20500 KENNEDY ROAD UNIT 100, MARKHAM, ONTARIO L3R 9V7



KEY PLAN
SCALE: N.T.S.

SITE STATISTICS:	
ZONING	-
OFFICIAL PLAN	-
BUILDING CLASSIFICATION	-
SITE DATA	
TOTAL SITE AREA	36,922.41M
BUILDING AREA	
EX. BUILDING	= 2,484M
VESTIBULE ADDITION	= 45.3M
EX. GARAGE	= 328M
SEASONAL WASHROOM BUILDING	= 115M
TOTAL BUILDING AREA	= 2,972.3M
SITE STANDARDS EXISTING	
BUILDING LOT COVERAGE	= 2,972.3M (8.1%)
PARKING/PAVED AREA	= 8,850M (23.9%)
LANDSCAPED/OPEN SPACE	= 25,100M (68%)
LINEAR CURBING	= 60.2 m
ALLOWABLE BUILDING HEIGHT	= m
PROPOSED WASHROOM HEIGHT	= m
PARKING REQUIRED	
FOR MINI GOLF - 1.5 PER TEE	18 TEES x 1 = 18
FOR WALK-IN STORE - 1/269M	650/269 = 2.6
FOR RESTAURANT - 1/461M	600/461 = 1.3
TOTAL PARKING REQUIRED	= 25 SPACES
PARKING PROVIDED	
REGULAR SPACES	= 25 SPACES
BARRIER FREE SPACES	= 1 SPACE
TOTAL PARKING PROVIDED	= 26 SPACES

- general notes:
- THIS PLAN IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
 - DRAWINGS SHALL NOT BE SCALED.
 - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DISCREPANCIES MUST BE CORRECTED AND VARIATIONS FROM THE DRAWINGS AND CONDITIONS SHOWN ON THESE DRAWINGS IN WRITING TO SUBMISSION OF SHOP DRAWINGS.
 - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITIES IN REGARDS TO SUBMISSION OF SHOP DRAWINGS.
 - IN THE EVENT THE DESIGNER IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
 - CONTRACTORS SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
 - THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



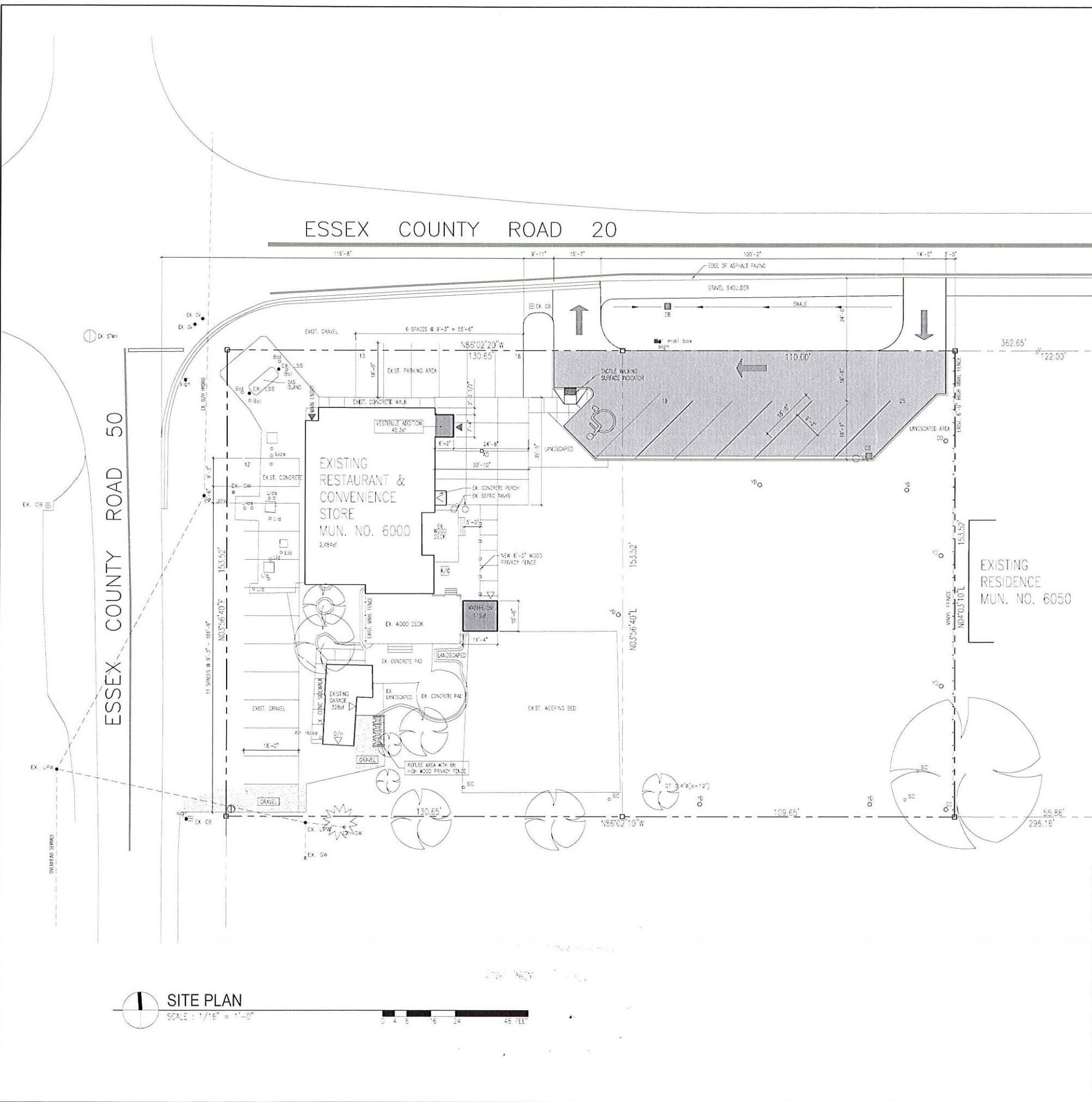
DATE (dd/mm/yy)	ISSUED FOR
12/04/17	SITE PLAN APPROVAL
02/05/17	SITE PLAN APPROVAL

PROJECT
MINIATURE GOLF FACILITY
 6000 COUNTY ROAD 20
 MALDEN CENTRE, ONTARIO

CLIENT
URE'S COUNTY KITCHEN

DRAWING TITLE
SITE PLAN
Laurie Ure

DATE :	MAR 2017
SCALE :	AS NOTED
DRAWN BY :	BC
CHECKED BY :	MEM
PROJECT FILE NO.	M17-165
DRAWING NO.	C1.1



SITE PLAN
SCALE: 1/16" = 1'-0"
0 4 8 16 24 48 FEET

SCHEDULE "B" TO BY-LAW 2017-71
Laurie Ure / Randy Ure
 Laurie Ure or Randy Ure
 TOWN OF AMHERSTBURG
Aldo DiCarlo
 Mayor- Aldo DiCarlo
Paula Parker
 Clerk- Paula Parker

URE'S
MINIATURE GOLF
HARROW, ONTARIO



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SHEET #1 - SITE PLAN 1"=20'-0"

SHEET #2 - LAYOUT PLAN 1"=10'-0"

SHEET #3 - GRADING PLAN 1"=10'-0"

SHEET #4 - LAYOUT & GRADING PLAN
1"=10'-0"

SHEET #5 - LIGHTING PLAN 1"=10'-0"

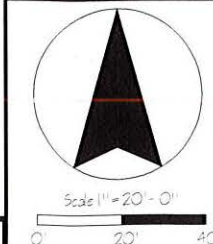
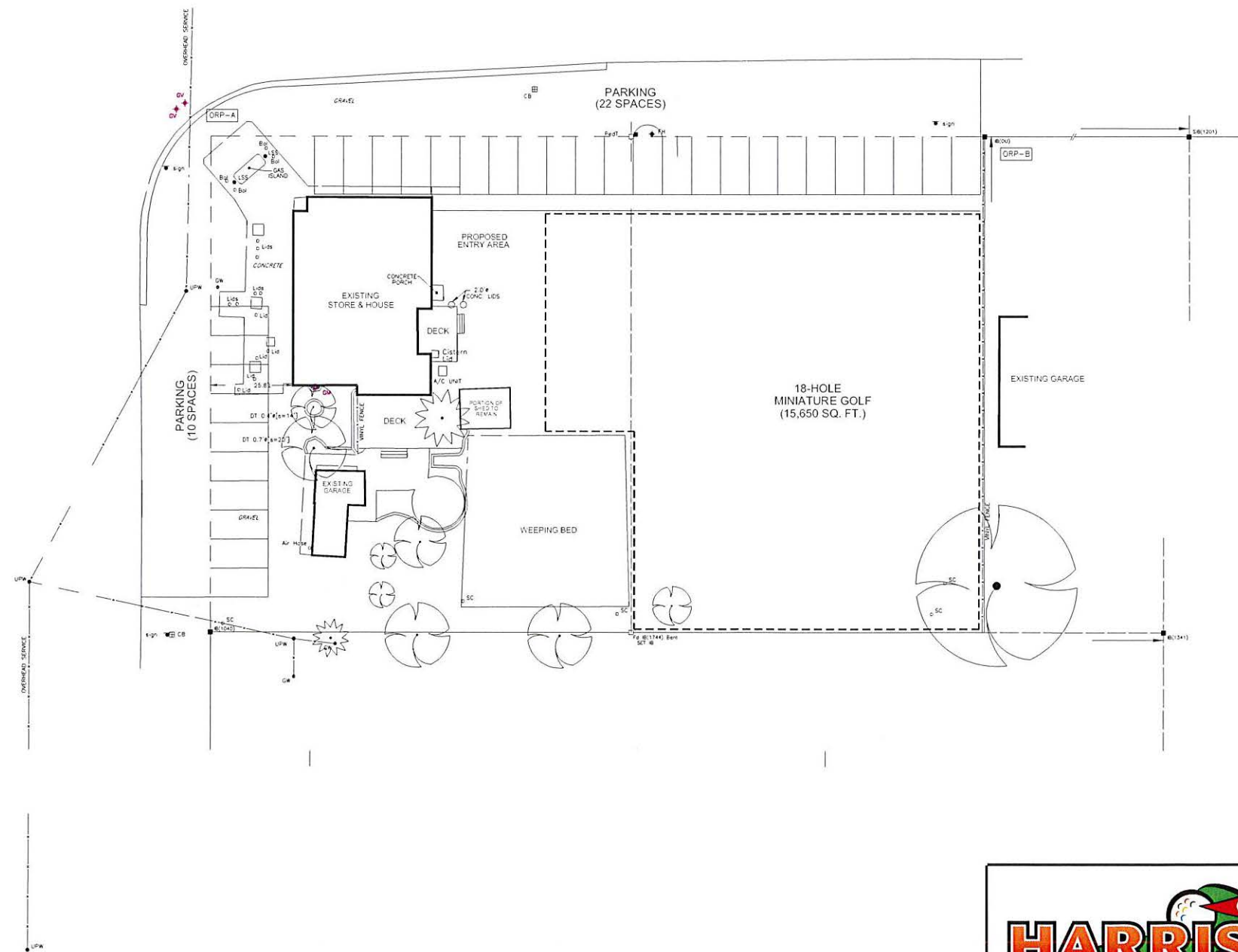
SHEET #6 - DETAIL SHEET #1

SHEET #7 - DETAIL SHEET #2

SHEET #8 - DETAIL SHEET #3

SHEET #9 - DETAIL SHEET #4

SHEET #10 - COLOR RENDERING
1"=10'-0"

