# Site Plan Agreement
# Crowngrove Estates Inc.
# 160 Highway 20 East

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THIS AGREEMENT made this day of , 2020.

BETWEEN:

**CROWNGROVE ESTATES INC.**

Hereinafter called the "Owner"

OF THE FIRST PART

- and –

**THE CORPORATION OF THE TOWN OF PELHAM**

Hereinafter called the "Town"

OF THE SECOND PART

**WHEREAS** the Owner represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

**AND WHEREAS** the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

**AND WHEREAS** the Owner wishes to develop the property for commercial use in accordance with Schedules C through H attached hereto;

**AND WHEREAS** the Town has agreed to permit the said construction subject to certain terms and conditions;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the sum of One Dollar ($1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

**1. Definitions**

In this Agreement:

(a) **Chief Building Official** shall mean the Chief Building Official of the Corporation of the Town of Pelham.

(b) **Clerk** shall mean the Clerk of the Corporation of the Town of Pelham.

(c) **Council** shall mean the Council of the Corporation of the Town of Pelham.

(d) **Director of Community Planning & Development** shall mean the Director of Community Planning & Development of the Corporation of the Town of Pelham.

(e) **Director of Corporate Services** shall mean the Director of Corporate Services of the Corporation of the Town of Pelham.

(f) **Director of Public Works** shall mean the Director of Public Works of the Corporation of the Town of Pelham.

(g) **Facilities and Works** shall mean and includes those facilities and works which are shown on or referred to in any one or more of the plans, drawings and schedules to this Agreement.

(h) **Lands** shall mean the lands described in Schedule 'A' attached hereto.

(i) **Professional Engineer** shall mean a Professional Engineer registered in good standing with the Association of Professional Engineers.

(j) **Surveyor** shall mean an Ontario Land Surveyor registered in good standing with the Association of Ontario Land Surveyors.

**2. General Provisions**

(a) The Owner shall develop and maintain the Lands only in accordance with the terms

and conditions contained herein and any other applicable by-law of the Town.

(b) Unless the context otherwise requires, where the Owner is obligated by this Agreement or the approved plans to make any payments or install, construct, or carry out any services or action, the provisions therefore contained herein shall be deemed to include the words, "at the sole expense of the Owner".

(c) The Owner shall perform any and all construction and installation of works on the Lands and any off-site works in accordance with the terms and conditions contained herein and as shown on Schedules C through H attached hereto and forming part of this Agreement to the reasonable satisfaction of the Town.

(d) The owner shall enter into a legal agreement with the Region to ensure that the work is completed to the satisfaction of the Region.

(e) Prior to any construction taking place within the Regional road allowances, the owner shall obtain a Regional Construction Encroachment, Entrance, and Sign Permit from the Permits section of the Niagara Region Transportation Services Division.

(f) The owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.

(g) The Owner agrees to undertake the preparation and deposit of any plans required to lift the 0.3 metre reserve along Highway 20 to the satisfaction of the Region.

(h) The Owner shall maintain and keep in good repair driveways and access servicing the buildings located in the development.

(i) The Owner shall keep all construction access routes free and ensure that adequate dust control, mud tracking and debris control measures are carried out during the site's development.

(j) During construction, the Owner shall ensure all construction related vehicles that are not carrying out the works are parked on the subject lands and are not parked within the municipal road allowance.

(k) All delivery / construction trucks taking materials from the subject lands included within this Agreement shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on neighbouring properties or public roadways.

(l) Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists. In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

(m) The Owner grants to the Town, its servants, agents, and assigns permission to enter upon the Lands for the purpose of inspection of any Facilities and Works referred to in this Agreement and for the purpose of the completion of any Facilities and Works in accordance with this Clause and this Agreement.

(n) The Owner will, at all times, indemnify and save harmless the Town from all loss, costs, damages and injuries which the Town may suffer or be put to for or by reason of the construction, maintenance, or existence of any Facilities and Works done by the Owner, its contractors, servants or agents on the Lands or which the Town may suffer or be put to for or by reason of the completion by the Town of any of the required Facilities and Works in accordance with this clause and this Agreement.

(o) The Owner shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant, and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.

(p) In the event that a Mortgagee(s) exercises any rights as to sale, possession or foreclosure or takes any other steps to enforce its security against the subject lands, then such Mortgagee(s) agrees on behalf of itself, its heirs, executors, administrators, successors and assigns not to deal with the lands as a development or part thereof unless and until a new Agreement in the same form, mutatis mutandis, as this Agreement has been entered into with the Town.

(q) Any lands required to be conveyed by the Owner in accordance with the provisions hereof shall be in a neat and tidy condition, free of all debris and trash, and the Owner shall complete all services for the lands in accordance with the terms of this Agreement.

(r) Notwithstanding the provisions of this Agreement, the Owner shall be subject to all of the Town's By-laws and all Provincial and Federal government statutes and / or regulations and amendments thereto affecting the site's development and installation of municipal services.

3. **Design & Supervision of Construction of Services**

(a) The Owner shall employ, at its cost, a competent and qualified Professional Engineer consultant to:

(i) Carry out all soil investigations required by the Director of Public Works;

(ii) Design all of the works required to be completed in this Agreement;

(iii) Provide the Director of Public Works with an estimate of the costs of design, construction and maintenance of all works to be constructed under this Agreement to be used as the basis for determining the amount of security to be posted by the Developer prior to execution of this Agreement to guarantee the construction and maintenance of all works required under this Agreement;

(iv) Prepare engineering drawings that include plans, profiles and specifications for the works and to submit detailed plans, profiles and specifications to the Director of Public Works for approval prior to the installation or construction of such works;

(v) Submit to the Director of Public Works the detailed plans for signing and also provide two (2) sets of full-sized, signed hard copies and two (2) sets of signed hard copies reduced to 11"x17" size;

(vi) Obtain, in conjunction with the Town, all of the necessary approvals prior to installation or construction of the works;

(vii) Be responsible for tenders for the installation and construction of the works;

(viii) Provide full-time resident supervision, inspection and contract administration of all works within the municipal road allowance covered by this Agreement; or in the event that full-time inspection cannot or is not provided, the Town will provide inspection services at a per diem rate of $1100.00 per day;

(ix) Provide the Director of Public Works, or designate, 48 hours of notice prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;

(x) Have a pre-construction meeting with the Director of Public Works, or designate, prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;

(xi) Maintain all of the records of the installation or construction of the works and submit a copy of the same to the Director of Public Works;

(xii) Obtain from the Director of Public Works, the details regarding the form and scale of these drawings prior to their presentation;

(xiii) Provide the Director of Public Works with individual record sheets illustrating location & depths for all sanitary sewer, storm sewer and water services;

(xiv) Provide the Town with confirmation that the lot grading conforms to the approved lot grading plan.

**(b)** The Owner shall not install works prior to receiving approval of the site servicing plans and specifications.

**(c)** All of the works to be installed or constructed under this Agreement shall be installed or constructed under the direct supervision of the Owner's consulting Professional Engineer.

**(d)** The Owner shall not close / restrict any public roadway prior to receipt in writing from the Director of Public Works for such activity. In the event that construction works require lane restrictions and / or full closures, a minimum of 48 hours of notice must be given to the Director of Public Works. In addition, the Owner must submit a traffic management plan and is responsible for notification of all affected emergency and non-emergency agencies.

**4. Grading**

**(a)** The Owner shall have prepared by an Ontario Land Surveyor or Professional Engineer, a detailed site drainage plan for the site, said Plan to clearly indicate the existing drainage pattern on all adjacent Lands originally flowing through, into, or over the area of the site, to the street storm sewer system or other outlet approved by the Director of Public Works. This Plan, attached hereto as Schedule 'E', shall be approved by the Director of Public Works prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Public Works.

**(b)** The Owner shall submit, upon completion of Facilities and Works, a certificate signed by an Ontario Land Surveyor or Professional Engineer which indicates that the grades as stipulated on Schedule 'E' to this Agreement have been complied with.

**(c)** Unless otherwise approved or required by the Town, the Owner shall not alter the grades of the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.

**(d)** The Owner shall provide his Design Engineer's verification that all grading, drainage, and servicing provisions have been installed in conformance with the approved civil plans, prepared by Upper Canada Consultants Engineers/Planners, dated September 2, 2020, printed September 3, 2020, attached hereto as Schedule 'E'. The Owner shall provide a copy of the Design Engineer's verification to the Town.

**5. Sanitary Sewer System**

**(a)** The Owner shall, at its own expense, forever maintain all necessary sanitary sewer connections required to serve the development; and, without limiting the generality of the foregoing, no storm, surface or roof water or weeping tiles shall be discharged into the sanitary sewer system.

**(b)** Domestic waste water from the proposed building(s) shall be discharged into the sanitary sewer system through a drain connection via the sanitary sewer lateral shown on the Site Servicing & Grading Plan. The Owner shall be responsible for exposing the existing lateral to be inspected by Town staff to ensure pipe material and condition is satisfactory for connection. Should it be deemed unsatisfactory, all costs associated with its removal and replacement shall be the Owner's responsibility.

**(c)** The sanitary sewer system must comply with the Region's Sewer Use By-law #27-2014.

**(d)** The Owner shall grant any necessary easements required for sanitary servicing to adjacent land owners.

6. **Water Supply**

(a) The Owner shall, at its own expense, forever maintain all necessary connections and all internal water supply services necessary to serve the development.

(b) The operation of valves which cause the internal water supply service to be charged from existing municipal water mains shall **ONLY** be carried out by Town Staff certified in accordance with Ontario Regulation 128/04.

(c) The Owner shall, at its own expense, forever maintain the internal water system necessary for servicing the development and comply with the provisions of the *Ontario Water Resources Act and Safe Drinking Water Act* and amendments thereto and all regulations thereunder, on components of the internal water supply.

(d) All internal and external water works, as specified by the site plan agreement, must be completed and be fully commissioned in accordance with Town water commissioning procedures prior to the construction of any structures within the development.

7. **Storm Sewer System**

(a) The Owner shall undertake the installation, repair, and perpetual maintenance of the private storm water system as identified in the Site Servicing Plan, prepared by Upper Canada Consultants, dated November 16, 2020, printed November 17, 2020, attached hereto as Schedule 'F', and approved by the Director of Public Works.

(b) All downspouts fronting the building shall not be directed towards the sidewalk and splash pads are required.

(c) The storm sewer system must comply with the Region's Sewer Use By-law #27-2014.

8. **Roads & Access**

(a) The Owner shall, at its own expense, prior to construction taking place within a Town road allowance, obtain a Town Temporary Works Permit from the Public Works Department.

(b) The Owner shall, at its own expense, restore any curb cuts and trench excavations within the roadway as per Town standards. All road restorations shall take place no later than two (2) weeks after completion of the installation. No temporary measures will be permitted.

(c) The Owner shall locate all private signs within the Owner's Lands in accordance with the Site Plan attached as Schedule 'C'..

9. **Landscaping & Trees**

(a) The Owner shall, at its own expense, adequately landscape, plant and maintain all of the Lands not required for buildings, parking or roads in accordance with the approved Landscape Plans prepared by Cosburn Nauboris, plotted October 13, 2020, attached hereto as Schedule 'G'. Minor changes to the Plan may be permitted subject to the approval of the Director of Community Planning & Development.

(b) The Owner agrees to install appropriate sediment and erosion control fencing prior to the commencement of construction and maintain it in good condition until all construction is complete and all areas are revegetated.

10. **Waste Collection**

(a) The Owner shall at all times provide adequate collection and disposal of garbage, recyclables and sanitary refuse.

(b) That the owner shall provide a written undertaking to Niagara Region Planning and Development Services acknowledging that because the site design does not meet the Region's Corporate Policy for Waste Collection and therefore, garbage/recycling pick-up for the development will be provided through a private

contractor and not the Region.

