

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW 2007-16

**A By-law authorizing the signing of an
amending Development Agreement**

WHEREAS Mikhail Holdings has proposed the development of property described as 400 Sandwich Street South for use as a shopping centre plaza;

AND WHEREAS By-law 2006-59 provided for the execution of a Development Agreement for a shopping centre plaza on the subject property;

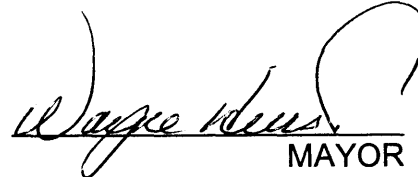
AND WHEREAS the Owner has requested to amend the Development Agreement as it relates to the site plan and certain site servicing issues;

AND WHEREAS the Council of the Town of Amherstburg and Owner of the said property have agreed to the terms and conditions of an Amending Agreement in the form annexed hereto;

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

- 1) That By-law 2006-59 is hereby amended in accordance with the attached agreement.
- 2) That in all other respects the provisions and regulations of By-law 2006-59 will apply.
- 3) This By-law shall come into force and effect on the date of final passage hereof.

Read a first, second and third time and finally passed this **12th day of February, 2007.**


MAYOR


CLERK

Certified to be a true copy of By-law
2007-16 passed by the Amherstburg
Municipal Council on February 12, 2007.

Properties

File No. 70566 - 0058 LT
Description PCL 3-18 SEC AMHERSTBURG-1; PT LT 3 CON 1 PTS 1 & 2 12R2926 PT 2 12R2927
 PTS 2, 3, & 4 12R4482 PTS 2, 3, & 4 12R6389 S/T PT FARM LT 3 CON 1 PT 4 12R4482
 IN FAVOUR OF PT FARM LT 3 CON 1 PTS 5 & 6 12R4482 AS IN LT41756;
 AMHERSTBURG
Address AMHERSTBURG
PIN 70566 - 0059 LT
Description PCL BLOCK A-1 SEC M83; BLK A PL M83 PTS 1 TO 7 12R7447; AMHERSTBURG; S/T
 EASE IN GROSS OVER PTS 1 & 2, PL 12R2926 AS IN CE2495 29, S/T R356082;
 AMHERSTBURG
Address AMHERSTBURG

Consideration

Consideration \$ 0.00

Applicant(s)

This notice is based on or affects a valid and existing estate, right, interest or equity in land

Name THE CORPORATION OF THE TOWN OF AMHERSTBURG
Address for Service 271 Sandwich St. S.
 Amherstburg, Ontario N9V 2A5

I, LORY BRATT, AMCT - PLANNING COORDINATOR, have the authority to bind the corporation.

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

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

Name MIKHAIL HOLDINGS LIMITED
Address for Service 33 University Ave. W.
 Suite 400
 Windsor, Ontario
 N9A 5N8

I, Joseph Mikhail, President and Louis Mikhail, Vice-Pres., have the authority to bind the corporation

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

Statements

This notice is for an indeterminate period

Schedule: See Schedules

This document relates to registration no.(s)CE238591 and R1545848

Signed By

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Applicant(s) Signed 2007 02 27
 Windsor N9A 6V2
 Tel 519-258-0615
 Fax 5192586833

Submitted By

USSEAU DELUCA 500-251 Goyeau Street 2007 02 28
 MCPHERSON PRINCE Windsor N9A 6V2
 Tel 519-258-0615
 Fax 5192586833

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

yyyy mm dd Page 2 of 2

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 23341

AMENDING DEVELOPMENT AGREEMENT

Registered February 27th, 2007

THIS AGREEMENT made in triplicate this 12th day of February, 2007.

BETWEEN: MIKHAIL HOLDINGS LIMITED

hereinafter called the 'OWNER'
OF THE FIRST PART

- and -

**THE CORPORATION OF THE TOWN
OF AMHERSTBURG**

hereinafter called the "CORPORATION"
OF THE SECOND PART

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

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

AND WHEREAS the Corporation passed By-law 2006-59 on August 17, 2006 authorizing the signing of a Development Agreement;

AND WHEREAS the Owner is proposing the reconfiguration of Building "A" as shown on the site plan and changes to certain site servicing issues;

AND WHEREAS the Owner desires to amend the development agreement to provide for the redevelopment of the said lands;

NOW THEREFORE THE PARTIES HERETO AGREE to amend the agreement dated August 17, 2006 as follows:

1. Section 1 is hereby deleted and replaced with the following:

"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:

SCHEDULE "A"	Legal Description of the Said Lands
SCHEDULE "B"	Site Plan (revised)
SCHEDULE "C"	Servicing:
	(i) Removals and Utility Relocations
	(ii) Paving and Grading Plan (Revised)
	(iii) Site Servicing Plan (Revised)
	(iv) Standard Details

- (v) Standard Details
- SCHEDULE "D" Electrical Site Services (Revised)
- SCHEDULE "E" Landscape Plan and Details (Revised)
- SHCEULDE "F" Elevations (Revised)

2. Section 19 is hereby amended to read as follows:

"The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "E". The Owner further agrees to construct a fence on those lands indicated on Schedule "E" in accordance with the fence detail forming part of Schedule "E". The Owner further agrees to construct a fence being 1.82 metres in height, board on board, acceptable to the Corporation on those lands indicated on Schedule "B". The construction of this fence to be completed concurrently with the opening of Bulding A as shown on the Site Plan. 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.

3. Section 34 is hereby deleted and replaced with the following:

"The Owner agrees to provide a transfer of easement for a municipal sanitary sewer running beneath Building "C" and shown as Part 2 on 12R- for purposes of repair, maintenance or replacement".

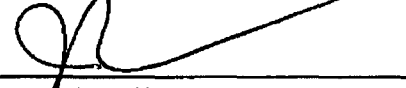
4. Section 40 is hereby deleted and replaced with the following:

"Notwithstanding the Corporation's policy regarding financial security the Corporation and Owner agree that financial security shall be provided by the Owner in the form of a Guaranteed Investment Certificate in the amount of \$325,000.00 for the duration of the entire project. 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 year maintenance period in the amount of 15% of the cost of on-site and off-site improvements.


5. In all other respects the said Development Agreement dated August 17, 2006 shall remain in full force and effect. This Agreement shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Town has hereunto affixed their seals attested by the signatures of their proper signing officer and the Developer has hereunto affixed its seal by the signature of its proper signing officers in that regard.

**OWNER:
MIKHAIL HOLDINGS LIMITED**




Joseph Mikhail - President



Louis Mikhail - Vice-President

**THE CORPORATION OF
TOWN OF AMHERSTBURG**



Mayor Wayne Hurst



Clerk David Mailloux

Authorized by and approved
by By-law 2007-16 enacted the
12th day of February, 2007.

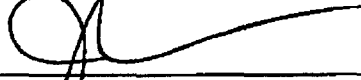
SCHEDULE "A"

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

- FIRSTLY:** Parcel Block A-1, Block A on Plan M-83, being Parts 1 to 7 on Plan 12R-7447
- SECONDLY:** Parcel 3-18 Sec Amherstburg, Part Lot 3, Concession 1, being Parts 1 & 2 on Plan 12R-2926, Part 2 on Plan 12R-2927, Parts 2, 3 & 4 on Plan 12R-4482 and Parts 2, 3 & 4 on Plan 12R-6389, Part Lot 3, Concession 1
- THIRDLY:** Part Lot 3, Concession 1
Parts 1 & 4, Plan 12R-22700
Part 3, Plan 12R-22777

