

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2017-89**

**By-law to authorize the execution of a Development Agreement
between 1583873 Ontario Inc. and the Council
of the Corporation of the Town of Amherstburg
5 Renaud 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 1583873 Ontario Inc. and the Corporation of the Town of Amherstburg for the development of 5 Renaud Street for purpose of a machine shop and storage building., 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 25th day of September, 2017.



MAYOR – ALDO DICARLO



CLERK – PAULA PARKER
Deputy Clerk – Tammy Fawkes

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

Properties

PIN 01544 - 1519 LT
Description PT PARKLT 5 PL 590 ANDERDON PT 5 12R15879; TOWN OF AMHERSTBURG
Address AMHERSTBURG

Consideration

Consideration \$ 1.00

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 Street South
Amherstburg, ON N9V 2A8

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 for the Corporation of the Town of Amherstburg..

Party To(s)

Capacity

Share

Name 1583873 ONTARIO INC.
Address for Service 465 Jutras Drive South
Lakeshore, ON N8N 5C4

This document is being authorized by a municipal corporation REBECCA BELANGER, MCIP, RPP, Manager of Planning Services for 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 2017 12 22
Windsor Applicant(s)
N9A 6V2
Tel 519-258-0615
Fax 519-258-6833

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 2017 12 22
Windsor
N9A 6V2
519-258-0615
Fax 519-258-6833

Fees/Taxes/Payment

Statutory Registration Fee \$63.65
Total Paid \$63.65

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate on this 25th day of September, 2017.

BETWEEN: 1583873 ONTARIO 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 1583873 Ontario Inc. 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 9800 sq ft machine shop and storage building, 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 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; and
 - (d) Landscaped areas.
4. Schedule "C" Main Floor Plan
5. Schedule "D" Second Floor Plan
6. Schedule "E" Elevations (South and North) of the proposed machine shop and storage building.
7. Schedule "F" Elevations (West and East) of the proposed machine shop and storage building.
8. 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.
9. 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.
10. 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 satisfaction of the Corporation. The Owner shall provide site servicing drawings showing the location of all existing and proposed services on the site in advance of construction to the satisfaction of the Corporation.
11. 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, if necessary.
12. All of the exterior walls of the buildings shall be as per the elevation drawings as shown on Schedules "E" and "F" hereto.
13. The Owner shall maintain a minimum of parking spaces on the Development Lands, as designated on Schedule "B".
14. 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.
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 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.

16. 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.
17. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
18. Stormwater Management/Drainage Issues

The Owner agrees that prior to final approval:

- (a) the stormwater management analysis and site servicing plan shall be finalized to the satisfaction and approval of the Corporation, and the ERCA;
 - (b) install the stormwater management measures as approved by the Corporation and the ERCA as part of the development of the Lands, which measures shall then be carried out to the satisfaction of the Corporation and ERCA;
 - (c) obtain the necessary permits and/or clearances from all governmental authorities having jurisdiction prior to construction activities and/or site alterations commencing of the Lands;
 - (d) conduct regular inspections once every two weeks and after each sizeable storm event of all sediment and erosion control measures recommended in the approved stormwater management plan during the construction phase;
 - (e) maintain an inspection log which shall be made available for review by the Corporation and ERCA, upon request. The log shall state the name of the inspector, date of inspections and the rectification or replacement measures which were taken to maintain the sediment and erosion control measures. Inspections shall continue until the assumption of services by the Corporation or until site construction conditions warrant cessation of the visits.
19. 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, as set out in the Corporation's Development Manual.
 20. 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.
 21. The Town will monitor any increased noise resulting from the approval of the elevations and site plan as proposed by this development. The developer shall comply with all provisions of the Town's Noise By-law 2001-43, as amended from time to time. The Town reserves the right to engage the developer to make improvements and modifications to the satisfaction of the Town necessary to relieve noise emissions which are found to be in contravention of MOECC Noise Guidelines and/or the Town's Noise By-law, when measured from the subject lands to

neighbouring sensitive land uses. The Town may impose reasonable timelines for the rectification of excessive noise emissions before the remedies contained elsewhere in this Agreement are sought. The Town will work with the developer in the spirit of cooperation to achieve a positive result.

22. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "B" not covered by the building or parking area. 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.
23. All driveways for emergency vehicles shall:
 - (a) Be connected with a public thoroughfare;
 - (b) Be designed and constructed to support expected loads imposed by firefighting equipment;
 - (c) Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
 - (d) Have a clear width of 6 metres at all times;
 - (e) 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;
 - (f) Have an overhead clearance not less than 4.5 metres;
 - (g) Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
 - (h) Have approved signs displayed to indicate the emergency route.
24. 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.
25. The Corporation, through its servants, officers and agents, including, without limiting the generality of the foregoing, the Corporation's building inspector, plumbing inspector, fire chief, public works head and/or municipal engineer may from time to time and at any time enter on the Development Lands to inspect:
 - (1) The progress of development and servicing, all as provided for in this Agreement;
 - (2) The state of maintenance as provided for in this Agreement.
26. 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 or appeal to Council of the Corporation as hereinafter provided.

27. 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.
28. 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.
29. In the event that an Owner should fail to obey a stop work order issued under Section 27 hereof, in addition to any other remedy, the Owner recognizes the right of the Corporation to apply to the Court for an Order granting injunctive relief, both interlocutory and permanent. The Owner acknowledges and admits that its failure to obey a stop work order constitutes irreparable harm to the Corporation and that the balance of convenience favours granting such injunctive relief without further proof thereof by the Corporation. The Owner shall be liable to the Corporation for all costs in relation to obtaining such an Order, including all legal costs. The costs shall be deemed to be municipal taxes and to be recoverable in accordance with Section 38 of this Agreement.
30. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Sections 27 or 28 or after notice of an opinion, which Council of the Corporation determines is correct under Section 29 the Council of the Corporation may direct the Owner to correct any default of the matter or thing being done by the Owner, not less than two (2) weeks after notice is sent by regular mail to the last known 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 shall be deemed to be municipal taxes and to be recoverable in accordance with Section 37 of this Agreement.
31. 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 as may be amended from time to time.
32. 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 or any act or omission of the Corporation under this Agreement.
33. 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.

34. 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.
35. 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 FIFTY PERCENT (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 ONE HUNDRED PERCENT (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 FIFTEEN PERCENT (15%) of the cost of on-site and off-site improvements.
36. 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.
37. 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.
38. 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.
39. 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; provided that the severance of the provision or part does not fundamentally impair the rights of the Corporation in which case the Corporation may declare, without the consent of the Owner, this Agreement void, and all development and construction shall cease pending the execution of a new Agreement by the parties.
40. 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.

41. 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.
42. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
43. 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.
44. 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.


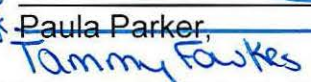
IN WITNESS WHEREOF the Owner and the Corporation (the latter under the hands and seals of its officers duly authorized in this regard), have executed this Agreement as of the date first above written.

OWNER: 1583873 ONTARIO INC.

