

"B" - being a site plan, showing the location of existing features on the "Lands" and the plans showing the new facilities, works and matters to be provided on the "Lands", hereinafter referred to as the "Site Plan".

2. The attached Schedule "B" is hereby approved by the Municipality subject to the following conditions:

(a) **GENERAL**

(i) The Owner hereby agrees that the development shall be carried out and completed in accordance with the attached Schedules. Any item or feature which is not specifically shown on the Schedules or described in this Agreement shall be deemed to be prohibited and will only be permitted through an amendment to this Agreement.

(b) **PAVING DRIVEWAYS & PARKING AREA**

(i) The Owner shall pave with asphalt, concrete or other hard surface material approved by the Municipality, those portions of driveway and parking areas and walkways on the "Lands", as shown on Schedule "B", the "Site Plan", to the reasonable satisfaction of the Municipality. No driveway or parking areas shall be used as such unless they are so paved or surfaced. The Owner shall so construct and maintain the surface of all fire lanes on the "Lands" so that the surface will support fire apparatus weighing 18 tonnes under all weather conditions.

(c) **VEHICULAR ACCESS**

The Owner shall provide and maintain vehicular access to and from the Lands only as shown on Schedule "B", the Site Plan, and to the satisfaction of the Municipality. The Owner shall prohibit any other vehicular access to and from "the Lands".

(d) **LANDSCAPING**

The Owner shall provide landscaping and plant trees on the "lands" as shown in Schedule "B". Final occupancy of the building shall not be granted until the landscaping is installed to the Municipality's satisfaction. All plant materials shall be installed and maintained in a healthy condition to the satisfaction of the Municipality and kept free of weeds. No landscaping shall be installed on the road allowances of the Municipality

without its prior approval. No underground sprinkler systems shall be located on the Municipality's right-of-way.

(e) **LIGHTING**

The Owner shall install and maintain facilities for the lighting, including floodlighting, of the "Lands" or of any buildings or structures including signs thereon to the reasonable satisfaction of the Municipality. Any exterior lighting of the building, parking areas or signs shall comply with Municipal Policy #89 - Dark Sky Policy, shall have its intensity controlled, and shall be directed away from the adjacent properties and streets to the reasonable satisfaction of the Municipality.

(f) **OPEN STORAGE AND GARBAGE**

The Owner hereby agrees that there will be no open storage carried out on the "Lands" unless it is within an area specifically designated for such purposes and shown on Schedule "B", the "Site Plan". Garbage shall be stored only within the building or within the facilities intended for that purpose and within an area specifically designated for such purposes and shown on Schedule "B", the "Site Plan".

(g) **SERVICING, GRADING AND INSPECTION**

- (i) The Owner shall provide for the construction and maintenance of such sewers, water mains, roads, site grading, driveway installation, and service connections as designed, certified and shown in the Schedule "B", and as per the Municipality of Lambton Shores Engineering Standards and Specifications.
- (ii) Surface drainage shall be accommodated on the "Lands" and shall not drain onto adjoining property. The Owner shall be responsible to ensure that the proposed development and final grading of the site do not in any way adversely affect the drainage of adjoining properties. The Owner agrees to indemnify the Municipality against any claims that may arise from the development with respect to alterations in the direction, quantity, or quality of surface drainage or storm water.
- (iii) The Owner's consultant shall provide inspections for the installation of any and all site services in accordance with the Municipality of Lambton Shores' Engineering Standards and Specifications. Any and all work on Municipal property shall be coordinated with the Municipality and will require full time inspection by the consultant. Full Time Inspection shall include, but not be limited to sewer, water main and road installation on the public right-of-way and road and

right-of-way reinstatement in order to verify depths of materials and finished product.

- (iv) Full time inspection is not a requirement for site stripping or the removal of pavement, curb and gutter, and sidewalks.
- (v) The preceding does not absolve the Owner or the Owner's consultant of responsibility for being aware of all activities related to this development. Ignorance of on-site activities will be no excuse for variance from the Site Plan, Municipal specification, or any statute under law, nor for the consultant abdicating responsibility for provision of a letter of certification upon project completion.
- (vi) Any water mains shall be inspected and tested up to and including the water meter(s) in accordance with the Municipality of Lambton Shores Engineering Standards and Specifications.
- (vii) Any service connections shall be in accordance with the Municipality of Lambton Shores Engineering Standards and Specifications.
- (viii) Site services shall be provided as required in the Schedules. No alterations shall be made unless they are minor and receive the prior approval of the Municipal Director of Community Services.