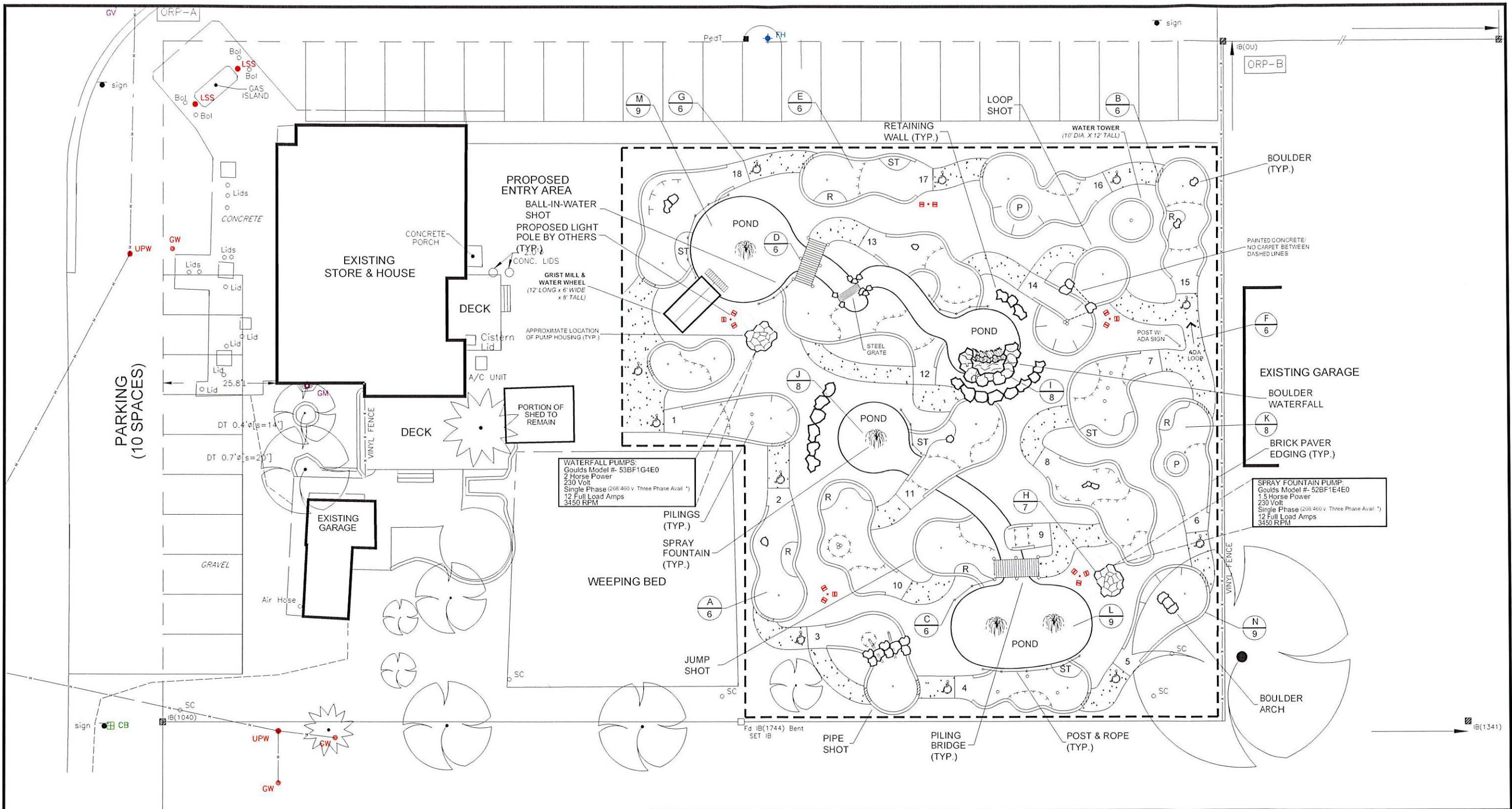


Handicap accessible portions of the course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1007.

REUSE OF DOCUMENTS
 This document, and the designs incorporated herein, are the property of Harris Miniature Golf Courses, Inc. and are not to be used in whole or in part for construction of this, or any other project without written authorization of Harris Miniature Golf Courses, Inc.

GRAPHICS LEGEND:
 R- Rough
 ST- Sand Trap
 *Note: color carpet may be used in place of natural sand
 Elevation Change
 Embankment

PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onuszcak	DATE: 11 / 16 / 16
CHECKED BY: G. Lum	JOB #: 16-82-2
SITE PLAN	SHEET: 1 OF 10
REVISIONS:	
J.L.O.	12 / 14 / 16 (GRADING & LIGHTING)
DATE PRINTED: 12 / 14 / 16	



WATERFALL PUMPS:
 Goulds Model # - 53BF1G4E0
 2 Horse Power
 230 Volt
 Single Phase (208-480 v. Three Phase Avail. *)
 12 Full Load Amps
 3450 RPM

SPRAY FOUNTAIN PUMP:
 Goulds Model # - 52BF1E4E0
 1.5 Horse Power
 230 Volt
 Single Phase (208-480 v. Three Phase Avail. *)
 12 Full Load Amps
 3450 RPM

NOTES:

- All concrete on site shall be a fiber mesh based concrete with a 3500 P.S.I. rating.
- Three Phase available but motor starter is required. Please consult your electrician in choosing appropriate pump assembly.
- Unless otherwise agreed, electrician is responsible for supplying and installing starters and overloads for Three Phase pumps.
- Owner **MUST** require Three Phase pumps **IN WRITING**.
- If the electrical service to your facility is 3 phase power, it is strongly recommended that 3 phase pumps be used to avoid voltage-related problems. Please contact Harris for more information.
- Spray fountain heads in lower ponds **MUST** be **HIGHER** than pump.

HARRIS
 Miniature Golf
 THE LEADER IN COURSE DESIGN & CONSTRUCTION
 For 50+ Years

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Scale 1" = 10' - 0"

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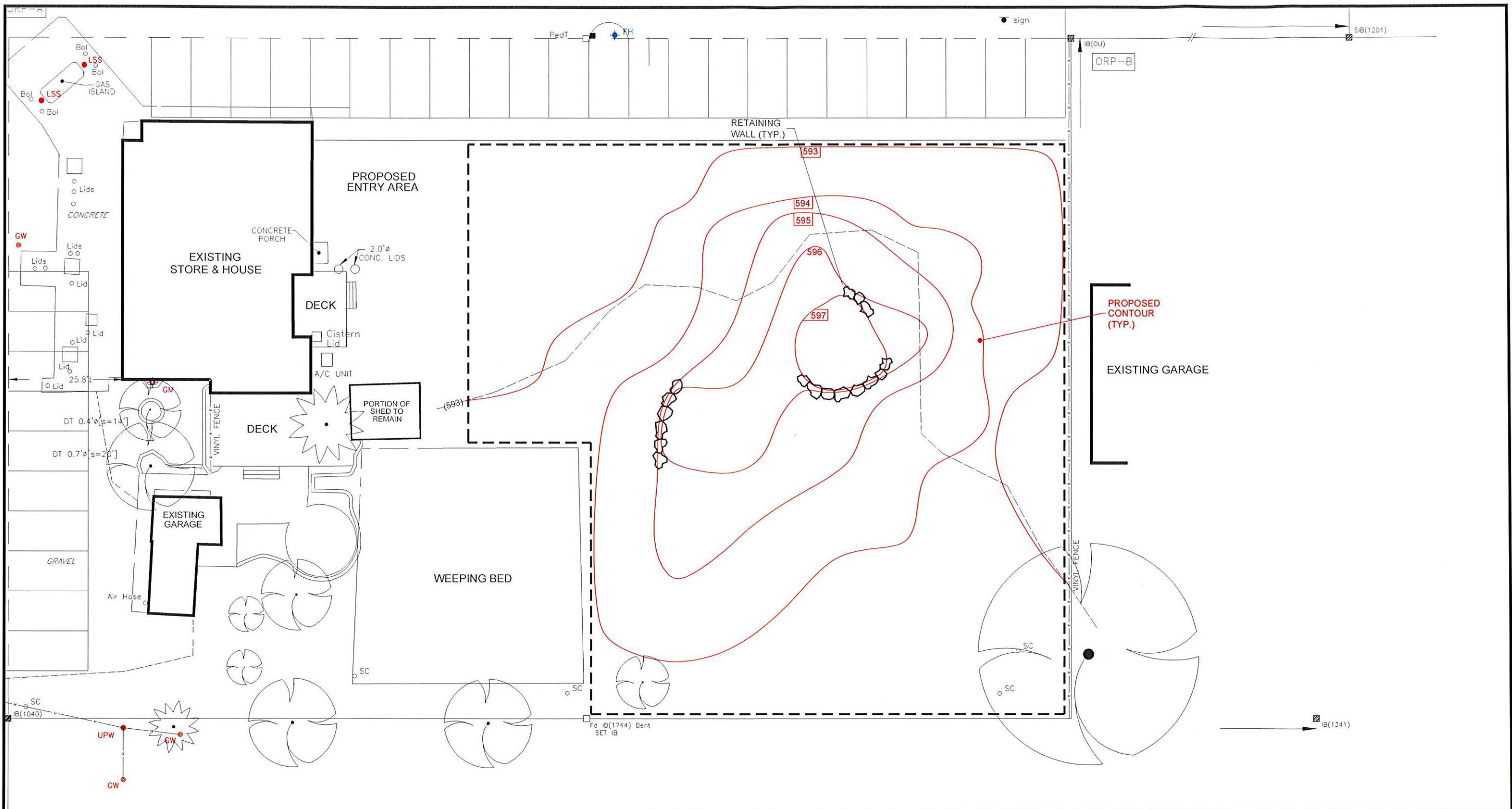
PROJECT: Ure's Miniature Golf
 Harrow, Ontario

DRAWN BY: J. Onuszczyk	DATE: 11 / 16 / 16
CHECKED BY: G. Lum	JOB #: 16-82-2
LAYOUT PLAN	SHEET: 2 OF 10

REVISIONS:

J.O.L.	12 / 14 / 16 (CREATING & LAYOUT)
--------	----------------------------------

DATE PRINTED: 12 / 14 / 16



NOTES:

- Elevations shown on this grading plan represent proposed rough grades. Fine grading for holes, walkways, and water systems will be done in the field.
- When bringing in fill, Harris recommends using a granular, self-draining, compactable fill. Fill should be ROLLED and COMPACTED in 6" - 12" lifts to reduce SETTLING. Harris also recommends having additional fill available for the shaping and contouring of the golf holes, walks, and water systems.
- Elevations must be CLEARLY MARKED with GRADE STAKES to ENSURE and VERIFY that the grading plan has been done properly and to the specifications of this plan provided by Harris Miniature Golf Courses, Inc.