in the Town of Amherstburg,
County of Essex
Province of Ontario

**OWNER:
MIKHAIL HOLDINGS LIMITED**



Joseph Mikhail




Louis Mikhail

**THE CORPORATION OF THE
TOWN OF AMHERSTBURG**

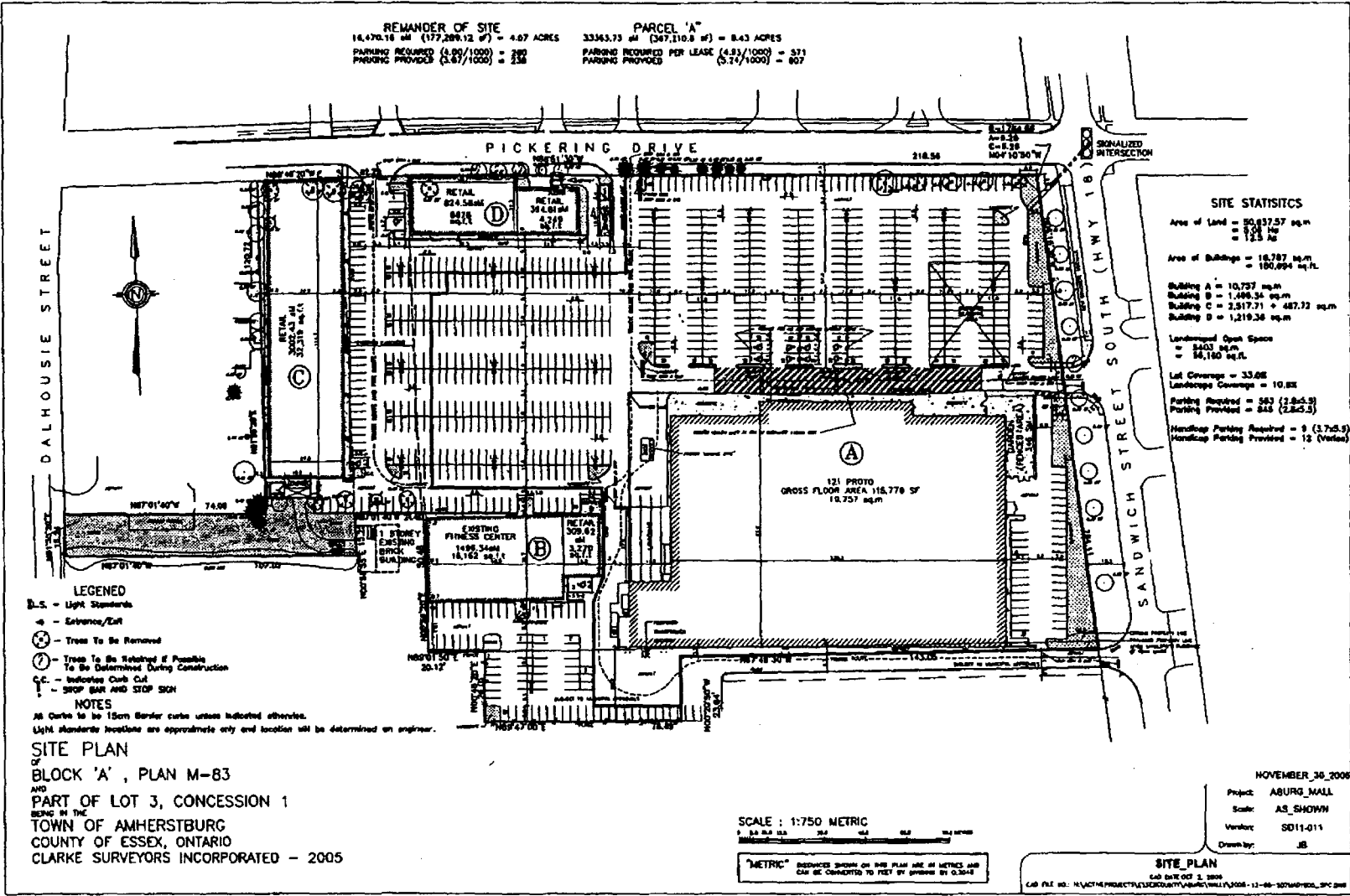


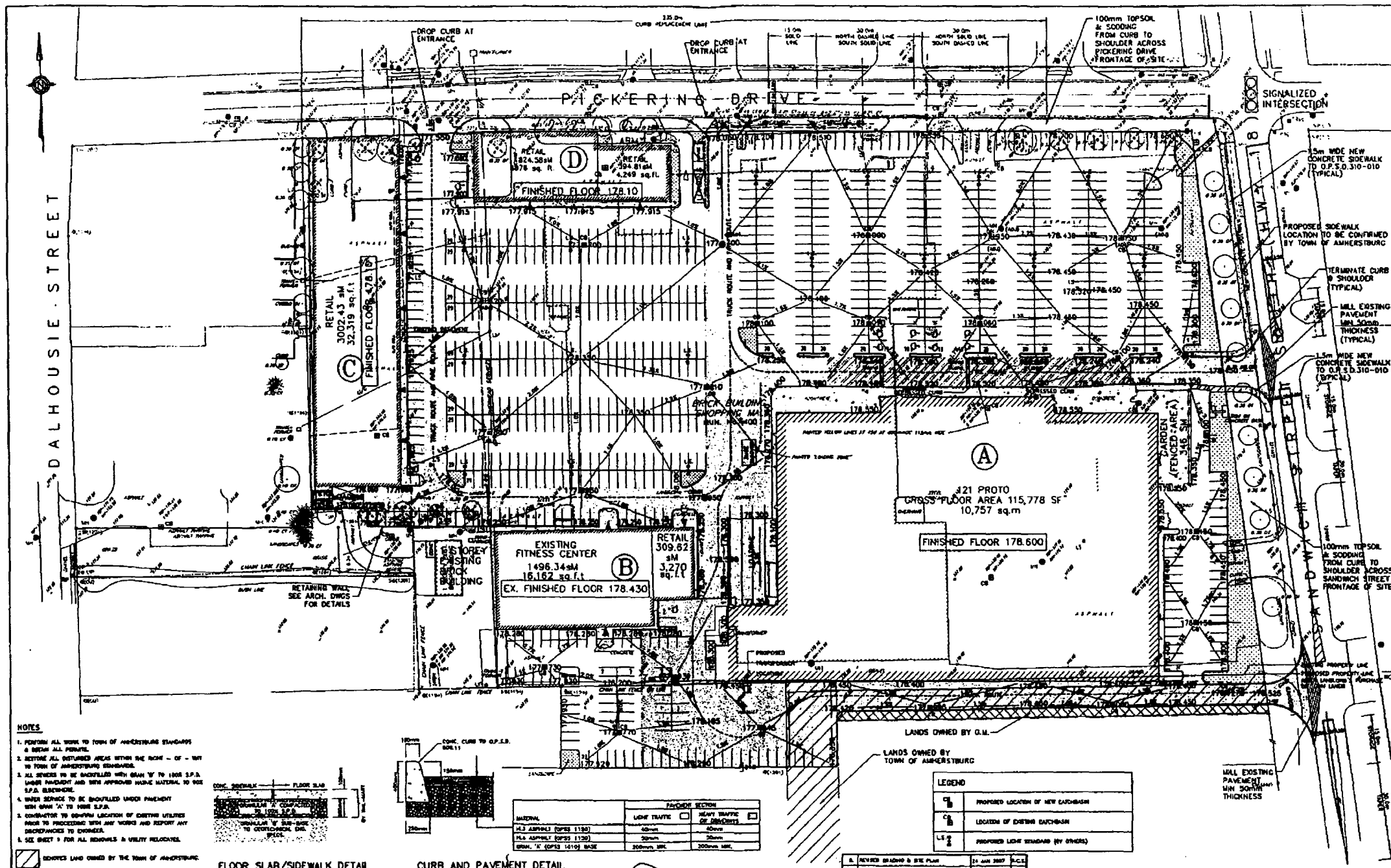
Mayor - Wayne Hurst



Clerk - David Mailloux

SCHEDULE "B" TO BY-LAW 2007.16
 MUXICAL HOLDINGS LIMITED
 JOSEPH MIKHAIL
 LOU MIKHAIL
 TOWN OF AMHERSTBURG
 MAYOR
 CLERK





TOWN OF AMHERSTBURG
Joseph Michail
 MAYOR
Joseph Michail
 CLERK

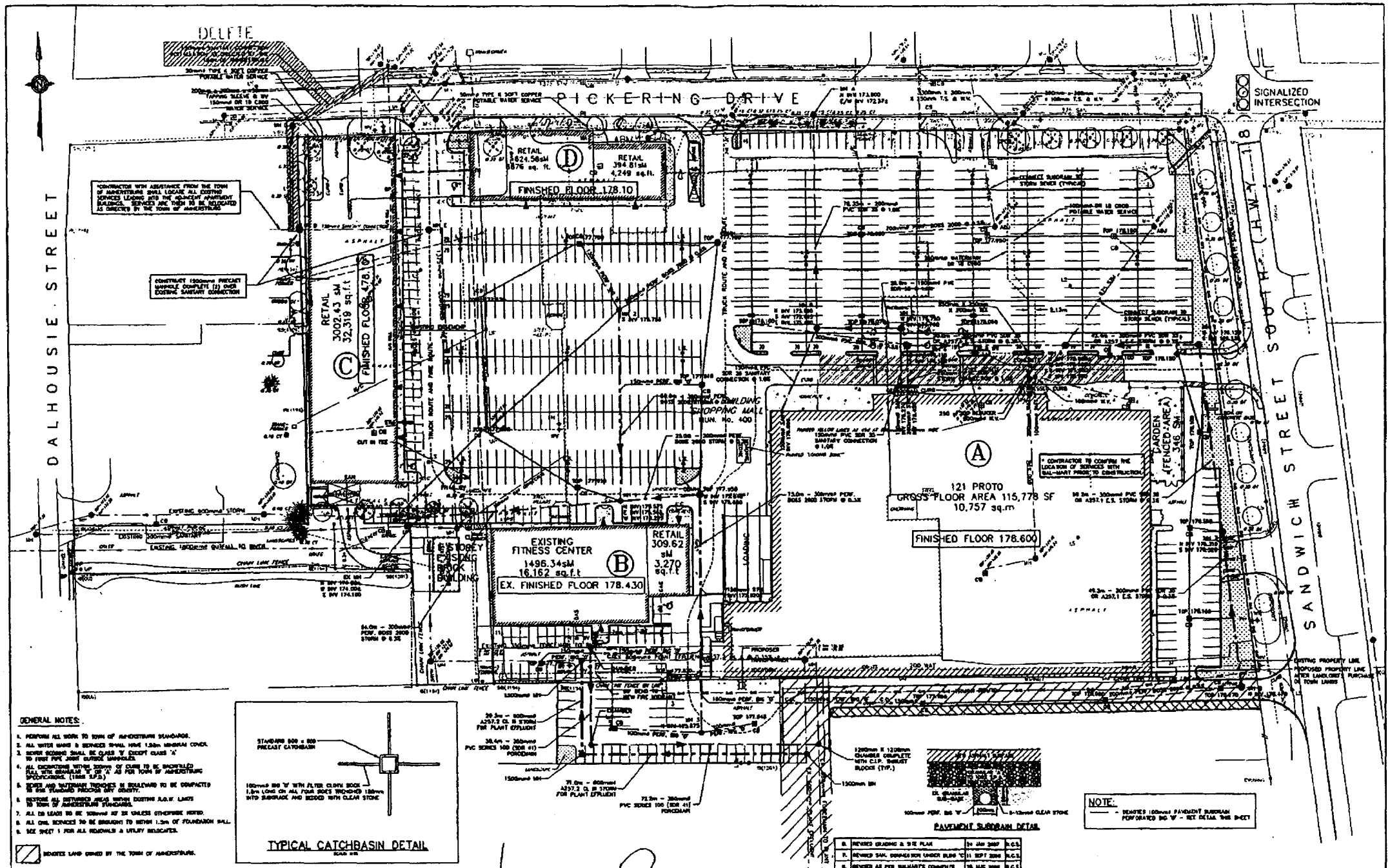
hns LIMITED
 Consulting Engineers
 WINDSOR, ONTARIO

AMHERSTBURG MIKHAIL COMMERCIAL - WALMART

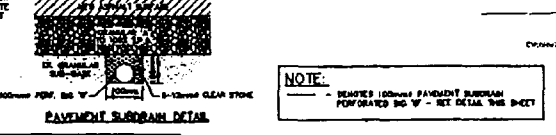
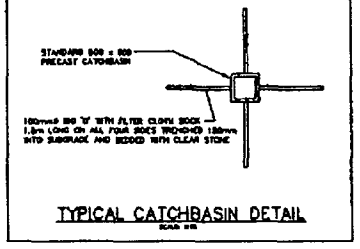
PAVING & GRADING PLAN

PROJECT NO. C105-1248
 SHEET NO. 2
 OF 5

DATE: 2007-07-25



- GENERAL NOTES:**
1. PERFORM ALL WORK TO STANDARD OF AMHERSTBURG.
 2. ALL WATER MAINS & SERVICES SHALL BE 1.5m MINIMUM COVER.
 3. WATER MAINS SHALL BE COVERED BY CONCRETE SLAB 150mm THICK WITH 100mm GRANULAR FILL UNDERNEATH.
 4. ALL EXISTING SERVICES TO BE COVERED BY CONCRETE SLAB 150mm THICK WITH 100mm GRANULAR FILL UNDERNEATH (SEE S.P. 5).
 5. SEWER AND SANITARY SERVICES TO BE COMPACTED TO 150mm STANDARD PROFILES AND COVERED BY CONCRETE SLAB 150mm THICK WITH 100mm GRANULAR FILL UNDERNEATH.
 6. ALL IN LANE TO BE REMOVED BY 30 UNLESS OTHERWISE NOTED.
 7. ALL CIVIL SERVICES TO BE BRUSHED TO WITHIN 1.5m OF FOUNDATION WALL.
 8. SEE SHEET 1 FOR ALL REMOVAL & LIFT/REPLACE.



NOTE:
 - SHOWN (SEE) PAVEMENT SUBDRAIN
 - PAVEMENT SUBDRAIN
 - SEE DETAIL SHEET 1

NO.	REVISION	DATE	BY
1.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
2.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
3.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
4.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
5.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
6.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
7.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
8.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
9.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.
10.	ISSUED FOR REVIEW	14 JULY 2006	A.C.L.

SCHEDULE "C" (B) TO BY-LAW 2007-26
 MICHAIL HOLDINGS LIMITED
 JOSEPH MICHAIL
 LOU MICHAIL

TOWN OF AMHERSTBURG
 Mayor: *Joseph Michail*
 Clerk: *Dalal*
 HRS LIMITED
 Consulting Engineers
 WINDSOR - ONTARIO

AMHERSTBURG MIKHAIL COMMERCIAL - WALMART		PROJECT NO.	C105-1246
SITE SERVICING PLAN		SHEET NO.	3
		TOTAL SHEETS	5

SCHEDULE (1) TO BY-LAW 2007-16
 KIKILIA HOLDINGS LIMITED
 JOSEPH KIKILIA
 LOU KIKILIA
 TOWN OF AMHERSTBURG
 AMHERSTBURG
 DEPUTY

MANHOLE BENCHING DETAILS

NOTES:
 1. The above benching details are to be used for all manhole structures.
 2. The manhole structure shall be constructed in accordance with the details shown.
 3. The manhole structure shall be constructed in accordance with the details shown.
