

THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2018-22

By-law to authorize the execution of a Development Agreement
between Trustees of the Amherstburg Congregation of Jehovah's Witnesses and
the Corporation of the Town of Amherstburg
121 Lowes Sideroad, 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, site servicing drawings and elevations 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 the Mayor and Clerk be hereby authorized to enter into a Development Agreement between Trustees of the Amherstburg Congregation of Jehovah's Witnesses and the Corporation of the Town of Amherstburg for the redevelopment of 121 Lowes Sideroad for the demolition of the existing building and the construction a new Kingdom Hall, 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 19th day of March, 2018.



MAYOR - ALDO DICARLO



CLERK - PAULA PARKER

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 19th day of March, 2018.

BETWEEN: **TRUSTEES OF THE AMHERSTBURG CONGREGATION OF
JEHOVAH'S WITNESSES**
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 Trustees of the Amherstburg Congregation of Jehovah's Witnesses 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 the said lands with the demolition of the existing building and the construction of a new Kingdom Hall with carport, a new monument sign and paving stone walkway on the Site Plan attached hereto as Schedule "D", 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;

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

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:
2. Schedule "A" hereto describes the Lands
3. Schedule "B" Existing Site Plan (A1.1)
4. Schedule "C" Existing Site Photographic Views (A1.2)

5. Schedule "D" (the "**Site Plan**") Existing Site Plan & Proposed Site Plan (A1.3) hereto shows:
 - (a) The proposed location of the building including all setbacks;
 - (b) The location and provision of parking facilities and access driveway, including the route for emergency vehicles;
 - (c) Walkways and all other means of pedestrian access;
 - (d) The location of grass and landscaped areas.
 - (e) The location of the proposed loading space.
6. Schedule "E" Exterior Elevations (A3.1)
7. Schedule "F" Exterior Finishes Schedule (A0.6)
8. Schedule "G" Landscaping Details (L0.1)
9. Schedule "H" Landscaping Proposed and Existing (L1.1)
10. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Essex Power regarding any matters that relate to services for the Development Lands to be provided by Essex Power. 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.
11. 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.
12. 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.
13. 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.).
14. All of the exterior walls of the building shall be as per the elevation drawings as shown on Schedules "E" and "F" hereto.
15. All parking or loading areas and lanes and driveways shall be paved with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions, as shown on Schedules "D" and together with crushed stone or gravel, having a combined depth of at least 15.2 cm and with provisions for drainage facilities.
16. The Owner shall maintain a minimum of parking spaces, as designated on Schedules "D".
17. All walkways on the said lands, where so designated on Schedule "D", 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 sidewalks, walkways and islands within this development shall be constructed in such a manner as to safely accommodate persons with special mobility needs. All sidewalk replacement must be 1.5m wide (minimum) as per the Accessibility for Ontarians with Disabilities Act (AODA) even if the current width is 1.2m.

18. If any curbs, sidewalks, boulevards or highway surfaces of the Corporation are damaged during the development by the Owner, such damage shall be repaired or replaced by the Owner.

19. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.

20. 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;

21. Any garbage or refuse that is stored outside shall be stored in a non-combustible container and maintained so that the garbage or refuse does not blow or fall out of the container.

22. Any and all lighting shall be installed and maintained in accordance with the standards set out in the Town's Development Manual, 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.

23. The Owner shall landscape and maintain the ground cover acceptable to the Corporation those lands so indicated on Schedules "G" and "H". The Owner agrees that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.

24. 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.

25. The Owner agrees that any Municipal property, including without limiting the generality of the foregoing, curbs, gutters, pavements, 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.

26. 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.

27. 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.
28. 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 and servicing, all as provided for in this Agreement;
 - 2) The state of maintenance as provided for in this Agreement.
29. 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.
30. 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.
31. 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.
32. In the event that an Owner should fail to obey a stop work order issued under Section 30 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 41 of this Agreement.

33. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Sections 30 or 31 or after notice of an opinion, which Council of the Corporation determines is correct under Section 32, 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 and to be recoverable in accordance with Section 40 of this Agreement.
34. 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 5 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.
35. 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 or any act or omission of the Corporation under this Agreement.
36. 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.
37. 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.
38. 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.

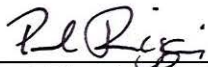
The Owner's engineer is required to provide a certified estimate of the cost of the on-site and off-site work for consideration by the Town's Director of Engineering and Infrastructure for his/her approval, with any decision by the Town's Director of Engineering and Infrastructure in this regard to be 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.

39. 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.

40. 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.
41. 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.
42. 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.
43. 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.
44. 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.
45. Words importing the singular number include the plural and vice versa; words importing the masculine gender include the feminine and neutral genders.
46. 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.
47. 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: TRUSTEES OF THE AMHERSTBURG
CONGREGATION OF JEHOVAH'S
WITNESSES**


Per Paul Riggi, Trustee


Per Mike Holman, Trustee


Per Michael Koller, Trustee

We 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. 2018-22
enacted the 19th day of March, 2018

SCHEDULE "A"
LEGAL DESCRIPTION

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

Part Lot 5, Concession 1 Malden as in R867135;