(c) That the following warning clause be inserted in all Agreements of Purchase and Sale or Lease for each dwelling unit to survive closing:

*"Purchasers/Tenants are advised that due to the site layout, garbage/recycling pick-up for the development will be provided through a private contractor and not the Region."*

**11. Easements / Rights-of-Way**

In the event any easements are required by Enbridge Gas to service the development, the Owner shall provide these to Enbridge Gas Distribution at no cost.

**12. Photometry**

(a) The Owner shall ensure that any lighting facility used to illuminate any building or parking area shall be designed and installed as to deflect from adjacent buildings and streets.

(b) The Owner shall, at its own expense, provide exterior lighting in accordance with the Electrical Site Lighting Plan attached hereto as Schedule 'H'.

**13. Parking, Curbing, Driveways & Sidewalks**

(a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, paved parking and driveway areas acceptable to the Town.

(b) The Owner shall perpetually maintain all internal pavement markings which include crosswalks and parking stall / accessible stall markings.

(c) The Owner shall install signage as required for the fire route to the satisfaction of Fire and Emergency Services.

**14. Building & Services**

(a) The Owner shall construct and the Town shall permit the construction of the buildings and other structures on the Lands in accordance with the Schedules attached hereto to permit the development provided that all such uses shall comply with all building and zoning requirements of the Town.

(b) Window applications and signage shall not obstruct windows.

**15. Administrative & Consulting Costs**

The Owner shall pay the Town's reasonable costs ($2,700 or Two-thousand, seven hundred dollars) in connection with this Agreement for preparation, processing, administration and supervision including, but not limited to, all administrative, legal, inspection and consulting expenses.

**16. Deposit for Facilities and Works**

(a) At the time of execution of this Agreement, the Owner shall pay to the Town a deposit to guarantee its compliance with this Agreement in an amount equal to:

(i) 20 % of the estimated cost of completing the on-site Facilities and Works; and
(ii) 100% of the estimated cost of completing the off-site works.

The parties have calculated that the estimated cost for completion to be **$1 109 514.88** (One million one hundred and nine thousand five hundred and fourteen dollars and eighty-eight cents) excluding taxes. Therefore, security in the amount of **$221 902.98** (Two Hundred and Twenty-One Thousand, nine hundred and two dollars and ninety-eight cents) shall be provided to the Town.

(e) The deposit shall be paid to the Town in cash or in the form of an irrevocable letter of credit from a chartered bank or from a recognized lending institution, subject to the approval of the Director of Corporate Services and shall be held as security to ensure the completion of the Facilities and Works until such time as the Town

permits its release as ordered herein. The deposit may be used to pay for the cost of any work performed by the Town in accordance with the following clause in the event of the failure of the Owners to comply with the terms of this Agreement.

(f) Upon completion of the Facilities and Works, the Owner shall provide to the Town, at the Owner's expense, confirmation in writing by the Owner's Qualified Designer or Professional Engineer, or both, that the approved plans appended hereto have been complied with. When such confirmation has been received, the Chief Building Official shall confirm such compliance and the deposit, less any amounts expended to enforce compliance with the Agreement and any amounts refunded or reduced as the work required by this Agreement progresses, shall be returned to the Owner, without interest.

(g) The Town may, from time to time, demand an increase in the sum of the deposit in accordance with increases in the cost of performing the Facilities and Works required herein to be completed and the Owner covenants and agrees to make such increase. At the sole discretion of the Chief Building Official the amount of the deposit may be reduced at any time after the Owner has reached the stage where the costs to complete the Facilities and Works is less than the amount of the deposit.

(h) The release of the deposit by the Town does not release the Owner from their obligation to maintain all of the Facilities and Works pursuant to this Agreement.

(i) The Owner agrees that all of the Facilities and Works required to be provided by the Owner shall be provided, installed or constructed by the Owner within one hundred and eighty (180) days after the date of substantial completion of the proposed development as determined by the Chief Building Official and shall be maintained at all times in good condition. An extension of the completion of Works may be considered by the Director of Community Planning & Development.

**17. Default**

Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making any assignment for the benefit of creditors, the Town, at its option, may declare the Owner to be in default. Notice of such default shall be given by the Town, and if the Owner shall not remedy such default within such time as provided in the notice, the Town may declare the Owner to be in final default under this Agreement. Upon notice of default having been given, the Town may require all work by the Owner, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid, to cease. Upon final default of the Owner, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

(i) Enter upon the subject Lands by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Owner, and collect the cost thereof from the Owner and/or enforce any security available to it;

(ii) Make any payment which ought to have been made by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;

(iii) Retain any sum of money heretofore paid by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;

(iv) Bring action to compel specific performance of all or any part of this Agreement for damages; and

(v) Exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

**18. Covenants**

The Owner covenants for itself, its successors and assigns and the Owners from time to time of the said Lands and the burden of the covenants contained in this Agreement shall be deemed to be negative and shall run with and be binding upon

the Lands to and for the Town, its successors and assigns.

**19. Registration**

The Owner agrees and consents to the registration of notice of this Agreement against the said Lands.

**20. Obligation**

This Agreement and the provisions hereof do not give to the Owner or any person acquiring any interest in the said Lands (each hereinafter in this paragraph called "such person") or any other person any rights against the Town with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Town to force any such person to perform or fully perform any obligation under this Agreement or any negligence of any such person in the performance of the said obligation.

**21. Building Permit**

Notwithstanding any of the provisions of this Agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws, as amended, of the Town at the time of the issuance of a Building Permit required pursuant to the terms of the Agreement or at the time of the execution of this Agreement, whichever is applicable.

**22. Plans**

The Owner agrees that all plans shall be drawn by a Qualified Designer or by a Professional Engineer and all surveys by an Ontario Land Surveyor, subject to the reasonable satisfaction of the Town.

**23. Notices**

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

| | |
|---|---|
| To the Town at: | Clerk<br>Town of Pelham<br>P.O. Box 400<br>20 Pelham Town Square<br>Fonthill, ON L0S 1E0 |
| To the Owner at: | Crowngrove Estates Inc.<br>4211 Yonge Street, #230<br>Toronto, ON M2P 2A9 |

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 23. Any notice delivered to the party to whom it is addressed in this Section 23 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

**24. Schedules**

The originals of the plans set out in Schedule 'C', 'D', 'E', 'F', 'G' and 'H' are available at the offices of the Town at the address set out in Section 24.

**25. Binding Effect**

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the date and year first above written.

**WITNESS**

_____
(printed name)

_____
(signature

_____
(date)

**CROWNGROVE ESTATES INC.**

David Allen
(printed name)

(signature)

FEBRUARY 10. 2021
(date

☑ 'I have the authority to bind the Corporation

**THE CORPORATION OF THE TOWN OF PELHAM**

Mayor Marvin Junkin

Clerk Nancy J. Bozzato

## S C H E D U L E 'A'

## LEGAL DESCRIPTION

**PIN 64063-0537 (LT)**

**LEGAL DESCRIPTION:**

PART BLOCK 3, PLAN 59M432 PARTS 1, 8, 9, 10, 11, 16, 17, 18 & 19 59R16208; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 10 & 16 59R16208 AS IN SN489589; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15 59R16208 AS IN SN489306; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 9 & 18 59R16208 AS IN SN306187; TOWN OF PELHAM

## SCHEDULE 'B'

### Cost Estimates, Security Deposits & Cash Payments

| | |
|---|---|
| **On-Site Work** (excludes HST) | |
| General/Pregrading | complete |
| Sanitary System | $67 931.20 |
| Water System | $54 377.00 |
| Storm System | $57 269.35 |
| Access & Parking Lot | $629 753.00 |
| **Subtotal** | **$809 330.55** |
| Contingency (15%) | $121 399.58 |
| **Total** | **$930 730.13** |
| | |
| **Landscaping** (excludes HST) | |
| Planting | $67 465.00 |
| Site Furnishings | $11 000.00 |
| **Subtotal** | **$78 465.00** |
| Contingency (15%) | $11 769.75 |
| **Total** | **$90 234.75** |
| | |
| **Lighting** (excludes HST) | |
| Supply and Installation of Pole and Wall Mounted Luminaires | **$77 000.00** |
| **Subtotal** | **$77 000.00** |
| Contingency (15%) | $11 550.00 |
| **Total** | **$88 550.00** |
| | |
| **Total Cost** | **$1 109 514.88** |
| | |

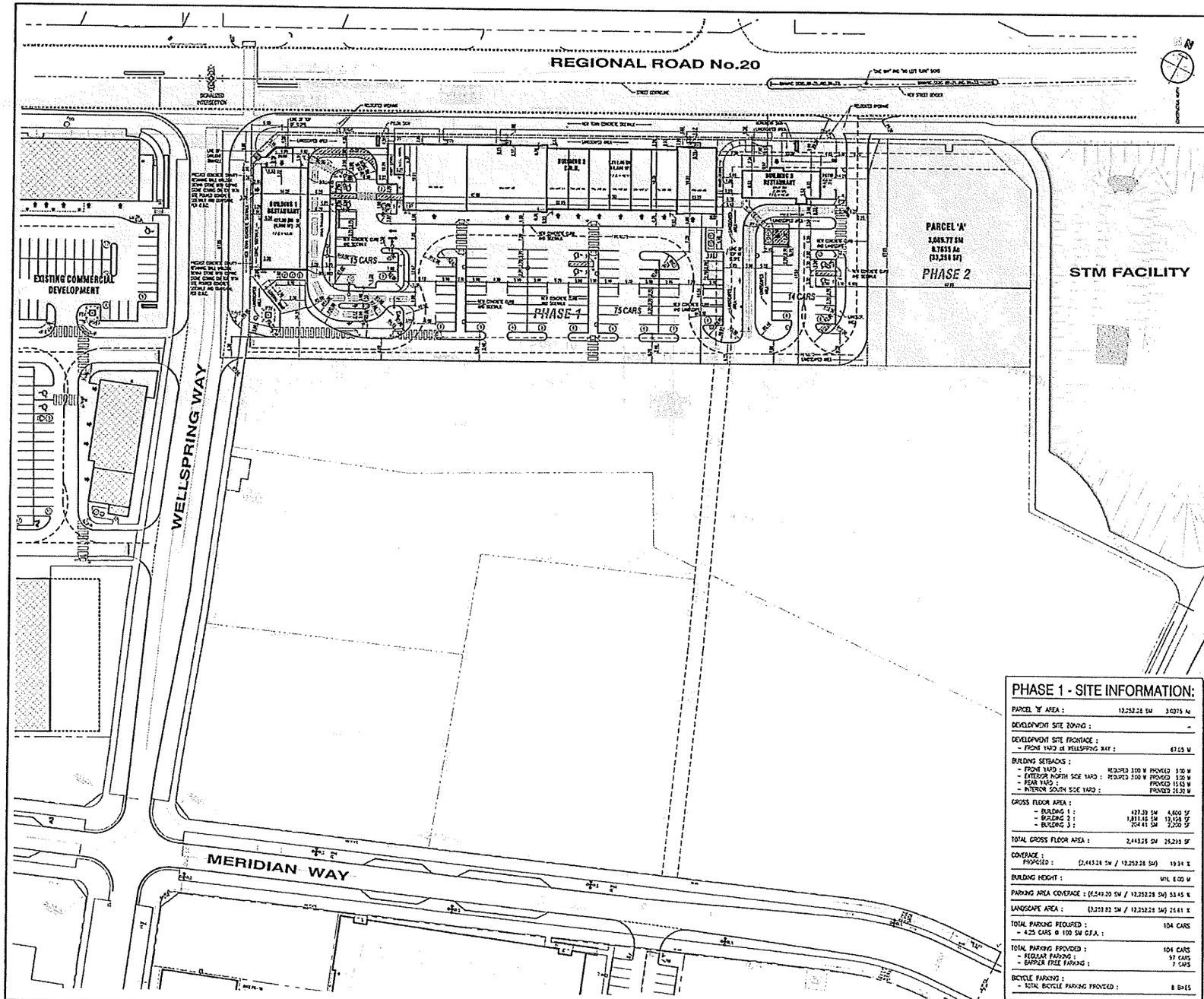
**Securities**

| | | |
|---|---|---|
| On-Site | 20% ($1 109 514.88) | = $221 902.98 |
| Off-Site | 100% ($0) | = $0 |
| **Total** | | **= $221 902.98** |

In accordance with Section 16 (a) of this Agreement, that the estimated cost for completion shall be in the amount of **$1 109 514.88** (One million one hundred and nine thousand five hundred and fourteen dollars and eighty-eight cents) excluding taxes. Therefore, security in the amount of **$221 902.98** (Two Hundred and Twenty-One Thousand, nine hundred and two dollars and ninety-eight cents) shall be provided to the Town.