 4. The manhole structure shall be constructed in accordance with the details shown.

Manhole Size	Manhole Depth	Manhole Diameter	Manhole Material
18" Dia	4' to 6'	18"	Cast Iron
24" Dia	4' to 6'	24"	Cast Iron
30" Dia	4' to 6'	30"	Cast Iron
36" Dia	4' to 6'	36"	Cast Iron
42" Dia	4' to 6'	42"	Cast Iron
48" Dia	4' to 6'	48"	Cast Iron
54" Dia	4' to 6'	54"	Cast Iron
60" Dia	4' to 6'	60"	Cast Iron
66" Dia	4' to 6'	66"	Cast Iron
72" Dia	4' to 6'	72"	Cast Iron
78" Dia	4' to 6'	78"	Cast Iron
84" Dia	4' to 6'	84"	Cast Iron
90" Dia	4' to 6'	90"	Cast Iron
96" Dia	4' to 6'	96"	Cast Iron
102" Dia	4' to 6'	102"	Cast Iron
108" Dia	4' to 6'	108"	Cast Iron
114" Dia	4' to 6'	114"	Cast Iron
120" Dia	4' to 6'	120"	Cast Iron

OSRD - 1008.01

CASTING PRECAST EXHAUST DRAINAGE SERVICE CONNECTIONS FOR FLOOR/RAIL PANS

NOTES:
 1. The above details are to be used for all precast exhaust drainage service connections.
 2. The precast exhaust drainage service connections shall be constructed in accordance with the details shown.
 3. The precast exhaust drainage service connections shall be constructed in accordance with the details shown.

OSRD - 1008.02

PRECAST EXHAUST DRAINAGE BEDDING FOR PRESSURIZED CONDUITS

NOTES:
 1. The above details are to be used for all precast exhaust drainage bedding for pressurized conduits.
 2. The precast exhaust drainage bedding for pressurized conduits shall be constructed in accordance with the details shown.
 3. The precast exhaust drainage bedding for pressurized conduits shall be constructed in accordance with the details shown.

OSRD - 1008.03

PRECAST MANHOLE

NOTES:
 1. The above details are to be used for all precast manholes.
 2. The precast manholes shall be constructed in accordance with the details shown.
 3. The precast manholes shall be constructed in accordance with the details shown.

OSRD - 1001.01

CASTING PRECAST THROUGH ROADSIDE TRUNKS BENCHING FOR MOUNTING UP TO INCOMING MANHOLE

NOTES:
 1. The above details are to be used for all precast through roadside trunks benching for mounting up to incoming manhole.
 2. The precast through roadside trunks benching for mounting up to incoming manhole shall be constructed in accordance with the details shown.
 3. The precast through roadside trunks benching for mounting up to incoming manhole shall be constructed in accordance with the details shown.

OSRD - 1001.02

CONCRETE TRUNKS BLOCKS FOR TEES, ELBOWS AND HORIZONTAL BENDS

NOTES:
 1. The above details are to be used for all concrete trunks blocks for tees, elbows and horizontal bends.
 2. The concrete trunks blocks for tees, elbows and horizontal bends shall be constructed in accordance with the details shown.
 3. The concrete trunks blocks for tees, elbows and horizontal bends shall be constructed in accordance with the details shown.