S/T Interest in R830057

Town of Amherstburg,

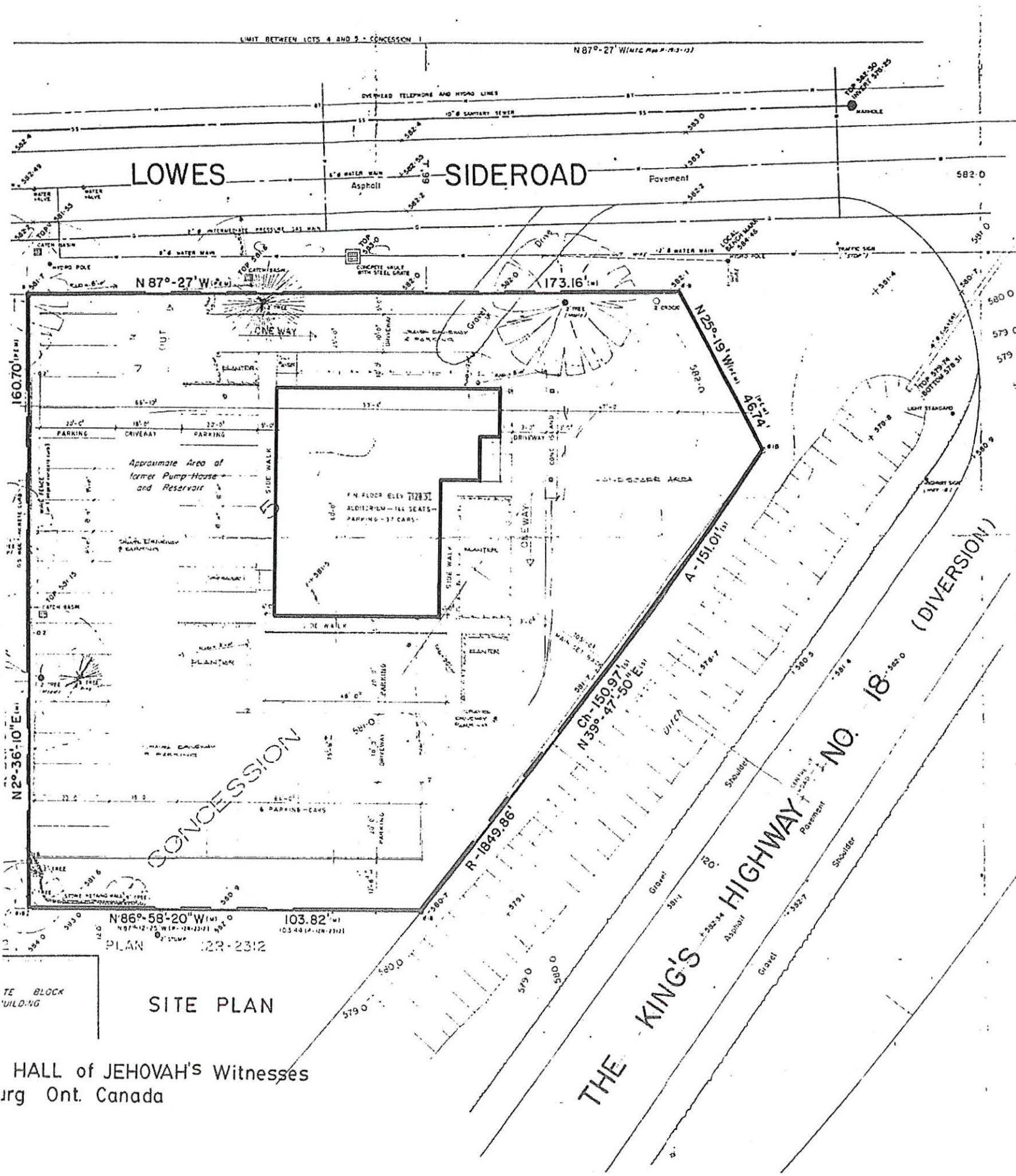
County of Essex

and Province of Ontario

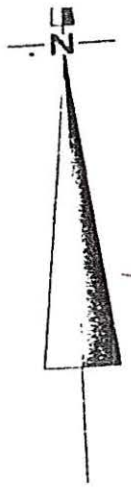
PIN 70570-0232

DSGNDRFT: Kevin Dombrosky
 FILE PATH: C:\1-LDC Kingdom Hall\170-Amherstburg KH-115.dwg

DIMS SCALE: 1:000
 PLOT DATE:



CAUTION NOTE UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN OBTAINED FROM VARIOUS UTILITY COMPANIES AND IS NOT GUARANTEED BY THIS OFFICE AND MUST BE VERIFIED WITH FIELD LOCATIONS BY THE VARIOUS UTILITY COMPANIES BEFORE CONSTRUCTION.



SCHEDULE "B" TO BY-LAW 2018-22

Trustees of the Amherstburg Congregation of Jehovah's Witnesses

Paul Riggi
Paul Riggi, Trustee

Michael Holman
Mike Holman, Trustee

Michael Koller
Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
Mayor- Aldo DiCarlo

Paula Parker
Clerk- Paula Parker

PLAN OF TOPOGRAPHICAL SURVEY
 OF
 PART OF LOT 5
 CONCESSION 1
 IN THE
 TOWNSHIP OF MALDEN
 COUNTY OF ESSEX, ONTARIO

SCALE: 1" = 20' AREA 0.530 acres (0.239 hectares)

28 JANUARY, 1993
 DATED

W.C. Stubbfield
 W.C. STUBBFIELD
 ONTARIO LAND SURVEYOR
 BY ROSS A. CLARKE LIMITED

BEARING REFERENCE
 BEARINGS ARE ASTRONOMIC AND ARE RELATED TO THE LIMIT BETWEEN BETWEEN LOTS 4 AND 5 - CONCESSION 1 SHOWN AS N 87°-27' W ACCORDING TO INSTRUMENT 140756 (MTC P.W. 0-1113-13)

BENCH MARK - CANADIAN GEODETIC DATUM
 LOCATED ON A BRICK HOUSE APPROX. 1000 FEET SOUTH-WEST FROM LOWES SIDEROAD ON THE SOUTH-EAST SIDE OF THE KING'S HIGHWAY NO. 18 (DIVERSION), TABLET IN ROCK FOUNDATION WALL, 7 INCHES FROM MOST NORTHERLY CORNER AND 5 INCHES BELOW BRICKWORK. ELEVATION: 565.75' PLATE NO. 3017

LOCAL BENCH MARK
 NAIL IN NORTH FACE OF HYDRO POLE LOCATED AT THE NORTH-EAST CORNER OF THE LANDS AS SHOWN ON THIS PLAN. ELEVATION: 564.46'

NOTES
 ELEVATIONS SHOWN THUSLY (565.75) HAVE BEEN VERIFIED, ALL OTHER ELEVATIONS MUST BE VERIFIED BEFORE CONSTRUCTION
 ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED
 ALL SET BARS HAVE BEEN MARKED (1-201)
 5/8" □ DENOTES 5/8" DIAMETER x 2'-0" LONG ROUND IRON BAR
 5/8" x 5/8" □ DENOTES 5/8" x 5/8" x 2'-0" LONG IRON BAR
 1" x 1" □ DENOTES 1" x 1" x 4'-0" STANDARD IRON BAR
 1" x 1" x 2" □ DENOTES 1" x 1" x 2'-0" SHORT STANDARD IRON BAR
 A FOUND SURVEY MONUMENT IS DENOTED BY SYMBOL B AND THE LETTERS AS SHOWN ABOVE
 #1 DENOTES WITNESS MONUMENT # DENOTES PERPENDICULAR DISTANCE #5 DENOTES SURVEY EVIDENCE FOUND
 (D) DENOTES DEED (P) DENOTES PLAN (M) DENOTES MEASURES (S) DENOTES SET

Ross A. Clarke Limited
 ONTARIO LAND SURVEYORS
 640 Victoria Avenue
 Windsor, Ontario
 N9A 4N2

DRAWN BY:
 CHECKED BY: *WS*

JOB NO: 20040
 FILE NO: L-MALDEN-1.5
 PLAN FILE NO: 1F 1135

Amherstburg KH-115



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Prep'd Design Coordinator: Kevin Dombrosky (760) 238-5155 KDombrosky@jw.org