3. **OCCUPANCY**

- (a) The Owner shall notify the Municipality at least one week prior to the proposed occupancy date in order to arrange for a site inspection to be conducted.
- (b) The Owner and Encumbrancer shall not occupy or use or permit to be occupied or used any new building on the "Lands" before the provisions of this Agreement are complied with.
- (c) Substantial completion of the site is required before occupancy is allowed by the Municipality. The Municipality may permit the occupation or use of any new building or extension or a parking lot before all the provisions of this Agreement are complied with, subject to the following conditions being satisfied:
 - i) all off-site services required by this Agreement affecting the "Lands" have been completed to the satisfaction of the Municipality and in compliance with the terms and conditions of the this Agreement. Specifically this shall include:

1. The completion of all site work required within those portions of the Main St E and Tattersall Lane road allowances abutting the Lands, as shown in the Schedules;
 2. The completion of the shared internal driveway on the portion of the Lands abutting the Lands and identified as Parts 10 and 11 on RP 25R10723; and
 3. The completion of the car wash “escape lane” on the portion of the Lands abutting the Lands and identified as Part 4 on RP 25R10723.
- ii) the Owner or Encumbrancer deposits with the Municipality a certified cheque or a bank Letter of Credit in order to secure the completion of the provisions of this Agreement after occupancy has commenced, including the landscaping. Notwithstanding the aforementioned permission, the Owner and Encumbrancer shall not occupy or use or permit to be occupied or used any new building or extension or parking lot on the “Lands” before all of the work, except landscaping, in the Municipality’s right-of-way is complete.
- (d) The Owner hereby authorizes the Municipality to carry out the completion of any of the provisions of this Agreement and to use the funds secured by the said cheque or a bank Letter of Credit for this purpose, if the Owner fails to complete the said work within the time agreed to in writing between the Municipality and the Owner at the time the Owner provides such cheque or a bank Letter of Credit. Upon completion of the work, any unused balance shall forthwith be returned to the Owner and, should the funds deposited be insufficient, the Owner shall forthwith pay to the Municipality such sum as may be required to make up the total cost of the work. Failure to pay the amount within 30 days after the account has been submitted will result in the cost being added to the tax bill for the “Lands” and collected in like manner as municipal taxes.

4. **SPECIAL PROVISIONS**

work on private lands

- (a) The Owner acknowledges that the owner(s) of property abutting the Lands are not a party to this Agreement and not subject to the provisions of this Agreement.
- (b) The Owner shall provide a temporary, single-lane “escape lane” on the portion of the Lands abutting the Lands and identified as Part 4 on RP

25R10723 for the car-wash and shall maintain same until such time as the internal driveway is constructed in connection with the development of the balance of the Lands by a separate site plan agreement with the abutting property's owner(s).

- (c) The Owner shall complete a shared internal driveway on the portion of the Lands abutting the Lands and identified as Parts 10 and 11 on RP 25R10723.
- (d) The Owner shall complete all works required on property abutting the Lands in accordance with the terms of the easements that are in place and subject to obtaining such permissions as may be required from the abutting property's owner(s).

timing of operations

- (e) The Owner agrees that no closure of a road, parking space or sidewalk and no work that requires the closure of a road, parking space or sidewalk shall occur without the formal permission in writing of the Municipal Engineer. Further, the Owner acknowledges that no lanes of Main Street East shall be permitted to be closed during the period commencing the 15th day of May in one year and ending the 5th day of September of the same year.
- (f) The Owner agrees to take such measures as needed to keep sidewalks open and provide for the safety of pedestrians, which shall include but not necessarily be limited to fencing, barriers and covered walkways. Covered walkways are required for any work located above one storey. All such measures shall receive the prior approval of the Municipal Engineer before installation.
- (g) The Owner shall provide 5 business days' notice to the Municipality and obtain the Municipal Engineer's approval prior to commencing any work on Municipal lands, including road allowances. In the case of excavations, they shall be back-filled and compacted and all surfaces shall be restored to existing condition and to the specifications and to the satisfaction of the Municipal Engineer.
- (h) The Owner agrees that hours of construction shall comply with municipal noise by-laws.

5. **FUTURE MAINTENANCE**

The Owner hereby agrees to maintain to the satisfaction of the Municipality and at the sole risk and expense of the Owner, those facilities, works or matters required to be provided for in this Agreement.

6. **COMPLETION**

If the development proposed in this Agreement is not carried out and completed in accordance with this Agreement within two (2) years of the date of execution of this Agreement, the Agreement shall lapse and the Agreement shall be null and void. Any deposits given to the Municipality as security for site works shall be retained by the Municipality.

7. **STREET CLEANING**

The Owner shall be responsible for cleaning the sidewalk and roadway along the streets in the vicinity of the "Lands" to remove all dirt, mud and debris which, in the opinion of the Municipality, has been deposited thereon as a result of the construction activities on the "Lands". Such cleaning shall be done at the end of each day if required or otherwise as determined by the Municipality. If the Owner is unable or unwilling to clean the sidewalk or street to the reasonable satisfaction of the Municipality, the Owner hereby authorizes the Municipality to clean the sidewalk and street as required by the Municipality and the Owner agrees to pay the Municipality all costs associated with the cleaning operation performed by the Municipality.