Per  _____
Mark Goggin, Chairman

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

Per  _____
Aldo DiCarlo, Mayor

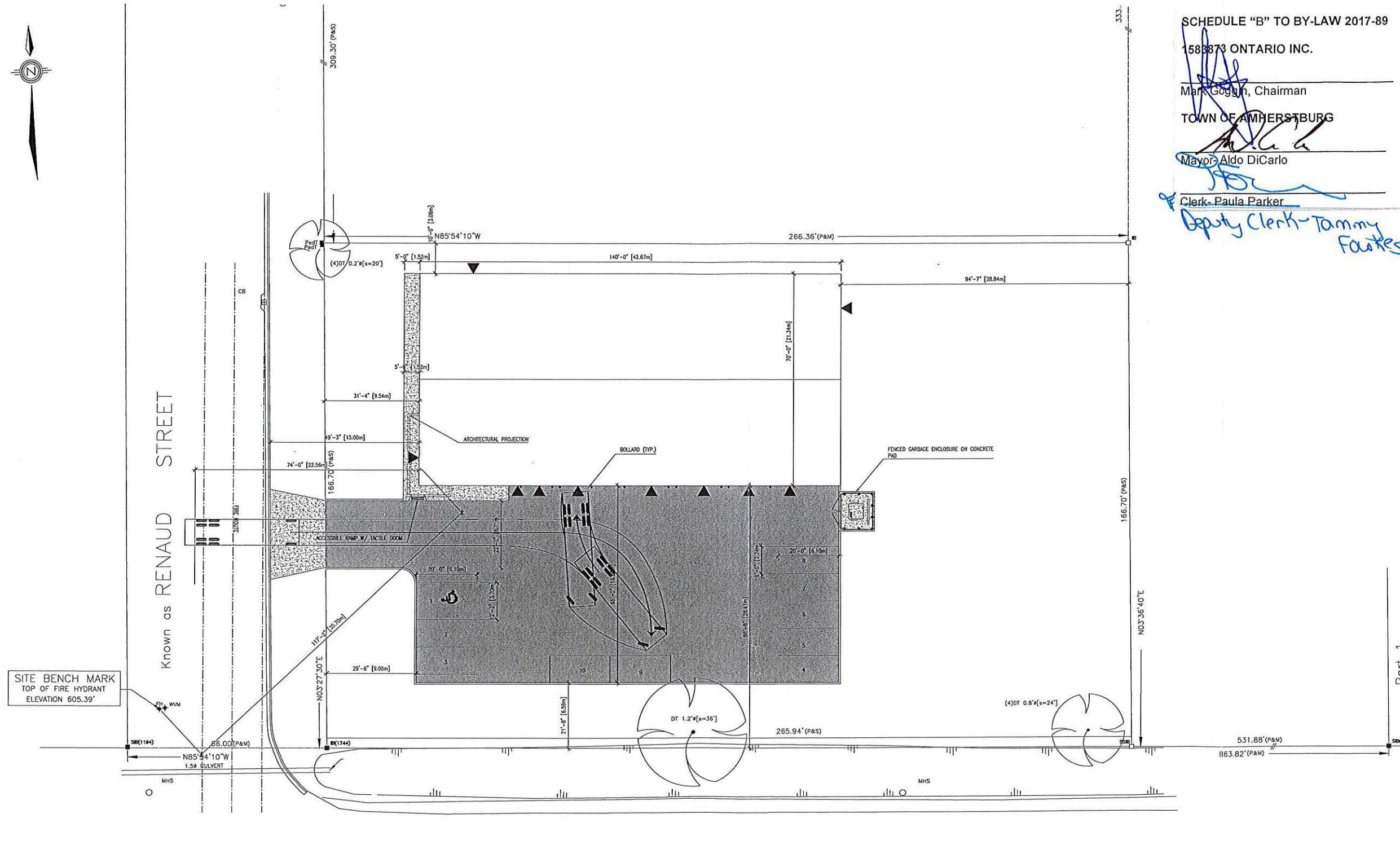
Per  _____ Clerk
 Deputy Clerk
We have authority to bind the Corporation

Authorized and approved by By-law
No. 2017-89 enacted the 25th day of
September, 2017.

SCHEDULE "A"

DESCRIPTION OF THE LANDS

Part of Park Lot 5, Plan 590,
designated as Part 5 on RP 12R-15879,
in the Town of Amherstburg,
County of Essex,
Province of Ontario.



SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 605.39'

1 PRELIMINARY SITE PLAN
C-1 SCALE: 1/16" = 1'-0"

ALMA STREET (COUNTY ROAD 16)

SCHEDULE "B" TO BY-LAW 2017-89
1588873 ONTARIO INC.
Mark Goggin, Chairman
TOWN OF AMHERSTBURG
Mayor Aldo DiCarlo
Clerk Paula Parker
Deputy Clerk Tammy Fawkes