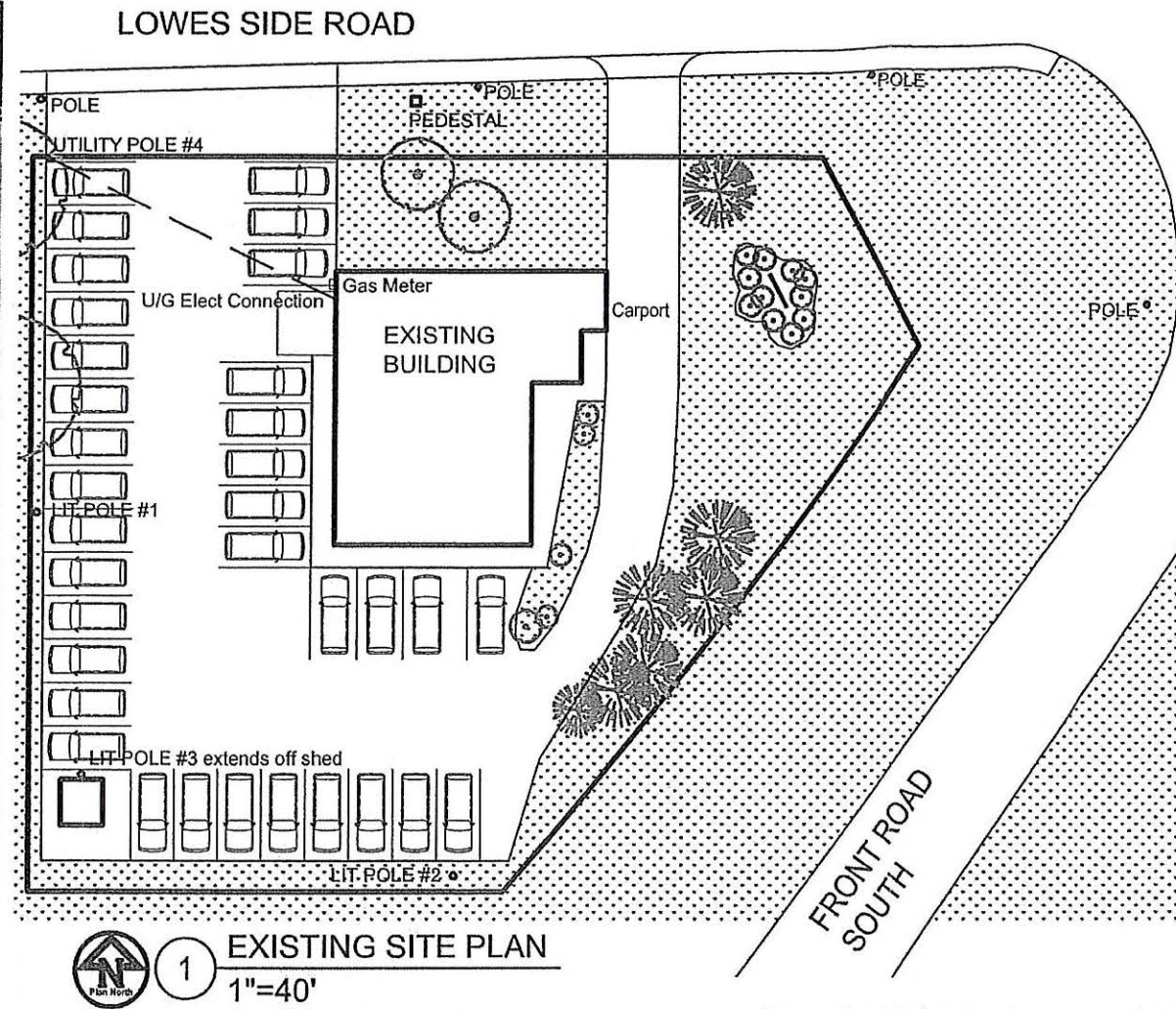
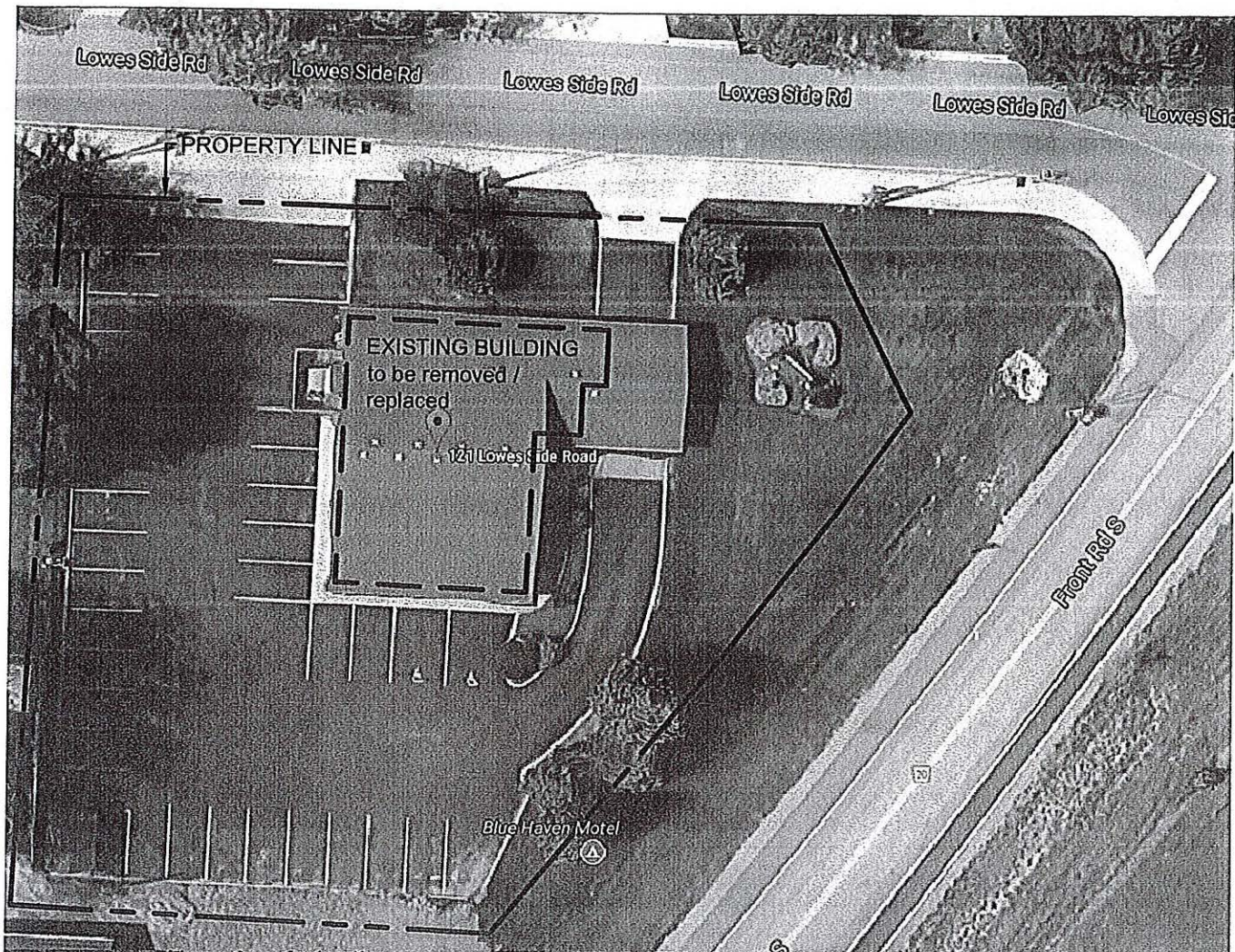
OWNER: **J.W.C.S.**
 Jehovah's Witnesses Congregation Support
 Box 4100 Georgetown ON L7G 4Y4
 Client's Representative:
 Lawrence Beatty C(437) 344-6586
 LBEATTY@jw.org

PROJECT TITLE:
 Amherstburg Congregation
 Kingdom Hall of Jehovah's Witnesses
 121 Lowes Side Road Amherstburg, ON
 Original Building Constructed in 1983
Legal Description:
 Plan of Part of Lot 5, Concession 1, in the
 Township of Malden, County of Essex,
 Amherstburg, ONTARIO
 Zoning: Institutional (I) ??

SHEET TITLE:
Existing Legal Site Plan

BUILDING PERMIT # ?
 LDC INCIDENT PROJECT No. * 47130
 Prototype Kingdom Hall Model Number KH-115
 SHEET No.

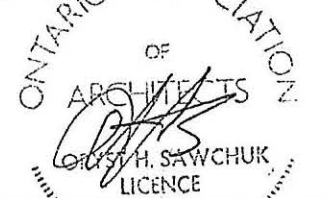
A1.1



Amherstburg KH-115

- EXISTING UTILITY INFO:**
1. NATURAL GAS.
 2. MUNICIPAL WATER.
 3. MUNICIPAL SEWER.
 4. ROAD SIDE DITCH.
 5. POWER - 3Ø 200V 200A.

- DESIGN CRITERIA:**
- A. MECH STAMPING REQ'D.
 - B. PERMITS JAN 1, 2018.



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (783) 238-5155 KDombrosky@jw.org

OWNER: J.W.C.S.
 Jehovah's Witnesses Congregation Support
 Box 4100 Georgetown ON L7G 4Y4
 Client's Representative:
 Lawrence Beatty C(437) 344-6586
 LBEATTY@jw.org

