

**THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NO. 2022-004**

**By-law to authorize the execution of a Development Agreement
between 2787763 Ontario Limited
and the Corporation of the Town of Amherstburg
72 Murray Street, Amherstburg**

WHEREAS under Section 8 of the Municipal Act 2001, S.O., 2001, c. 25, as amended, a Corporation 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 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 2787763 Ontario Limited and the Corporation of the Town of Amherstburg for the development of Part Lots 15 and 16, Plan 1 municipally known as 72 Murray Street for the redevelopment of the existing 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 the 24th day of January, 2022.



MAYOR – ALDO DICARLO



CLERK – VALERIE CRITCHLEY

Properties

PIN 70555 - 0066 LT
Description PT LT 15 W/S RAMSAY ST, 16 W/S RAMSAY ST PL 1 AMHERSTBURG AS IN R924910;
 AMHERSTBURG
Address 70 74 MURRAY STREET
 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 2787763 ONTARIO LIMITED
Address for Service 66 Richmond Street
 Amherstburg, ON N9V 1E9

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

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

Name THE CORPORATION OF THE TOWN OF
 AMHERSTBURG
Address for Service 271 Sandwich Street
 Amherstburg, ON N9V 2A5

This document is being authorized by a municipal corporation Melissa Osborne, Director, Development Services.

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 200-525 Windsor Avenue acting for Signed 2022 04 12
 Windsor Applicant(s)
 N9A 1J4

Tel 519-258-1236

Fax 519-977-1173

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

Submitted By

MOUSSEAU DELUCA MCPHERSON PRINCE 200-525 Windsor Avenue 2022 04 12
 Windsor
 N9A 1J4

Tel 519-258-1236

Fax 519-977-1173

Fees/Taxes/Payment

Statutory Registration Fee \$66.30

Total Paid \$66.30

File Number

Applicant Client File Number : 66593

Party To Client File Number : 2022-004

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in quadruplicate this 24th day of January, 2022.

BETWEEN:

2787763 ONTARIO LIMITED

(hereinafter collectively called "**Owner**")

OF THE FIRST PART;

- and -

THE CORPORATION OF THE TOWN OF AMHERSTBURG

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

OF THE SECOND PART;

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

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

AND WHEREAS the Owner warrants it is the registered owner of the Lands;

AND WHEREAS, in this Agreement, the "**Owner**" includes an individual, an association, a partnership or corporation and, wherever the singular is used therein, it shall be construed as including the plural;

AND WHEREAS, the Official Plan in effect in the Town of 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 for development in accordance with the Site Plan attached hereto as Schedules "B", and hereinafter referred to as the "Site Plan";

AND WHEREAS the Corporation, as a condition of development of the said Lands requires the Owner to enter into a Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, along with the sum of FIVE (\$5.00) DOLLARS of lawful money of Canada, now paid by each of the Parties hereto to each of the other parties hereto, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby covenants and agrees with the Corporation as follows:

1. The following Schedules attached hereto, are hereby made a part of this Agreement, as fully and to all intents and purposes as though recited in full herein:
2. Schedule "A" hereto describes the lands affected by this Agreement;
3. Schedule "B", identified as A1.0, the Site Plan hereto shows:
 - (a) The location of all buildings and structures;

- (b) Walkways and all other means of pedestrian access;
- 4. Schedule "C" identified as A2.0, hereto shows:
 - (a) Basement & Ground Floor Plans
- 5. Schedule "D" identified as A2.1 hereto shows:
 - (a) Second and Third/Terrace Floor Plans
- 6. Schedule "E" identified as A2.2 hereto shows:
 - (a) Upper Roof Plan
- 7. Schedule "F" identified A3.0 hereto shows:
 - (a) Exterior Elevations
- 8. Schedule "G" identified as Conceptual View hereto shows:
 - (a) Conceptual Views of Exterior Design
- 9. 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.
- 10. 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.
- 11. 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.
- 12. The Owner shall be responsible for consulting with and obtaining any necessary approvals from the Ministry of Culture.
- 13. All walkways and entrance locations on the said lands, where designated on Schedule "B", shall be constructed of concrete, asphalt or other material capable of permitting accessibility under all climatic conditions by the Owner to the satisfaction of the Corporation. To ensure that this development is accessible to persons with disabilities, the Owner acknowledges that all sidewalks, walkways and islands within this development shall be constructed in such a manner as to safely accommodate persons with special mobility needs.
- 14. 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.
- 15. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
- 16. 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.
- 17. The Owner further agrees to obtain the necessary access or other permits for any driveway approaches, curb cuts prior to commencement of any construction on or adjacent to the public roads.
- 18. 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.