**Cash Payments**

| | |
|---|---|
| Administration | $2 700.00 |
| Parkland Dedication (2% of value at $2 240 018.64) | $44 800.37 |
| **Total** | **= $47 500.37** |




## PHASE 1 - SITE INFORMATION:

| | | |
|---|---|---|
| PARCEL 'A' AREA : | 12,252.28 SM | 3.0275 Ac |
| DEVELOPMENT SITE ZONING : | | - |
| DEVELOPMENT SITE FRONTAGE : | | |
| - FRONT YARD at WELLSPRING WAY : | | 67.05 M |
| BUILDING SETBACKS : | | |
| - FRONT YARD : | REQUIRED 3.00 M | PROVIDED 3.00 M |
| - EXTERIOR NORTH SIDE YARD : | REQUIRED 3.00 M | PROVIDED 3.00 M |
| - REAR YARD : | | PROVIDED 15.03 M |
| - INTERIOR SOUTH SIDE YARD : | | PROVIDED 26.30 M |
| GROSS FLOOR AREA : | | |
| - BUILDING 1 : | 437.39 SM | 4,800 SF |
| - BUILDING 2 : | 1,821.46 SM | 19,568 SF |
| - BUILDING 3 : | 204.41 SM | 2,200 SF |
| TOTAL GROSS FLOOR AREA : | 2,443.26 SM | 26,295 SF |
| COVERAGE : PROPOSED : | (2,443.26 SM / 12,252.28 SM) | 19.94 % |
| BUILDING HEIGHT : | | MIN. 8.00 M |
| PARKING AREA COVERAGE : | (6,549.20 SM / 12,252.28 SM) | 53.45 % |
| LANDSCAPE AREA : | (3,259.82 SM / 12,252.28 SM) | 26.61 % |
| TOTAL PARKING REQUIRED : - 4.25 CARS @ 100 SM G.F.A. : | | 104 CARS |
| TOTAL PARKING PROVIDED : | | 104 CARS |
| - REGULAR PARKING : | | 97 CARS |
| - BARRIER FREE PARKING : | | 7 CARS |
| BICYCLE PARKING : - TOTAL BICYCLE PARKING PROVIDED : | | 8 BIKES |

KEY PLAN

LEGEND:

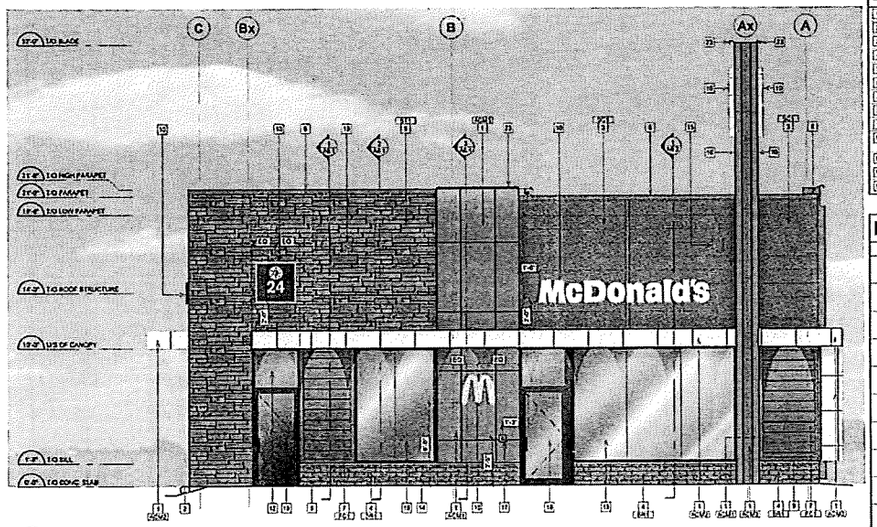
NOTES:

NOTES – CONSULTANTS

LEGAL DESCRIPTION

TOWN of PELHAM CITY HALL FILE No: SP-02-20

| | | | |
|---|---|---|---|
| 1 | ISSUED FOR SITE PLAN APPROVAL | | |
| 1 | ISSUED FOR REVISED SITE PLAN APPROVAL | | |
| 1 | ISSUED FOR



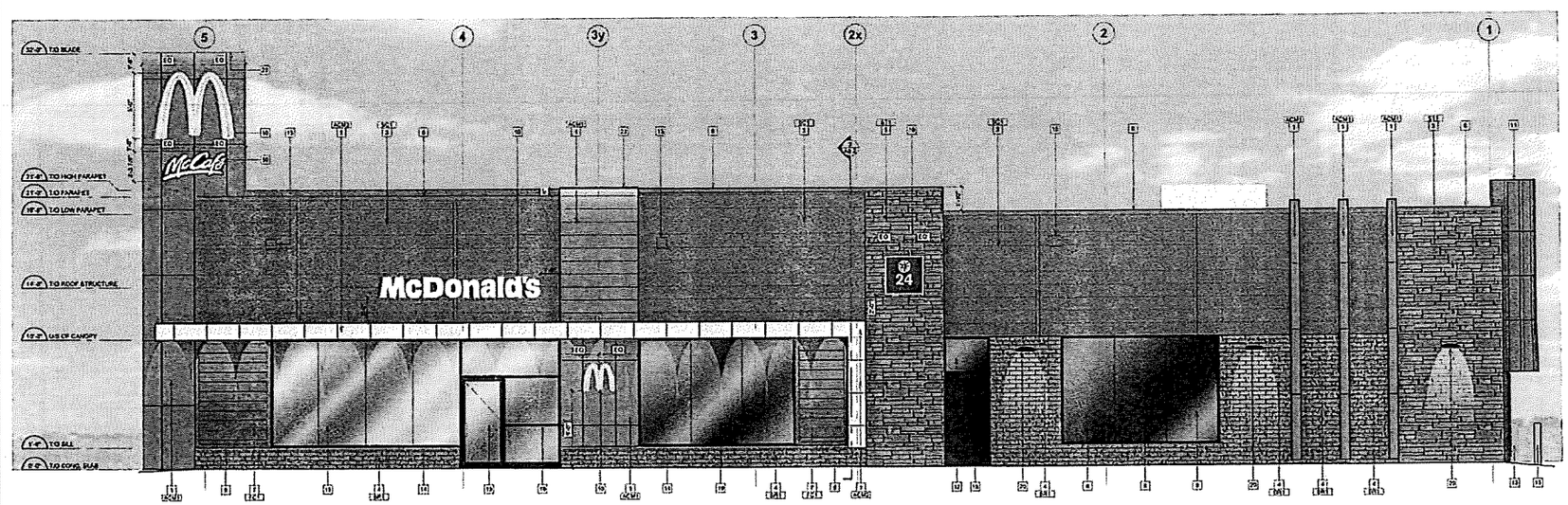

1 A5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

## EXTERIOR ELEVATION NOTES

1. ALPOLIC ACM PANEL SYSTEM - REFER TO ACM LEGEND FOR COLOUR
2. 4" CONCRETE COVE AT FACE OF BUILDING ALONG DRIVE THRU
3. VICWEST METAL PANELS ABOVE - REFER TO EXTERIOR FINISH SCHEDULE
4. ROCKVALE CAMBRIDGE SERIES BANK STONE - REFER TO EXTERIOR FINISH SCHEDULE
5. PERMACON LANDMARK SERIES STONE - REFER TO EXTERIOR FINISH SCHEDULE
6. PRE FINISHED STEEL FLASHING TO MATCH 'CHARCOAL GREY' MCD 44
7. FINISH GENERAL LAP SIDING - REFER TO EXTERIOR FINISH SCHEDULE
8. SIX PANEL PANEL COLOUR TO MATCH STONE
9. SILL FLASHING TO MATCH WINDOW SILLS BELOW. SILL FLASHING TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR
10. PROPOSED SIGNAGE LOCATION UNDER SEPARATE PERMIT. TYPE AND SIZE SHOWN MAY CHANGE. REFER TO SIGNAGE PERMIT DRAWINGS PREPARED BY PATTISON SIGNS FOR ACTUAL TYPE, SIZE AND LOCATION
11. METAL ROOF LADDER - REFER TO DETAIL A7.7
12. WINDOW FRAME COLOUR TO MATCH FRAME
13. ACM SURROUND ROLLING WITH CONCRETE BASE - REFER SITE PLAN DETAILS FOR DETAILS
14. WINDOW SILL FLASHING TO MATCH WINDOW WALL SYSTEM. WINDOW SILL FLASHING TO BE SUPPLIED AND INSTALLED BY WINDOW CONTRACTOR
15. PRE FINISHED METAL OVERFLOW ROOF SCUPPER. COLOUR TO MATCH 'CHARCOAL GREY - MCD 44'. O.E.C. TO COORDINATE WITH ROOFING CONTRACTOR AS FOR PROPER OVERLAP AND CONTINUOUS CONNECTION
16. PRE-CAST DONATION BOX - REFER TO EXTERIOR ELEVATION DETAILS FOR DETAILS
17. EXTERIOR PUSH BUTTON OPERATORS
18. HOLLOW METAL DOOR: DOOR AND FRAME TO BE PAINTED - REFER TO EXTERIOR FINISH EXTERIOR SCHEDULE
19. EXTERIOR GLAZING AND ALUMINUM DOOR GLAZING AND DOOR FRAME TO BE BLACK ANODIZED ALUMINUM. GLASS TO BE ONE LAYER OF SOLAR GRAY GLASS & ONE LAYER OF CLEAR ENERGY ADV GLASS
20. EXTERIOR WALL PACK LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
21. DRIVE-THRU WINDOW BY O.E. - REFER TO SHEET A11
22. DONATION BOX BY O.E. - REFER TO SHEET A11
23. EXTERIOR LIGHT FIXTURE LOCATED ON BLADE FEATURE - REFER TO ELECTRICAL DRAWINGS
24. PRE FINISHED METAL FLASHING TO MATCH 'BONE WHITE MCD 31'
25. LOCATION OF REMOTE SUCTION FOR GREASE INTERCEPTOR - REFER TO MECHANICAL DRAWINGS