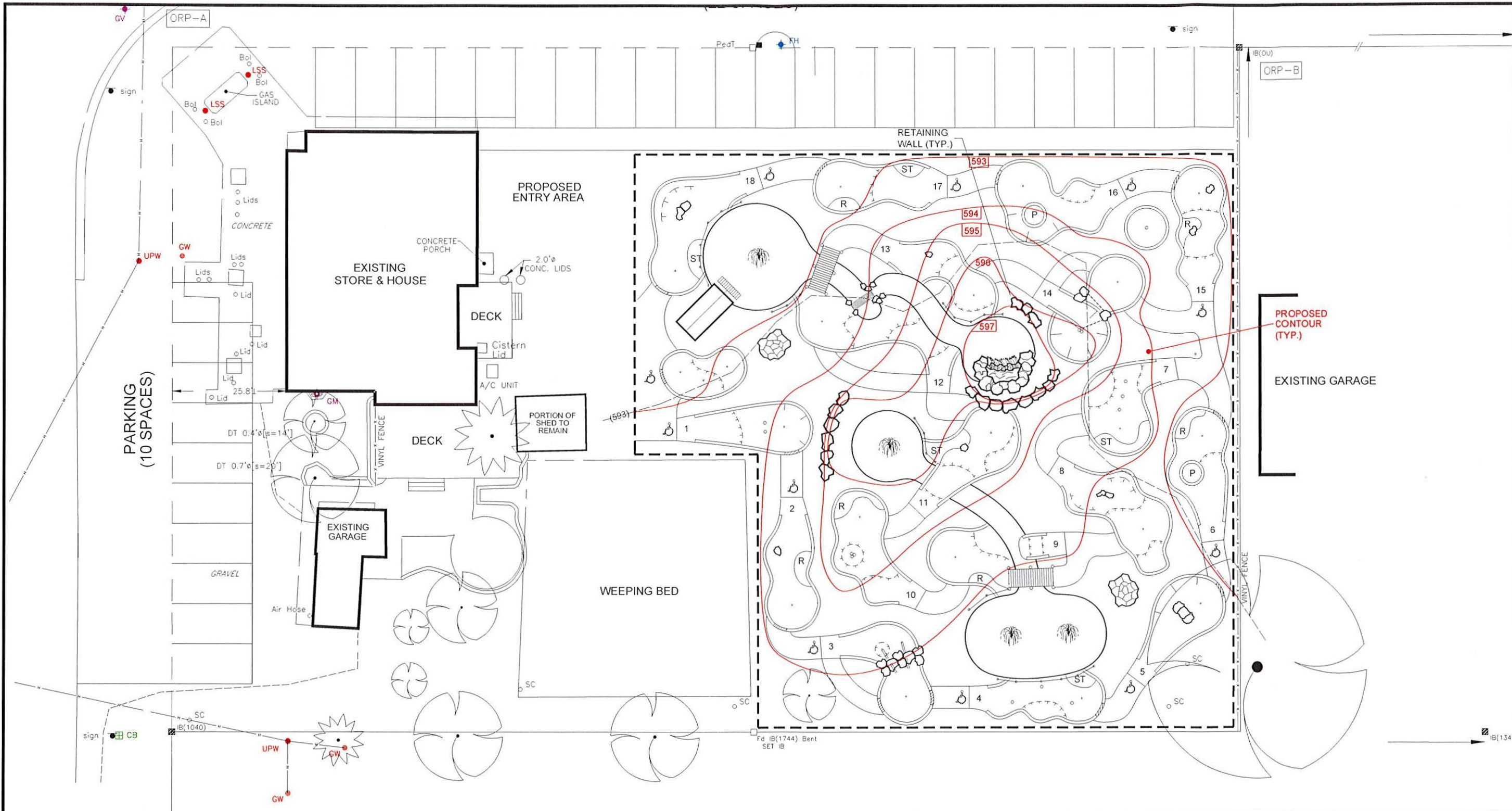
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- *Note: color carpet may be used in place of natural sand
- Elevation Change
- Embankment

PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onuszczyk	DATE: 11 / 16 / 16
CHECKED BY: G. Lynn	JOB #: 16-82-2
GRADING PLAN	SHEET: 3 OF 10
REVISIONS:	
J.L.O.	12 / 14 / 16 (GRADING & SIGNING)
DATE PRINTED: 12 / 14 / 16	



NOTES:

- Elevations shown on this grading plan represent proposed rough grades. Fine grading for holes, walkways, and water systems will be done in the field.
- When bringing in fill, Harris recommends using a granular, self-draining, compactable fill. Fill should be ROLLED and COMPACTED in 6" - 12" lifts to reduce SETTLING. Harris also recommends having additional fill available for the shaping and contouring of the golf holes, walks, and water systems.
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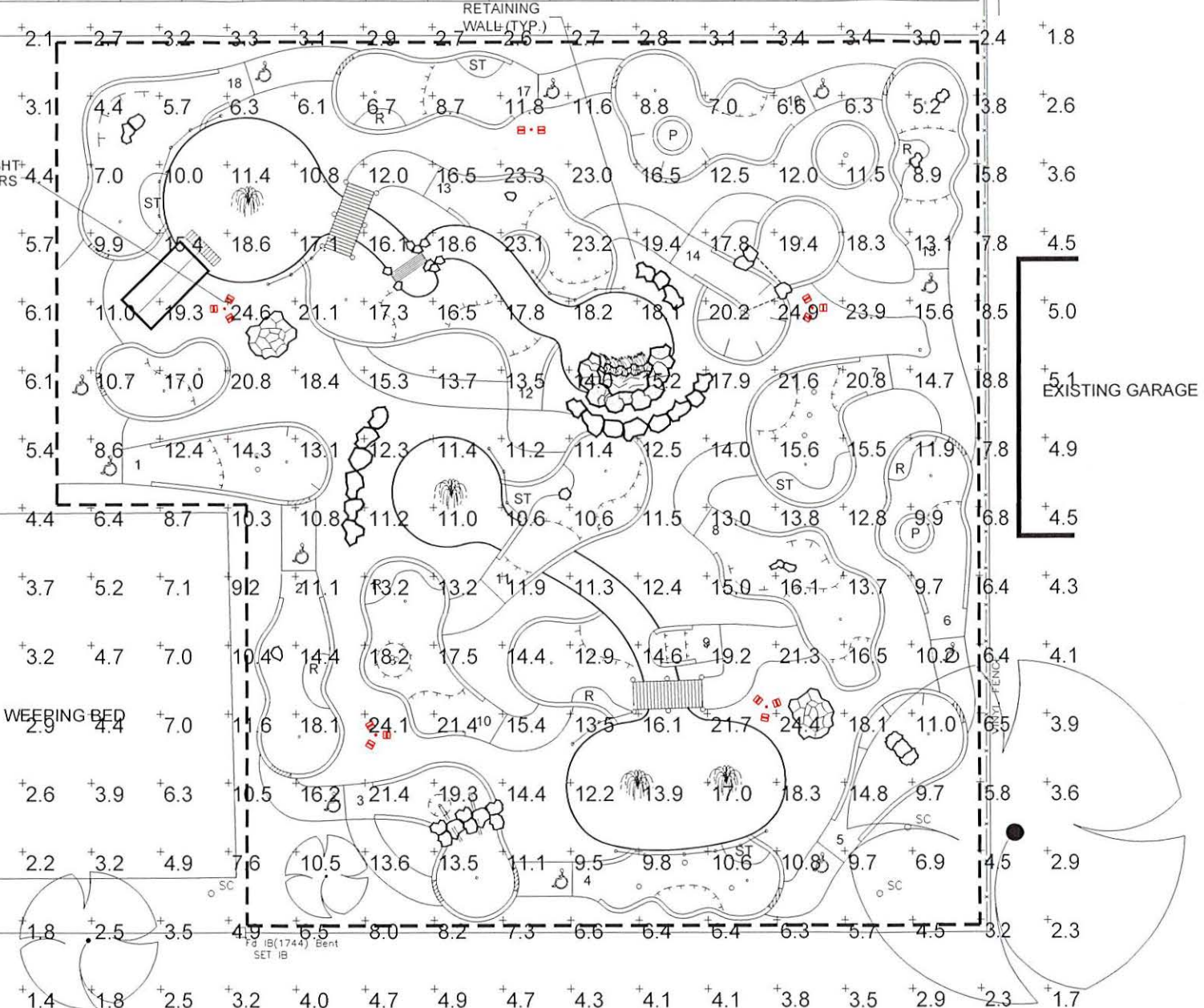
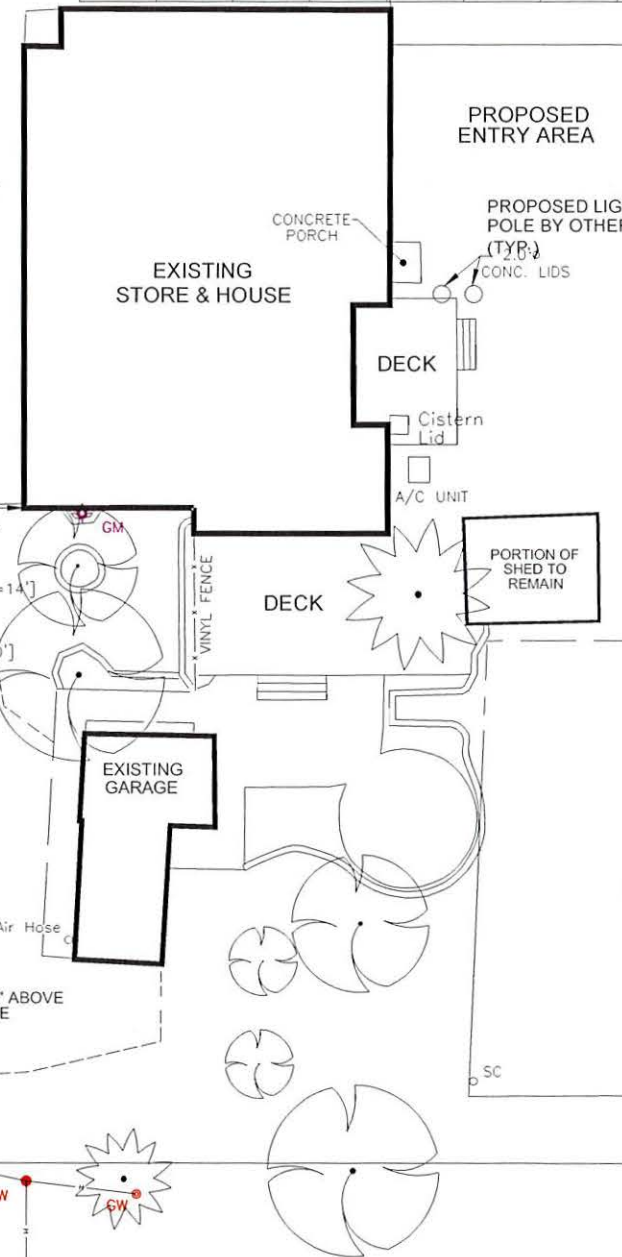
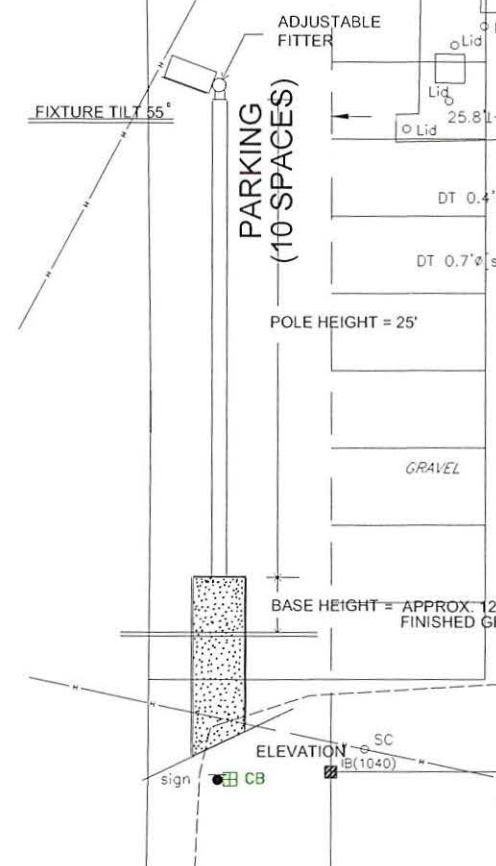
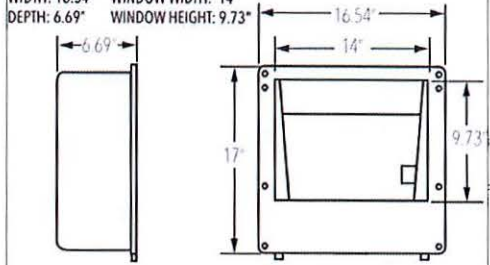
Scale 1" = 10'-0"

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- Embankment

PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onuszkczak	DATE: 11 / 16 / 16
CHECKED BY: G. Lum	JOB #: 16-82-2
LAYOUT & GRADING PLAN	SHEET: 4 OF 10
REVISIONS:	
J.L.O.	12 / 14 / 16 (CORRECTING & IMPROVING)
DATE PRINTED: 12 / 14 / 16	

LENGTH: 17" WINDOW LENGTH: 14"
 WIDTH: 16.54" WINDOW WIDTH: 14"
 DEPTH: 6.69" WINDOW HEIGHT: 9.73"



Symbol	Qty	Description	Part Number	Nominal Lumens	Wattage
B • B	1	16" Shoebox Apollo, formed aluminum housing, clear glass lens	LE-SBA-210-47-MV-5	29540	210w LED 120-277v
B • B	4	16" Shoebox Apollo, formed aluminum housing, clear glass lens	LE-SBA-210-47-MV-5	29540	210w LED 120-277v

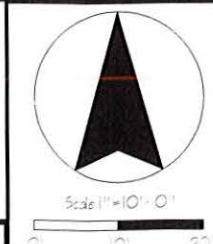
Label	Symbol	Units	Avg	Max	Min
Calc Zone #1	+	Fc	10.3	24.9	1.4

NOTES:
 -Illumination results shown on this lighting design are based on project parameters provided to Harris Miniature Golf Courses, Inc. used in conjunction with luminaire test procedure conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, and/or energy codes.