8. **DEPOSITS, SECURITIES AND PAYMENTS**

- (a) Prior to the issuance of any building permit, the Owner shall deposit with the Municipality the sum of \$4,000.00 which sum shall be held in trust by the Municipality and from which any engineering review and supervision fees shall be paid during the development process. The Municipality may call upon the Owner from time to time to replenish the account. Any sum remaining in the account after the site has been completed in compliance with this Agreement to the satisfaction of the Municipality, shall be refunded to the Owner. The amount invoiced to the Municipality for the above fees in connection with the work required under this Agreement shall include an accounting of the services performed and shall be open to challenge by the Owner in proceedings that may be taken in the name of the Municipality with notice to the Municipality providing that payment in full has been made of the disputed account before such proceedings are taken.
- (b) Prior to the issuance of any building permit, the Owner shall pay to the Municipality a legal deposit of \$1000.00 to cover any miscellaneous legal

fees incurred by the Municipality and as a security for the registration of this agreement on title.

- (c) Prior to the execution of this Agreement the Owner shall deposit with the Municipality a security in the form of a certified cheque or Letter of Credit, equal to 100% of the value (including G.S.T.) of the work to be done on the Municipality's property, including landscaping, and restoration work. The Owner's consultant shall provide an estimate of the work's cost to be approved by the Municipality.
- (d) The Owner shall pay to the Municipality a cash-in-lieu of parking payment of \$130,000.00, divided into three equal payments as follows:
 - i) \$43,333.34 due prior to the issuance of any building permits,
 - ii) \$43,333.33 due July 31, 2023, and
 - iii) \$43,333.33 due July 31, 2024.

This fee is being paid in lieu of 10 parking spaces which are not provided for in the development of the "Lands". The "Lands" are being developed with a car wash, a convenience store with a gross floor area of 110m², and a restaurant with 110m². The 8 parking spaces required by the car wash are provided in queue. The convenience store and restaurant are required to provide 5.5 and 27.5 parking spaces, respectively, 33 in total. 23 onsite parking spaces are being provided. The Owner agrees that, where a building permit has been issued pursuant to this agreement, failure to pay the required cash-in-lieu payments within 30 days after the account has been submitted will result in the cost being added to the tax bill for the "Lands" and collected in like manner as municipal taxes.

9. **INDEMNIFICATION**

- (a) This Agreement and the provisions thereof do not give to any person acquiring any interest in the "Lands" any rights against the Municipality or the Municipal Engineer with respect to the failure to perform any obligations under this Agreement or the failure of the Municipality to force any such persons to perform any obligations under this Agreement or any negligence of any such persons in the performance of the said obligations. The only duty and responsibility of the Municipal Engineer arising out of this Agreement is to the Municipality and the Agreement and any work or service done or performed by the Municipal Engineer under this Agreement does not in any way create any liability on the part of the Municipal Engineer to the Owner or any person acquiring any interest in the "Lands".

- (b) The Owner covenants that he will indemnify and save harmless the Municipality from any and all claims, demands, actions and causes of action, whether the same shall be successful or unsuccessful and from all costs to which the Municipality may be at, suffer, or be put to in respect of any such action, cause of action, claim or demand in any way arising out of or alleged to arise out of any work, service, operation or thing constructed, installed, repaired, maintained or done or omitted to be done or negligently done by the Owner, his servants, agents, contractors or subcontractors under them, in respect of the said works and services, whether or not the same shall be required to be done under the terms of this Agreement, and including (without limiting the generality of the foregoing) the alteration of any grade or existing level construction, maintenance or repair of any road.
- (c) The Owner or his contractor shall, at his own expense, obtain and lodge with the Municipality a certificate of insurance satisfactory to the Municipality indemnifying the Municipality and the Owner with cross liability endorsement, against any claim for public liability, personal injury, including death, or property damage to limits of \$5,000,000, inclusive for any one accident arising in any way out of the construction, installation, repair or maintenance of the works and services required herein to be done. The said policy shall not be subject to lapse or cancellation without thirty days prior written notice to the Municipality. The Owner or his contractor shall, at his own expense, maintain the said policy of insurance in full force and effect until the works required on Schedule "B" are complete. Failure to procure and maintain the said policy of insurance shall constitute a default under this Agreement.

10. **MAINTENANCE OF MUNICIPAL ROAD ALLOWANCES**

The Owner shall ensure that no earth, debris or excavated material shall be deposited within the limits of a Municipal/Provincial road allowance without permission in writing to do so from the Municipality. In the event that earth, debris or excavated material is deposited on the Municipal/Provincial roadway it shall be removed by the Owner immediately upon notification from the Municipality. If, the earth, debris or excavated material has not been removed from the road allowance by the Owner, the Owner acknowledges and agrees that the Municipality may take it upon itself to remove the said earth, debris or excavated material. Notwithstanding this notice to the Owner, the Municipality may at anytime remove debris from the Municipal property, and the cost of such removal will be paid for by the Owner and may be deducted from the Owner's deposit fee or other securities held by the Municipality.