SCHEDULE "C" TO BY-LAW 2018-22

Trustees of the Amherstburg Congregation of Jehovah's Witnesses

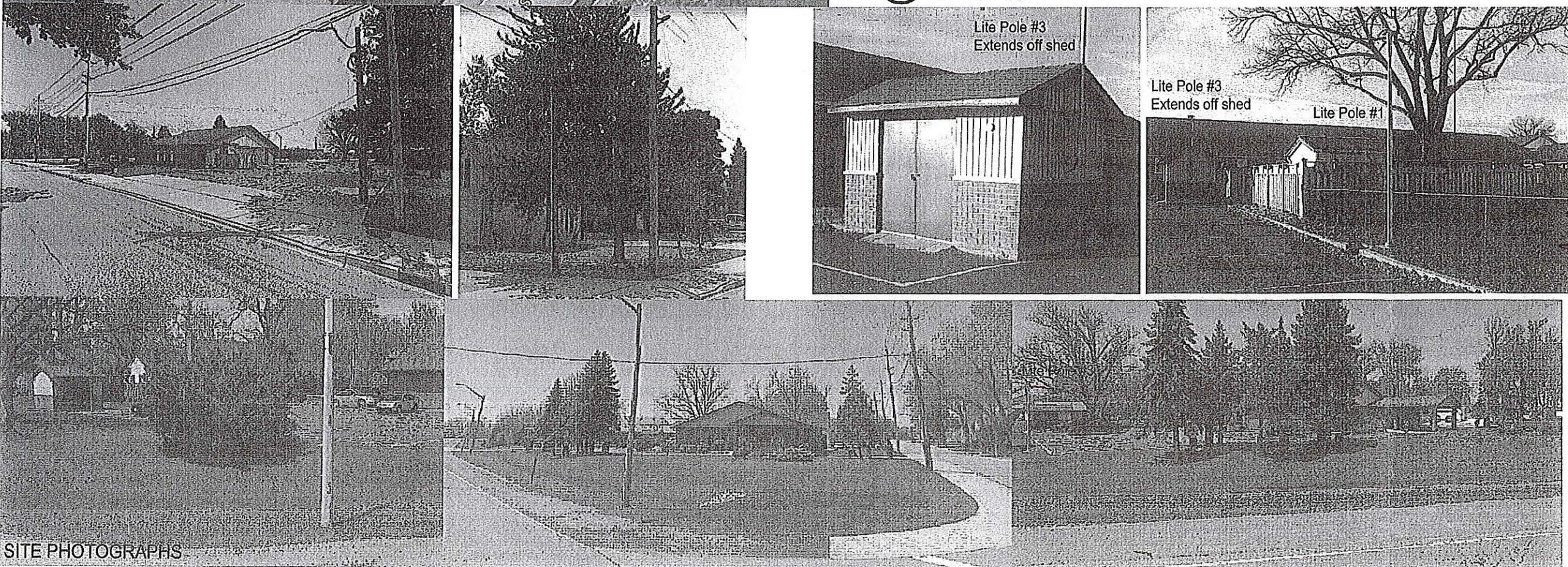
Paul Riggi
 Paul Riggi, Trustee
Michael Holman
 Mike Holman, Trustee
Michael Koller
 Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
 Mayor - Aldo DiCarlo
Paula Parker
 Clerk - Paula Parker

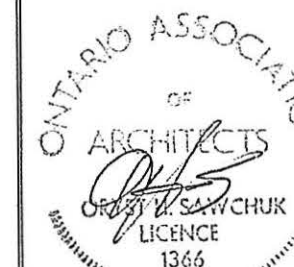
BUILDING PERMIT # ?
LDC INCIDENT PROJECT No. * 47130
Prototype Kingdom Hall Model Number KH-115
SHEET No.

A1.2



SITE PHOTOGRAPHS

DIMSCALE: 1:0000
 PLOT DATE:
 DSGNDRFT: Kevin Dombrosky
 FILE PATH: C:\1-LDC Kingdom Halls\70-Amherstburg ON (47130) KH-115\Amherstburg-KH-115.dwg



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (782) 238-5165 KDombrosky@jw.org

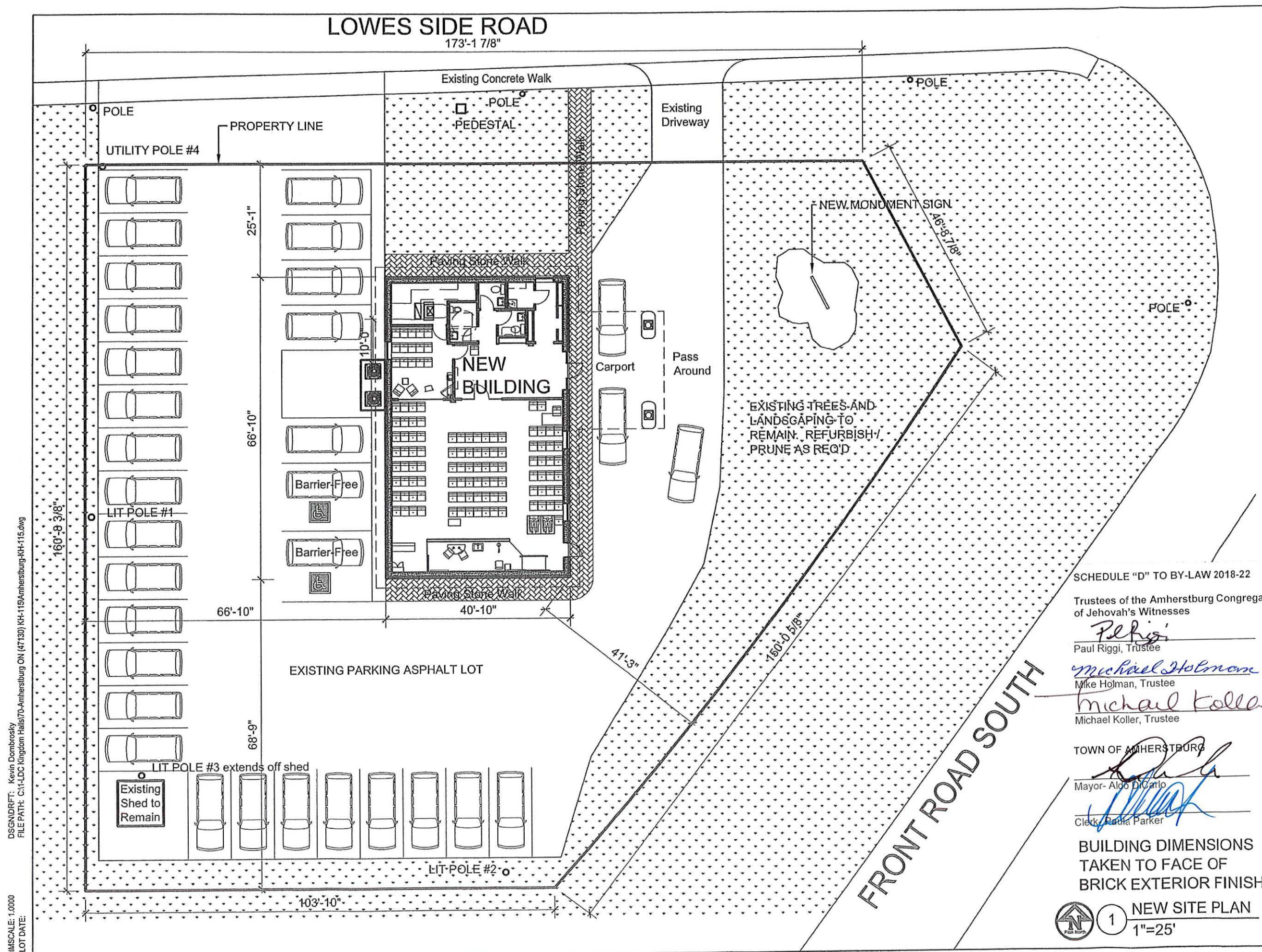
OWNER: **J.W.C.S.**
 Jehovah's Witnesses Congregation Support
 Box 4100 Georgetown ON L7G 4Y4
 Client's Representative:
 Lawrence Beatty C(437) 344-6586
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PROJECT TITLE:
 Amherstburg Congregation
 Kingdom Hall of Jehovah's Witnesses
 121 Lowes Side Road Amherstburg, ON
 Original Building Constructed in 1983
 Legal Description:
 Plan of Part of Lot 5, Concession 1, in the
 Township of Malden, County of Essex,
 Amherstburg, ONTARIO
 Zoning: Institutional (I) ??

SHEET TITLE:
 Existing Site Plan
 Proposed Site Plan

BUILDING PERMIT # ?
 LDC INCIDENT PROJECT No. * 47130
 Prototype Kingdom Hall Model Number KH-115
 SHEET No.

A1.3



SCHEDULE "D" TO BY-LAW 2018-22
 Trustees of the Amherstburg Congregation
 of Jehovah's Witnesses
Paul Riggi
 Paul Riggi, Trustee

Michael Holman
 Mike Holman, Trustee
Michael Koller
 Michael Koller, Trustee

TOWN OF AMHERSTBURG
Aldo DiCarlo
 Mayor- Aldo DiCarlo
Rutha Parker
 Clerk- Rutha Parker

BUILDING DIMENSIONS
 TAKEN TO FACE OF
 BRICK EXTERIOR FINISH.