19. All of the exterior walls of the building shall be as per the elevation drawings as shown on Schedule "F" hereto.
20. All connections to the Town's existing infrastructure must be submitted to the Infrastructure Services Department for approval. Installation shall be coordinated and inspected by the Infrastructure Services Department. This would include any watermain, water service, sanitary or storm installations as necessary.
21. The Owner shall, at its own expense, repair forthwith any damage done by their servants, agents, contractors or subcontractors to any land or property of the Corporation during the course of and arising in any way out of the construction or installation of the works required by this Agreement.
22. Notwithstanding any of the provisions of this agreement, the Owner shall be subject to all of the by-laws of the Corporation and shall construct all work in accordance with the requirements of the Town of Amherstburg, the County of Essex, and the Province of Ontario.
23. 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.
24. 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 6 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.
25. 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.
26. The Owners shall, at their own expense, prepare a site grading plan and site drainage plan for this development, which plan shall be filed with the Corporation. The final elevations of all buildings and the final site grades relating thereto shall conform to the site grading and site drainage plan as filed. A Consulting Engineer, an Ontario Land Surveyor or a Certified Engineering Technologist shall certify or declare, upon completion of the construction of the building, if applicable, that the said site grading and site drainage plan has been complied with, and until such time as the said certification or declaration has been received by the Corporation, occupancy of the building on the subject lands shall not be granted.


27. All connections to the Town's existing infrastructure must be submitted to the Infrastructure Services Department for approval. Installation shall be coordinated and inspected by the Infrastructure Services Department. This would include any watermain, water service, sanitary or storm installations.
28. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief and Director of Infrastructure Services may from time to time and at any time enter on the Lands to inspect:
 - 1) The progress of development;
 - 2) The state of maintenance as provided for in this Agreement.
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 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 29 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 37 of this Agreement.
33. In the event that an Owner should fail to correct a deviation of 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 38, 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 at 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.
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 this agreement 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 Local Planning Appeal Tribunal, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 here before referred to.

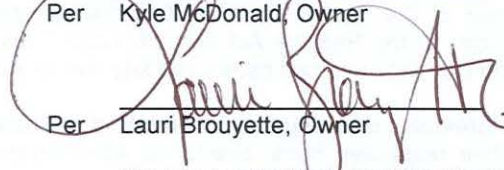
35. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations.
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 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 financial security in the amount of 100% for all off-site works is 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 and approval by the Town's Director of Engineering and Infrastructure. Once the Town has received a letter of conformance from the design engineer indicating that all site works, including landscaping, lighting etc. have been installed as per the approved site plans and said installation and 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.
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 enure 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.
43. 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.

44. The division of this Agreement into Articles, sections and subsections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation hereof.
45. 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.
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. The Owner shall indemnify and save harmless the Corporation, its councillors, officers, employees, contractors and agents from all actions, causes of action, suits, claims and demands which may arise during the course of or in way connected to the construction or installation of the works required by this Agreement.
48. 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 Parties have executed this Agreement, as of the date set out above, under the hands and seals of their respective and duly-authorized signing officers.

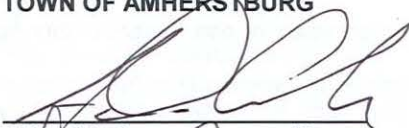
OWNER: 2787763 ONTARIO LIMITED

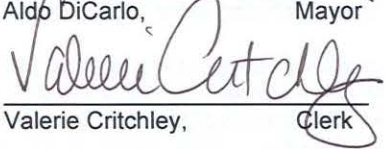

Per Kyle McDonald, Owner


Per Lauri Brouyette, Owner

We have authority to bind the Corporation

THE CORPORATION OF THE TOWN OF AMHERSTBURG


Per Aldo DiCarlo, Mayor


Per Valerie Critchley, Clerk

We have authority to bind the Corporation

Authorized and approved by By-law
No. 2022-004 enacted the 24th day of
January, 2022.

SCHEDULE "A"

The following is a description of the land to which this instrument applies. This agreement applies to the said Lands as a whole.

Pt Lt 15 W/S Ramsay St, 16 W/S Ramsay St, Plan 1,
Town of Amherstburg,
County of Essex
and Province of Ontario
PIN 70555-0066 (LT)