11. **REGISTRATION**

- (a) Pursuant to subsection (10) of Section 41 of the Planning Act, 1990, the Municipality will require that the Owner register this Agreement against the “Lands” to which it applies and the Municipality is entitled to enforce the provisions hereof against the Owner, and subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent owners of the land. Prior to the issuance of any building permit on the “Lands”, the Owner must satisfy the Municipality that this agreement has been registered on title.
 - (b) Pursuant to subsection (11) of Section 41 of the Planning Act, 1990, Section 326 of the Municipal Act applies to any requirements made under clause 2 hereof and to any other requirements made under this Agreement.
12. Notwithstanding any of the provisions of this Agreement, the Owner shall be subject to all of the by-laws of the Municipality and shall construct all work in accordance with the requirements of the Municipality, the County of Lambton, and the Province of Ontario, including any requirement to obtain permits or other approvals.

13. **AMENDMENT**

This Agreement may be amended at anytime with the consent, in writing, of the Municipality and the registered Owner of the “Lands” at the time of such amendment.

14. The provisions hereof shall ensure to the benefit of the parties hereto and their heirs, executors, administrators, successors and assigns.
15. Any notices required or permitted to be given pursuant to the terms of this agreement shall be given, in the case of notice given by the Municipality to:

Chuwen Simon Chen
8 Suncrest Drive
Toronto, ON, M3C 2L2

and in the case of notice given by the Owner, addressed to:

The Municipality of Lambton Shores
R.R. #1, 9575 Port Franks Road
Thedford, ON, N0M 2N0

IN WITNESS WHEREOF the parties hereto have hereunto affixed their signatures and Corporate Seals attested to by the hands of their proper officers, duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED

In the presence of:

12073633 CANADA INC.

Chuwen Simon Chen, Director – I have the power to bind the corporation

**THE CORPORATION OF THE
MUNICIPALITY OF LAMBTON SHORES**

Authorized by By-law

Bill Weber, Mayor

(SEAL)

Stephanie Troyer-Boyd, Clerk

SCHEDULE "A"

LEGAL DESCRIPTION OF THE LANDS AFFECTED BY THIS AGREEMENT

Plan 25M42, Part Block 27, being Parts 6, 7, 8, and 9 on RP 25R10723, Municipality of
Lambton Shores, County of Lambton.

(Known Municipally as 75 Main St East, Grand Bend.)

Schedule “B”**SITE PLAN**

The drawings composing Schedule “B” are:

Those drawings produced by Pinpoint Engineering, which are attached hereto and for which electronic copies are on file with the Municipality, including drawings:

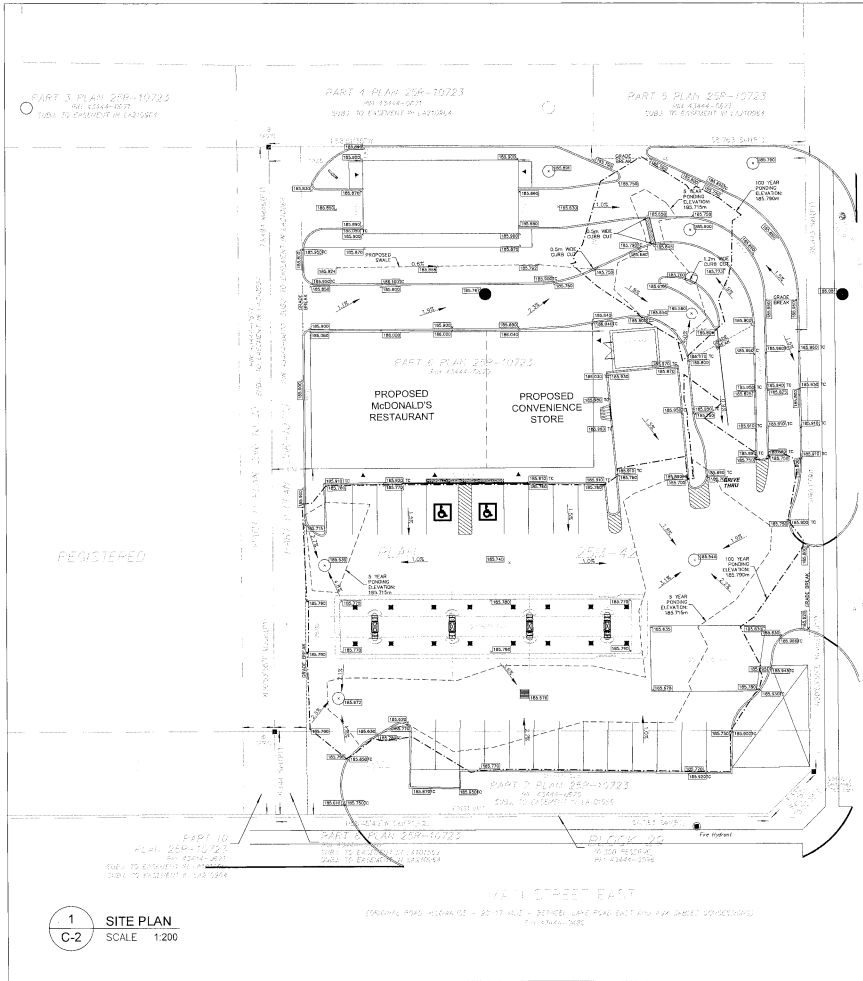
- C-1 – Servicing Plan – issued for SPA July 6, 2022
- C-2 – Grading Plan – issued for SPA July 7, 2022
- C-3 – Erosion and Sediment Control Plan – issued for SPA July 6, 2022
- C-4 – Detail Drawings – issued for SPA July 6, 2022