1 NEW SITE PLAN
 1"=25'

Trustees of the Amherstburg Congregation of Jehovah's Witnesses

Paul Riggi
Paul Riggi, Trustee

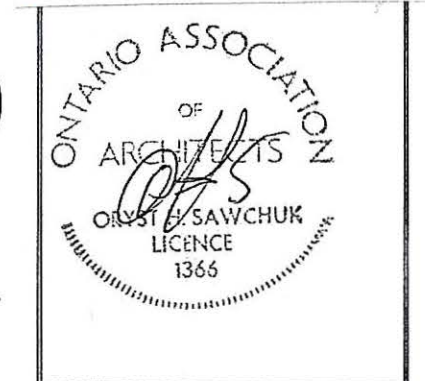
Michael Holman
Mike Holman, Trustee

Michael Koller
Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
Mayor - Aldo DiCarlo

Paula Parker
Clerk - Paula Parker



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (780) 238-5155 KDombrosky@je.org

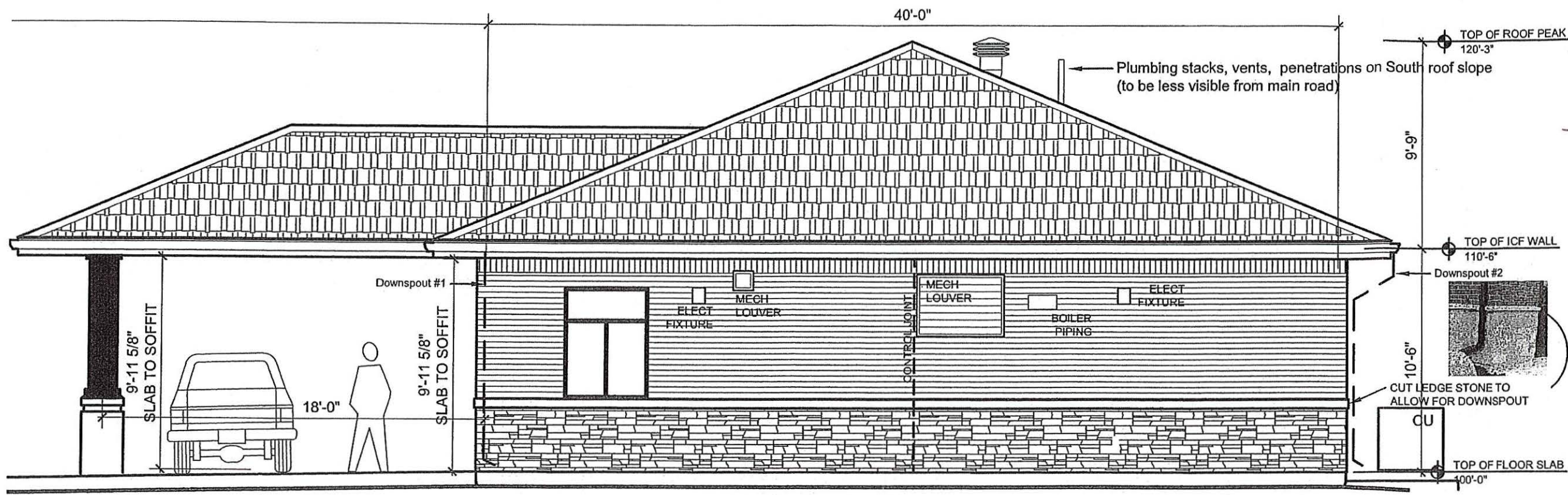
OWNER: **J.W.C.S.**
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Client's Representative:
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LBEATTY@jw.org

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Kingdom Hall of Jehovah's Witnesses
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Original Building Constructed in 1983
Legal Description:
Plan of Part of Lot 5, Concession 1, in the
Township of Malden, County of Essex,
Amherstburg, ONTARIO
Zoning: Institutional (I) ??

SHEET TITLE:
Exterior Elevations

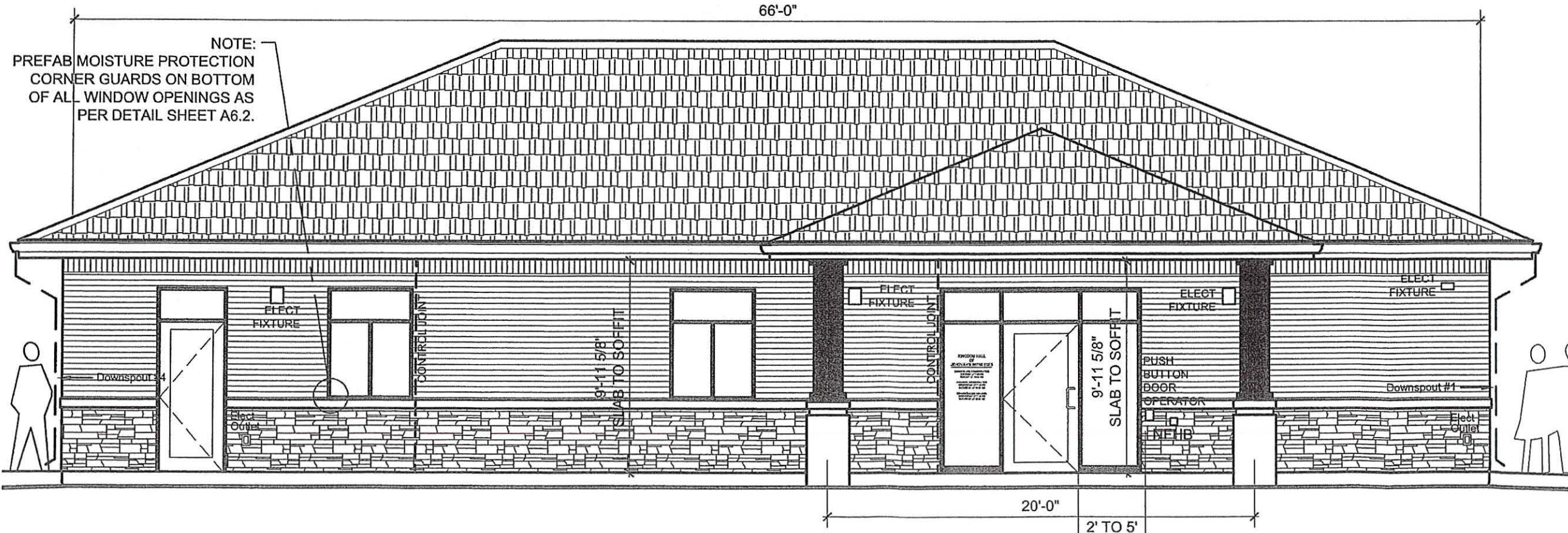
BUILDING PERMIT # ?
LDC INCIDENT PROJECT No. * 47130
Prototype Kingdom Hall Model Number KH-115

SHEET No.
A3.1



1 NORTH EXTERIOR ELEVATION
3/16"=1'-0"

BRICK CONTROL JOINTS:
PROVIDE CONTROL JOINT LOCATIONS AS INDICATED [At approximately 22' O.C.]
WITH FOAM ROD BACKING (OR 1/2" RECESSED MORTAR BACKING) AND JOINT
FILLER TO MATCH MORTAR COLOR.