OSRD - 1103.01

WATERMAIN BLOW-OFF 877 HANGUARD HYDRANT

NOTES:
 1. The above details are to be used for all watermain blow-off 877 hanguard hydrants.
 2. The watermain blow-off 877 hanguard hydrants shall be constructed in accordance with the details shown.
 3. The watermain blow-off 877 hanguard hydrants shall be constructed in accordance with the details shown.

OSRD - 1103.02

Aug 11, 2008 - 10:31am \\koder\vol\Arch\1005\1008-118\01012460_03.dwg

hrs LIMITED
 Consulting Engineers
 1005 - 118

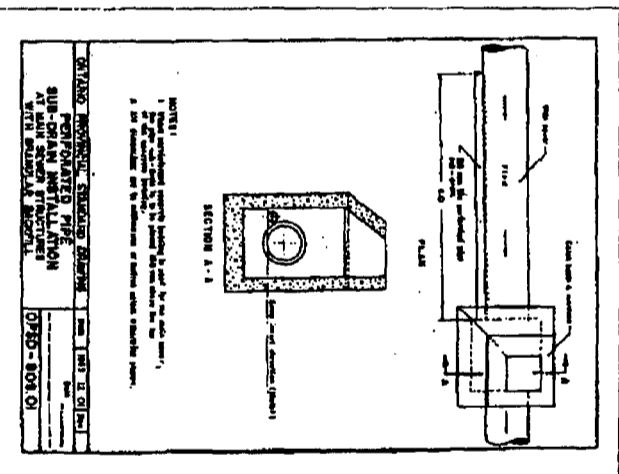
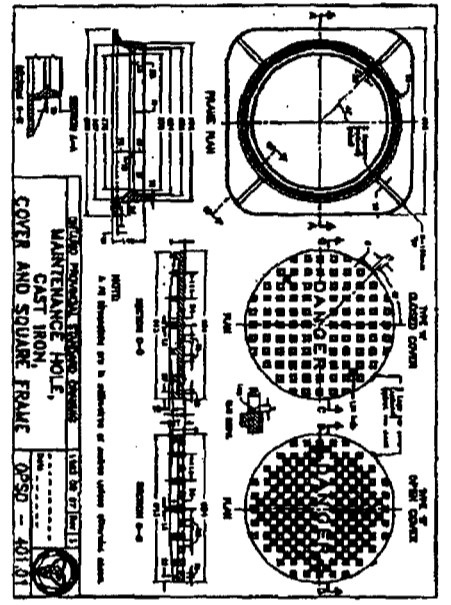
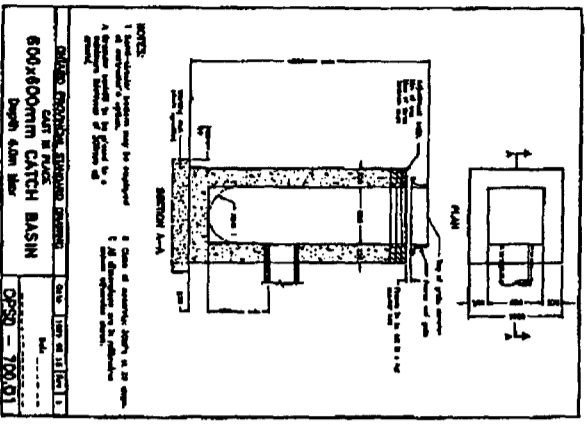
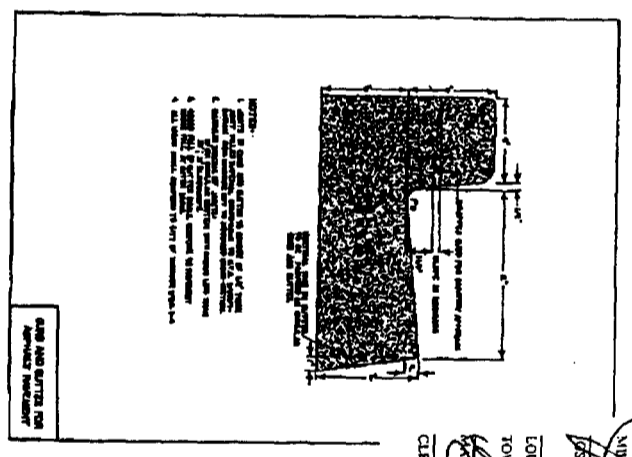
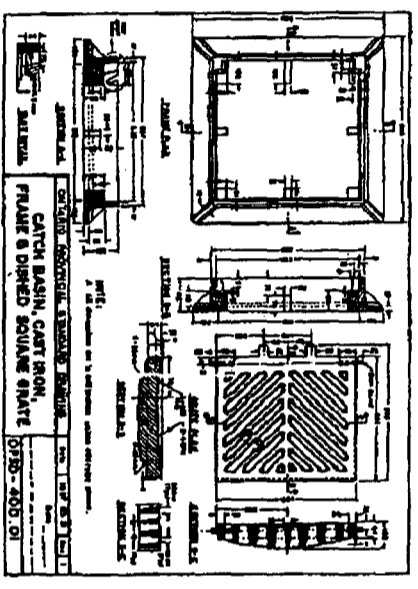
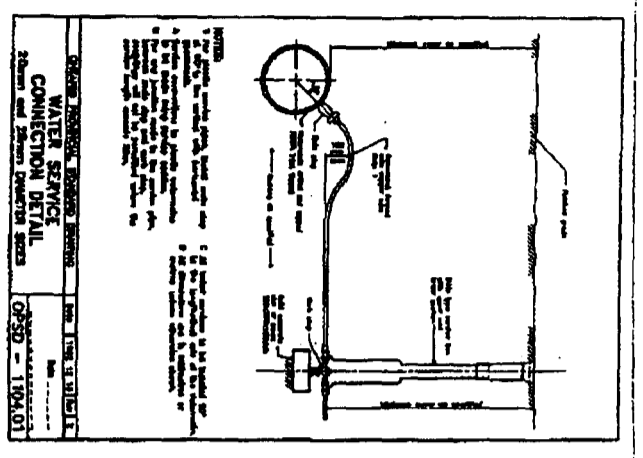
NO.	REVISION	DATE	BY	CHK	APP.
1	ISSUED FOR TENDERS	11/08/08	JLH	JLH	JLH
2	REVISED FOR TENDERS	08/11/08	JLH	JLH	JLH
3	REVISED FOR TENDERS	08/11/08	JLH	JLH	JLH
4	REVISED FOR TENDERS	08/11/08	JLH	JLH	JLH