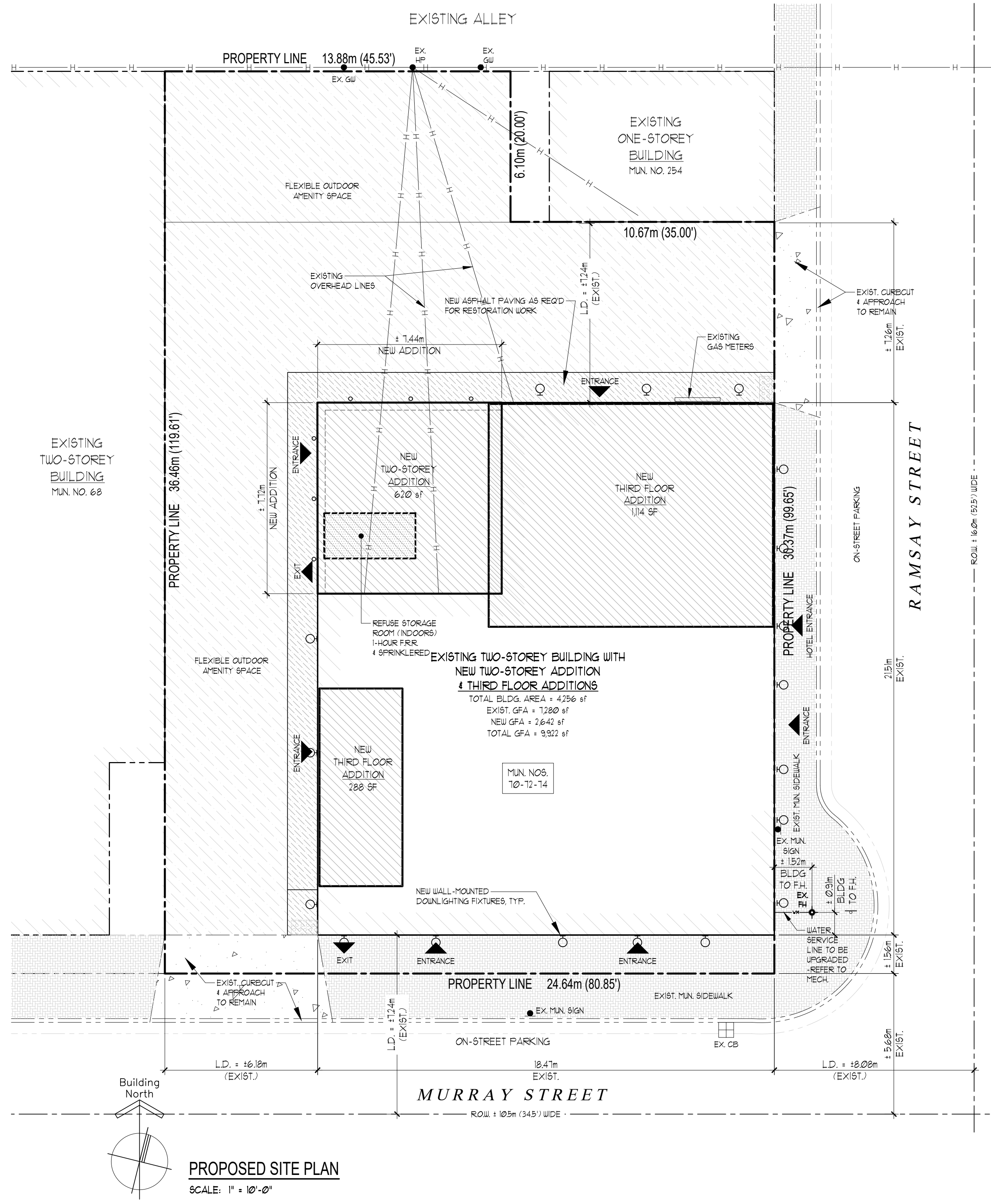
CLIENT:
 2594756 ONTARIO LTD.
 1145 CROYDON ROAD
 LASALLE, ON
 N9H 1B3

PROJECT:
 ADDITION & RENOVATION TO
 72 MURRAY ST,
 AMHERSTBURG, ON
 N9V 1H5

DESIGN DATA TABLE		
ZONING: ADDITION & RENOVATIONS 72 MURRAY ST., AMHERSTBURG	REQUIRED AS PER ZONE CG-4 ZONING BY-LAW no. 1999-52	PROVIDED
INTENDED USE	MIXED USE: RETAIL, RESTAURANT, HOTEL, ROOFTOP ASSEMBLY	MIXED USE: RETAIL, RESTAURANT, HOTEL, ROOFTOP ASSEMBLY
MINIMUM LOT AREA	N/A	833.7 m ² (8,974 ft ²)
MINIMUM LOT FRONTAGE	N/A	23.77 m (78.00')
MAXIMUM LOT COVERAGE	N/A	47.7 % (existing)
MINIMUM FRONT YARD DEPTH	N/A	2.00 m (6'-6") (existing)
MINIMUM REAR YARD DEPTH	7.5 m (24'-7")	7.26 m (23'-10") (existing)
MINIMUM SIDE YARD WIDTH (INTERIOR)	N/A	6.27 m (20'-7") (existing)
MINIMUM SIDE YARD WIDTH (EXTERIOR)	N/A	0.00 m (0'-0") (existing)
MIN. LANDSCAPED OPEN SPACE YARD	N/A	0.00 % (existing)
MAXIMUM BUILDING HEIGHT	18.0 m (59'-0")	12.80 m (42'-0")
BUILDING AREA	N/A	395.4 m ² (4,256 ft ²) (existing)
GROUND FLOOR AREA	N/A	354.0 m ² (3,810 ft ²)
SECOND FLOOR AREA	N/A	357.7 m ² (3,850 ft ²)
THIRD FLOOR AREA	N/A	107.8 m ² (1,160 ft ²)
GROSS FLOOR AREA (GFA)	N/A	921.8 m ² (9,922 ft ²)
NUMBER OF FLOORS	N/A	3 floors
PAVED AREA	N/A	458.9 m ² (4,939 ft ²) (existing)
PARKING SPACES	N/A as per By-law 2002-51 CG-4 Parking Special Provision	0 spaces provided on property (nearby on-street parking available)
LOADING SPACES	as per By-law 1999-52 Section 3(16)(i) = 0 loading spaces req'd	0 loading spaces provided
ACCESSIBLE (B.F.) PARKING SPACES	0 spaces required	0 spaces provided
VISITOR PARKING SPACES	0 spaces required	0 spaces provided
BICYCLE PARKING SPACES	0 spaces required	0 bicycle spaces provided
TOTAL SCREENING LENGTH	N/A	0.00 m (0'-0")
TOTAL CURBING LENGTH	N/A	0.00 m (0'-0")