## EXTERIOR FINISH SCHEDULE

| | CODE | PRODUCT | MANUF. | MODEL AND COLOUR | NOTES |
|---|---|---|---|---|---|
| | [EX01] | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3, COLOUR: ALPOLIC - IRON RED | |
| | [EX02] | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3, COLOUR: ALPOLIC - INT BONE WHITE | |
| | [EX03] | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3, COLOUR: ALPOLIC - MCD GREY | |
| | [BK1] | BRICK MASONRY | ROCKVALE STONE BRICK INC | SERIES CAMBRIDGE SIZE: 8" x 16" x 2" - COLOUR: ONYX FINISH GROUND FACE, MORTAR COLOUR: (X1-X3) BY INTERSTAR | PROVIDE 1" x 1" x 45° CHAMFER ON TOP COURSE FOR DRAINAGE. ALL SIN CORNERS TO BE SUPPLIED AS PRESHAPED TO EXPOSED EDGES |
| | [EX11] | EXTERIOR PAINT | DULUX PAINTS | COLOUR: CHESTNUT BROWN MCD 37 | |
| | [EX12] | EXTERIOR PAINT | DULUX PAINTS | COLOUR: CHARCOAL GREY MCD 44 | |
| | [EX13] | EXTERIOR PAINT | DULUX PAINTS | COLOUR: BRIGHT RED MCD 53 | |
| | [EX14] | EXTERIOR PAINT | DULUX PAINTS | COLOUR: BONE WHITE MCD 31 | |
| | [EX15] | PRE FINISHED SIDING | JAMES HARDIE | SERIES: SELECT CEDARMILL SIZE: 8.25" x 1/4". COLOUR: PAINT TO MATCH 'CHESTNUT BROWN' - MCD 37 | |
| | [EX16] | PRE FINISHED STEEL GLAZING | VICWEST | ADVISER, COLOUR: ALPOLIC - MCD MICA GREY | |
| | [EX17] | PRE FINISHED STEEL GLAZING | VICWEST | ADVISER, COLOUR: ALPOLIC - INT BONE WHITE | |
| | [EX18] | STONE VENEER (MASONRY) | FUNDATION | SERIES: CAMBRIDGE STONE, SIZE: UNITS A & C & D AS PROVIDED BY MANUFACTURER, COLOUR: NEWPORT GREY, MORTAR: CAN BE CHANGED BY INTERSTAR | |




2 A5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

| ISSUE TABLE | | |
|---|---|---|
| NO | DATE (YY-MM-DD) | DESCRIPTION |
| 01 | 04-10-20 | ISSUED FOR 50% REVIEW |
| 02 | 04-27-20 | ISSUED FOR 90% REVIEW |
| 03 | 05-08-20 | ISSUED FOR PERMIT |

REVISIONS

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
K. PAUL
LICENCE
4248

THE CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGNER AND THE DESIGN PROFESSIONAL WHOSE SEAL IS AFFIXED TO THIS DRAWING. DO NOT SCALE THE DRAWINGS.

THIS DRAWING SHALL NOT BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY THE DESIGN PROFESSIONAL WHOSE SEAL IS AFFIXED TO THIS DRAWING AND WHOSE SIGNATURE IS BELOW

ISSUED FOR CONSTRUCTION — DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

K. PAUL ARCHITECT INC.
PLANNERS • ARCHITECTS • ENGINEERS
3 Hughes Dr. Suite 201, Oakville, Ontario L6J 7X8
www.kpaularchitect.com
(905) 337-9910 FAX (905) 337-3130

CLIENT

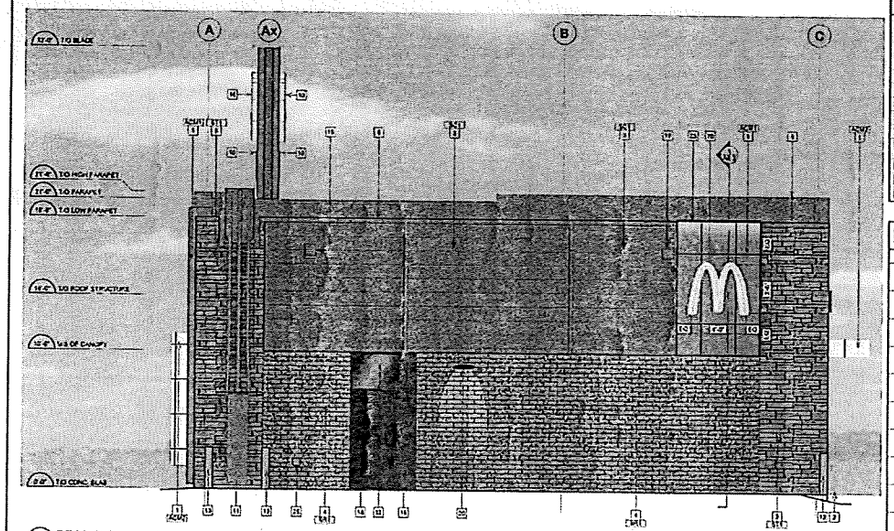
STORE TYPE
MODEL R3.0 (4600 SQ. FT.)
NAT. # 40886
MCDONALD'S PROJECT # 82404

PROJECT LOCATION
160 HIGHWAY #20 EAST
FONTHILL, ONTARIO

DRAWING TITLE
EXTERIOR ELEVATIONS

| DRAWN | CHECKED |
|---|---|
| PC | MS |
| SCALE | DATE |
| 1/4" = 1'-0" | MAY 2020 |
| K.P.A. PROJECT NO. | DRAWING NO. |
| 2003111 | A5.0 |

SCHEDULE D



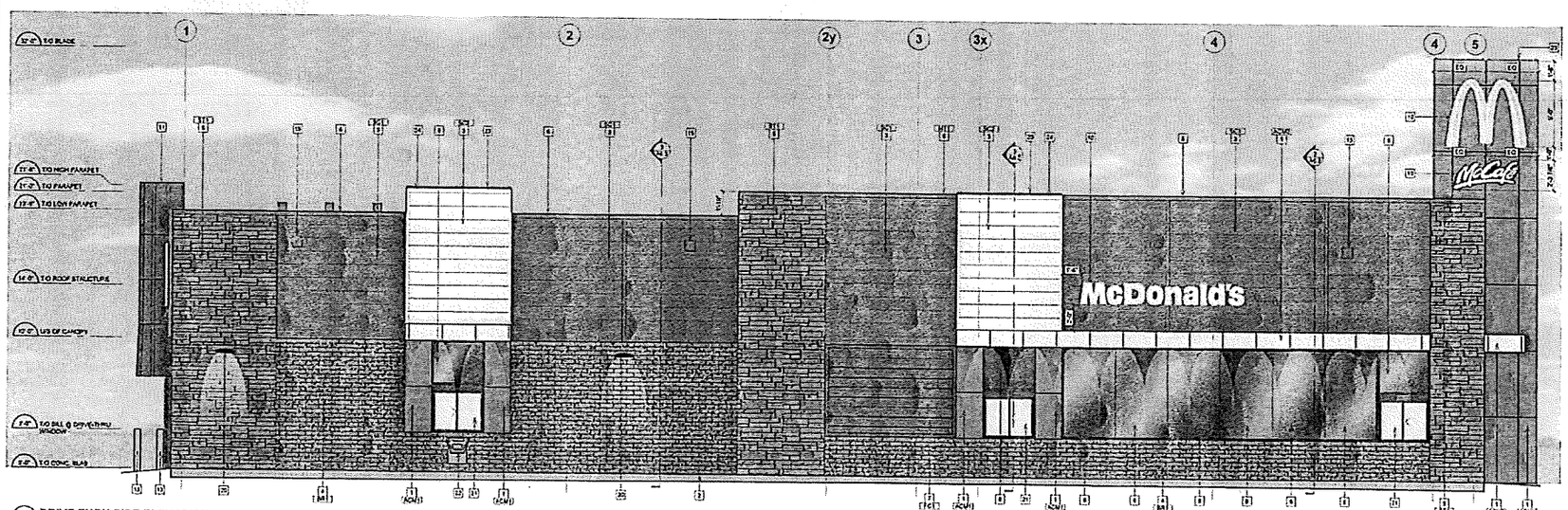

1 REAR ELEVATION
A5.1 SCALE : 1/4" = 1'-0"

## EXTERIOR ELEVATION NOTES

1. ALPOLIC ACM PANEL SYSTEM. REFER TO ACM LEGEND FOR COLOUR.
2. 6" CONCRETE CURB AT FACE OF BUILDING ALONG DRIVE THRU.
3. VICWEST METAL PANELS ROOF. REFER TO EXTERIOR FINISH SCHEDULE.
4. PRO MALE CAMBRIDGE BLOCK BASE STONE. REFER TO EXTERIOR FINISH SCHEDULE.
5. PERMASTON LIMPIA SLATE STONE. REFER TO EXTERIOR FINISH SCHEDULE.
6. PRE FINISHED METAL FLASHING TO MATCH "CHARCOAL GREY MCD 14".
7. FIBER CEMENT LAP SIDING. REFER TO EXTERIOR FINISH SCHEDULE.
8. SP ANDREI PANEL. COLOUR TO MATCH FRAME.
9. SILL FLASHING TO MATCH BRICK BASE BELOW. SILL FLASHING TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.
10. PROPOSED SIGNAGE LOCATION SHOWN. SEPARATE PERMITS, TYPE AND SIZE SHOWN MAY CHANGE. REFER TO SIGNAGE PERMIT DRAWINGS PREPARED BY PATTISON SIGNS FOR ACTUAL TYPE, SIZE, AND LOCATION.
11. METAL ROOF LADDER. REFER TO DETAIL A5.2
12. WINDOW FRAME COLOUR TO MATCH FRAME.
13. NEW SUPER GUARD BOLLARD WITH CONCRETE BASE. REFER WITH PLAN DETAILS FOR DETAILS.
14. WINDOW SILL FLASHING TO MATCH WINDOW MULLIONS. WINDOW SILL FLASHING TO BE SUPPLIED AND INSTALLED BY WINDOW CONTRACTOR.
15. PRE FINISHED METAL EXTERIOR ROOF GUTTER. COLOUR TO MATCH "CHARCOAL GREY - MCD 14". GC TO COORDINATE WITH ROOFING CONTRACTOR FOR PROPER OVERLAP AND CONTINUOUS CONNECTION.
16. PAPER DISPENSER BOX. REFER TO EXTERIOR ELEVATION DETAILS FOR DETAILS.
17. EXTERIOR PUSH BUTTON OPENER.
18. HOLLOW METAL DOOR, DOOR AND FRAME TO BE PAINTED. REFER TO EXTERIOR FINISH EXTERIOR SCHEDULE.
19. EXTERIOR GLAZING AND ALUMINUM DOOR, GLAZING AND DOOR FRAME TO BE BLACK ANODIZED ALUMINUM. GLASS TO BE ONE LAYER OF SOLAR GRAY GLASS & ONE LAYER OF CLEAR ENERGY ADV GLASS.
20. EXTERIOR WALL PACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
21. DRIVE THRU WINDOW BY G.C. REFER TO SHEET A15.
22. DONATION BOX BY G.C. REFER TO SHEET A15.
23. EXTERIOR LIGHT FIXTURE LOCATED ON BLADE FEATURE. REFER TO ELECTRICAL DRAWINGS.
24. PRE FINISHED METAL FLASHING TO MATCH "BONE WHITE MCD 21".
25. LOCATION OF REMOTE BUCTON FOR GREASE INTERCEPTOR. REFER TO MECHANICAL DRAWINGS.