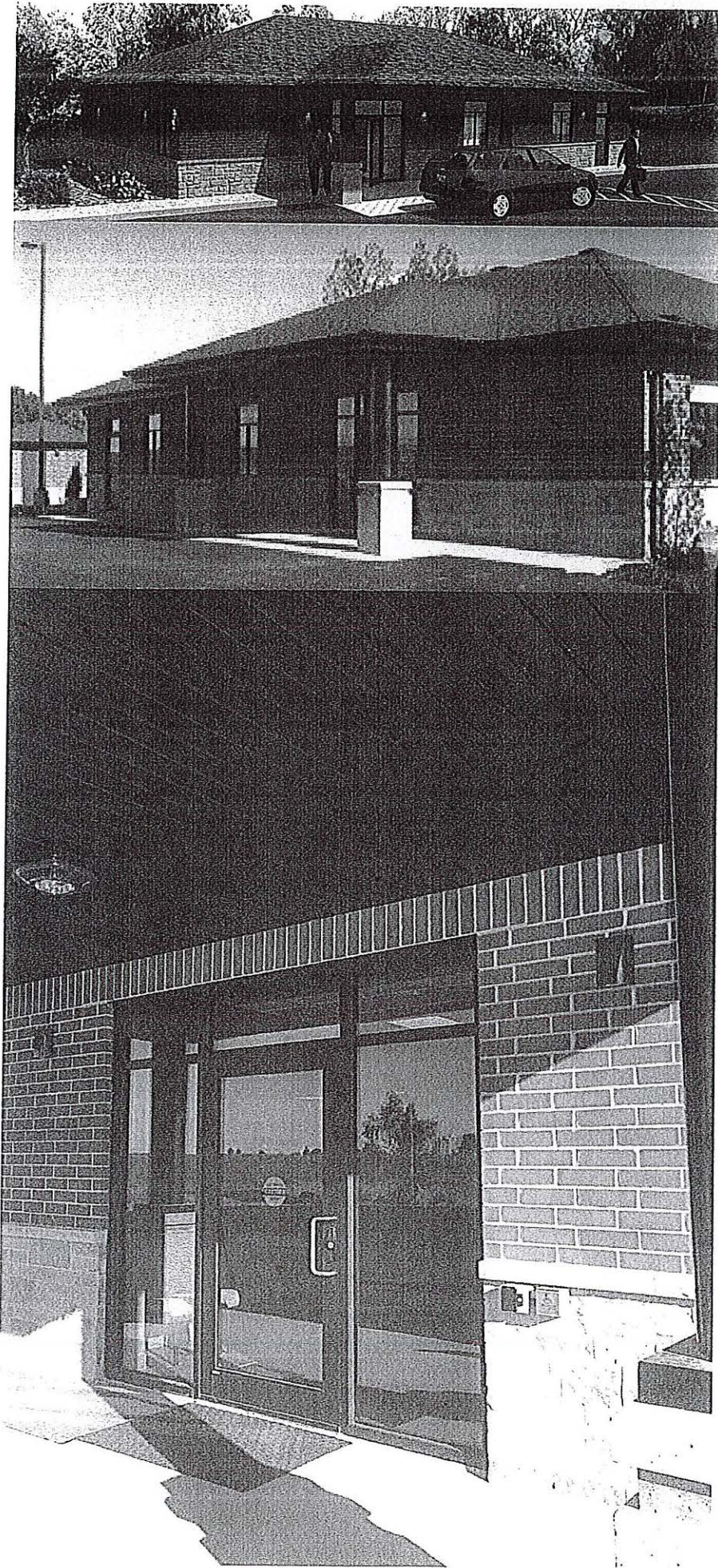


2 EAST EXTERIOR ELEVATION
3/16"=1'-0"

DSGNDRFT: Kevin Dombrosky
FILE PATH: C:\1-LDC Kingdom Halls\70-Amherstburg ON (47130) KH-115-Amherstburg-KH-115.dwg

DIMSCALE: 1,000
PLOT DATE:

NOTE:
PREFAB MOISTURE PROTECTION
CORNER GUARDS ON BOTTOM
OF ALL WINDOW OPENINGS AS
PER DETAIL SHEET A6.2.



DSGNDRFT: Kevin Dombrosky
 FILE PATH: C:\1-LDC Kingdom Halls\70-Amherstburg ON (47130) KH-115-Amherstburg-KH-115.dwg

DIMSCALE: 1:0000
 PLOT DATE:

SCHEDULE "F" TO BY-LAW 2018-22

Trustees of the Amherstburg Congregation
 of Jehovah's Witnesses

Paul Riggi
 Paul Riggi, Trustee

Michael Holman
 Mike Holman, Trustee

Michael Koller
 Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
 Mayor-Aldo DiCarlo

Paula Parker
 Clerk-Paula Parker

Amherstburg KH-115



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (783) 238-5155 KDombrosky@jw.org

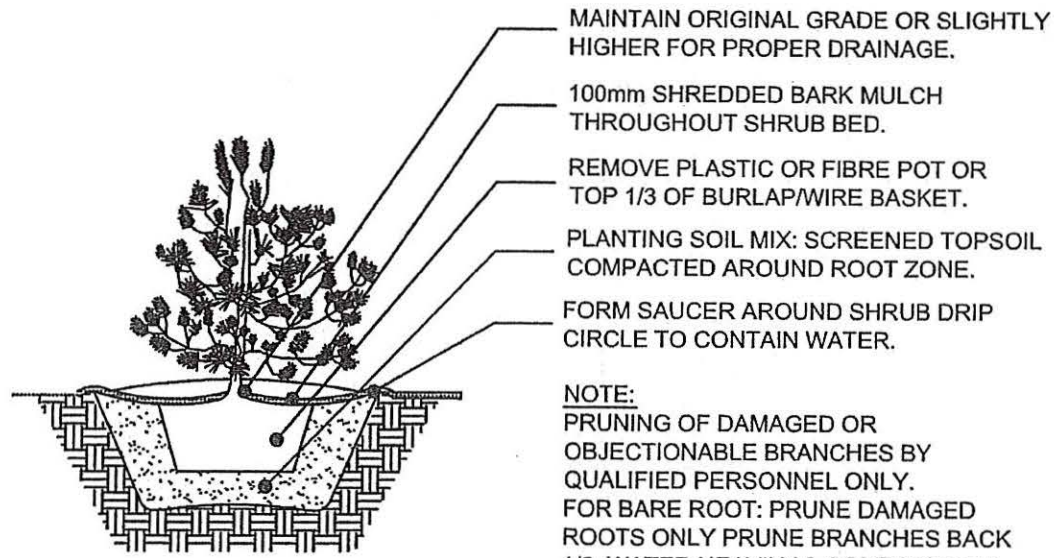
OWNER: **J.W.C.S.**
 Jehovah's Witnesses Congregation Support
 Box 4100 Georgetown ON L7G 4Y4
 Client's Representative:
 Lawrence Beatty C(437) 344-6586
 LBEATTY@jw.org

PROJECT TITLE:
 Amherstburg Congregation
 Kingdom Hall of Jehovah's Witnesses
 121 Lowes Side Road Amherstburg, ON
 Original Building Constructed in 1983
 Legal Description:
 Plan of Part of Lot 5, Concession 1, in the
 Township of Malden, County of Essex,
 Amherstburg, ONTARIO
 Zoning: Institutional (I) ??

SHEET TITLE:
Exterior Finishes Schedule

BUILDING PERMIT # ?
LDC INCIDENT PROJECT No. * 47130
Prototype Kingdom Hall Model Number KH-115
SHEET No.

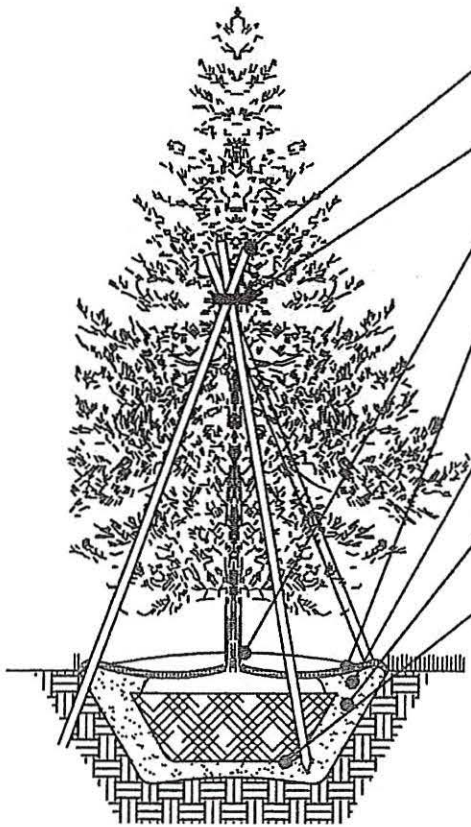
A0.6



- MAINTAIN ORIGINAL GRADE OR SLIGHTLY HIGHER FOR PROPER DRAINAGE.
- 100mm SHREDDED BARK MULCH THROUGHOUT SHRUB BED.
- REMOVE PLASTIC OR FIBRE POT OR TOP 1/3 OF BURLAP/WIRE BASKET.
- PLANTING SOIL MIX: SCREENED TOPSOIL COMPACTED AROUND ROOT ZONE.
- FORM SAUCER AROUND SHRUB DRIP CIRCLE TO CONTAIN WATER.