OBC 2012 DATA FOR SITE PLAN CONTROL
 MULTIPLE MAJOR OCCUPANCIES / MIXED USE
FIRST FLOOR:
 3222.4. GROUP A, DIVISION 3, UP TO 6 STOREYS, ANY AREA SPRINKLERED, AND/OR
 3225.3. GROUP D, UP TO 3 STOREYS, AND/OR
 3225.9. GROUP E, UP TO 3 STOREYS
SECOND FLOOR:
 3224.1. GROUP C, UP TO 3 STOREYS
THIRD FLOOR / OPEN AIR TERRACE:
 3223.9. GROUP A, DIVISION 4
 REQUIRED TO FACE ONE (1) STREET.
 ENTIRE BUILDING WILL BE SPRINKLERED.
 STANDPIPE SYSTEM NOT REQUIRED.
 REFUSE WILL BE COLLECTED BY BUILDING STAFF AND STORED INSIDE THE BUILDING.

NOTES	LEGEND
1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL PROPOSED SITE WORK w/ ALL REQUIRED DEMOLITION WORK AS INDICATED ON THESE DRAWINGS AND AS REQUIRED TO PRODUCE A COMPLETE AND FINISHED PROJECT.	NEW BUILDING ADDITION
2. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PATCHING AND REPAIRING OF ALL MUNICIPAL LANE AREAS, SIDEWALKS, CURBS & GUTTERS, ROADS, SIGNAGE, EQUIPMENT, INFRASTRUCTURE, ETC. TO MAKE GOOD AND MATCH EXISTING ALL AREAS WHICH HAVE BEEN DAMAGED OR AFFECTED DURING THE COURSE OF WORK. SEE SPECIFICATIONS.	EXISTING RENOVATED BUILDING
3. GENERAL CONTRACTOR TO REFER TO LANDSCAPE DRAWINGS AND ALL OTHER DRAWINGS ON THIS PROJECT TO COORDINATE ALL PROPOSED SITE WORK.	EXISTING CONCRETE PAVING TO REMAIN
4. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND ANY INFORMATION NOTED ON THIS DRAWING. GENERAL CONTRACTOR MUST PROVIDE NOTIFICATION PRIOR TO COMMENCING ANY WORK.	NEW ASPHALT PAVING TO REMAIN
	EXISTING ASPHALT PAVING TO REMAIN
	EXISTING PAVERS ALONG MUNICIPAL SIDEWALKS TO REMAIN
	PROPERTY LINES
	CONCRETE CURBING - REFER TO CIVIL DUGS.
	WALL-MOUNTED LIGHT FIXTURE - REFER TO ELECT. DUGS.
	SOFFIT LIGHT FIXTURE - REFER TO ELECT. DUGS.
	MANHOLE / CATCHBASIN MANHOLE - REFER TO CIVIL DUGS.
	EXISTING MUNICIPAL SIGNAGE