## EXTERIOR FINISH SCHEDULE

| | CODE | PRODUCT | MANUF. | MODEL AND COLOUR | NOTES |
|---|---|---|---|---|---|
| | ACM1 | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3 COLOUR: ALPOLIC - RUN RED | |
| | ACM2 | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3 COLOUR: ALPOLIC - BAT BONE WHITE | |
| | ACM3 | ALUMINUM METAL PANELS | VICWEST | SYSTEM 3 COLOUR: ALPOLIC - MCD GREY | |
| | BK1 | BRICK (MASONRY) | NEW HALE FROM BLOCK INC | SERIES CAMBRIDGE SIZE: 4" x 4" x 8" - COLOUR: ONYX FINISH GROUND FACE, MORTAR: CM 908 (REFER TO INTERSTAR | PROVIDE 4" x 8" x 16" CHAMFERED TOP COURSE FOR DRAINAGE. RETURN CORNERS TO BE SUPPLIED AS REQUIRED TO EXPOSED EDGE |
| | EP1 | EXTERIOR PAINT | DULUX PAINTS | COLOUR: CHESTNUT BROWN MCD 37 | |
| | EP2 | EXTERIOR PAINT | DULUX PAINTS | COLOUR: CHARCOAL GREY MCD 14 | |
| | EP3 | EXTERIOR PAINT | DULUX PAINTS | COLOUR: BRIGHT RED MCD 13 | |
| | EP4 | EXTERIOR PAINT | DULUX PAINTS | COLOUR: BONE WHITE MCD 21 | |
| | FC1 | FIBER CEMENT SIDING | JAMES HARDIE | SERIES: SELECT CEDARMILL SIZE: 8.25" & 5.25" COLOUR: PAINT TO MATCH "CHESTNUT BROWN - MCD 37" | |
| | SC1 | PRE FINISHED STEEL CLADDING | VICWEST | ACR0.54 COLOUR: ALPOLIC - MCD MICA GREY | |
| | SC2 | PRE FINISHED STEEL CLADDING | VICWEST | ACLR 0.8 COLOUR: ALPOLIC - BAT BONE WHITE | |
| | ST1 | STONE VENEER (MASONRY) | PERMASTON | SERIES: LIMPIA STONE, SIZE: UNITS A & C & D AS PROVIDED BY MANUFACTURER, COLOUR: "WEIGHT GREY", MORTAR: CM 908 (REFER TO INTERSTAR | |




2 DRIVE-THRU SIDE ELEVATION
A5.1 SCALE : 1/4" = 1'-0"

ISSUE TABLE

| NO | DATE | DESCRIPTION |
|---|---|---|
| 01 | 04.10.20 | ISSUED FOR SPA REVIEW |
| 02 | 04.21.20 | ISSUED FOR SPA REVIEW |
| 03 | 05.08.20 | ISSUED FOR PERMIT |

REVISIONS

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
K. PAUL
LICENCE
4248

THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT AND THE DESIGN PROFESSIONAL WHOSE SEAL IS AFFIXED TO THIS DRAWING. DO NOT SCALE THE DRAWINGS.

THIS DRAWING WILL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION BY THE DESIGN PROFESSIONAL WHOSE SEAL IS AFFIXED TO THIS DRAWING AND WHOSE SIGNATURE IS BELOW.

ISSUED FOR CONSTRUCTION DATE

DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES

K. PAUL ARCHITECT INC.
ARCHITECTS • CONSULTANTS • DESIGNERS
2148 Stonewall Heights Dr. Suite 200, Fonthill, Ontario, L0S 1T0
www.kpaularchitect.com
(905) 937-9900 Fax (905) 937-9908

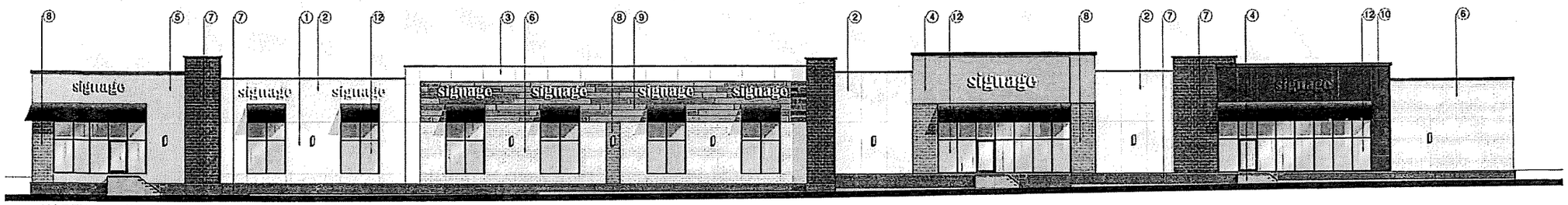
CLIENT

STORE TYPE
MODEL R3.0 (4500 SQ. FT.)
NAT. # 40886
MCDONALD'S PROJECT # 82404

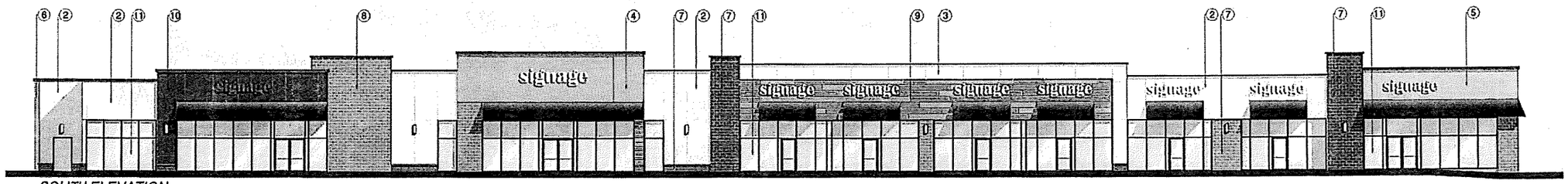
PROJECT LOCATION
160 HIGHWAY #20 EAST
FONTHILL, ONTARIO

DRAWING TITLE
EXTERIOR ELEVATIONS

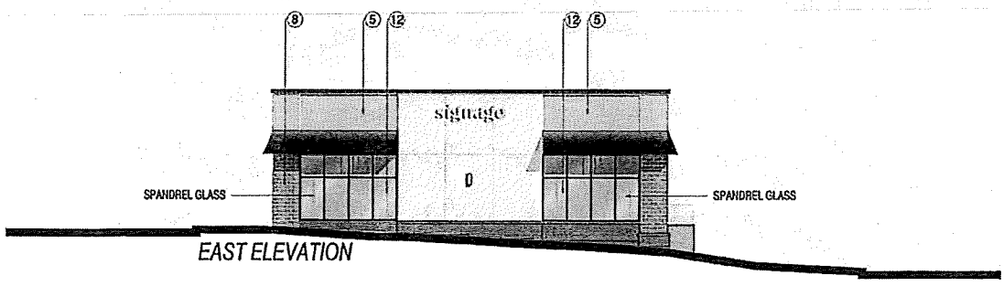
| DRAWN | CHECKED |
|---|---|
| PC | MS |
| SCALE 1/4" = 1'-0" | DATE MAY 2020 |
| KPA PROJECT NO 2003111 | DRAWING NO A5.1 |



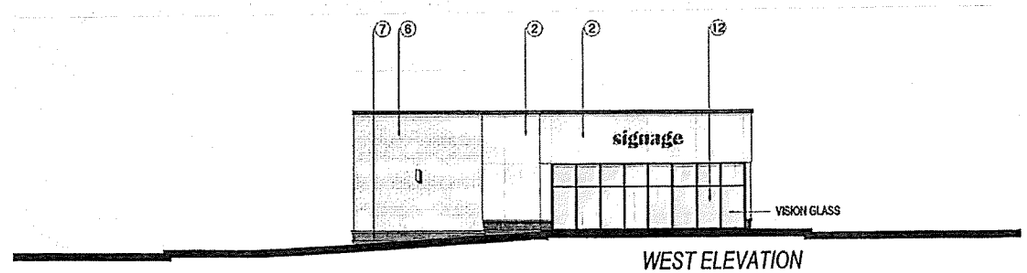

NORTH ELEVATION - REGIONAL ROAD No.20




SOUTH ELEVATION




EAST ELEVATION




WEST ELEVATION

ELEVATION FINISHES COLOUR LEGEND :

1. EIFS - BM FRENCH WHITE 1093
2. EIFS - BM SHORTBREAD CSP-970
3. EIFS - BM ICE-MIST 2123-70
4. EIFS - STORM BM AF-700
5. EIFS - BM DASH OF CURRY 2159.10
6. EIFS - BRICK PATTERNED - MARSHMALLOW SW 7001
7. ARCHITECTURAL NOBLE SERIES BY PERMACON - CHARCOAL - BUFFED
8. ARCHITECTURAL NOBLE SERIES BY PERMACON - GREY NORUK - BUFFED
9. ALUMINUM METAL CLADDING 8" SLATS - COLOUR KWILA
10. EIFS - BM 2107-10 CHOCOLATE CANDY BROWN
11. VISION GLASS
12. SPANDREL GLASS

NOTES:
1. EAST ELEVATION OF BUILDING 2 IS 1 HOUR F/R.
2. TENANT SIGNAGE TO BE MOUNTED ON RAIL SYSTEM.

BUILDING 2

0 2 4 6m

PR. NO. 12315.05
OCTOBER 28, 2020

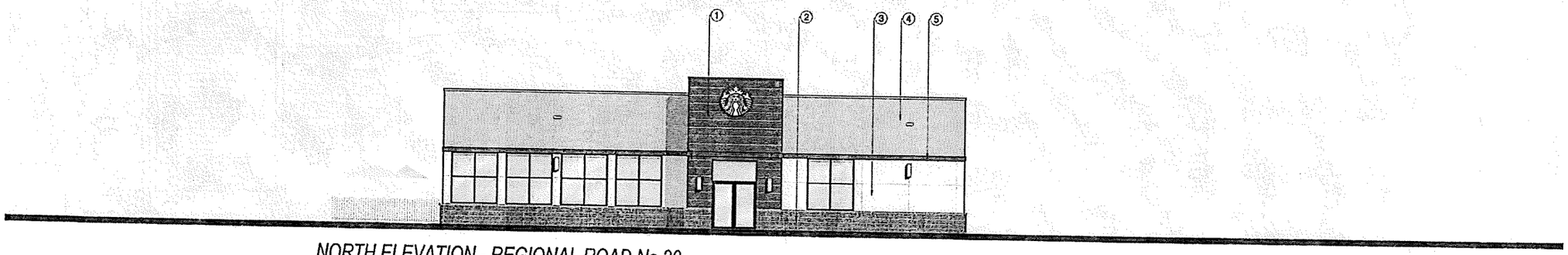
PETROFF PARTNERSHIP ARCHITECTS

PETROFF

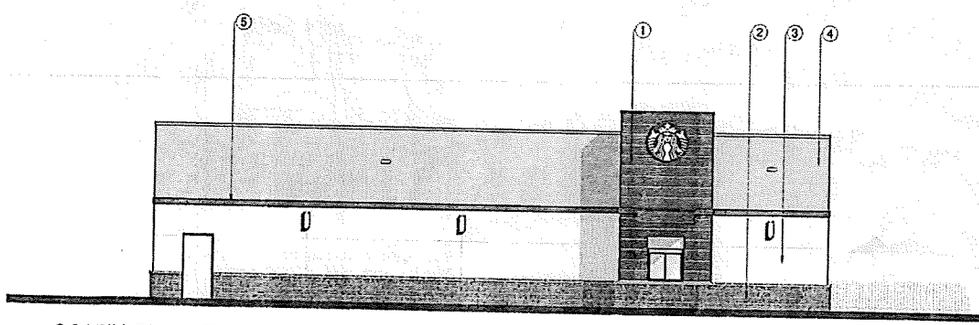
CROWNGROVE ESTATES INC.