NOTE:
PRUNING OF DAMAGED OR OBJECTIONABLE BRANCHES BY QUALIFIED PERSONNEL ONLY.
FOR BARE ROOT: PRUNE DAMAGED ROOTS ONLY PRUNE BRANCHES BACK 1/3, WATER HEAVILY & COMPACT SOIL FIRMLY AROUND ROOT ZONE.

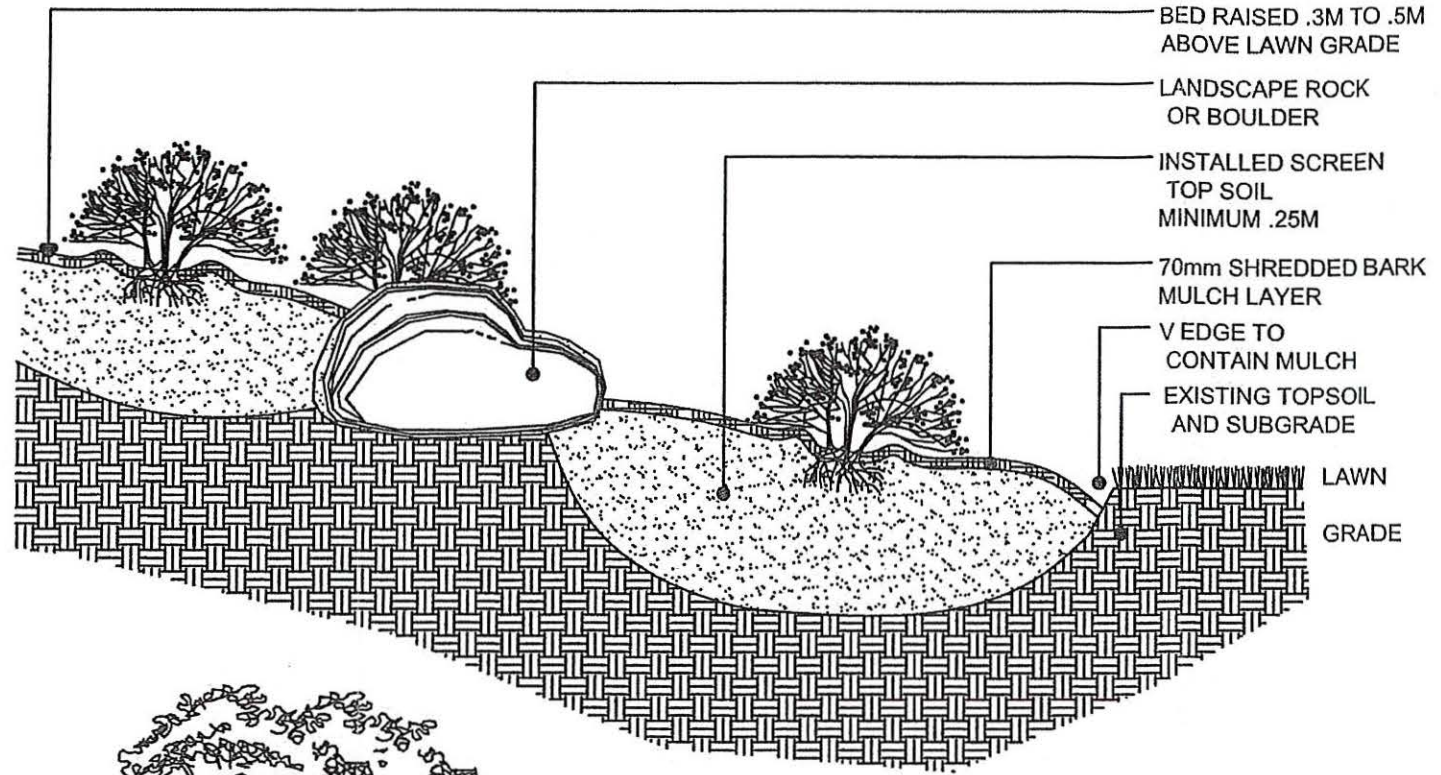
EVERGREEN SHRUB



- 40X40X2400mm WOOD STAKES, POINTED ONE END - 3 PER TREE
- ONE GUY PER STAKE WIRE OR ROPE THROUGH RUBBER HOSE.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY HIGHER FOR PROPER DRAINAGE.
- 100mm SHREDDED BARK MULCH AROUND TREE WELL.
- PLANTING MIXTURE: 50% ORIGINAL MATERIAL WITH 50% SCREENED TOPSOIL MIXED & COMPACTED.
- WATER IN WITH DILUTE 10-52-10 FERTILIZER LIQUID KELP.
- CUT & REMOVE WIRE BASKET & BURLAP FROM TOP 1/3 OF ROOT BALL

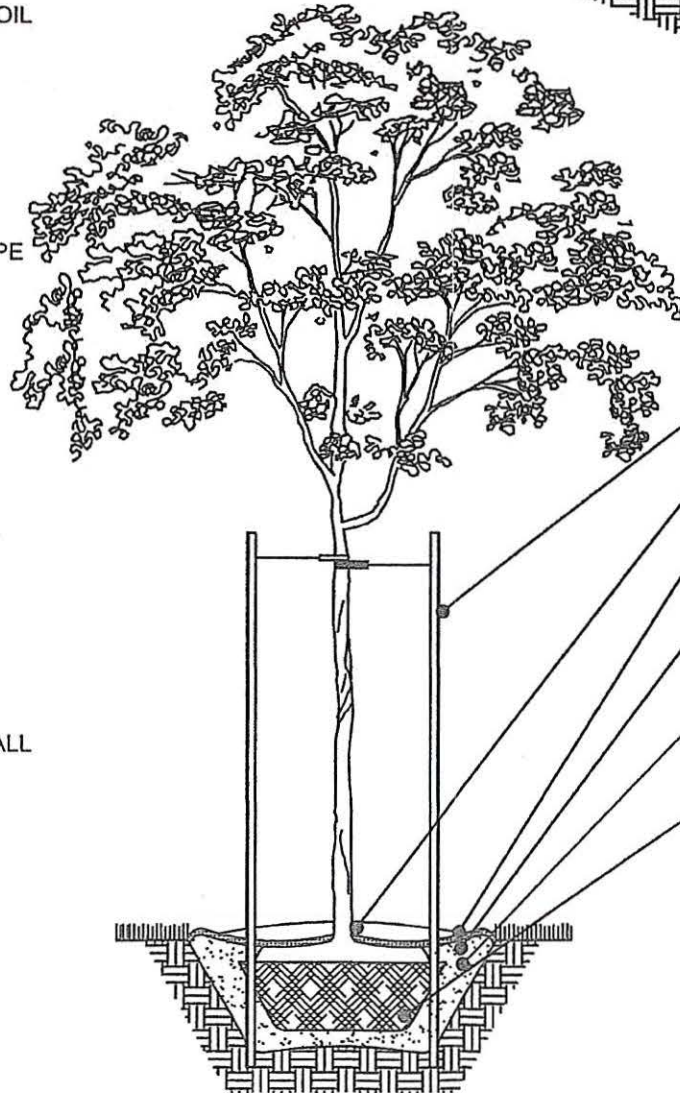
NOTE:
PRUNING OF DAMAGED OR OBJECTIONABLE BRANCHES BY QUALIFIED PERSONNEL ONLY. DO NOT PRUNE LEADER. STAKES NOT TO BE IN DIRECT CONTACT WITH TRUNK OR BRANCHES. REMOVE STAKING AFTER SECOND GROWING SEASON.