DATE	ISSUED FOR
AUG 22 2017	REVISION TO SPC SUBMISSION
AUG 21 2017	SPC SUBMISSION
AUG 2 2017	CLIENT REVIEW

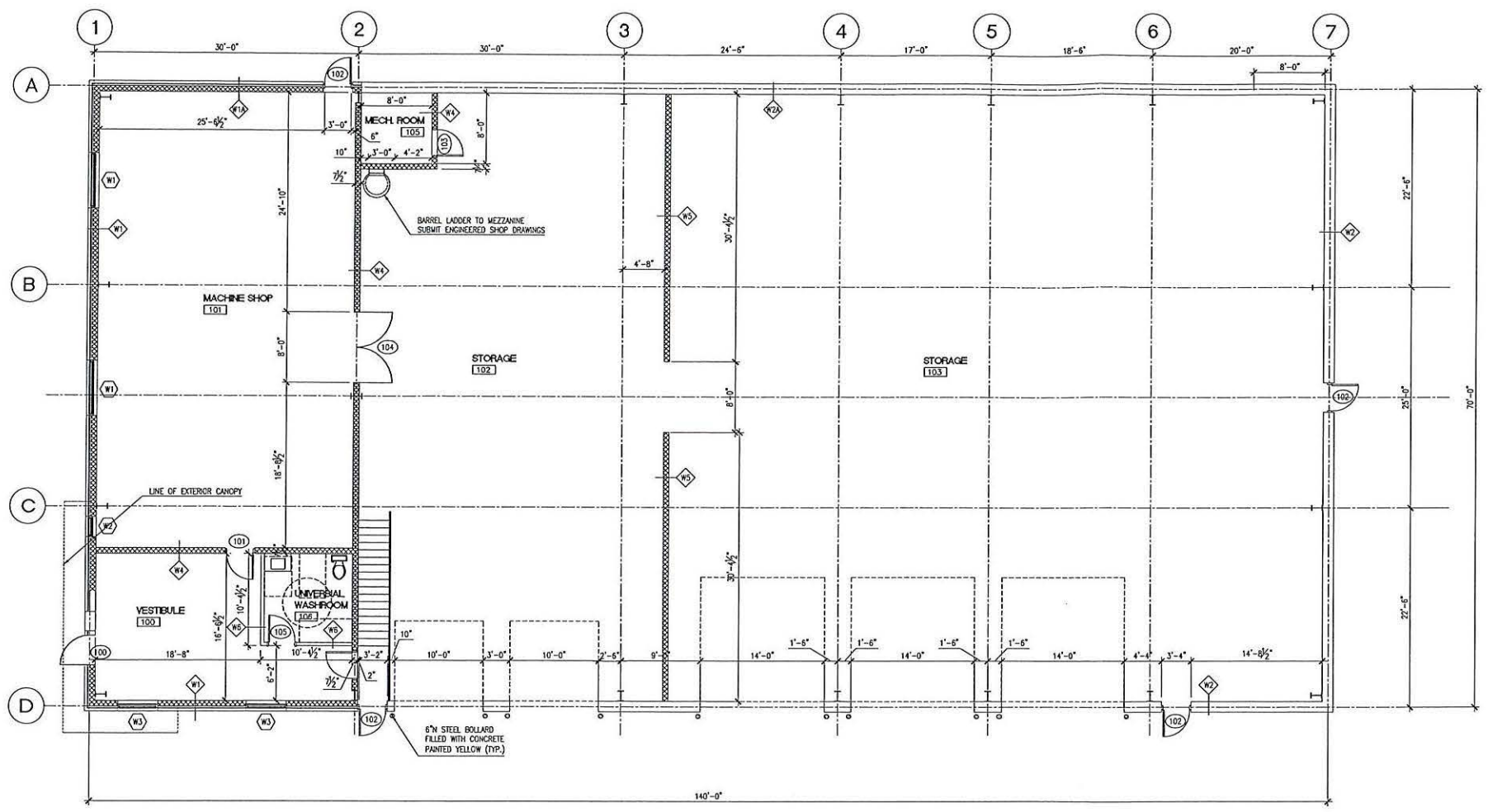
PROJECT:
COMMERCIAL DEVELOPMENT
ALMA & RENAUD
AMHERSTBURG, ONTARIO

DWG. TITLE:
PROPOSED SITE PLAN

SITE DATA	
TOTAL SITE AREA:	44,354SQFT (4,122.75M)
BUILDING AREA:	9,800SQFT (910.95M) 22.0%
PAVED SURFACES AREA:	10,102SQFT (939.05M) 22.7%
LANDSCAPED AREA:	24,452SQFT (2,273.85M) 55.3%
TOTAL NUMBER OF PARKING SPOTS REQUIRED: (BASED ON MANUFACTURING ESTABLISHMENT - 1 PER 1,076SQFT)	10
TOTAL NUMBER OF ACCESSIBLE PARKING SPOTS REQUIRED:	1
TOTAL NUMBER OF PARKING SPOTS PROVIDED:	10
TOTAL NUMBER OF ACCESSIBLE PARKING SPOTS PROVIDED:	1