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GRAPHICS LEGEND:
 R- Rough
 ST- Sand Trap
 *Note: color carpet may be used in place of natural sand
 Elevation Change
 Embankment

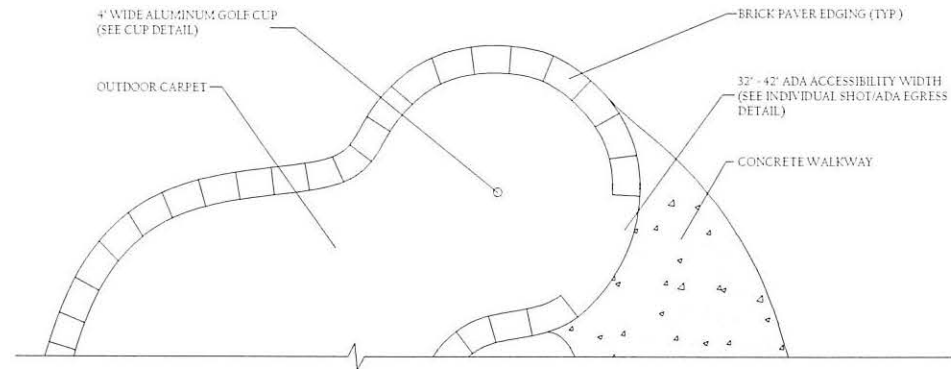
PROJECT: Ure's Miniature Golf
 Harrow, Ontario

DRAWN BY: J. Orushczek **DATE:** 11 / 16 / 16
CHECKED BY: G. Lynn **JOB #:** 16-82-2

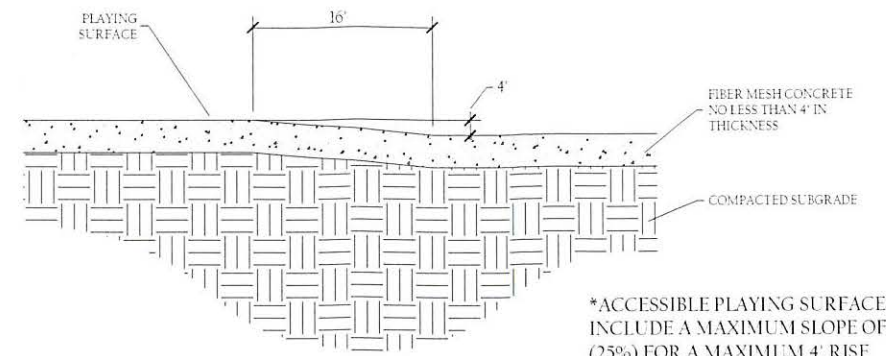
LIGHTING PLAN **SHEET:** 5 OF 10

REVISIONS:
 1. 12 / 14 / 16 CORRECTING B.L.S.P.S.

DATE PRINTED: 12 / 14 / 16

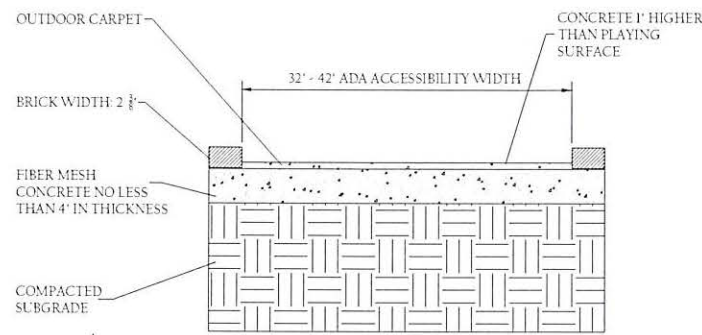


A
6 PLAN VIEW OF GREEN DETAIL
NOT TO SCALE

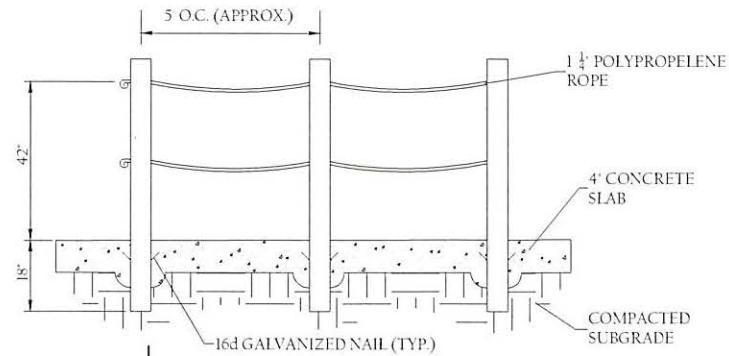


E
6 ELEVATION CHANGE- ADA PLAYING SURFACE (TYP.)
NOT TO SCALE

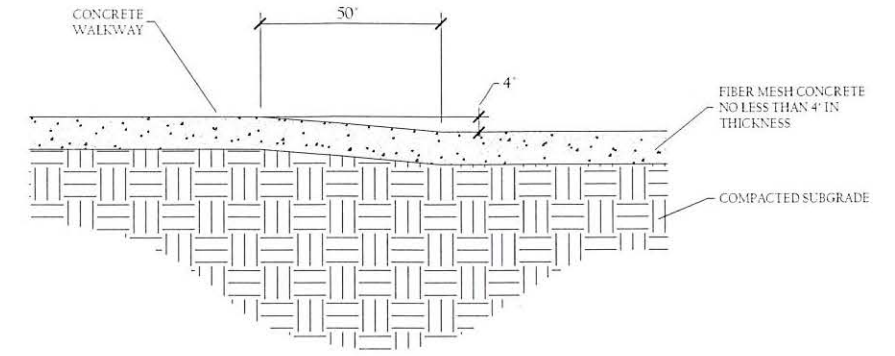
*ACCESSIBLE PLAYING SURFACES MAY INCLUDE A MAXIMUM SLOPE OF 1:4 (25%) FOR A MAXIMUM 4' RISE



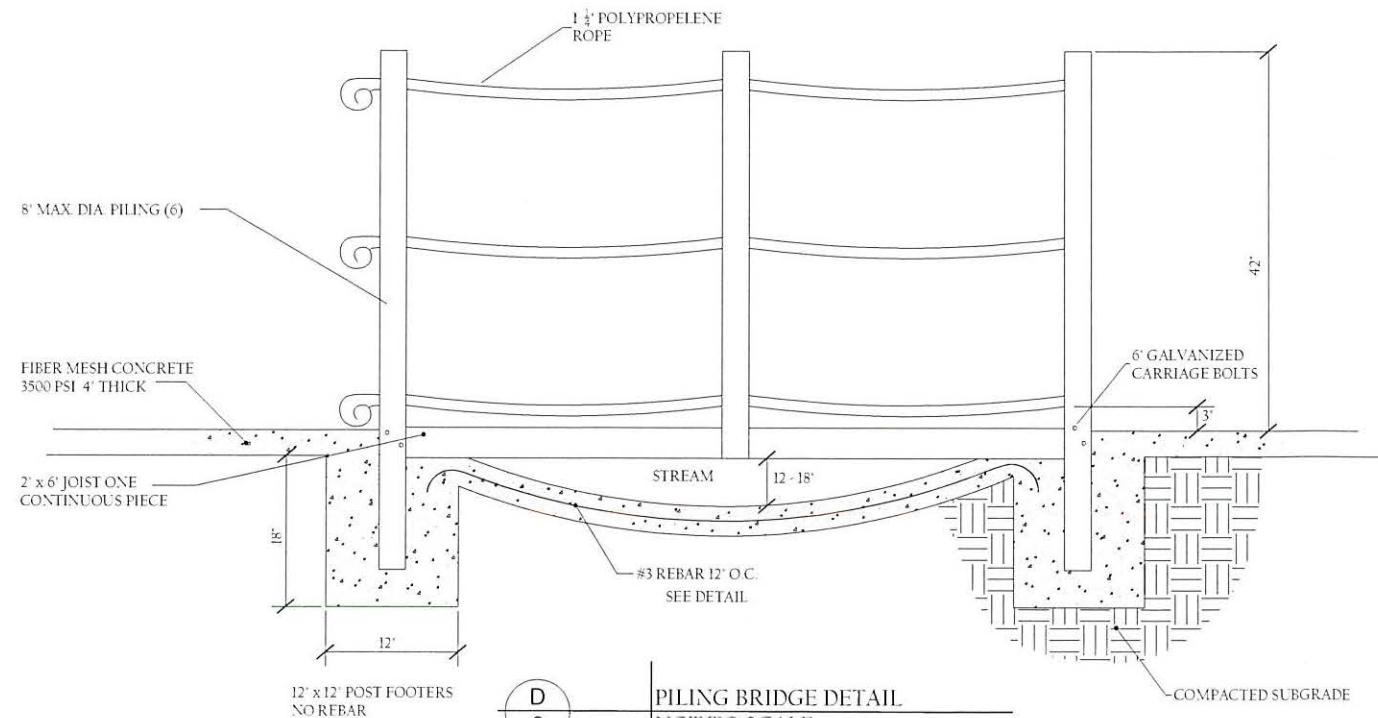
B
6 INDIVIDUAL SHOT / ADA EGRESS DETAIL
NOT TO SCALE



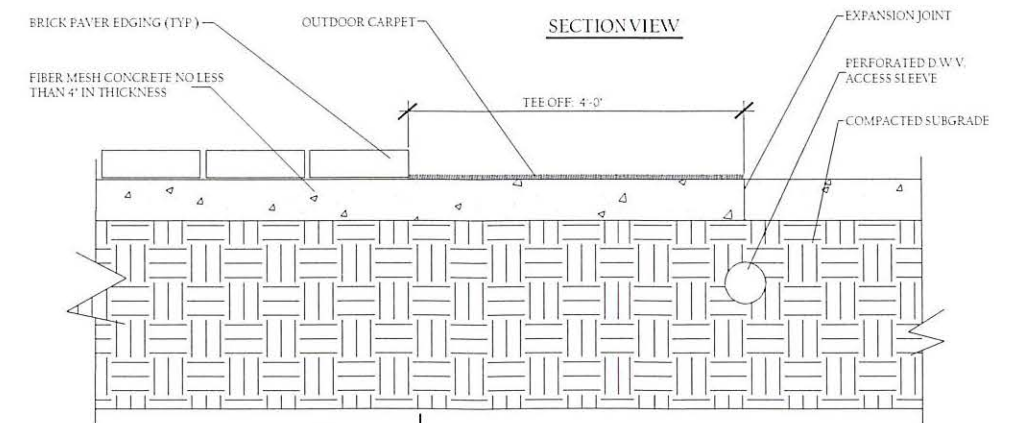
C
6 POST & ROPE SECTION DETAIL
NOT TO SCALE