CONIFEROUS TREE



- BED RAISED .3M TO .5M ABOVE LAWN GRADE
- LANDSCAPE ROCK OR BOULDER
- INSTALLED SCREEN TOP SOIL MINIMUM .25M
- 70mm SHREDDED BARK MULCH LAYER
- V EDGE TO CONTAIN MULCH
- EXISTING TOPSOIL AND SUBGRADE
- LAWN GRADE

TYPICAL RAISED BED



- STAKING - TWO 38X8X5mm T BARS 2400mm LONG. #10 WIRE THROUGH RUBBER HOSE.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY HIGHER FOR PROPER DRAINAGE.
- 100mm SHREDDED BARK MULCH AROUND TREE WELL.
- WATER IN WITH DILUTE 10-52-10 FERTILIZER LIQUID KELP.
- PLANTING MIXTURE: 50% ORIGINAL MATERIAL WITH 50% SCREENED TOPSOIL MIXED & COMPACTED.
- CUT & REMOVE WIRE BASKET & BURLAP FROM TOP 1/3 OF ROOT BALL.

NOTE:
PRUNING OF DAMAGED OR OBJECTIONABLE BRANCHES BY QUALIFIED PERSONNEL ONLY. REMOVE STAKING AFTER SECOND GROWING SEASON.

DECIDUOUS TREE



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (780) 238-6155 KDombrosky@jw.org

OWNER: **J.W.C.S.**
Jehovah's Witnesses Congregation Support
Box 4100 Georgetown ON L7G 4Y4
Client's Representative:
Lawrence Beatty C(437) 344-6586
LBEATTY@jw.org

PROJECT TITLE:
Amherstburg Congregation
Kingdom Hall of Jehovah's Witnesses
121 Lowes Side Road Amherstburg, ON
Original Building Constructed in 1983
Legal Description:
Plan of Part of Lot 5, Concession 1, in the
Township of Malden, County of Essex,
Amherstburg, ONTARIO
Zoning: Institutional (I) ??

SCHEDULE "G" TO BY-LAW 2018-22

Trustees of the Amherstburg Congregation of Jehovah's Witnesses

Paul Raggi
Paul Raggi, Trustee

Michael Holman
Mike Holman, Trustee

Michael Koller
Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
Mayor- Aldo DiCarlo

Paula Parker
Clerk- Paula Parker

Landscaping Details

BUILDING PERMIT #?
LDC INCIDENT PROJECT No. * 47130
Prototype Kingdom Hall Model Number KH-115

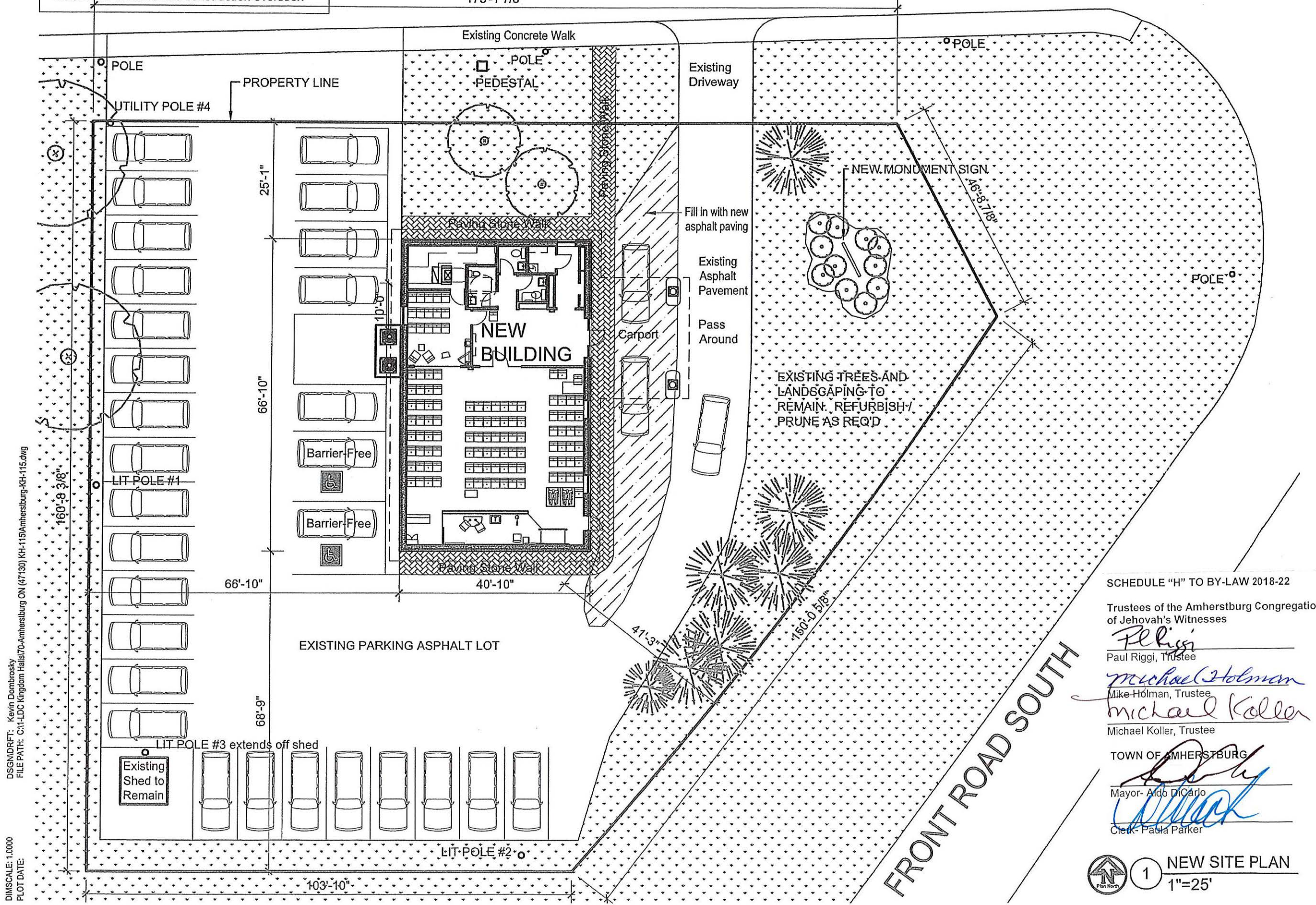
SHEET No.

L0.1

LANDSCAPING NOTES:

1. Leaving existing landscaping beds in the existing locations will be most practical.
2. Landscaping design can be left to the discretion of the local brothers and construction overseer.

LOWES SIDE ROAD
173'-1 7/8"



DSGNDRT: Kevin Dombrosky
 FILE PATH: C:\1-LDC Kingdom Halls\70-Amherstburg KH-115\Amherstburg-KH-115.dwg
 DIMSCALE: 1/8"=1'-0"
 PLOT DATE:

Amherstburg KH-115



A	Dec 7-17	For Building Permit
MARK:	DATE:	DESCRIPTION:

Project Design Coordinator: Kevin Dombrosky (780) 238-5155 KDombrosky@jw.org

OWNER: **J.W.C.S.**
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 Zoning: Institutional (I) ??

SHEET TITLE:
**Landscaping
 Proposed and Existing**

SCHEDULE "H" TO BY-LAW 2018-22

Trustees of the Amherstburg Congregation
 of Jehovah's Witnesses

Paul Riggi
 Paul Riggi, Trustee

Michael Holman
 Mike Holman, Trustee

Michael Koller
 Michael Koller, Trustee

TOWN OF AMHERSTBURG

Aldo DiCarlo
 Mayor- Aldo DiCarlo

Paula Parker
 Clerk- Paula Parker

1 NEW SITE PLAN
1"=25'

BUILDING PERMIT # ?
 LDC INCIDENT PROJECT No. * 47130
 Prototype Kingdom Hall Model Number KH-115
 SHEET No.

L1.1