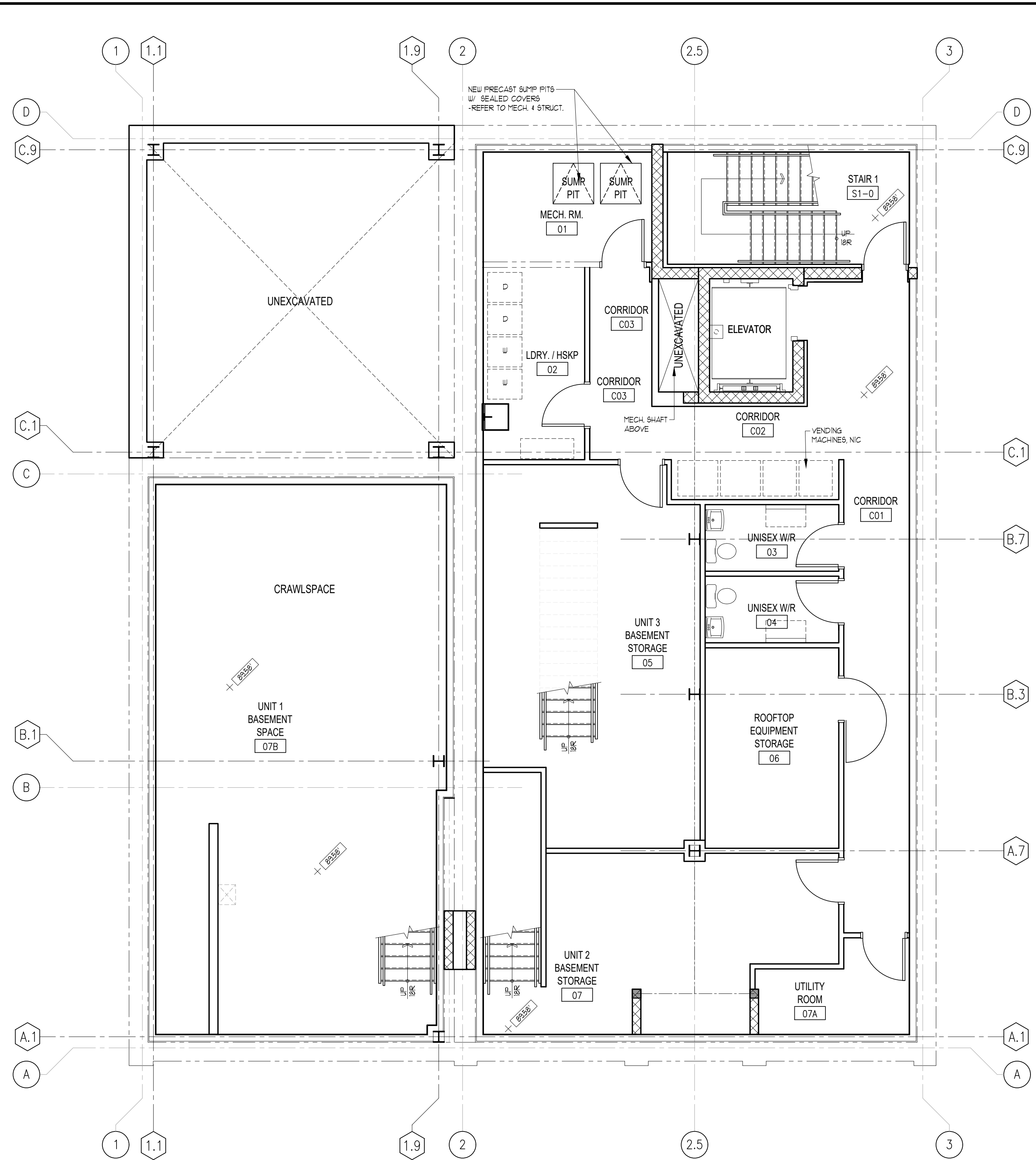
SITE PLAN CONTROL NOV. 15, 2021
 ISSUED FOR: DATE:

DRAWING TITLE:
SITE PLAN & ZONING DATA MATRIX

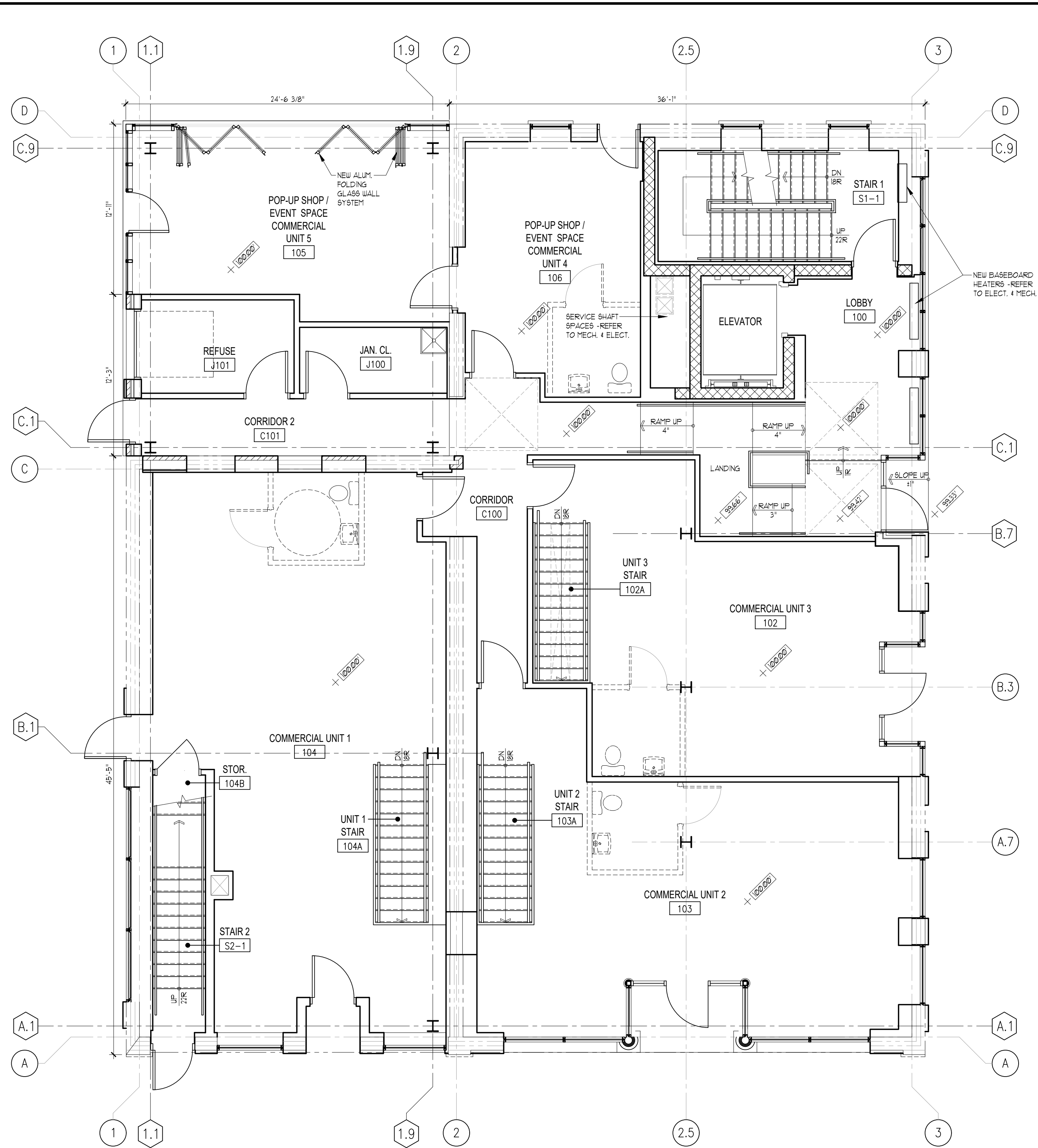
Archon
 architects incorporated
 1645 Wyandotte St. E., Suite 300 Tel. (519) 253-1630
 Windsor, Ontario, Canada Fax (519) 253-5410
 N8Y 1C8 info@archonarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
 S. T. Villard
 SETTIMO TOM VILARDI
 LICENCE 6058