F
6 ELEVATION CHANGE- ADA WALKWAY (TYP.)
NOT TO SCALE



D
6 PILING BRIDGE DETAIL
NOT TO SCALE



G
6 INDIVIDUAL SHOT SLEEVE DETAIL
NOT TO SCALE

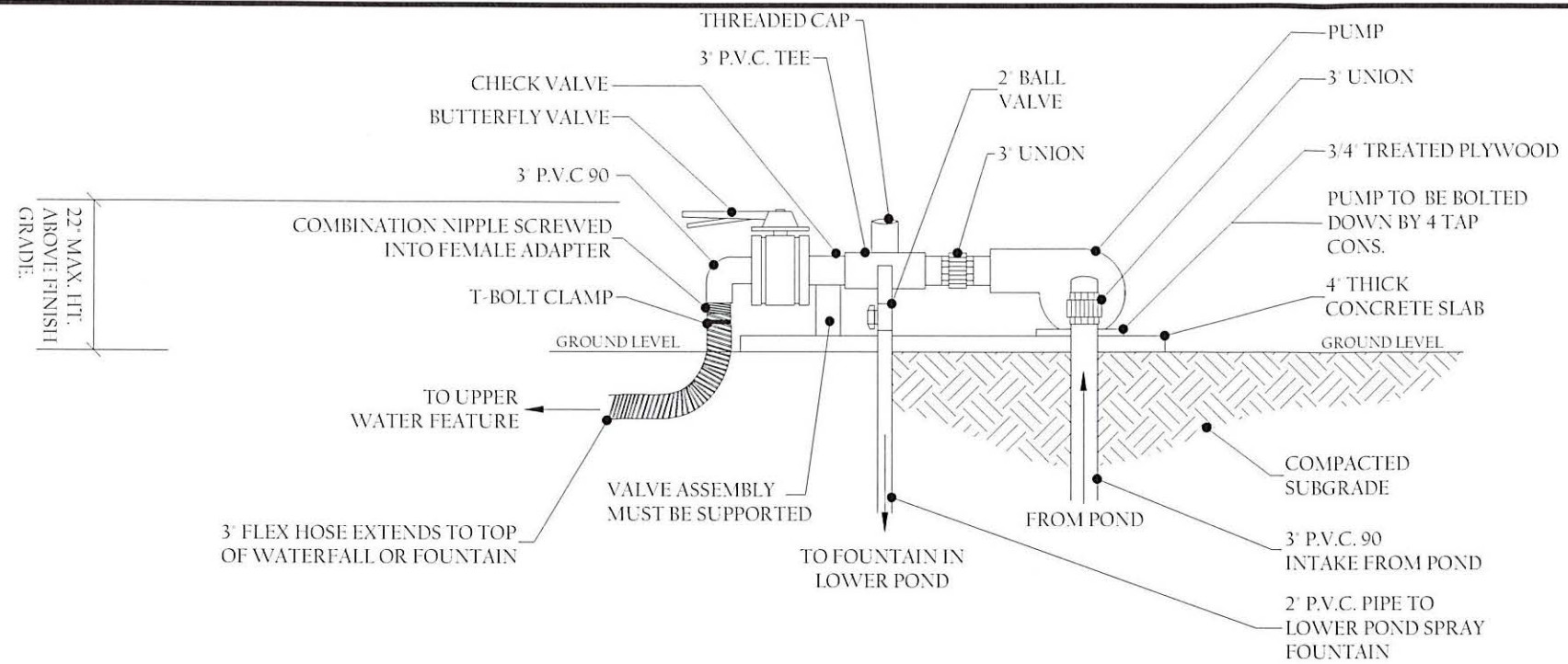


NOTES:
-ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

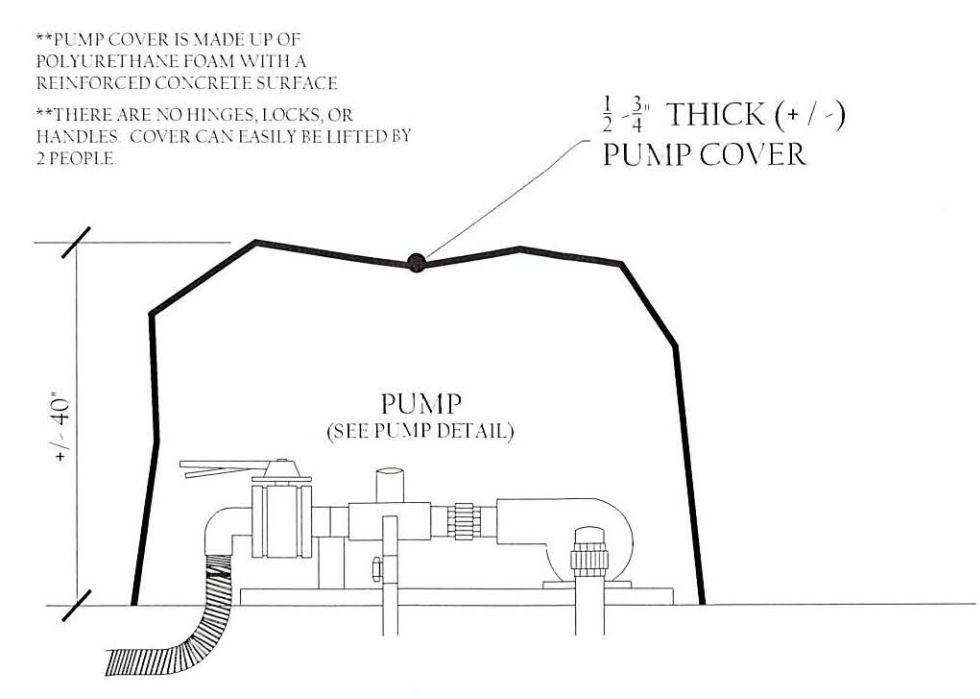
Handicap accessible portions of the course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1007.

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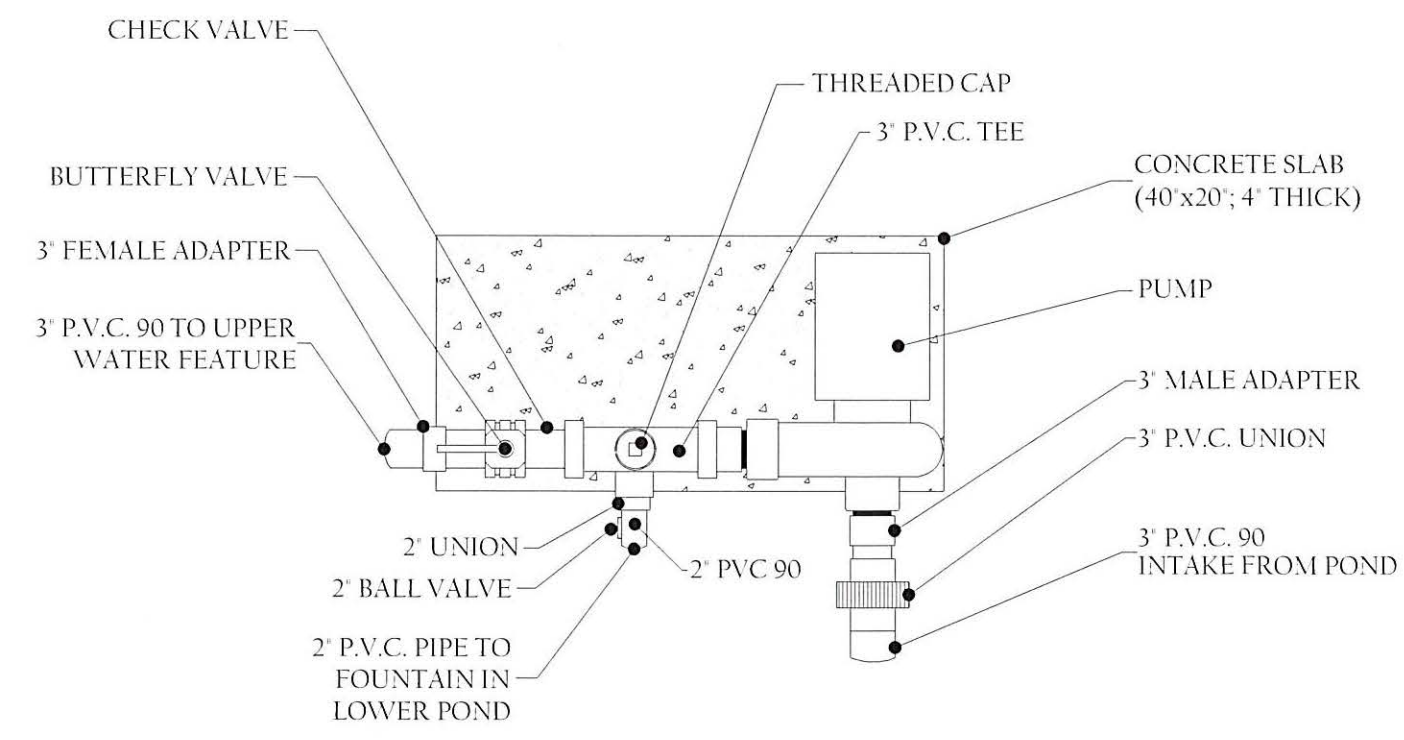
PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onuszczyk	DATE: 11 / 16 / 16
CHECKED BY: G. Lunn	JOB #: 16-82-2
DETAIL SHEET #1	SHEET: 6 OF 10
REVISIONS	
J.L.O.	12 / 14 / 16 (CORRECTING & LIGHTING)
DATE PRINTED: 12 / 14 / 16	



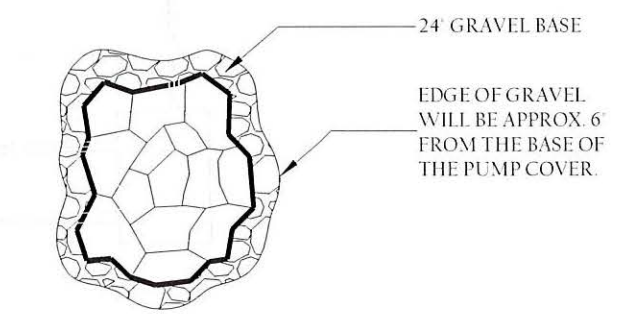
H
7
PUMP DETAIL - SIDE VIEW
NOT TO SCALE