AMHERSTBURG MUNICIPAL COMMERCIAL - WALLART C103-1246

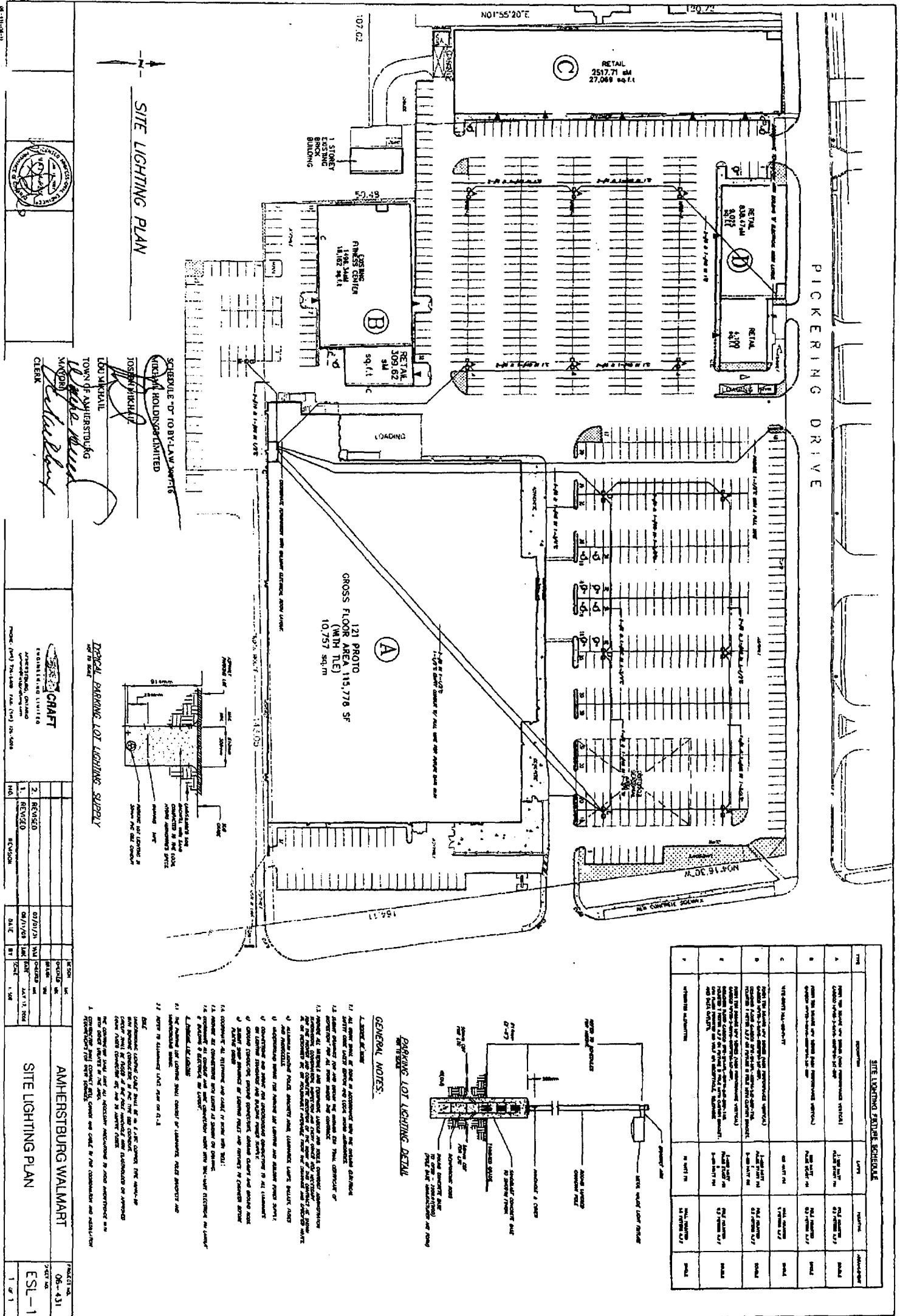
STANDARD DETAILS

SHEET NO. 4

SCHEDULE "C" (4) TORY L.A.N. 2007-16
 NYPDON HOLDINGS LIMITED
 JOSEPH MARSHALL
 LOU NIBBATA
 TOWN OF AMHERSTBURG
 Clerk



INRS UNITED Consulting Engineers WINDSOR, ONTARIO		AMHERSTBURG MUNICIPAL COMMERCIAL - WALWART STANDARD DETAILS		SHEET NO. 5
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11.04.2008	J.S.	J.S.
2	ISSUED FOR CONSTRUCTION	12.04.2008	J.S.	J.S.
3	ISSUED FOR CONSTRUCTION	12.04.2008	J.S.	J.S.
4	ISSUED FOR CONSTRUCTION	12.04.2008	J.S.	J.S.



SCHEDULE "C" TO BY-LAW 547/15
 HINDAL HOLDINGS/CONSULTED
 JOSEPH HINDAL
 CONSULTANT
 TOWN OF AMHERSTBURG
 MANDRA
 CLIENT

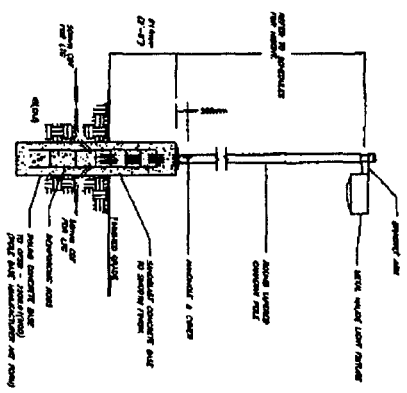
AMHERSTBURG WALMART
 SITE LIGHTING PLAN
 PROJECT NO. 08-431
 1 OF 1

AMHERSTBURG WALMART
 SITE LIGHTING PLAN
 PROJECT NO. 08-431
 1 OF 1

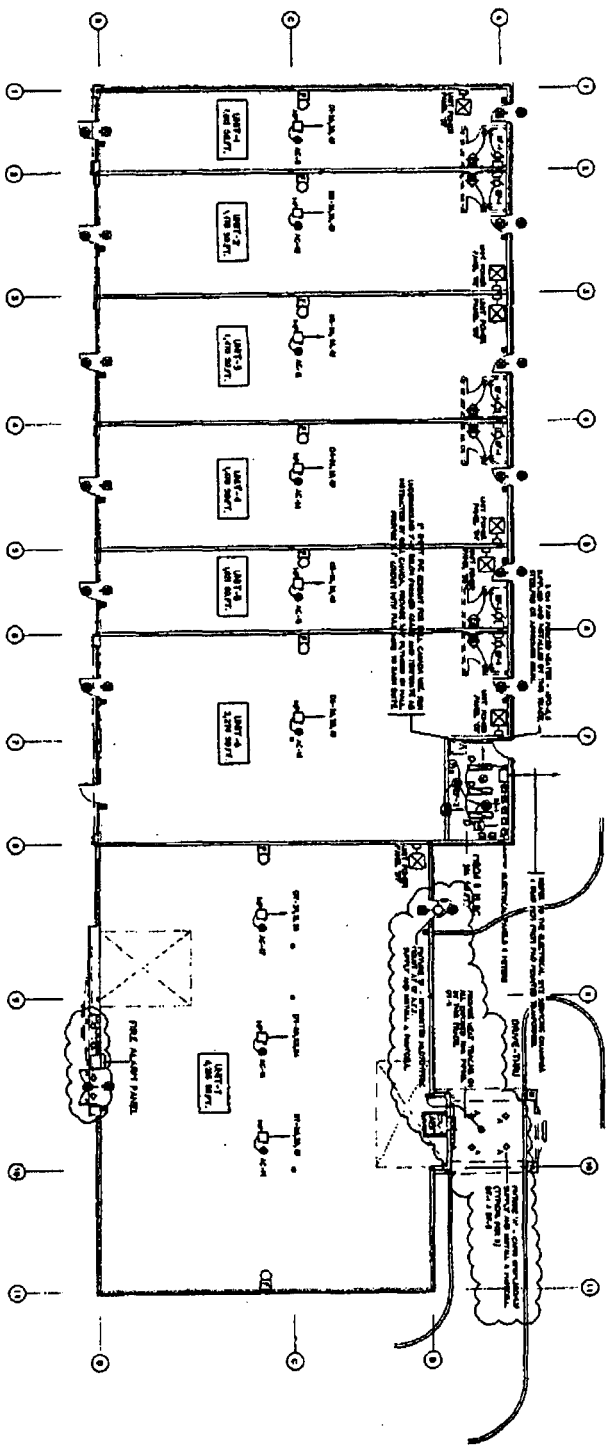
NO.	REVISION	DATE	BY	CHKD.
1	REVISED	02/11/15	AM	AM
2	REVISED	02/11/15	AM	AM


AMHERSTBURG WALMART
 SITE LIGHTING PLAN
 PROJECT NO. 08-431
 1 OF 1

NO.	REVISION	DATE	BY	CHKD.
1	REVISED	02/11/15	AM	AM
2	REVISED	02/11/15	AM	AM



DRAWING LOT LIGHTING DETAIL
 GENERAL NOTES:
 1. ALL LIGHTING SHALL BE AS SHOWN ON THIS DRAWING.
 2. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 3. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 4. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
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 11. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 12. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 13. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
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 15. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 16. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 17. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 18. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 19. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 20. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 21. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.
 22. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND ALL APPLICABLE REGULATIONS.




 BUILDING 'D'
 PLUMBING PLAN (BASE BUILDING)
 SCALE 3/8" = 1'-0"
 TOTAL BUILDING AREA: 13,510 SQ. FT.


- NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL NEW PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL PLUMBING CODE (NPC).
 3. THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTING FOR ALL NEW PIPING.
 4. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR ALL NEW PIPING.
 5. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES.
 6. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL NEW PIPING.
 7. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES.
 8. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL NEW PIPING.
 9. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES.
 10. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL NEW PIPING.