DATE	: AUG 2017
SCALE	: AS SHOWN
DESIGNED BY	: W.T.
DRAWN BY	: W.T.
CHECKED BY	:
APPROVED BY	: W.T.
PROJECT NO.	:

DWG. NO.
C-1



1 FLOOR PLAN
A-100 SCALE: 1/8" = 1'-0"

BUILDING DESIGN SUMMARY
ONTARIO BUILDING CODE 2012 - DATA MATRIX:

PROJECT DESCRIPTION: NEW SHOP AND STORAGE FACILITY
PROJECT NAME: RENAUD AVE. DEVELOPMENT
PROJECT ADDRESS: RENAUD AVE., AMHERSTBURG, ONTARIO

MAJOR OCCUPANCY(ES) (OBC 3.1.2.1.(1)) GROUP F (INDUSTRIAL)

BUILDING AREA (m²) EXIST. N/A NEW 9,800 TOTAL 9,800
GROSS AREA (m²) EXIST. N/A NEW 11,920 TOTAL 11,920
NUMBER OF STOREYS ABOVE GRADE 2 BELOW GRADE 0
HEIGHT OF BUILDING (GRADE TO ROOF) 33'-4"
NUMBER OF STREETS/ACCESS ROUTES (OBC 3.2.2.10., 3.2.5., 9.10.20) 1 STREET
BUILDING CLASSIFICATION OBC 3.2.2.76 GROUP F DIVISION 3
STANDPIPE REQUIRED (OBC 3.2.9., Part 9 N/A) YES NO
WATER SERVICE/SUPPLY IS ADEQUATE (OBC 3.2.5.7., Part 9 N/A) YES NO
SPRINKLER SYSTEM PROPOSED SELECTED COMPARTMENTS SELECTED FLOOR AREAS NOT REQUIRED ENTIRE BUILDING IN LIEU OF ROOF RATING
FIRE ALARM REQUIRED (OBC 3.2.4., 9.10.18) YES NO
PERMITTED CONSTRUCTION NON-COMBUSTIBLE COMBUSTIBLE OR BOTH
ACTUAL CONSTRUCTION NON-COMBUSTIBLE COMBUSTIBLE OR BOTH
MEZZANINE(S) AREA (OBC 3.2.1.1.(3)-(8), 9.10.4.1) N/A
BARRIER-FREE DESIGN (OBC 3.8., 9.5.2) YES NO (EXPLAIN)
HAZARDOUS SUBSTANCES (OBC 3.3.1.2, 3.3.1.19, 9.10.1.3.(4)) YES NO
OCCUPANT LOAD: (OBC 3.1.17, 9.9.1.3)
EXISTING OCCUPANT LOAD BASED ON: AREA/PERSON DESIGN OF BUILDING
OCCUPANCY F3 LOAD 10 PERSONS TOTAL: 10 PERSONS

FIRE RESISTANCE RATINGS: (O.B.C. 3.2.2.20-83, 3.2.1.4, 9.10.8, 9.10.9, AND AS NOTED)	CONSTRUCTION TYPE USED (COMBUSTIBLE/NON-COMB.)	REQ'D FIRE RESISTANCE RATING (F.R.R.) (HOURS)	REMARKS
FLOOR ASSEMBLIES	N/A	N/A	
MEZZANINES	N/A	N/A	
LOADBEARING WALLS, COLUMNS & ARCHES	NON-COMB.	N/A	
ROOF ASSEMBLIES	NON-COMB.	N/A	