PUMP COVER - SIDE VIEW
NOT TO SCALE



PUMP DETAIL - TOP VIEW
NOT TO SCALE



PUMP COVER - TOP VIEW
NOT TO SCALE

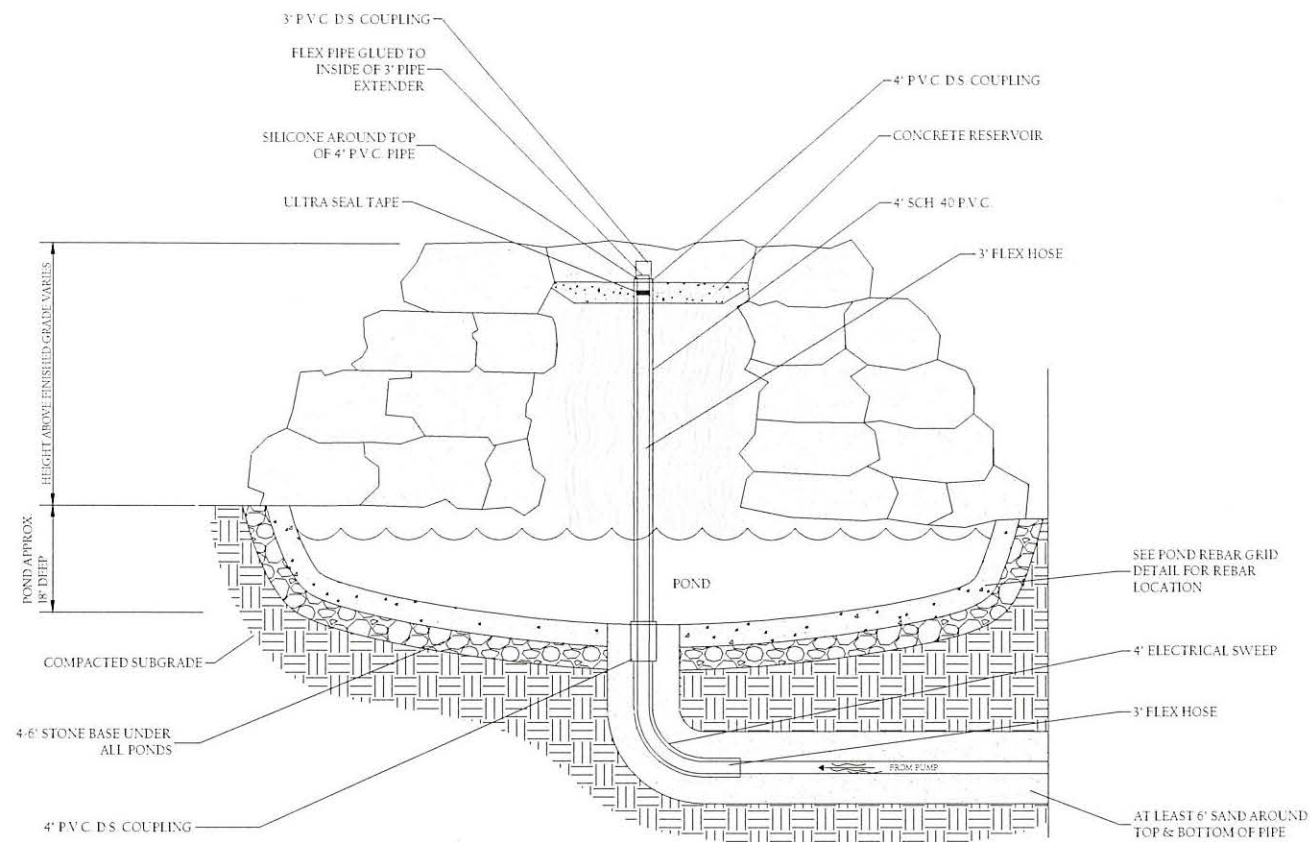


NOTES:
- ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

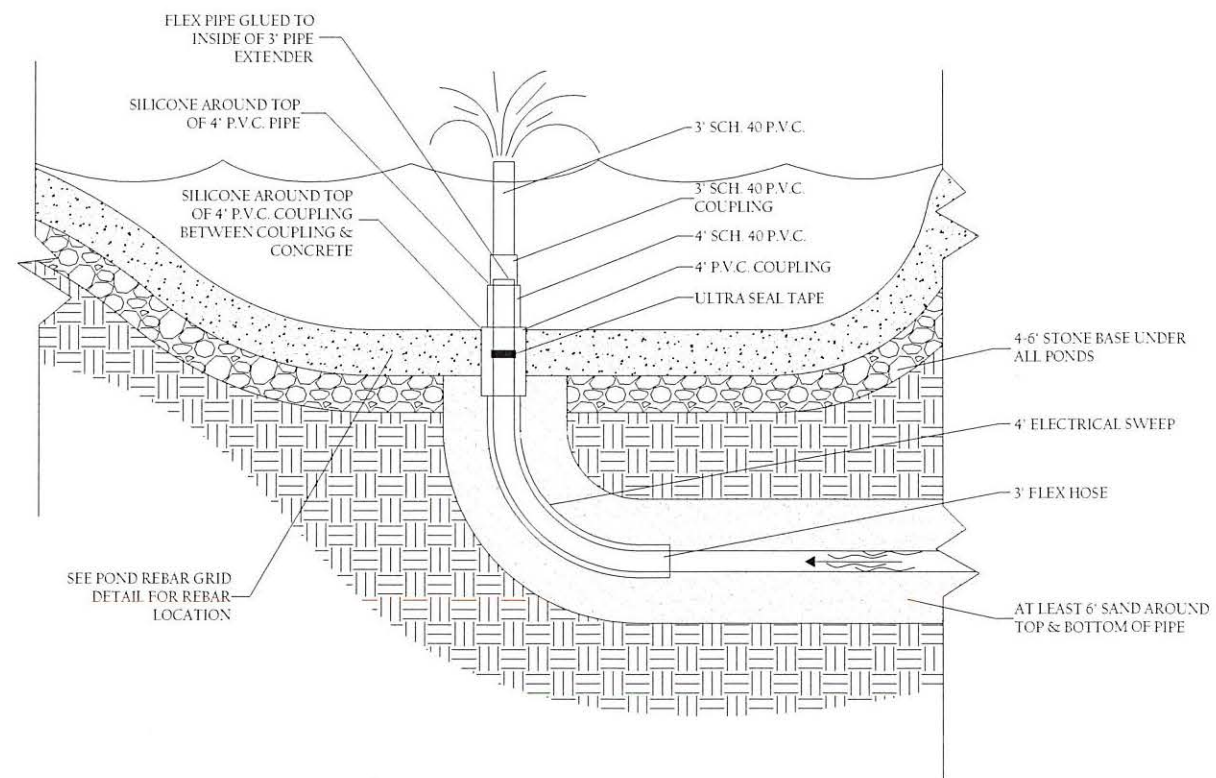
Handicap accessible portions of the course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1007.

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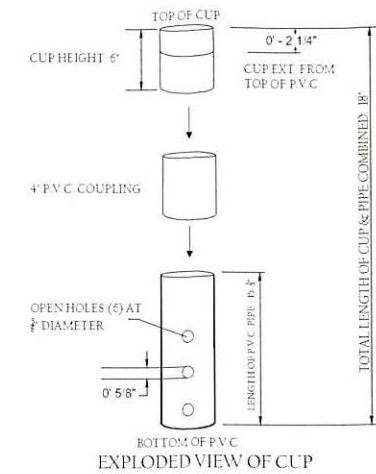
PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onyszczak	DATE: 11 / 16 / 16
CHECKED BY: G. Lunn	JOB #: 16-82-2
DETAIL SHEET #2	SHEET: 7 OF 10
REVISIONS:	
J.L.O.	12 / 14 / 16 (CORRECTING & LIGHTENING)
DATE PRINTED: 12 / 14 / 16	



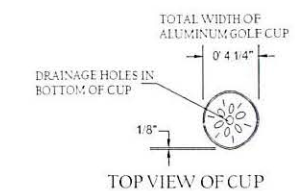
1
8 | CUSTOM BOULDER WATERFALL ELEVATION
NOT TO SCALE



J
8 | UPPER POND SECTION DETAIL
NOT TO SCALE

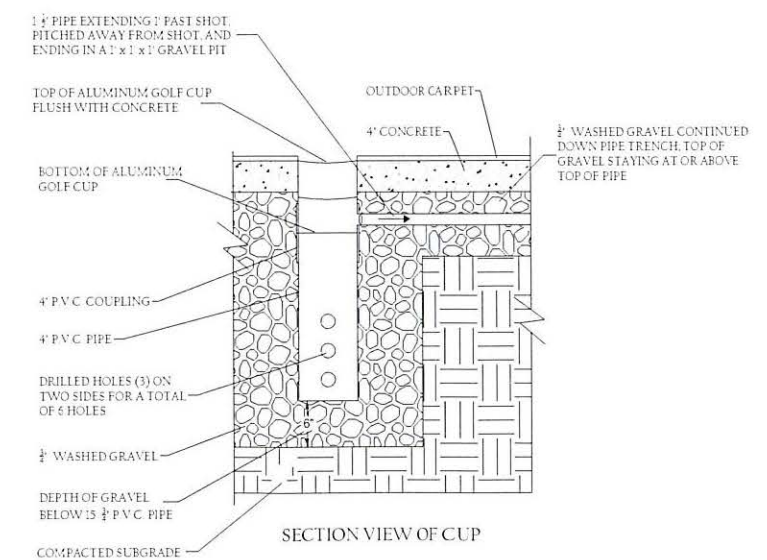


EXPLODED VIEW OF CUP



TOP VIEW OF CUP

NOTES: HOLE DRAINAGE
- GOLF CUP ASSEMBLY WILL DRAIN THE MAJORITY OF THE 12\"/>



SECTION VIEW OF CUP

K
8 | CUP ASSEMBLY & DRAINAGE
NOT TO SCALE



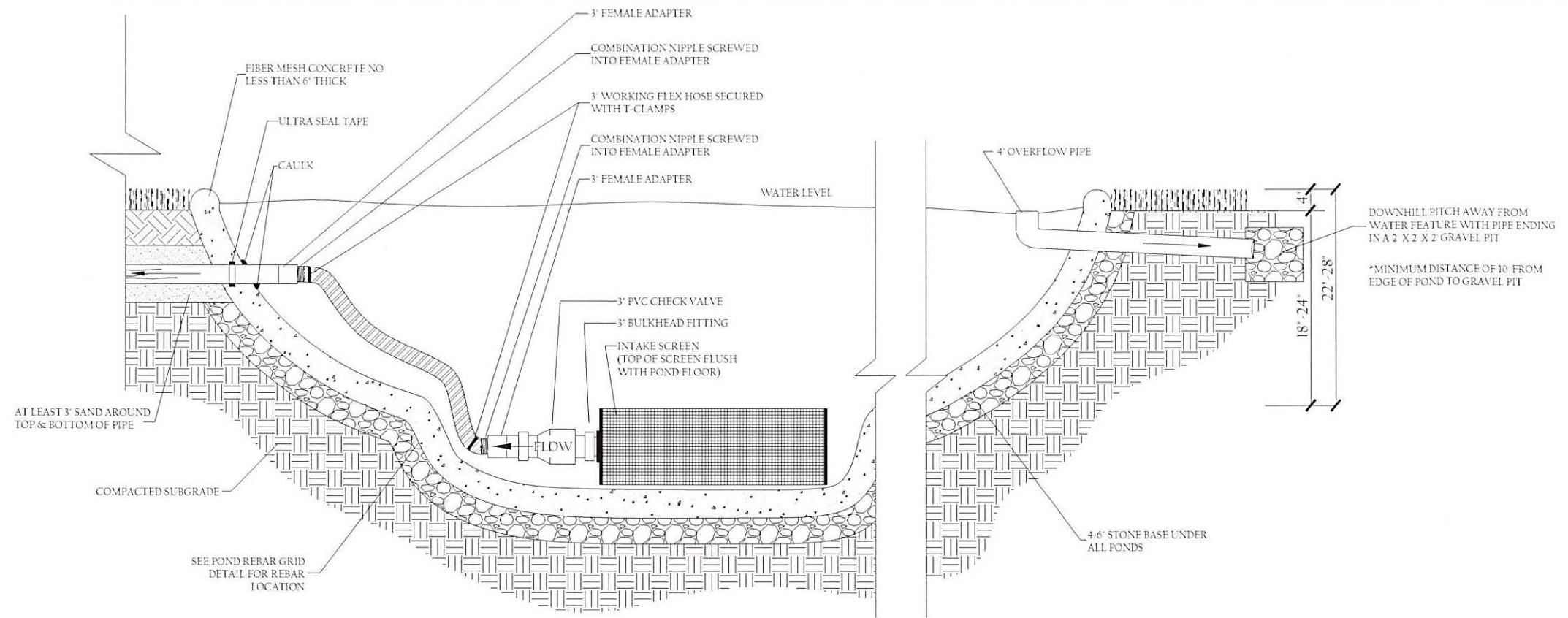
NOTES:
- ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

Handicap accessible portions of the course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1007.