DWN BY: S.J.S. DSGN BY: S.T.V.
 PRINT DATE: NOV. 15, 2021 SCALE: AS NOTED
 CHKD BY: S.J.S. FILE: 704 SPC
 PROJECT NO: 20-704 SHEET NO: A1.0



Building North
BASEMENT PLAN
 - NEW WORK
 SCALE: 3/16" = 1'-0"



Building North
GROUND FLOOR PLAN
 - NEW WORK
 SCALE: 3/16" = 1'-0"

CLIENT:
 2594756 ONTARIO LTD.
 1145 CROYDON ROAD
 LASALLE, ON
 N9H 1B3

PROJECT:
 ADDITION & RENOVATION TO
 72 MURRAY ST,
 AMHERSTBURG, ON
 N9V 1H5

SITE PLAN CONTROL NOV. 15, 2021
 ISSUED FOR: DATE:

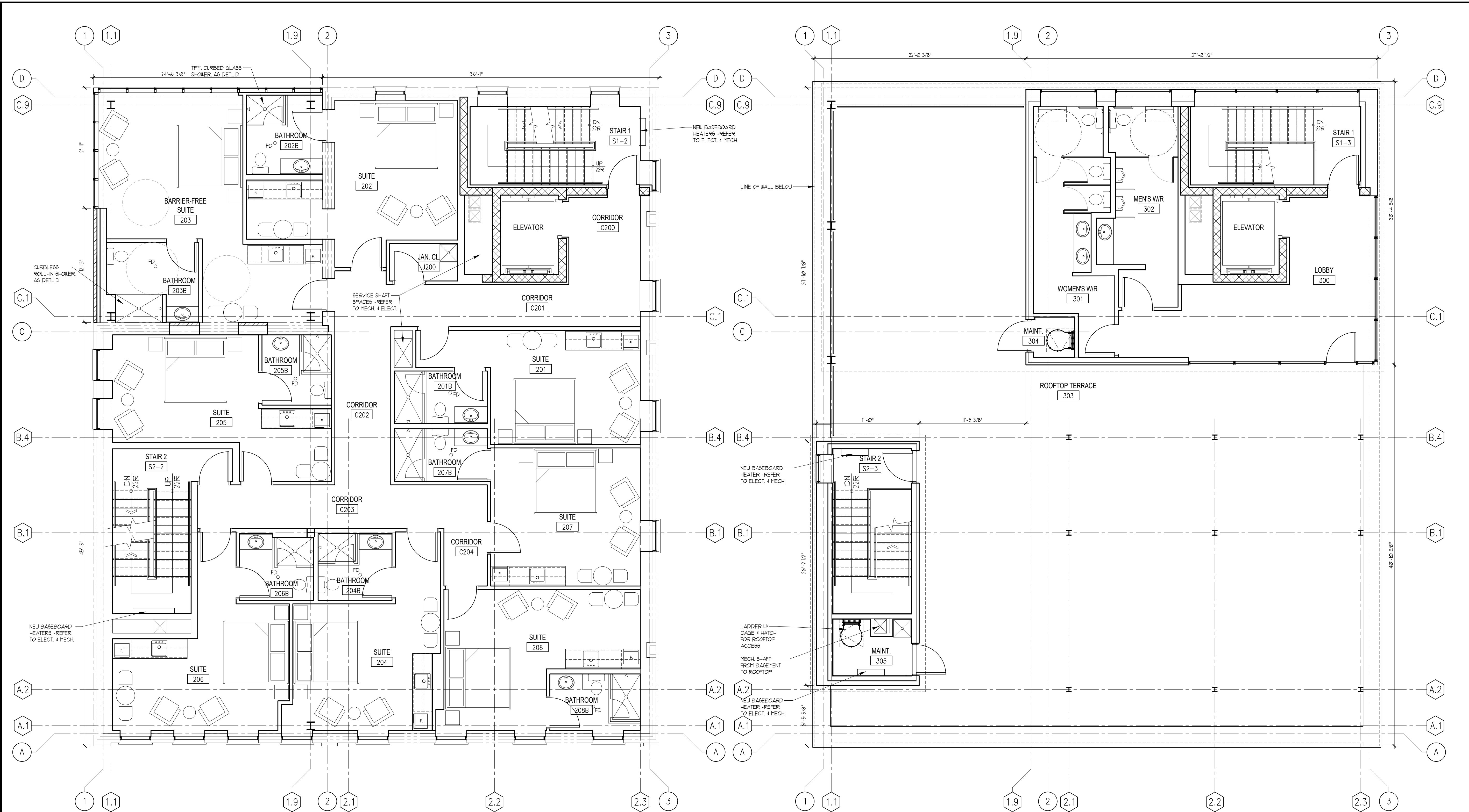
DRAWING TITLE:
**BASEMENT & GROUND
 FLOOR PLANS**