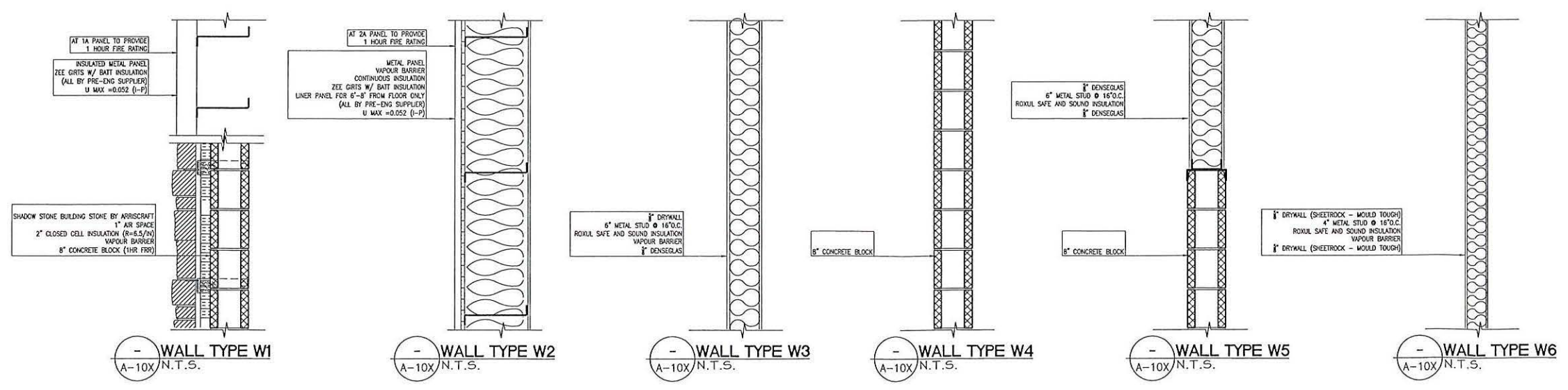
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (O.B.C. TABLE 3.2.3.7)

WALL	AREA OF E.B.F. (m ²)	LIMITING DST. (m)	L/H OR H/L	ALLOW. % MAX. OPENING	ACTUAL % OF OPENING	REQ'D F.R.R. (HOURS)	COMB. CONST.	COMB. CONST. N.C. CLAD.	NON-COMB. CONST.
NORTH	3,905	10'	1:5.7	9%	0.6%	1 HR			●
SOUTH	3,905	86.6'	1:5.7	100%	68%	0			●
EAST	1,743	94.6'	1:3	100%	100%	0			●
WEST	1,743	74.0'	1:3	76%	57%	0			●

TOTAL OCCUPANT LOAD (FOR WASHROOMS) 10 PERSONS
80% MALE / 20% FEMALE

FLR.	OCCUPANCY	OCCUPANT LOAD	TABLE NO.	FIXTURES REQ'D FOR EACH SEX	FIXTURES PROVIDED				
					MALE	FEMALE	UNISEX		
				W.C.	U.R.	W.C.	W.C.		
Total	INDUSTRIAL	10	3.7.4.9.		1	1	0	1	

SCHEDULE "C" TO BY-LAW 2017-89
1583873 ONTARIO INC.
Mark Goggin, Chairman
TOWN OF AMHERSTBURG
Mayor- Aldo DiCarlo
Gloria Paula Parker
Darcy Clark - Tammy Fawkes