Those drawings produced by GAMA Engineering Inc., which are attached hereto and for which electronic copies are on file with the Municipality, including drawings:

- SP-1 – Proposed Site Plan – issued for SPA amendment, July 8, 2022
- SP-2 – Proposed Site Plan with Notes – issued for SPA amendment, July 8, 2022
- A-201 – Building Floor Plan – issued for SPA amendment, July 8, 2022
- A-202a – Existing C-Store Elevation – issued for SPA amendment, July 8, 2022
- A-202b – Existing C-Store Elevation – issued for SPA amendment, July 8, 2022

Those drawings produced by Ron Koudys Landscape Architects Inc., which are attached hereto and for which electronic copies are on file with the Municipality, including drawings:

- L-1 – Landscape Plan – issued for SPA May 4, 2022
- L-2 – Landscape Details – issued for SPA May 4, 2022



LATERAL LINE
 REFER TO SHEET C-1

GENERAL NOTES:

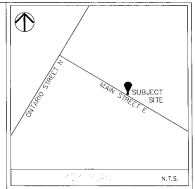
1. ALL DIMENSIONS ARE IN METERS (M), ALL PIPE DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS NOTED OTHERWISE.
2. STANDARD DRAWINGS AND SPECIFICATIONS APPLICABLE TO THIS CONTRACT, LISTED IN ORDER OF PRECEDENCE ARE AS FOLLOWS: CITY OF PETERBOROUGH, ONTARIO PROVINCIAL STANDARDS (OPSS)/OPSS.
3. FOR CONVENIENCE AND SPECIFICATIONS PROVIDED ON THIS CONTRACT DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT AN EXHAUSTIVE LIST OF ALL APPLICABLE DRAWINGS TO THIS CONTRACT.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR LOCATING, PERFORMING, SUPPORTING, PROTECTING ALL UNDERGROUND UTILITIES DURING CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE CODES AND PROVINCIAL STANDARDS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND SERVICES, PIPE INVERTS, PIPE SIZES, BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
7. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.

GRADING AND SURFACE WORKS NOTES:

1. CURB - AS PER OPSS 400.060.
2. CONCRETE FOR CURB SHALL BE 25MPA AT 28 DAYS WITH AN ENTRAINMENT OF EE 1-1/2% - 1% SHOWN INSTALLED TO BE MOUNTED AS PER OPSS 985.110.
3. ALL MANHOLE TOP ELEVATION NOTED ARE TO FINISHED GRADE. TOPS WITHIN ASPHALT AREAS SHALL BE SET FLOOR WITH BASE COURSE ASPHALT AND SHALL BE RAISED IMMEDIATELY PRIOR TO SURFACE COURSE PLACEMENT.
4. EXISTING ASPHALT WITHIN THE LIMITS OF RE-GRADING TO BE SAWED, THEN REMOVED AND DISPOSED OFF-SITE UNLESS NOTED TO REMAIN. SMOOTH EXISTING ASPHALT TO NEAR VERTICAL LINES AND GRIND EXISTING ASPHALT SURFACE COURSE TO A MINIMUM DEPTH OF 40mm FOR A WIDTH OF 50mm TO PROVIDE A STEP-GOIT WHERE NEW ASPHALT AREAS EXIST. VERTICAL ASPHALT JOINTS TO BE PRIME WITH ASPHALT EMULSION.
5. FINISHED GRADE SHALL SLOPE UNIFORMLY BETWEEN SPOT ELEVATION NOTED.
6. GRADES WILL BE MET WITHIN 13% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE UNLESS NOTED OTHERWISE ON DRAWINGS.
7. EXISTING DRAINAGE PATTERNS BEYOND PERIMETER OF WORK SHALL BE MAINTAINED.
8. ALL UNOCCUPIED AREA WITHIN LIMIT OF GRADING TO BE GRADED OR RESTORED WITH 150mm OF TOPSOIL AND SOIL, UNLESS NOTED OTHERWISE ON DRAWINGS.
9. EXISTING MANHOLE, CATCH BASIN GRATES AND WATER VALVES WITHIN THE RE-GRADED AREA TO BE ADJUSTED AS REQUIRED TO MATCH NEW FINISHED GRADES.
10. ASPHALT DESIGN - HEAVY INDUSTRIAL.