Archon
 architects incorporated

1645 Wyandotte St. E., Suite 300 Tel. (519) 253-1630
 Windsor, Ontario, Canada Fax (519) 253-5410
 N8Y 1C8 info@archonarchitect.com



DWN BY: S.J.S.	DSGN BY: S.T.V.
PRINT DATE: NOV. 15, 2021	SCALE: AS NOTED
CHKD BY: S.J.S.	FILE: 704 SPC
PROJECT NO: 20-704	SHEET NO: A2.0



SECOND FLOOR PLAN
- NEW WORK
SCALE: 3/16" = 1'-0"

THIRD FLOOR / TERRACE PLAN
- NEW WORK
SCALE: 3/16" = 1'-0"

CLIENT:
2594756 ONTARIO LTD.
1145 CROYDON ROAD
LASALLE, ON
N9H 1B3

PROJECT:
ADDITION & RENOVATION TO
72 MURRAY ST,
AMHERSTBURG, ON
N9V 1H5

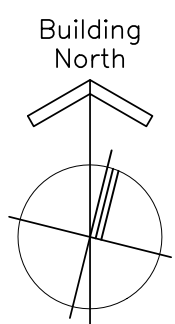
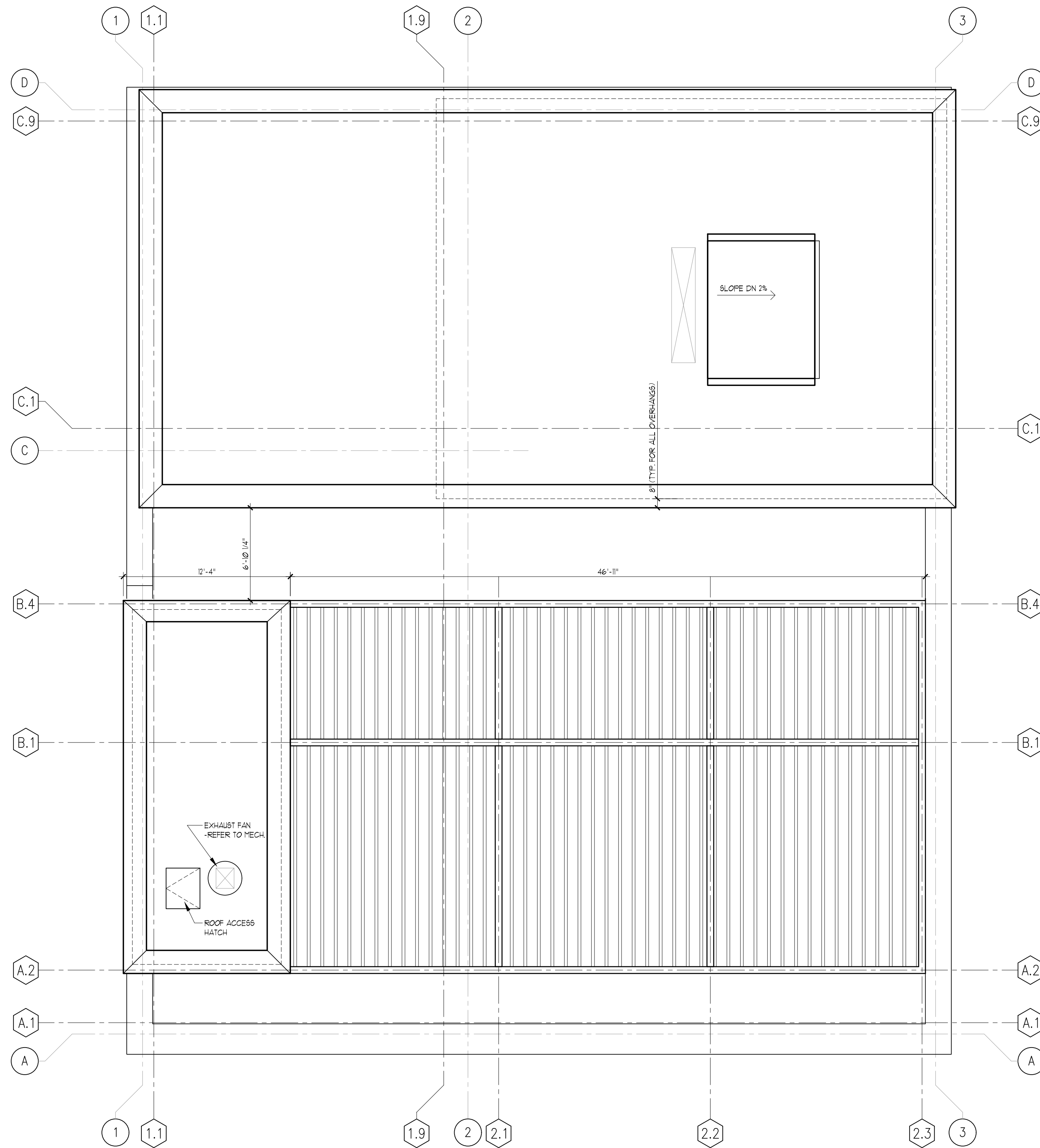
SITE PLAN CONTROL		NOV. 15, 2021
ISSUED FOR:		DATE:
DRAWING TITLE:		
SECOND & THIRD/TERRACE FLOOR PLANS		