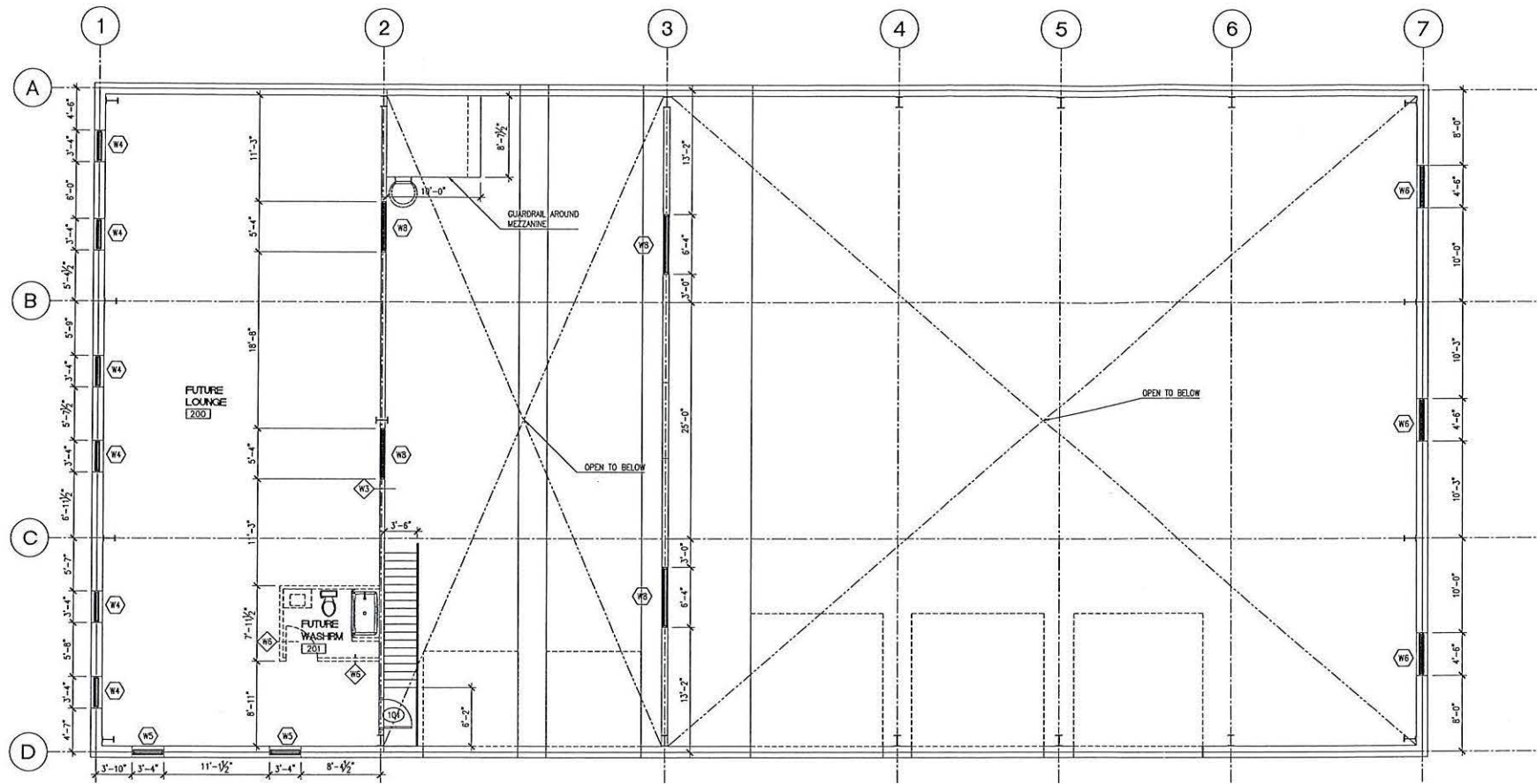


PROJECT: COMMERCIAL DEVELOPMENT ALMA & RENAUD AMHERSTBURG, ONTARIO

DWG. TITLE: GENERAL LAYOUT - FLOOR PLANS

DATE: AUG 2017
SCALE: AS SHOWN
DESIGNED BY: W.T.
DRAWN BY: W.T.
CHECKED BY:
APPROVED BY: W.T.
PROJECT NO.:

DWG. NO. A-100



1 SECOND FLOOR PLAN
 A-101 SCALE: 1/8" = 1'-0"

SCHEDULE "D" TO BY-LAW 2017-89

1583873 ONTARIO INC.

Mark Goggin, Chairman

TOWN OF AMHERSTBURG

Mayor: Aldo DiCarlo

Clerk: Paula Parker

Deputy Clerk - Tammy Fawkes



AUG 22 2017	REVISION TO SPC SUBMISSION
AUG 21 2017	SPC SUBMISSION
AUG 2 2017	CLIENT REVIEW
DATE	ISSUED FOR

PROJECT:
 COMMERCIAL DEVELOPMENT
 ALMA & RENAUD
 AMHERSTBURG, ONTARIO

DWG. TITLE:
 GENERAL LAYOUT
 -FLOOR PLANS

DATE : AUG 2017
 SCALE : AS SHOWN
 DESIGNED BY : W.T.
 DRAWN BY : W.T.
 CHECKED BY :
 APPROVED BY : W.T.
 PROJECT NO. :

DWG. NO.
 A-100