ITEM	DESCRIPTION	DATE	STATUS
1	ISSUED FOR PERMIT	1-1-2017	ISSUED
2	ISSUED FOR CONSTRUCTION	1-1-2017	ISSUED
3	ISSUED FOR AS-BUILT	1-1-2017	ISSUED

DATE	ISSUED FOR	DATE	ISSUED FOR
1-1-2017	PERMIT	1-1-2017	PERMIT
1-1-2017	CONSTRUCTION	1-1-2017	CONSTRUCTION
1-1-2017	AS-BUILT	1-1-2017	AS-BUILT

NO.	DESCRIPTION	DATE	STATUS
1	ISSUED FOR PERMIT	1-1-2017	ISSUED
2	ISSUED FOR CONSTRUCTION	1-1-2017	ISSUED
3	ISSUED FOR AS-BUILT	1-1-2017	ISSUED

SCHEDULED TO BY-LAW 2007-16
 MURRAY HODGSON
 TOWN OF AMHERSTBURG
 TOWN ENGINEER
 LOU M. HALL
 TOWN OF AMHERSTBURG
 TOWN ENGINEER
 JOSEPH J. LUKASIK
 TOWN OF AMHERSTBURG
 TOWN ENGINEER
 JOHN W. WILSON
 TOWN OF AMHERSTBURG
 TOWN ENGINEER
 CLERK



FIELD CRAFT
 ENGINEERING LIMITED
 1000 W. 10th St., Amherstburg, Ontario, N0Y 2Y1
 PHONE: (519) 754-1400 FAX: (519) 754-1409

DRAWING TITLE:
 COMMERCIAL BUILDING
 POWER PLANT
 BASE BUILDING

PROJECT CLIENT:
 SHERRILL & LAMBERTSON INC.
 AMHERSTBURG, ONT.

DATE: 1-1-2017
ISSUED FOR: PERMIT
DATE: 1-1-2017
ISSUED FOR: CONSTRUCTION

PROJECT NO.: 08-07
SCALE: AS SHOWN
DRAWN BY: M.H.
CHECKED BY: M.H.

GENERAL NOTES:
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL NEW PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL PLUMBING CODE (NPC). THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTING FOR ALL NEW PIPING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR ALL NEW PIPING. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL NEW PIPING. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL NEW PIPING.

DRAWING NO.:
 E-4

LOCATION PLAN ELECTRICAL ROOM

Room No.	Room Name	Area (sq. ft.)	Notes
101	Electrical Room	100	
102	Control Room	150	
103	Generator Room	200	
104	Transformer Room	120	
105	Storage Room	80	
106	Office	120	
107	Restroom	40	
108	Corridor	100	
109	Staircase	60	
110	Garage	300	
111	Warehouse	500	
112	Workshop	200	
113	Office	100	
114	Storage	50	
115	Office	80	
116	Office	80	
117	Office	80	
118	Office	80	
119	Office	80	
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149	Office	80	
150	Office	80	

LOCATION PLAN ELECTRICAL ROOM

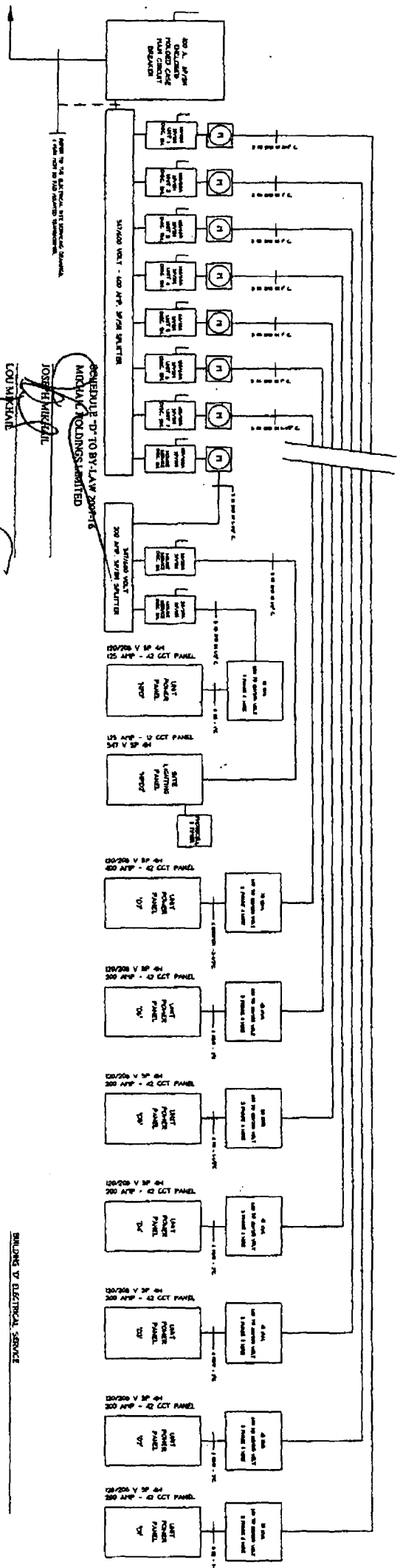
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JOSEPH W. HARRIS
 TOWN OF AMHERSTBURG
 LOCAL OFFICE
 CLERK

STEED CRAFT
 ENGINEERING LIMITED
 405 GUY ST., R.F. 14, AMHERSTBURG, ONTARIO, CANADA
 PHONE: (905) 724-4400 FAX: (905) 724-4409

DRAWING TITLE: COMMERCIAL PLAZA BUILDING 7
 ELECTRICAL SERVICE (BASE BUILDING)
 PROJECT CLIENT: SUNNINGTON S. & PRODIGER INC. AMHERSTBURG, ONT.

DATE ISSUED FOR: DATE ISSUED FOR:
 27.1.2001 10:00 AM
 27.1.2001 10:00 AM

PROJECT No.: 08-01
 SCALE: AS SHOWN
 DRAWN BY: M. W.
 CHECKED BY: M. W.

GENERAL NOTES:
 ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CEC) AND THE NATIONAL ELECTRICAL SAFETY CODE (NESC).
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.



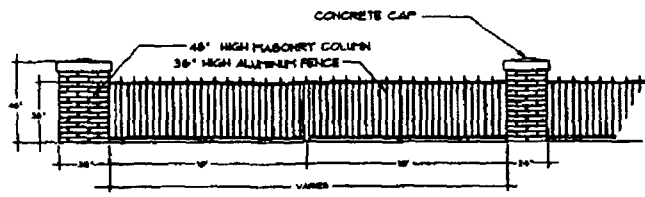
DATE: 27.1.2001
 TIME: 10:00 AM

PROJECT NO.: 08-01
 SCALE: AS SHOWN
 DRAWN BY: M. W.
 CHECKED BY: M. W.

DRAWING NO.: E-5
 C:\WORK\0801\PROJECT\DRAWING\COM

Plant List

KEY BOTANICAL NAME	COMMON NAME	SIZE	ROOT QUAN.
DECIDUOUS TREES			
AJ ACER FRAXINOS 'SPENNER'	SPINY BLAZE MAPLE	70" DB	1
AP ACER PLATANOIDES	NORWAY MAPLE	40" DB	1
QJ QUERCUS VILCINOIDES 'SHADYVALE'	SHADYVALE HONEY LOCUST	70" DB	1
PV PRUNUS VIRGINIANA 'VALENT'	VALENT CHERRY	40" DB	1
SM SYRINGA RETICULATA 'MONT SULT'	MONT SULT TREE LILAC	40" DB	1
TD TAXUS CANADENSIS 'GREENSPICE'	GREENSPICE LARCH	70" DB	1
TREE STANDARDS/SPECIES SHRUBS			
A4 APHILANDRA ALPINA	SANKATON SERVICEBERRY	100" DB	1
DECIDUOUS SHRUBS			
D3 DRIFTMA GRACILIS	BLINDER DRIFTMA	50" DB	10
SP SPYRAEA SPINALDA 'ANTHONY MATEREK'	ANTHONY MATEREK SPYREA	50" DB	10
SP SPYRAEA SPINALDA 'GOLDFOUND'	GOLDFOUND SPYREA	50" DB	10
SP SPYRAEA PETERS 'PALMIST'	PALMIST DRIFTMA LILAC	50" DB	10
EVERGREENS			
PT PRUNUS PUNO 'PUNO'	PUNO DRIFTMA HUSHO PINE	40" DB	10
TA TAXUS MEDIA 'MILLY'	MILLY'S YEW	50" DB	10
PERENNIALS/ORNAMENTAL GRASS			
HR HIBISCUS 'HAPPY RETURN'	HAPPY RETURN DAYLILY	7" DB	10
HL HIBISCUS 'LAVENDER TONE'	LAVENDER TONE DAYLILY	7" DB	10
HR HOSTA 'ROYAL STANDARD'	ROYAL STANDARD PLANTAIN LILY	7" DB	10
PH PHLOX 'ALPINE GARDEN'	ALPINE GARDEN GRASS	7" DB	10
BOULDERS			
BL BATESON'S LIVERSTONE		2000 lb	1



Masonry/Aluminum Fence Section SCALE: NTS

NOT TO BE USED FOR CONSTRUCTION

Legend

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONIFER TO BE REMOVED
- PROPOSED TREE
- QUANTITY OF PLANTS KEY TO BOTANICAL NAME
- QUANTITY OF BOULDERS TYPE OF BOULDER
- LS - Light Standards
- ← Entrance/Exit
- C.C. - Indicates Curb Cut