Archon
architects incorporated

1645 Wyandotte St. E., Suite 300
Windsor, Ontario, Canada
N8Y 1C8

Tel. (519) 253-1630
Fax (519) 253-5410
info@archonarchitect.com

DWN BY:	S.J.S.	DSGN BY:	S.T.V.
PRINT DATE:	NOV. 15, 2021	SCALE:	AS NOTED
CHKD BY:	S.J.S.	FILE:	704_SPC
PROJECT NO.:	20-704	SHEET NO.:	A2.1



UPPER ROOF PLAN
- NEW WORK
SCALE: 3/16" = 1'-0"

CLIENT:
2594756 ONTARIO LTD.
1145 CROYDON ROAD
LASALLE, ON
N9H 1B3

PROJECT:
ADDITION & RENOVATION TO
72 MURRAY ST,
AMHERSTBURG, ON
N9V 1H5

SITE PLAN CONTROL NOV. 15, 2021
ISSUED FOR: DATE:

DRAWING TITLE:
UPPER ROOF PLAN

Archon
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DWN BY: S.J.S. DSGN BY: S.T.V.

PRINT DATE: NOV. 15, 2021 SCALE: AS NOTED

CHKD BY: S.J.S. FILE: 704 SPC


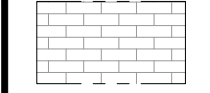
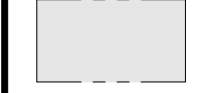




PROJECT NO.: SHEET NO.:

20-704 **A2.2**

CLIENT:
 2594756 ONTARIO LTD.
 1145 CROYDON ROAD
 LASALLE, ON
 N9H 1B3

PROJECT:
 ADDITION & RENOVATION TO
 72 MURRAY ST,
 AMHERSTBURG, ON
 N9V 1H5

EXTERIOR FINISH TYPE SCHEDULE

-  EXISTING BRICK VENEER (CLEANED & REPOINTED)
COLOUR: EXISTING
-  NEW BRICK VENEER (MATCH PROFILE OF EXISTING)
COLOUR: MATCH EXISTING OR OWNER APPROVED EQUAL
-  REFINISHED METAL CORNICES, WINDOW PEDIMENT
HOODS & COLUMNS TO BE STRIPPED, SANDED,
PRIMED, AND PAINTED - COLOUR: T.B.D.
-  NEW STONE SILL TO MATCH NEW WORK FINISH FOR
EXISTING STONE SILL.
-  NEW ALUMINUM COMPOSITE PANEL SYSTEM AS SPEC'D
COLOUR: BLACK
-  NEW SPANDREL PANELS, AS SPEC'D
COLOUR: T.B.D.
-  FROSTED GLASS, AS SPEC'D



1
 A3.0
**EXTERIOR ELEVATION
 NORTH**
 SCALE: 3/16" = 1'-0"



2
 A3.0
**EXTERIOR ELEVATION
 EAST**
 SCALE: 3/16" = 1'-0"



3
 A3.0
**EXTERIOR ELEVATION
 SOUTH**
 SCALE: 3/16" = 1'-0"



4
 A3.0
**EXTERIOR ELEVATION
 WEST**
 SCALE: 3/16" = 1'-0"

SITE PLAN CONTROL NOV. 15, 2021

DRAWING TITLE:
EXTERIOR ELEVATIONS

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DWN BY: S.J.S. DSGN BY: S.T.V.

PRINT DATE: NOV. 15, 2021 SCALE: AS NOTED

CHKD BY: S.J.S. FILE: 704 SPC

PROJECT NO.: SHEET NO.:

20-704 A3.0













72 MURRAY ST. EXTERIOR DESIGN

BIRD'S EYE (MURRAY/RAMSAY ST.
CORNER) VIEW