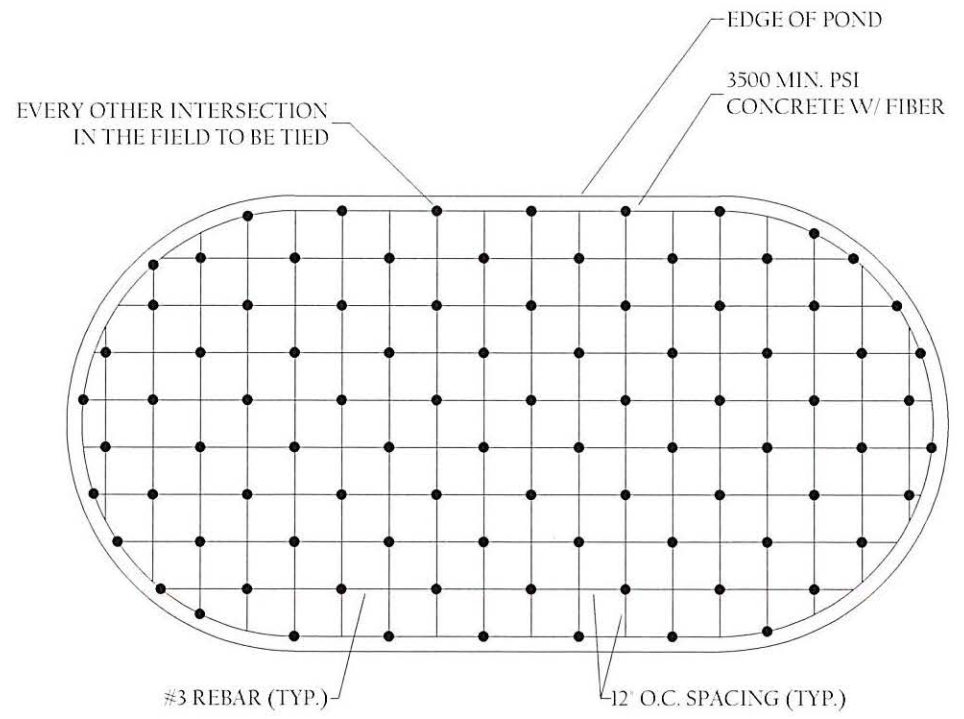
REUSE OF DOCUMENTS

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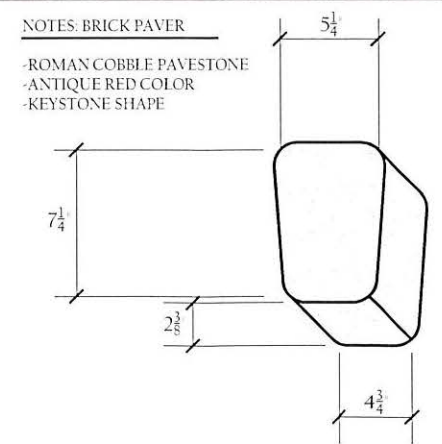
PROJECT: Ure's Miniature Golf Harrow, Ontario	
DRAWN BY: J. Onuszczyk	DATE: 11 / 16 / 16
CHECKED BY: G. Lunn	JOB #: 16-82-2
DETAIL SHEET #3	SHEET: 8 OF 10
REVISIONS:	
J.L.O.	12 / 14 / 16 CORRECTS B.L. 16-110
DATE PRINTED: 12 / 14 / 16	



L
9 LOWER POND DETAIL
NOT TO SCALE



M
9 POND REBAR GRID
NOT TO SCALE



N
9 BRICK PAVER DETAIL
NOT TO SCALE

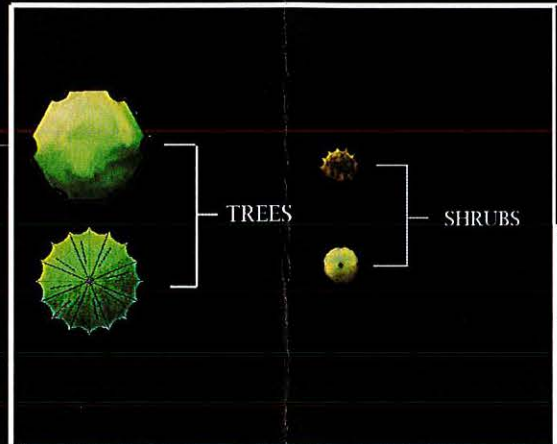
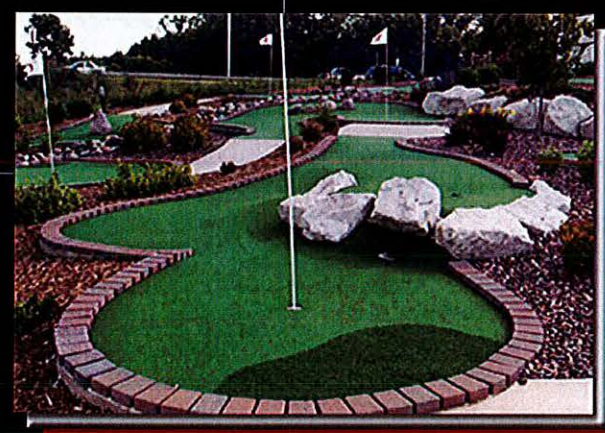
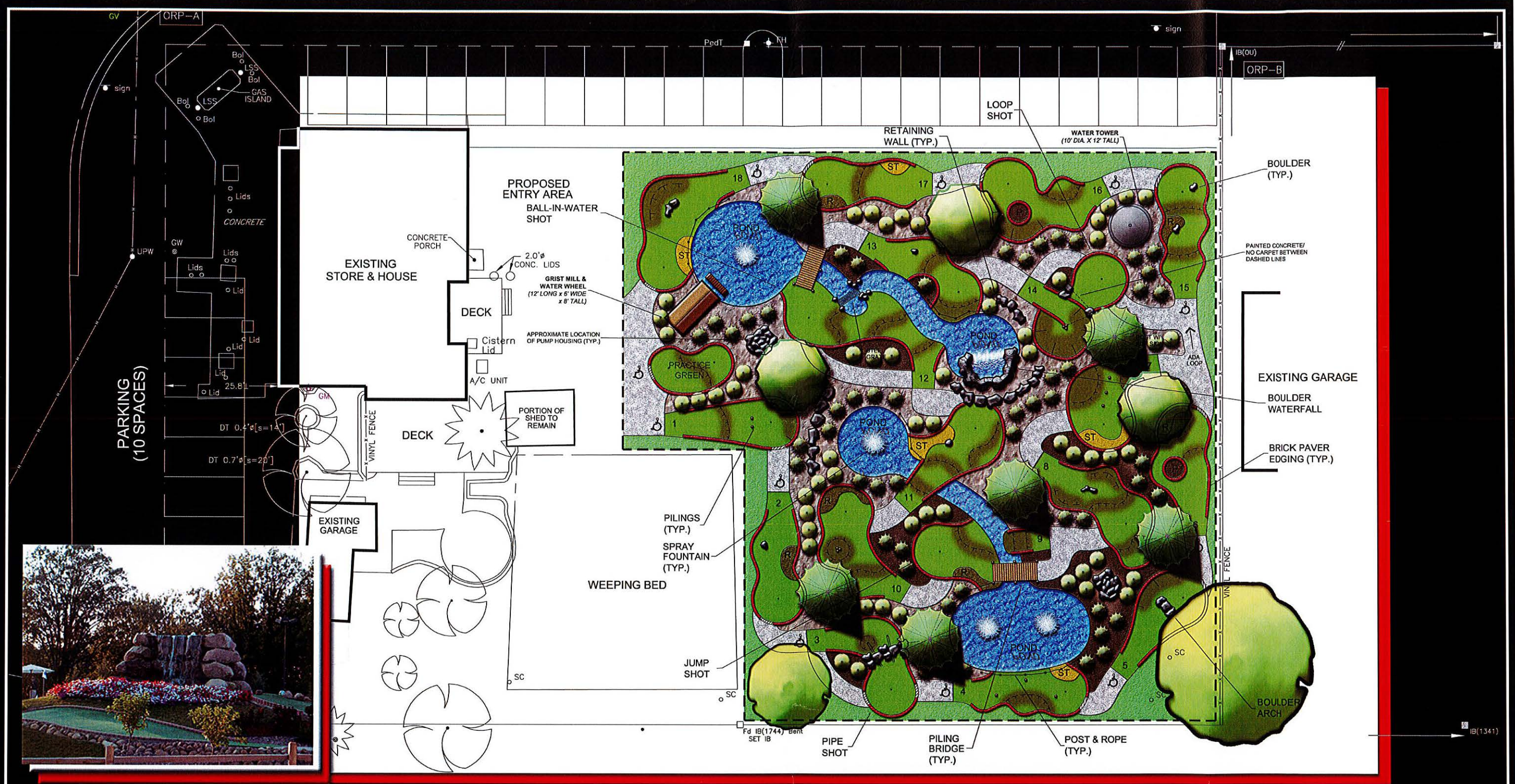


NOTES:
- ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

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PROJECT:		Ure's Miniature Golf Harrow, Ontario	
DRAWN BY:	J. Onuszczyk	DATE:	11 / 16 / 16
CHECKED BY:	G. Lunn	JOB #:	16-82-2
DETAIL SHEET #:	4	SHEET:	9 OF 10
REVISIONS:			
J.L.O.	12 / 14 / 16	CORRECTING & IMPROVING	
DATE PRINTED: 12 / 14 / 16			



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Scale 1" = 10'-0"

0' 10' 20'

GRAPHICS LEGEND:
R - Rough
ST - Sand Trap
*Note: color carpet may be used in place of natural sand
Elevation Change
Embankment

PROJECT: Ure's Miniature Golf Harrow, Ontario

DRAWN BY: J. Onuszczyk	DATE: 11 / 16 / 16
CHECKED BY: G. Lynn	JOB #: 16-82-2
COLOR RENDERING	SHEET: 10 OF 10
REVISIONS:	
DATE PRINTED: 11 / 21 / 16	



d.c. mccluskey engineering ltd.
 22-234 KENNEDY ROAD, UNIT 100, MISSISSAUGA, ONT. L4R 1A4