DRIVEWAY CLASS	OPSS GRANULAR B		HLR ASPHALT		HLS ASPHALT	
	SUB-BASE (MM)	BASE (MM)	BASE (MM)	SURFACE COURSE (MM)	BASE (MM)	FINISH
HEAVY INDUSTRIAL	200	100	75	40		

11. ASPHALT SHALL BE COMPACTED TO 97% OF THE MARSHALL DENSITY OF MIX DESIGN.
- 11.2. GRANULAR A SHALL CONFORM TO OPSS AND COMPACTED TO 100% SPHOD.
- 11.3. GRANULAR B SHALL CONFORM TO OPSS AND COMPACTED TO 100% SPHOD.
12. PAVEMENT MARKING TO CONFORM WITH MUNICIPALITY OF LAMBTON SHORES AND ONTARIO BUILDING CODE STANDARDS AND OPSS 710.
13. CONCRETE AND ASPHALT MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL 20 DAYS PRIOR TO INSTALLATION.



- LEGEND:**
- EX/PR. SANITARY MANHOLE
 - EX/PR. STORM MANHOLE
 - EX/PR. CATCH BASIN
 - ⊕ EX/PR. WATER VALVE
 - EX/PR. STORM SEWER
 - EX/PR. SANITARY SEWER
 - EX/PR. WATERMAIN
 - PR. ELEVATION (185.770)

2. 2022-07 ISSUED FOR SPA JC
 1. 2022-06 ISSUED FOR REVIEW JC
 NO DATE ISSUED BY



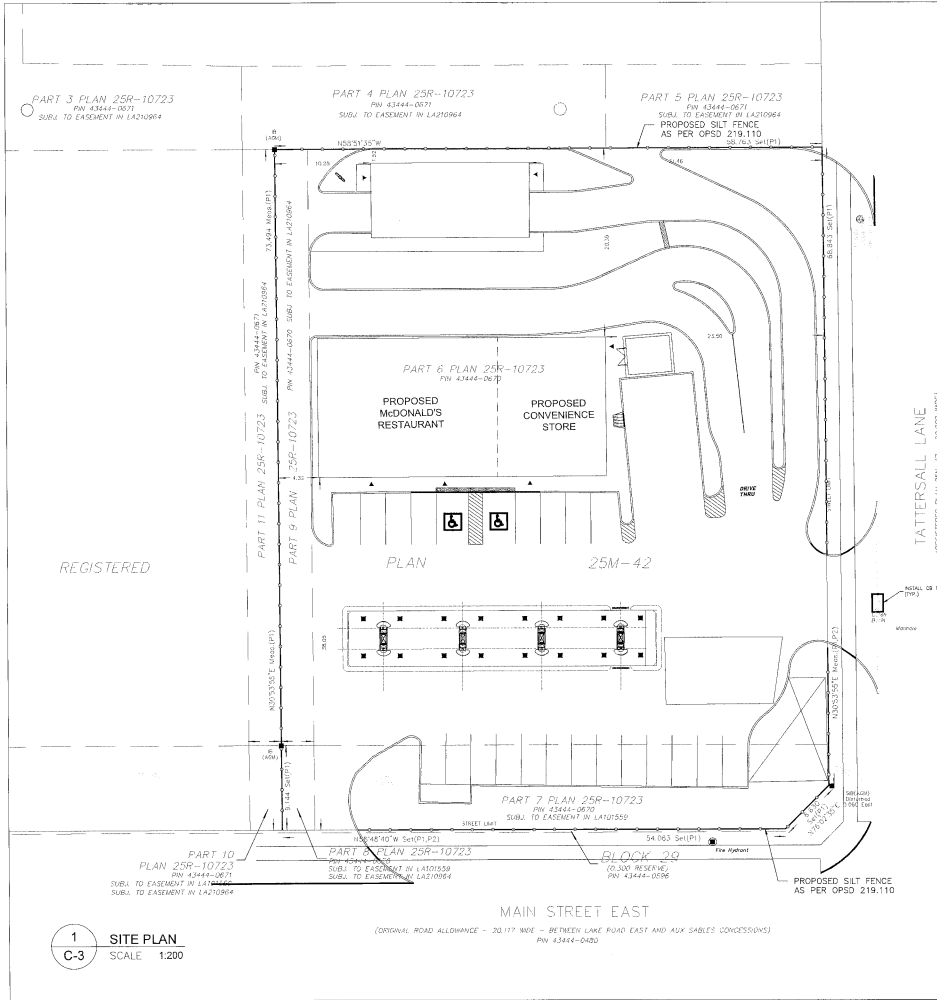
PINPOINT ENGINEERING
 SUITE 202 100 WILSON PARKWAY
 WILSON PARKWAY, ONTARIO

ONIT DEVELOPMENT INC.
 15 GERRARDS DRIVE, SUITE #700
 NORTH YORK, ON M2C 1Y8

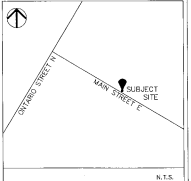
ADDRESS: 75 MAIN ST E. GRAND BEND, ON N0M 1T0
 PROJECT: PROPOSED GAS STATION
 DRAWING TITLE: BLOCK 27 PHASE 1 GRADING PLAN