Beattie & Associates
 Landscape Architects
 100 WILSON RD
 WILSON, ONTARIO
 M9W 1A7
 TEL: (416) 490-4888

1. SPC APPROVAL #718,04

2. SITE CHANGE #718,07

3. SPC REVIEW #818,01

PROJECT:
WHITE WOODS MALL
 AURORA, ONTARIO

DRAWING TITLE:
LANDSCAPE PLAN AND DETAILS

SCALE:
 As Noted

DRAWN BY:
 GDB

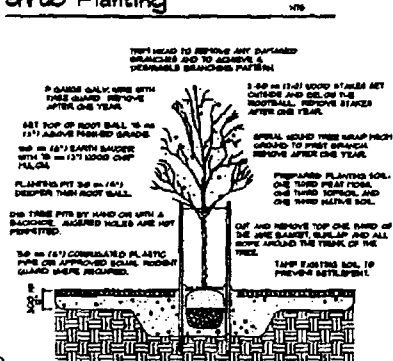
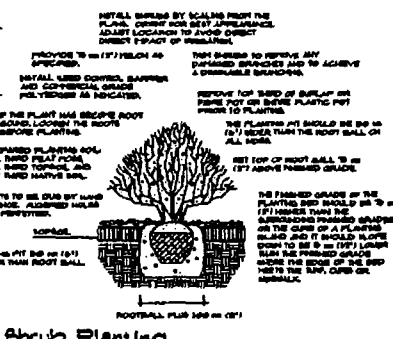
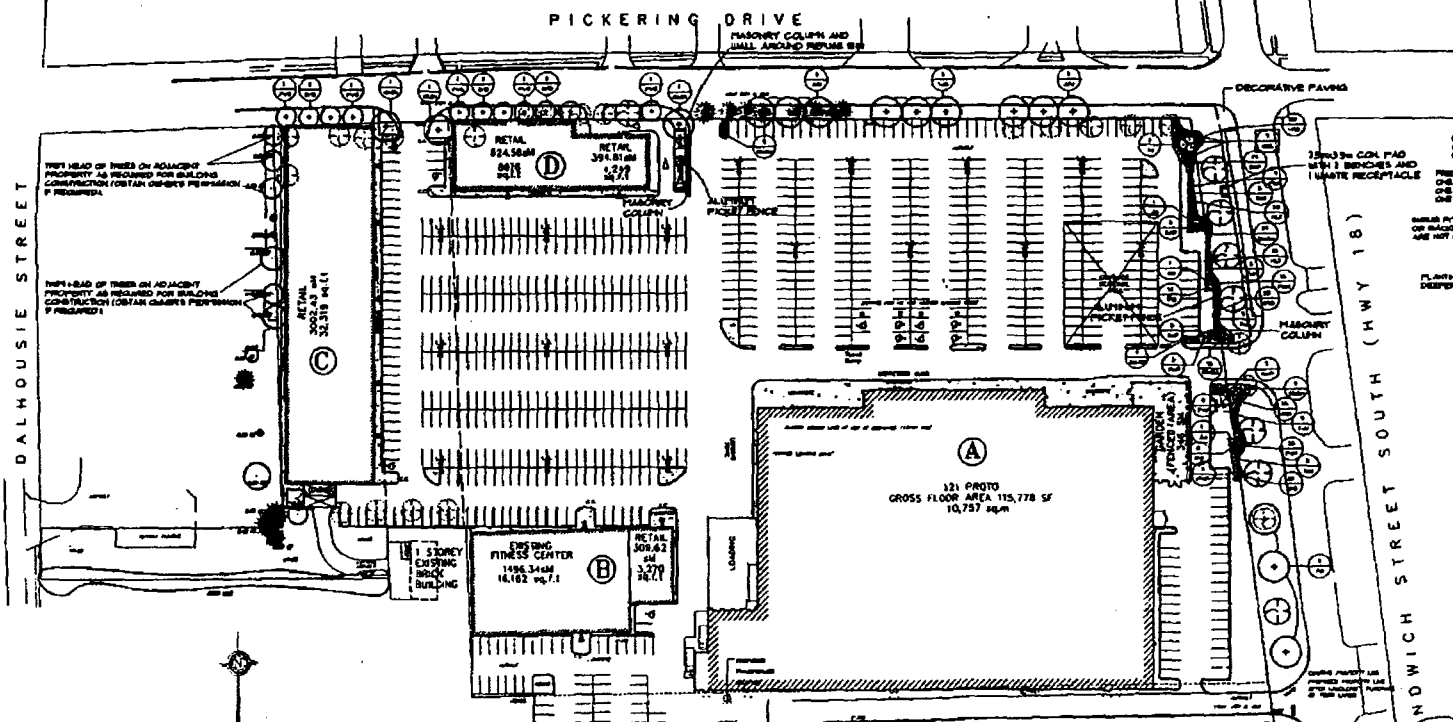
CHECKED BY:
 PLB

APPROVED BY:

DATE:
 JULY 2006

DRAWING NO:
LA-1

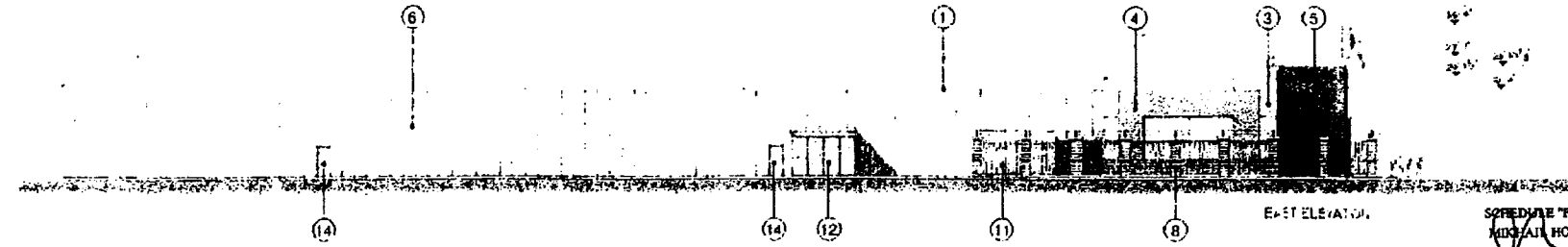
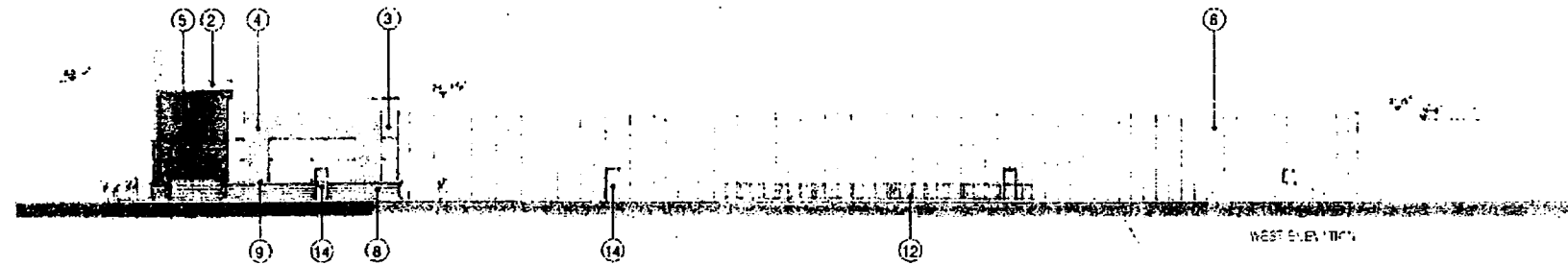
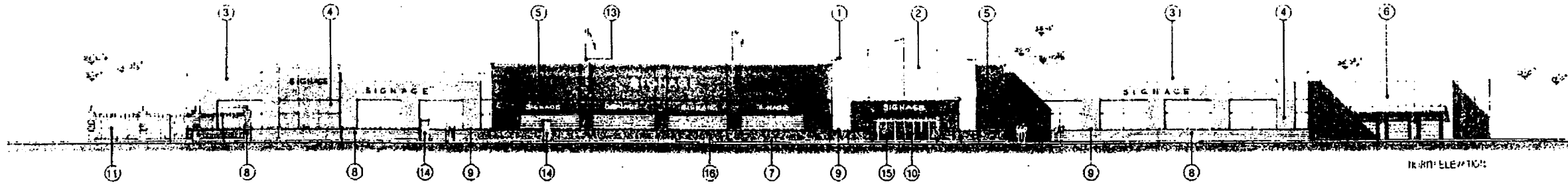
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LANDSCAPE PLAN SCALE 1:150