SHOPS ON 20 - PHASE 1

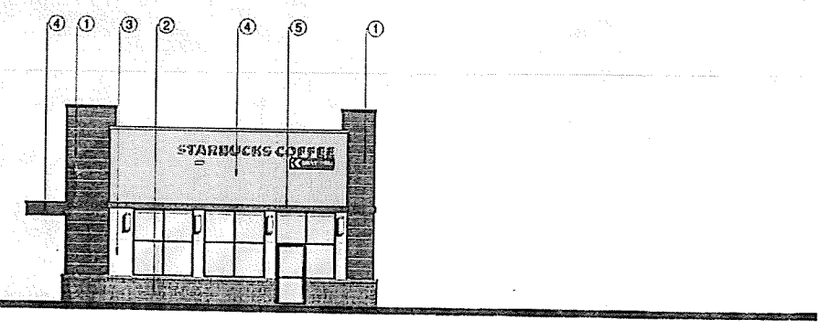
1180 HIGHWAY #20, FONTHILL, ONTARIO




NORTH ELEVATION - REGIONAL ROAD No.20




SOUTH ELEVATION




EAST ELEVATION

ELEVATION FINISHES COLOUR LEGEND :

1. KNOTWOOD ALUMINUM CLADDING SYSTEM - COLOUR: KWILA
2. ARCHITECTURAL NOBLE SERIES BY PERMACON, PASTILLES-NOBLE-MEULE_CHARBON
3. EIFS - COLOUR TO MATCH : SHERWIN WILLIAM SW 7001 MARSHMALLOW - TEXTURE: SANDPEBBLE
4. EIFS - COLOUR TO MATCH : SHERWIN WILLIAM SW 7016 MINDFUL GRAY - TEXTURE: SANDPEBBLE
5. EIFS - COLOUR TO MATCH : SHERWIN WILLIAM SW 7020 BLACK FOX - TEXTURE: SANDPEBBLE

BUILDING 3

0 1.5 3 4.5m

PR. NO. 12315.05
AUGUST 04, 2020

PETROFF PARTNERSHIP ARCHITECTS

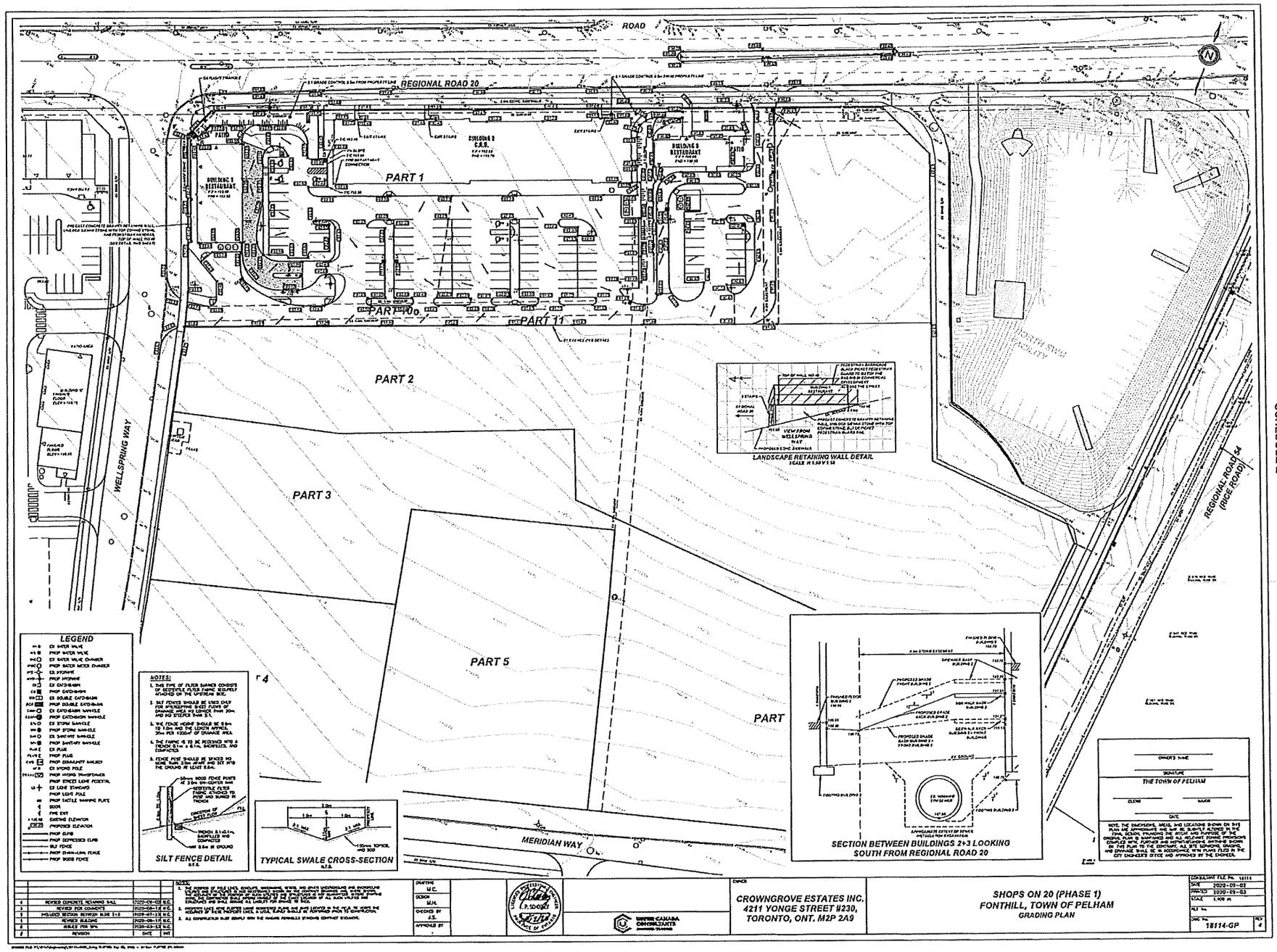
PETROFF

CROWNGROVE ESTATES INC.

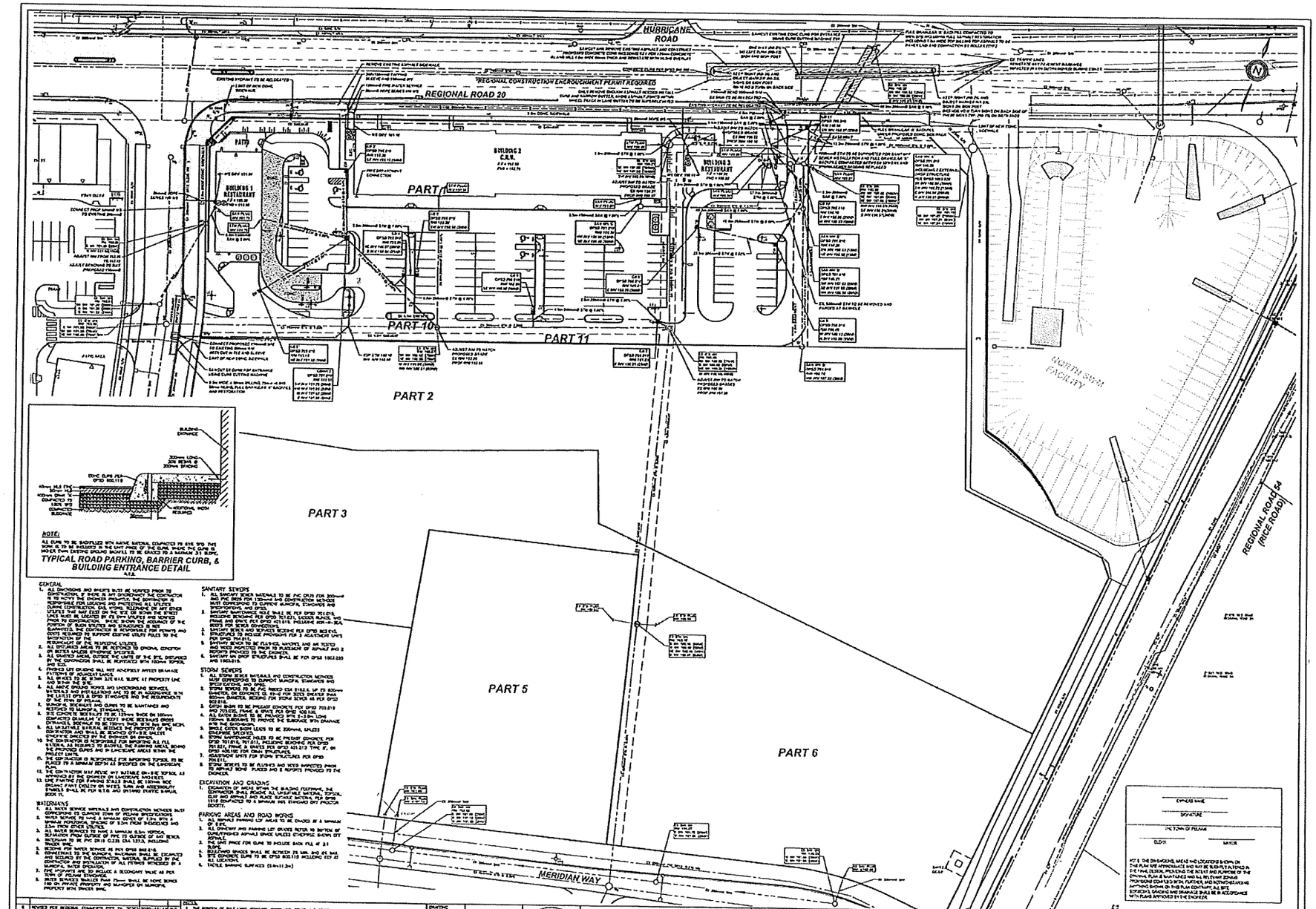
SHOPS ON 20 - PHASE 1

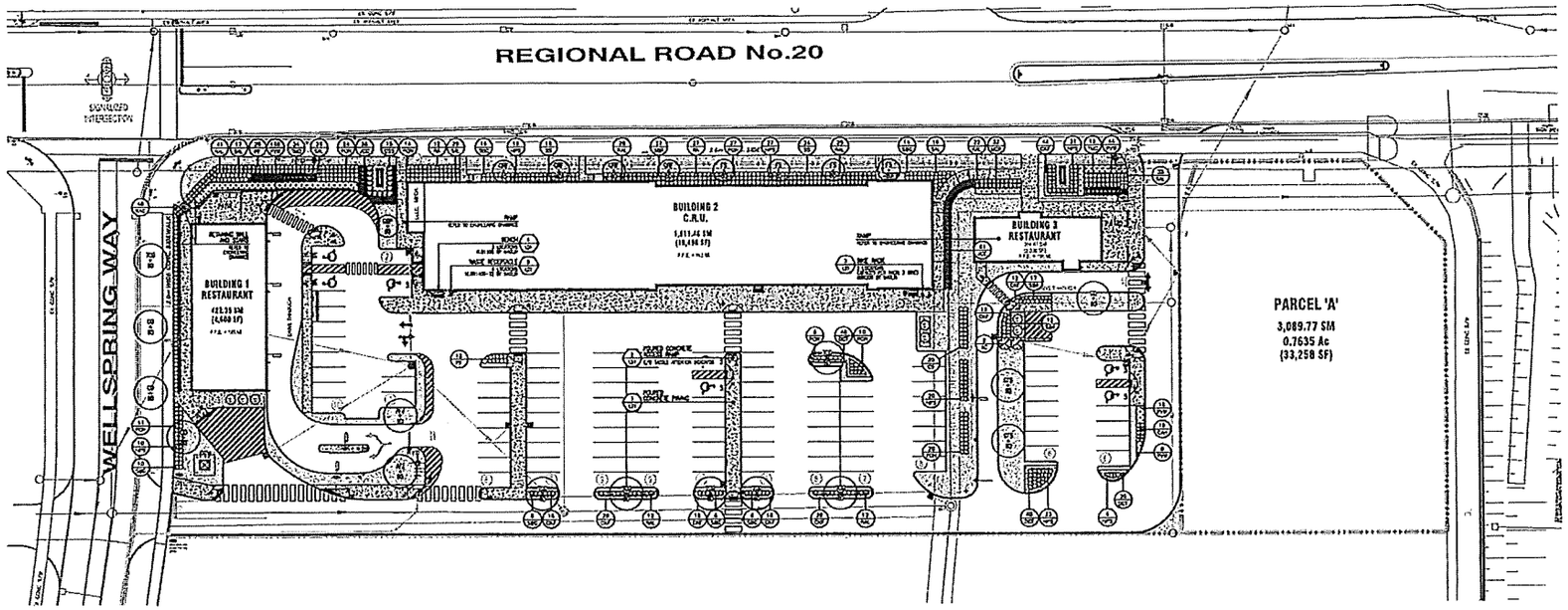
160 HIGHWAY #20, FONTHILL, ONTARIO

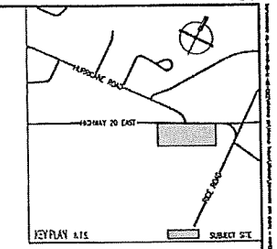
SCHEDULE E


REGIONAL ROAD 20
WELLSPRING WAY
MERIDIAN WAY
REGIONAL ROAD 54 (RICE ROAD)
PART 1
PART 2
PART 3
PART 4
PART 5
PART 10
PART 11
BUILDING 1 RESTAURANT
BUILDING 2 RESTAURANT
BUILDING 3 RESTAURANT
BUILDING 2 C.R.U.
PATIO
LANDSCAPE RETAINING WALL DETAIL
SECTION BETWEEN BUILDINGS 2+3 LOOKING SOUTH FROM REGIONAL ROAD 20
SILT FENCE DETAIL
TYPICAL SWALE CROSS-SECTION
LEGEND
NOTES:
THE TOWN OF PELHAM
CROWNGROVE ESTATES INC.
4211 YONGE STREET #230,
TORONTO, ONT. M2P 2A9
SHOPS ON 20 (PHASE 1)
FONTHILL, TOWN OF PELHAM
GRADING PLAN
SUTTER CANADA CONSULTANTS
18114-GP