SITE NOTES:
 AFTER EXAMINATION TO PROPER GRADE, PROOF ROLL EXISTING SUBGRADE AND FILLING IMMEDIATELY WITH PLACEMENT OF GRANULAR BASE UPON APPROVAL OF GEOTECHNICAL ENGINEER.
 ALL WORK TO COMPLY WITH THE LOCAL BY-LAWS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 THE OWNER, ENGINEER AND THE LOCAL MUNICIPALITY AND ITS AGENTS DO NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS. OTHER UTILITIES MAY BE PRESENT OR UTILITIES MAY BE DELETED OR CHANGED PRIOR TO CONSTRUCTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO REPAIR ANY DAMAGE THAT HE MAY CAUSE TO THESE UTILITIES. THE CONTRACTOR FURTHER AGREES TO REIMBURSE THE OWNER AND ENGINEER AGAINST ANY CLAIMS WHICH MAY ARISE FROM HIS ACTIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS WORK.
 FIELD CHECK ALL EXISTING GRADE AND EMISSIONS PRIOR TO COMMENCING ANY NEW CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES.
 REMOVE ALL DEBRIS INCLUDING EXCAVATED MATERIALS, BROKEN CONCRETE ETC. FROM THE SITE.
 BACKFILL ALL EXCAVATIONS BELONGING TO THE CONTRACTOR WITH FULL DEPTH GRANULAR MATERIAL COMPACTED TO MINIMUM 100% SPW. GRANULAR 'X' BASE SHALL BE A MINIMUM OF 12" THICK UNLESS NOTED OTHERWISE.
 ALL GRANULAR BASE ELEVATIONS BELOW CONCRETE SLABS TO AT A LEVEL WITHIN 1/2" OF THE DESIGN ELEVATION.
 ALL EXTERIOR CONCRETE TO BE 30 MPA CITY MIX WITH 6% + 1/2" AIR ENTRAINMENT.
 ALL PARKING LOT LINES TO BE PAINTED BY CONTRACTOR PARKING LOT MARKINGS DISTRIBUTED BY CONSTRUCTION TO BE RE-PAINTED. REFER TO SITE PLAN FOR ALL PAINTING MARKINGS AND PAINTING SCHEDULE.
 SIDEWALKS ON PRIVATE PROPERTY TO BE 4" THICK, 32 MPA (CITY MIX) CONC. W/ 6% AIR ENTRAINMENT ON MINIMUM 12" COMP. GRAN. 'X'. INSTALL 1/2" EXPANSION JOINTS W/ DECK-0-FORM (BY A.R. MEADOWS OR EQUIV.) EXPANSION JOINT FILLER WATERPROOFED W/ SEALANT AT 20'-0" O.C. AND 1/4" x 2" DR. SPACERS @ 5'-0" O.C.
 ALL EXPOSED CONCRETE SURFACES TO BE COATED WITH A WHITE PORTLAND CEMENT CURING COMPOUND (SOLIGHT WP-45) CURE ALL SITE PLACED CONCRETE.
 PROVIDE SMOOTH JOINTS IN CURBS AT 10' ON CENTER. FILL JOINTS WITH JOINT FILLER. VERIFY JOINT LOCATION WITH ENGINEER. PROVIDE 1/2" EXPANSION JOINTS W/ DECK-0-FORM (BY A.R. MEADOWS OR EQUIV.) EXPANSION JOINT FILLER WATERPROOFED W/ SEALANT AT 20'-0" O.C.
 GRANULAR 'X' TO O.P.S.S. 100%
 ASPHALT PAVING TO CONSIST OF A BASE COURSE OF 1 1/2" H.A. ON 1 1/2" GRAN. 'X' COMPACTED TO 100% SPW. OVER A 12" MIN. 32 MPA (CITY MIX) CONC. W/ 6% AIR ENTRAINMENT ON MINIMUM 12" COMP. GRAN. 'X'. INSTALL 1/2" EXPANSION JOINTS W/ DECK-0-FORM (BY A.R. MEADOWS OR EQUIV.) EXPANSION JOINT FILLER WATERPROOFED W/ SEALANT AT 20'-0" O.C. AND 1/4" x 2" DR. SPACERS @ 5'-0" O.C.
 ASPHALT PAVING TO BE 1 1/2" H.A. ON 1 1/2" H.A. ON 1 1/2" GRAN. 'X' COMPACTED TO 100% SPW.
SEWER NOTES:
 OWNER ALL SEWERS AND SUBMIT COPIES TO THE PROJECT ENGINEER.
 ALL SEWERS TO BE PRESSURE AIR OR WATER TESTED AND THE RESULTS SUBMITTED TO THE PROJECT ENGINEER.
 ALL DRAINAGE RESTRICTOR PLATES TO BE PLACED ON THE DISCHARGE PIPE UNLESS NOTED.
 BRASS COVER PLATES TO BE USED ON ALL CLEANOUTS LOCATED IN PAVEMENT.
 STORM SEWER PIPING TO BE PVC (SMOOTH WALL) OR 8" DIA. 8' DIA. 8" (PIPE SIZES 4" - 24") OR HEREINAFTER PROFILE PIPE - 8" DIA. 8' DIA. 8" (PIPE SIZES 8" - 36").
 ALL SEWER CONNECTIONS IN RIGHT-OF-WAY TO BE PVC PIPE & FITTINGS.
 ALL CATCH-BASIN LEADS TO BE 8" PVC PIPE UNLESS NOTED OTHERWISE.
 CATCH BASINS (C.B.) TO HAVE THREE (3) BY 100% LOW PERFORATED 6" DIA. DRAINS AND GRANULAR BACKFILL. 6" DIA. DRAINS (VERT) TO BE 18" BELLA P.A. GRADE. CATCH BASINS TO BE 24" x 24" PRECAST CONCRETE WITH FRAME AND GRATE AND GROSS TRAP TO O.P.S.S. 100% O.C. ALL CATCH-BASINS SHALL HAVE A MIN. 24" DEEP SLUMP BELOW THE GUTTER PIPE.
 CONSTRUCT BENTONITE CLAY PLUGS AT PROPERTY LINES ON ALL UTILITY & SEWER CONNECTIONS IN R.O.A.
 AREA DRAIN TO BE 1/2" DIA. 1/2" WITH 1/2" DIA. GRATE OR APPROVED EQUIVALENT.

ADDITIONAL NOTES:
 1. TACTILE DOME INDICATOR AS PER O.P.S.S. 310.039 AT 4'-0" DEPRESSIONED CURB CUT. LENGTH OF TACTILE STRIP IS 4'-0".
 2. BARRIER CURB CONSTRUCTED UP TO PROPERTY LINE. NO CURB ON COUNTY ROAD.

LEGEND

ADJ	TO BE ADJUSTED	DWS	DOMESTIC WATER SERVICE
BC	BOTTOM OF CURB	TRM	TRAFFIC SIGNAL, ELECTRICAL, MINOR
BF	BELL FEEDSTAP	ST	STORM SEWER
BOL	BOLLARD	STM	STORM SEWER MANHOLE
CB	CATCH BASIN	TC	TOP OF CURB
CBM	CATCH BASIN MANHOLE	T/C	TOP OF COVER
C.O.	CLEAN OUT	TL	TRAFFIC LIGHT
CCP	COMPLICATED STEEL PIPE	TM	TRAFFIC MANHOLE
CS	CURB STOP	TRC	TRAFFIC CONTROL
CV	CABLE TELEVISION	UP	UTILITY POLE
DCB	DECK-0-FORM CATCH BASIN	VT	VENT
E/P	EDGE OF PAVEMENT	WCR	WHEEL-CHAIR RAMP (CURB CUT)
E/S	EDGE OF SHOULDER	WV	WATER VALVE
EM	GAS METER	YD	YARD DRAIN
GA	GUY WIRE	EX	EXIST. GRADE
FOC	FIRE DEPARTMENT CONNECTION	NG	NEW GRADE
FR	FIRE HYDRANT	SL	SLOPE LINES
HP	HYDRO POLE	FE	PRIMARY BLDG ENTRANCE
HW	SEWER INVERT	SE	SECONDARY BLDG ENTRANCE
LI	LIGHT POLE	HM	HYDRO METER
LV	WATER VALVE	CA	CATCHMENT AREA DEMONSTRATION
WA	WATER MANHOLE	BP	BACKFLOW PREVENTER & CHARGER
WM	WATER MONITORING WELL	OF	OVERLAND FLOW
REL	TO BE RELOCATED		
REM	TO BE REMOVED		
SN	SANITARY SEWER		
SW	SANITARY SEWER MANHOLE		

general notes:
 1. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
 2. DRAWINGS SHALL NOT BE SCALED.
 3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS DRAWING MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
 4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARDS TO SUBMITTALS OF SHOP DRAWINGS.
 5. IN THE EVENT THE CONTRACTOR IS RETAINED TO REVEAL ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER IN WRITING OF THE EXTENT OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OF BY-LAW.
 6. CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING OF THE EXTENT OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OF BY-LAW.
 7. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHODS AND TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

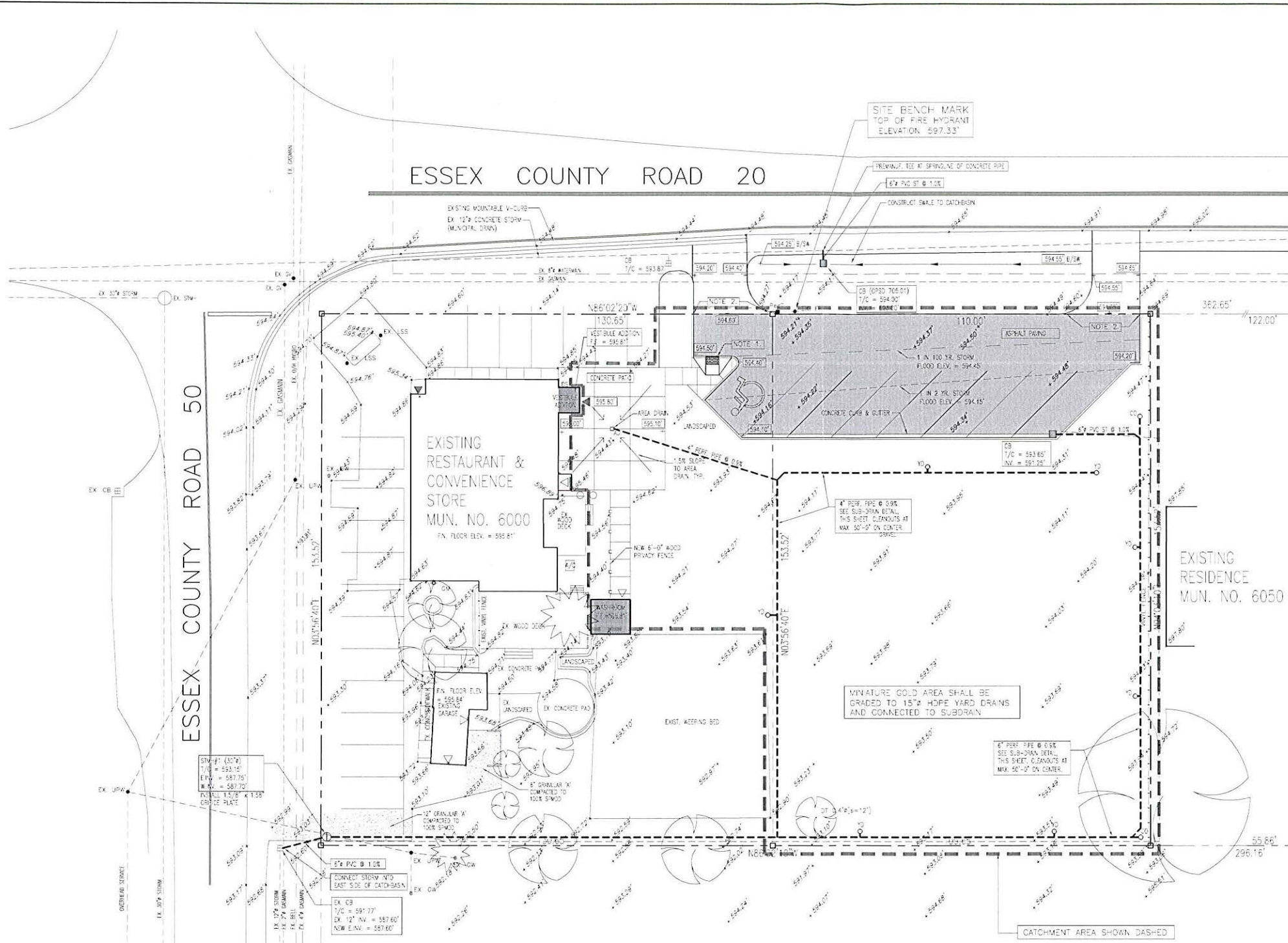
DETAIL NUMBER	
LOCATION SHEET	DETAIL SHEET
DATE (dd/mm/yy)	ISSUED FOR
02/05/17	SITE PLAN APPROVAL
12/05/17	REVISED FOR SPA

PROJECT
 MINIATURE GOLF FACILITY
 6000 COUNTY ROAD 20
 MALDEN CENTRE, ONTARIO

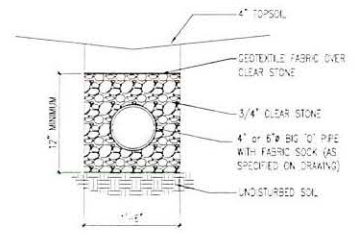
CLIENT
 URE'S COUNTY KITCHEN

DRAWING TITLE
 SITE SERVICING AND LOT GRADING PLAN

DATE :	MAR 2017
SCALE :	AS NOTED
DRAWN BY :	JLD
CHECKED BY :	MEM
PROJECT FILE NO. :	M17-165
DRAWING NO. :	C1.2



SITE SERVICING AND LOT GRADING PLAN
 SCALE: 1/4" = 1'-0"
 0 4 8 16 24 48 FEET



SUB-DRAIN DETAIL
 SCALE: 3/4" = 1'-0"

SCHEDULE "C" TO BY-LAW 2017-71
Laurie Ure or Randy Ure
 Laurie Ure or Randy Ure
TOWN OF AMHERSTBURG
Mayor - Aldo DiCarlo
 Mayor - Aldo DiCarlo
Clark Paula Parker
 Clark Paula Parker