DATE: 2022-06-17
 DRAWN: LY
 REVIEWED: JC
 PROJECT NO: 22189
 SCALE: AS NOTED

C-2



- EROSION AND SEDIMENT CONTROL:**
1. ALL SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING SITE WORKS.
 2. ALL SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY SIGNIFICANT RAINFALL EVENT TO ENSURE PROPER WORKING ORDER. REPAIRS TO DAMAGED SEDIMENT CONTROL MUST BE COMPLETED IN A TIMELY MANNER.
 3. STOCKPILE ADDITIONAL MATERIAL NEEDED TO CONSTRUCT/REPAIR SEDIMENT CONTROL MEASURES ON SITE.
 4. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE DEEMED NECESSARY AND AS SITE CONDITION CHANGES AND SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER, CONTRACTOR ADMINISTRATOR, OR LOCAL MUNICIPALITY.
 5. SEDIMENT CONTROL MEASURES MAY BE REVISED THROUGHOUT THE DURATION OF THE PROJECT AS THE SITE CONDITION CHANGES.
 6. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED.
 7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM SITE.
 8. LID MEASURES ARE NOT TO BE USED FOR SEDIMENT CONTROL.



- LEGEND:**
- EX./PR. SANITARY MANHOLE
 - EX./PR. STORM MANHOLE
 - EX./PR. CATCH BASIN
 - ⊕ EX./PR. WATER VALVE
 - EX./PR. STORM SEWER
 - - - EX./PR. SANITARY SEWER
 - EX./PR. WATERMAIN
 - 193.770 PR. ELEVATION

2.	2022-07-06	ISSUED FOR BPA	JC
1.	2022-06-22	ISSUED FOR REVIEW	JC
NO.	DATE	ISSUE	BY



PINPOINT ENGINEERING
 1000 DUNDAS STREET EAST, SUITE 100
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: (905) 276-8888
 WWW.PINPOINTENGINEERING.COM

CLIENT:
ONIT DEVELOPMENT INC.
 15 GERVALS DRIVE, SUITE #700
 NORTH YORK, ON M3C 1Y8

ADDRESS:
 75 MAIN ST E, GRAND BEND,
 ON N0M 1T0

PROJECT:
PROPOSED GAS STATION

DRAWING TITLE:
**BLOCK 20 PHASE 1
 EROSION AND SEDIMENT CONTROL PLAN**

DATE: 2022-06-17
 DRAWN: LY
 REVIEWER: JC
 PROJECT: 22169
 SCALE: AS NOTED

DATE: 2022-06-17
 DRAWN: LY
 REVIEWER: JC
 PROJECT: 22169
 SCALE: AS NOTED

C-3

CATCHBASIN FILTER DETAILS

MINIMUMSCHEDULE:
 1. INSPECT AFTER EVERY MAJOR RAIN EVENT
 2. INSPECT EVERY 3 WEEKS MINIMUM
 3. ALL BAGS SHOULD REMAIN IN OVER HALF FULL
 4. ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.

SECTION A-A

NOTE:
 A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov. 2015 Rev. 1

LIGHT-DUTY SILT FENCE BARRIER OPSD 219.110

SECTION A-A

NOTES:
 1. ALL MAINTENANCE HOLE COMPONENTS TO MEET AS 14.
 2. ALL DIMENSIONS TO MEET OPEN TO 1/1.
 3. ALL CAST IN PLACE CONCRETE TO BE OF MPA.
 4. CONCRETE REINFORCEMENT SHALL BE APPLIED TO ALL INTERFACES OF PRECAST TO CAST AWAY CONCRETE.
 5. TOP OF EXISTING MANHOLE SHALL BE FULLY REINFORCED TO SPREAD LOAD ACROSS THE FULL INTERNAL WIDTH OF THE STRUCTURE.

DOGHOUSE MANHOLE DETAILS

SECTION A-A

TYPICAL PIPE INSULATION DETAIL

NOTES:
 1. The insulation material shall be mineral glasswool according to OPSD 1002.010.
 2. Minimum compressive strength of 275 kPa.
 3. The placement of material, cover, and trench shall be according to:
 a) Trench OPSD 1002.010, 1002.011, 1002.012, and 1002.013.
 b) Pipe - OPSD 800.010, 800.011, 800.012, 800.013, 800.014, 800.015, and 800.016.
 c) Manhole structure OPSD 1002.010.
 4. Joints shall be staggered for multiple manhole shafts.
 5. This OPSD is to be used in conjunction with OPSD 3000.100 and 3000.101.
 6. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov. 2020 Rev. 1