SCHEDULE F


HURRICANE ROAD
REGIONAL ROAD 20
REGIONAL CONSTRUCTION ENCROACHMENT PERMIT REQUIRED
BUILDING 1 RESTAURANT
BUILDING 2 C.R.U.
BUILDING 3 RESTAURANT
PATIO
PART 1
PART 2
PART 3
PART 5
PART 6
PART 10
PART 11
NORTH SWM FACILITY
REGIONAL ROAD 54 (RICE ROAD)
MERIDIAN WAY
TYPICAL ROAD PARKING, BARRIER CURB, & BUILDING ENTRANCE DETAIL
GENERAL
SANITARY SEWERS
STORM SEWERS
EXCAVATION AND GRADING
PARKING AREAS AND ROAD WORKS
WATERMAINS
CROWNGROVE ESTATES INC.
4211 YONGE STREET #230,
TORONTO, ONT. M2P 2A9
SHOPS ON 20 (PHASE 1)
FONTHILL, TOWN OF PELHAM
SERVICING PLAN
18114-SERV




## LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- SOD
- MULCH
- ROCK
- WASTE RECEPTACLE
- BIKE RACK
- DECIDUOUS TREE PLANTING
- DECIDUOUS SHRUB PLANTING
- CONIFEROUS SHRUB PLANTING
- ORNAMENTAL AND PERENNIAL PLANTING

# PLANT LIST

## DECIDUOUS TREES

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | CAL. (cm) | HT. (cm) | SPREAD (cm) | ROOTS | REMARKS |
|---|---|---|---|---|---|---|---|---|
| ACNB | 3 | Acer x freemanii 'Jeffersred' | Autumn Blaze Maple | 60 | - | - | BB | - |
| CELO | 3 | Celtis occidentalis | Hackberry | 60 | - | - | BB | - |
| FGPU | 6 | Fagus sylvatica 'Dawyck Purple' | Dawyck Purple Beech | 60 | - | - | BB | - |
| GBPW | 1 | Gleditsia triacanthos 'Sunburst' | Honeylocust | 60 | - | - | BB | - |
| GCIO | 1 | Gymnocladus dioicus | Kentucky Coffee Tree | 60 | - | - | BB | - |
| GTSD | 2 | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 60 | - | - | BB | - |
| QPFB | 4 | Quercus palustris 'Pin Oak' | Pyramidal English Oak | 60 | - | - | BB | - |
| TCOO | 7 | Tilia cordata 'Corinthian' | Corinthian Linden | 60 | - | - | BB | - |

## DECIDUOUS SHRUBS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| AMCO | 2 | Amelanchier canadensis | Serviceberry | - | 200 | 150 | BB | Clump |
| CAGR | 18 | Cotinus coggygria 'Nuancier' | Nuancier Smoketree | - | 50 | 35 | 3 gal. pot | - |
| CSSB | 20 | Cornus sericea | Red-Osier Dogwood | - | 50 | 35 | 3 gal. pot | - |
| CSSS 32 | 15 | Cornus sericea 'Silver and Gold' | Silver and Gold Dogwood | - | 120 | 50 | 3 gal. pot | - |
| FMGO | 20 | Forsythia x intermedia 'Northern Gold' | Northern Gold Forsythia | - | 50 | 35 | 3 gal. pot | - |
| HPSD | 131 | Hypericum prolificum | 'Shrubby St. Johnswort' | - | 50 | 30 | 3 gal. pot | - |
| HPSU | 38 | Potentilla fruticosa | Cinquefoil | - | 50 | 30 | 3 gal. pot | - |
| PONE | 32 | Physocarpus opulifolius 'Nanus' | Dwarf Ninebark | - | 50 | 35 | 3 gal. pot | - |
| RAGR | 38 | Rhus aromatica | Fragrant Sumac | - | 50 | 50 | 3 gal. pot | - |
| RAGR | 46 | Rhus aromatica 'Low-Line' | Dwarf Fragrant Sumac | - | 50 | 40 | 3 gal. pot | - |
| SALB | 138 | Rhus alpina | Alpine Catmint | - | 50 | 35 | 3 gal. pot | - |
| SALB | 111 | Symphoricarpos albus | Snowberry | - | 50 | 35 | 3 gal. pot | - |
| SAGR | 56 | Spiraea x bumalda 'Anthony Waterer' | Anthony Waterer Spirea | - | 50 | 30 | 3 gal. pot | - |
| SBCO | 36 | Spiraea x bumalda 'Goldflame' | Goldflame Spirea | - | 50 | 30 | 3 gal. pot | - |
| SCCO | 40 | Syringa meyeri | Palibin Syringa | - | 50 | 30 | 3 gal. pot | - |

## CONIFEROUS SHRUBS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| JSCO | 11 | Juniperus scopulorum 'Emerald Sea' | Emerald Sea Shore Juniper | - | - | 50 | CG / FP | - |
| JSCO | 36 | Juniperus chinensis x sargentii 'Blaue' | Blue Sargent Juniper | - | - | 50 | CG / FP | - |
| TSCO | 12 | Taxus x media 'Densiformis' | Dense Yew | - | - | 50 | CG / FP | - |

## GRASSES

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CAF | 176 | Calamagrostis x 'Karl Foerster' | Feather Reed Grass | - | - | - | 2 gal. pot | - |
| JCI | 128 | Deschampsia cespitosa 'Tardiflora' | Tufted Hair Grass | - | - | - | 2 gal. pot | - |
| MCB | 22 | Muhlenbergia capillaris 'Regalia' | Regalia Muhly Grass | - | - | - | 1 gal. pot | - |
| PVF | 238 | Panicum virgatum 'Heavy Metal' | Heavy Metal Switch Grass | - | - | - | 2 gal. pot | - |

BB - BARE ROOT CG - CONTAINER GROWN FP - FIELD PLANTED pot - POT GROWN

Base Information

Base information received in digital format from Patrott Partnership Architects, Project No.18215.02, Drawing No.A-101 and received August 12, 2020.
Base & servicing information received in digital format from Upper Canada Planning & Engineering, Project No.18116 and received October 1, 2020.

| No | Revision | By | Yr | Mo | Dy |
|---|---|---|---|---|---|
| 8 | For Submission | SW | 20 | 10 | 05 |
| 5 | For Site Plan Submission | SW | 20 | 08 | 18 |
| 4 | Issued for Tender | SW | 20 | 03 | 11 |
| 3 | For Submission | SW | 20 | 02 | 26 |
| 2 | For Submission | SW | 20 | 02 | 14 |

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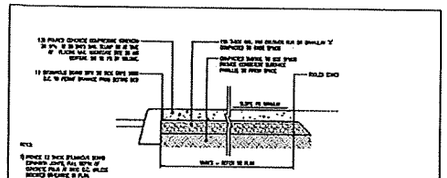
landscape architects

SHOPS ON 20 - PHASE 1
160 HIGHWAY 20 E.
CROMMORE ESTATES INC.
TOWN OF FONTHILL

LANDSCAPE PLAN

| | | | | |
|---|---|---|---|---|
| Drawn by | SW | Scale | 1:400 | L1 |
| Checked by | PVC | Plot Date | 2020-10-13 | |
| Approved by | PVC | Project | 2282 | Drawing No. |

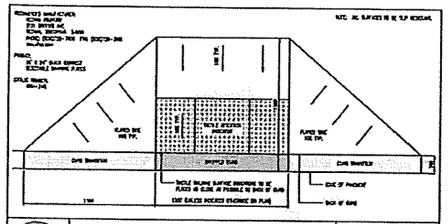
SCHEDULE G



POURED CONCRETE PAVING

cosburn nauboris ltd

| | |
|---|---|
| DATE 19.11.19 | SCALE 1:25 |
| PROJECT 2282shops on 20 | |



POURED CONCRETE ACCESS RAMP

cosburn nauboris ltd

| | |
|---|---|
| DATE 19.11.19 | SCALE 1:25 |
| PROJECT 2282shops on 20 | |

BIKE RACKS

MAGLIN

## MBR200 SERIES

MATERIALS: The bike rack is manufactured using galvanized M.S. steel tube and an aluminum casting. Custom inserts/lettering is available.

FINISH: The bike rack uses a galvanized post with a natural finish on the aluminum ring casting. The Maglin Powdercoat finish is also available.

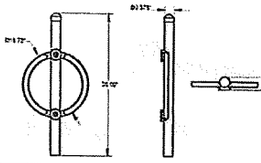
INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select MBR200 Series. Choose:
- Powdercoat Color
  - Direct Burial (MBR200-DB)
  - Surface Mount (MBR200-S)
- Natural Aluminum/Galvanized Finish
  - Direct Burial (MBR200-DB-G)
  - Surface Mount (MBR200-S-G)

OPTIONS: • Personalization

MBR200-DB direct burial model shown.

DIMENSIONS:
Height: 34.00" (31.4 cm)
Diameter: 18.25" (46.3 cm)
Direct Burial: 18.00" (46.3 cm) Below Grade
Weight: 12.0 lbs (5.5 kg)



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BENCHES

MAGLIN

## MLB1200 SERIES

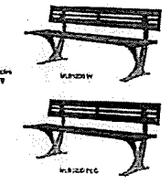
MATERIALS: Bench tops are made from solid steel slat tops. The seat employs top plate in High Density Paper Composite.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating lacquer.

INSTALLATION: The bench is delivered pre-assembled. Holes (3 X 3) are provided in each foot for securing to base.

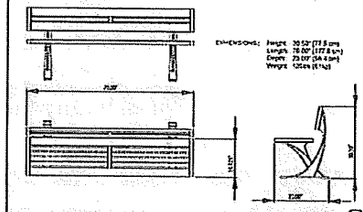
TO SPECIFY: Select MLB1200. Choose:
- Size
  - MLB1200 W
- HDPE
  - MLB1200 PCC (Charcoal)
  - MLB1200 PCS (Sandstone)
- Powdercoat Color

OPTIONS: • Personalization
• Arm Rests



MLB1200W

MLB1200 PCC



DIMENSIONS: Height: 30.50" (77.5 cm)
Length: 70.00" (177.8 cm)
Depth: 23.00" (58.4 cm)
Weight: 125 lbs (57 kg)

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TRASH CONTAINERS

MAGLIN

## MLWR1400-32

MATERIALS: The trash receptacle frame is made using 16 G. galvanized steel. Both inside (3 components each) and OUTSIDE panels, both made from composite (HDPE) lumber. Steel are used for the wires and door panels. A 32 gallon galvanized steel polyethylene liner and Stainless Steel lid are provided.