SCHEDULE "C" TO BY-LAW 2001-10
 MIKHAIL HOLDINGS LIMITED
 JOSEPH MIKHAIL
 LUC MIKHAIL

TOWN OF AMHERSTBURG
 Mayor
 Clerk



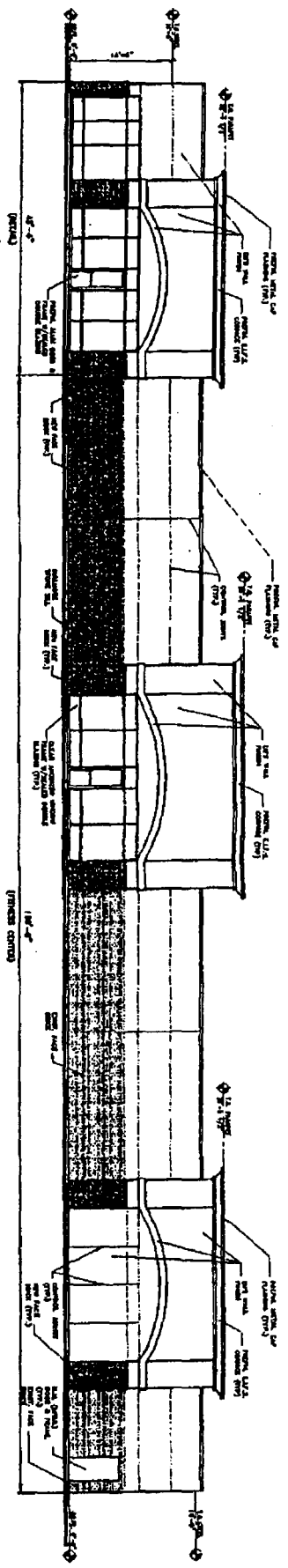
- LEGEND:**
- 1- PREFINISHED METAL FLASHING - VW.6162 - ANTIQUE LINEN
 - 2- E.I.F.S. - SW.0046 - WHITE MYACINTH
 - 3- E.I.F.S. - SW.6122 - CAMELBACK
 - 4- E.I.F.S. - SW.6102 - PORTABELLO
 - 5- E.I.F.S. - SW.1504 - NOBILITY BLUE
 - 6- INSULATED METAL PANELS - SW.6122
 - 7- CONCRETE CURB
 - 8- ARCHITECTURAL SPLIT FACE CONCRETE BLOCKS - SW.6102
 - 9- PRECAST CONCRETE SILL
 - 10- GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
 - 11- DECORATIVE METAL FENCE - BROWN
 - 12- CHAIN-LINK FENCE
 - 13- FLAG POLE
 - 14- HOLLOW METAL DOOR - PAINTED
 - 15- PAINTED PIPE BOLLARD
 - 16- CULTURE STONE

SCHEDULE "F" TO BY-LAW 2001-11 BUILDING A
 MIDVALE HOLDINGS LIMITED
 JOSEPH MIDVALE
 LOU MIDVALE
 TOWN OF AMHERSTBURG
 CLERK

WAL-MART

COMMERCIAL DEVELOPMENT
 AMHERSTBURG ONTARIO
 BUILDING A ELEVATIONS
 SEPTEMBER 20, 2006 PR. NR. 04925

DETROIT



NORTH ELEVATION (BUILDING 'B')
SCALE: 1/8" = 1'-0"

SCHEDULE 'A' TO BY-LAW 200716 BUILDING 'B'
MIRIAM HOLDINGS LIMITED
JOSEPH KIKKADU
LOU MATHIAS
TOWN OF ASHERSTON
CLERK

VJAY VASANTGADKAR
ARCHITECT

1100 Toronto Blvd., Unit #2
Scarborough, Ont. M1V 4L7
Tel: (416) 291-8888

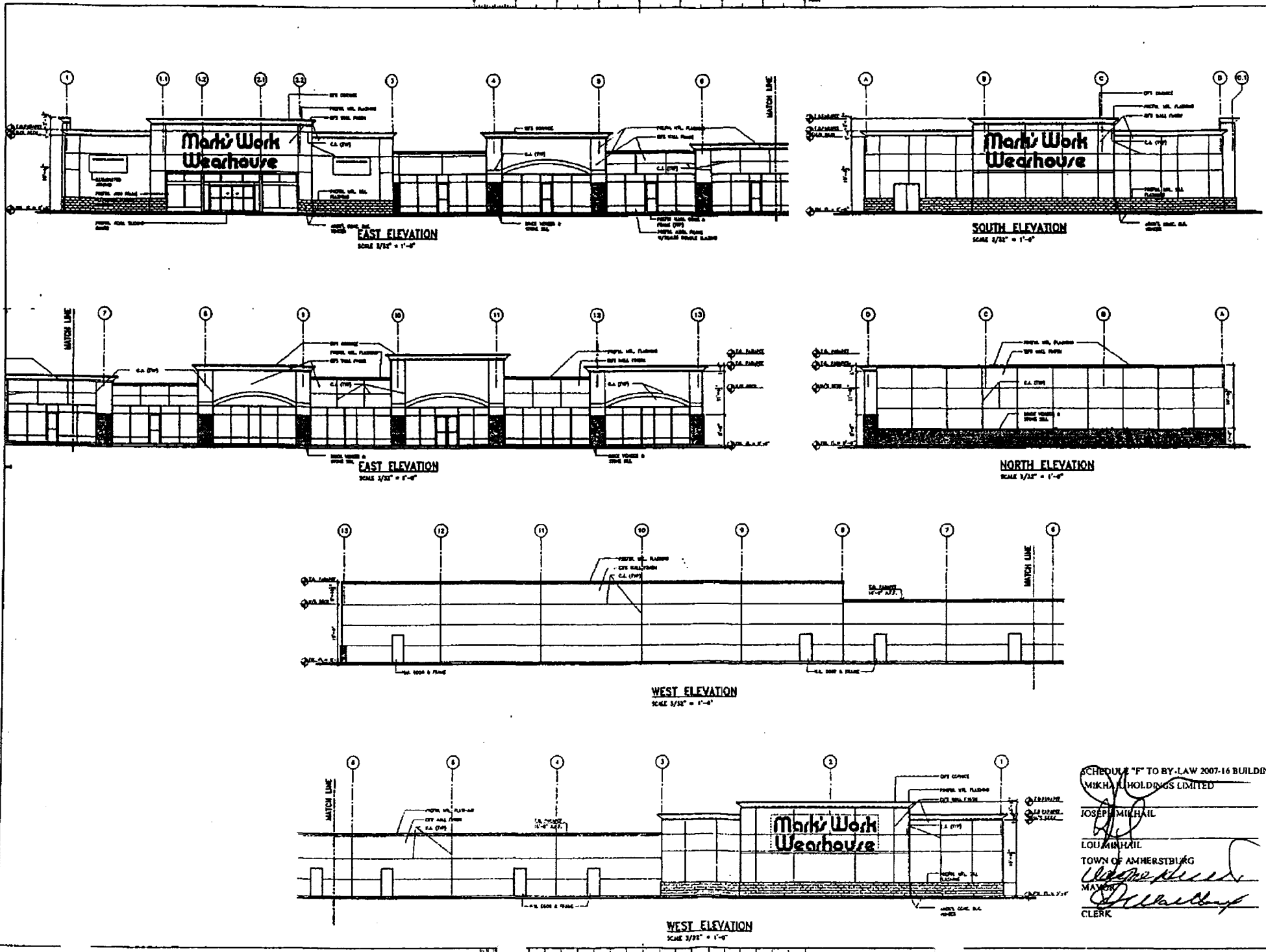
The project is subject to the following conditions:

DATE: 10/10/07

PROJECT: COMMERCIAL PLAZA
SANDWICH ST. S.
& PICKERING DR.

ASHERSTON, ONTARIO
DRAWING FILE:
ELEVATION 'B'

DATE: 10/10/07
SCALE: AS SHOWN
DRAWN BY: ST
CHECKED BY: LLS
PROJECT NO.: 06-1011
DRAWING NO.: A-6.2



VIJAY VASANTGADKAR
 ARCHITECT

3100 Temple Drive, Unit #2
 Windsor, Ontario N9M 3A8
 Tel: (519) 948-1823

Project:
**COMMERCIAL PLAZA
 SANDWICH ST. S.
 & PICKERING**

AMHERSTBURG, ONTARIO

Drawing Title:
**ELEVATIONS
 BUILDING 'C'**

Date: JUNE 2006
 Scale: AS SHOWN
 Drawn By: LY
 Checked By: L.S.
 Project No: 04-2584
 Drawing No: A-3.2

SCHEDULE "F" TO BY-LAW 2007-16 BUILDING "C"
 MIKHA HOLDINGS LIMITED
 JOSEPH MIKHAIL
 LOU MIKHAIL
 TOWN OF AMHERSTBURG
 MAYOR
 CLERK