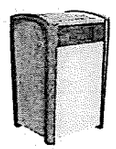
FINISH: All steel components are powder coated. Epoxy and provides a durable finish on all metal surfaces.

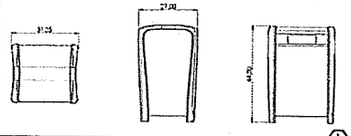
INSTALLATION: The trash receptacle is delivered pre-assembled. Holes (3 X 3) are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR1400-32. Choose:
- Side Door panels
  - HDPE
    - MLWR1400-32 PCC (Charcoal)
    - MLWR1400-32 PCS (Sandstone)
  - HDPE Plaque
    - MLWR1400-32 PGY (Grey)
    - MLWR1400-32 PBK (Black)
    - MLWR1400-32 PDN (Dark green)
- Decal
  - MLWR1400-32 M
- Personalization
- Fabricate color (Black or Grey)

COMPLIMENTARY PRODUCTS:
- MLB1400
- MLR1400
- MLC1400

DIMENSIONS: Height: 44.00" (111.8 cm)
Weight: 112 lbs (45 kg)
Liner Capacity: 32 Gallons (121.0 L)





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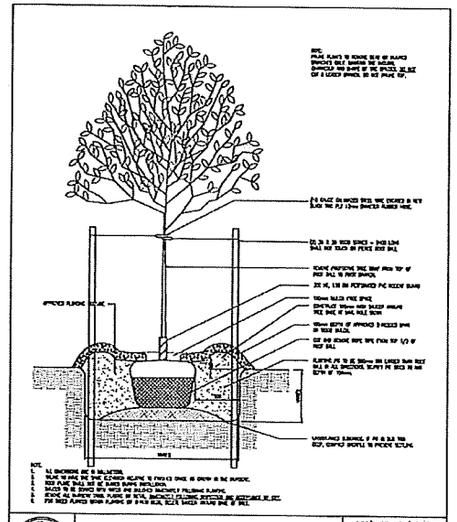
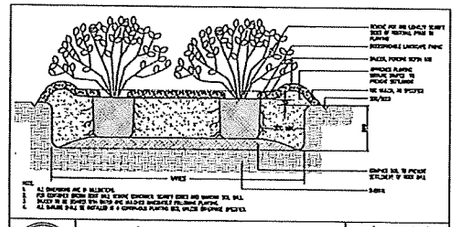


DECIDUOUS TREE PLANTING
CALIPER TREE – PLANTING MIX

cosburn nauboris ltd

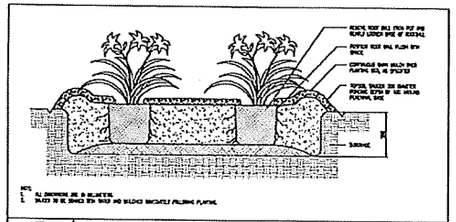
| | |
|---|---|
| DATE 18.11.19 | SCALE 1:25 |
| PROJECT 2282shops on 20 | |



SHRUB PLANTING
CONTINUOUS BEDS – SOD – PLANTING MIX

cosburn nauboris ltd

| | |
|---|---|
| DATE 15.08.20 | SCALE 1:25 |
| PROJECT 2282shops on 20 | |



PERENNIAL PLANTING
CONTINUOUS BED

cosburn nauboris ltd

| | |
|---|---|
| DATE 19.11.19 | SCALE 1:25 |
| PROJECT 2282shops on 20 | |

Base Information

Base information received in digital format from Petroff Partnership Architects, Project No.12315.02, Drawing No.A-101 and received August 12, 2020.
Base & servicing information received in digital format from Upper Canada Planning & Engineering, Project No.18114 and received October 1, 2020.

| No | Revision | By | Yr | Mo | Dy |
|---|---|---|---|---|---|
| 6 | For Submission | SW | 20 | 10 | 05 |
| 5 | For Site Plan Submission | SW | 20 | 05 | 15 |
| 4 | Issued for Tender | SW | 20 | 03 | 11 |
| 3 | For Submission | SW | 20 | 02 | 25 |
| 2 | For Submission | SW | 20 | 02 | 14 |

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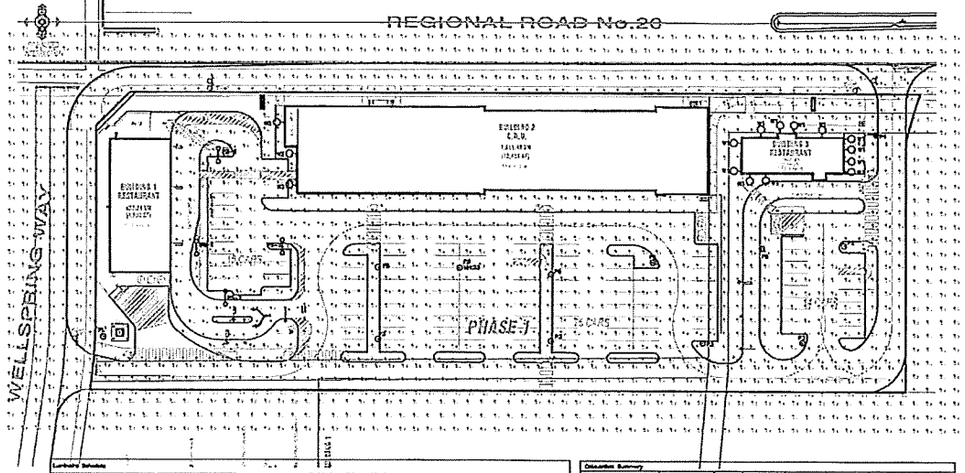
landscape architects

SHOPS ON 20 - PHASE 1
160 HIGHWAY 20 E.
DRONGRAVE ESTATES INC.
TOWN OF PELHAM

DETAILS

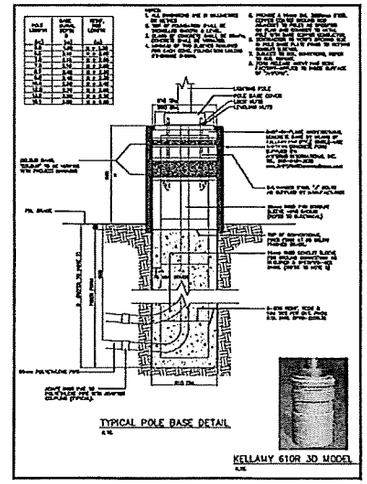
| | | | |
|---|---|---|---|
| Drawn by | CP | Scale | AS SHOWN |
| Checked by | PHC | Plot Date | 2020-10-05 |
| Approved by | PHC | Project | 2282 |

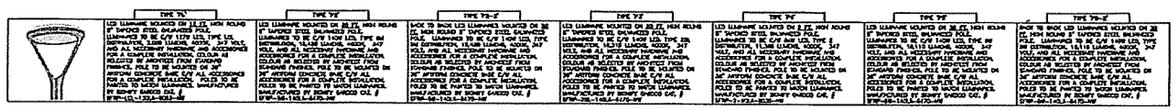
LD1
Drawing No.

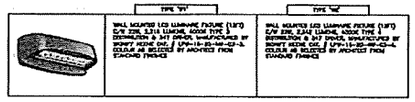


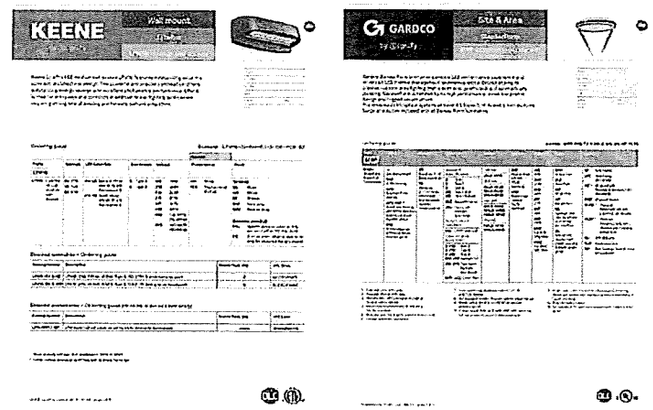

| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | Lum. Lumens | [Min/Max] | IES Rating |
|---|---|---|---|---|---|---|---|---|---|
| | 1 | F2 | S-GLE | 0.800 | STRP-64-1-UNV-T-4-CW | 142 | 14435 | Series by Signify | 01-LD-01 |
| | 2 | F2-3 | SNGY-SNGY | 0.800 | STRP-64-1-UNV-T-4-CW | 142 | 14435 | Series by Signify | 01-LD-01 |
| | 1 | F3 | S-GLE | 0.800 | STRP-38L-1-UNV-T-4-CW | 110 | 13310 | Series by Signify | 04-LD-04 |
| | 1 | F4 | S-GLE | 0.800 | STRP-2-PDA-9020-HW | 84 | 11338 | Series by Signify | 02-LD-02 |
| | 4 | F6 | S-GLE | 0.800 | STRP-38-1-UNV-T-4-CW | 110 | 13110 | Series by Signify | 04-LD-02 |
| | 2 | F6-2 | S-GC-SNGC | 0.800 | STRP-38-1-UNV-T-4-CW | 110 | 13110 | Series by Signify | 04-LD-02 |
| | 1 | F6 | S-GLE | 0.800 | STRP-LDL-1-UNV-T-4-CW | 137.4 | 3109 | Series by Signify | 05-LD-01 |
| | 12 | W1 | S-GLE | 0.800 | LFP-16-30-MP-03-2 | 23.2 | 2310 | Sconce by Signify | 01-LD-01 |
| | 2 | W2 | S-GLE | 0.800 | LFP-16-20-MP-03-4 | 23.2 | 2240 | Sconce by Signify | 01-LD-01 |

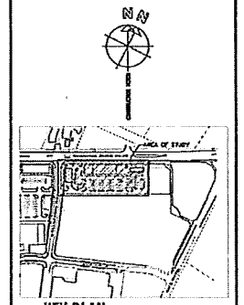
| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | Calc/Type | Units | Avg | Max | Min | Avg/Min | Max/Min |
| BUILDING 1 AVEIAVE | Illuminance | Fc | 6.47 | 14.0 | 3.0 | 2.23 | 4.00 |
| LOT TYPICAL | Illuminance | Fc | 0.24 | 0.6 | 0.0 | N/A | N/A |
| SITE | Illuminance | Fc | 2.34 | 10.2 | 0.4 | 5.85 | 46.50 |








KEY PLAN

| NO. | ISSUED | BY |
|---|---|---|
| 1 | Issued for DPA | |
| 2 | Issued for DPA | |
| 3 | Issued for DPA | |

MANUEL JORDAO & ASSOCIATES LTD.
ELECTRICAL ENGINEERING
338 EDWARD AVENUE, UNIT 22
RICHMOND HILL, ONTARIO
L4C 9Y5 CANADA
PHONE: (905) 780-6080 FAX: (905) 780-6081
Email: mjordao@mjassoc.com

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# ELECTRICAL SITE LIGHTING

SHOPS ON 20 - PHASE 1
160 HIGHWAY #20 EAST
PELHAM, ONTARIO
FOR: CROWNGROVE ESTATES INC.

G.E. CICCIURE
JUL 11 '79
LICENCE OF ONTARIO

| | |
|---|---|
| DRAWN BY | M.R. |
| CHECKED BY | G.E. |
| DATE | FEBRUARY 2020 |

PROJECT # 2020-035
SHEET # E-ESL

SCHEDULE H