INSULATION FOR SEWERS AND WATERMANS IN SHALLOW TRENCHES OPSD 1109.030

2. 2022-07-06 ISSUED FOR BPA J.C.	
1. 2022-06-22 ISSUED FOR REVIEW J.C.	
REV. DATE ISSUED BY	

PINPOINT ENGINEERING

1107 DUNDAS ST. W. TORONTO, ONTARIO, M6J 1B5 CANADA
 416-291-9999 FAX 416-291-9998

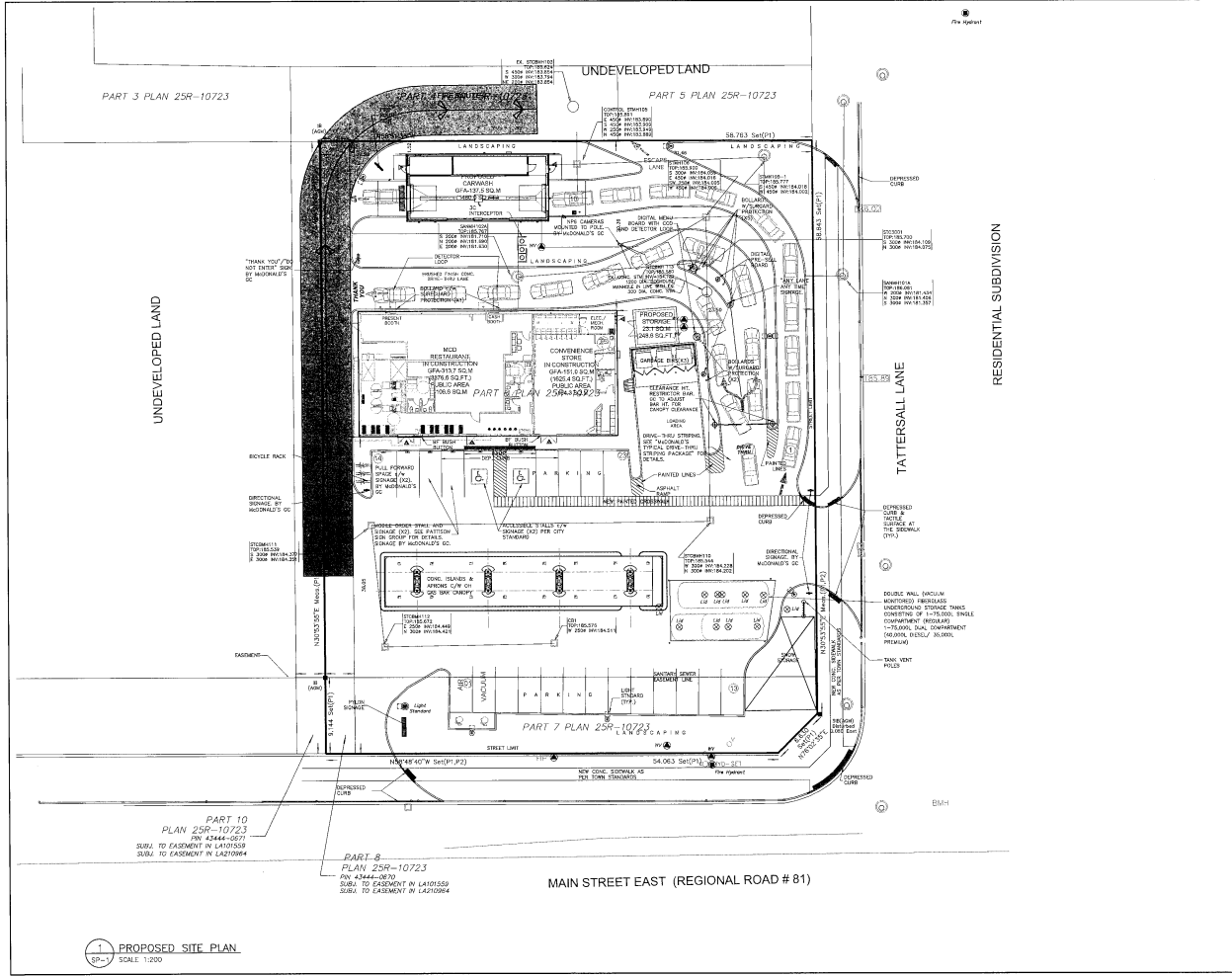
CLIENT: ONIT DEVELOPMENT INC.
 15 GERVALS DRIVE, SUITE #700
 NORTH YORK, ON M3C 1Y8

ADDRESS: 75 MAIN ST E, GRAND BEND, ON N6M 1T0

PROJECT: PROPOSED GAS STATION

DRAWING TITLE: DETAIL DRAWINGS

DATE: 2022-06-17	SHEET: C-4
COMP: LY	
DESIGNER: J.C.	
PROJECT NO: 22-169	
SCALE: AS NOTED	



No.	DATE	REVISED FOR SPA AMENDMENT	BY	CHKD
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GAMA
Engineering Inc.

8611 Weston Road, Suite 378 - Vaughan, Ontario - L4L 9P1
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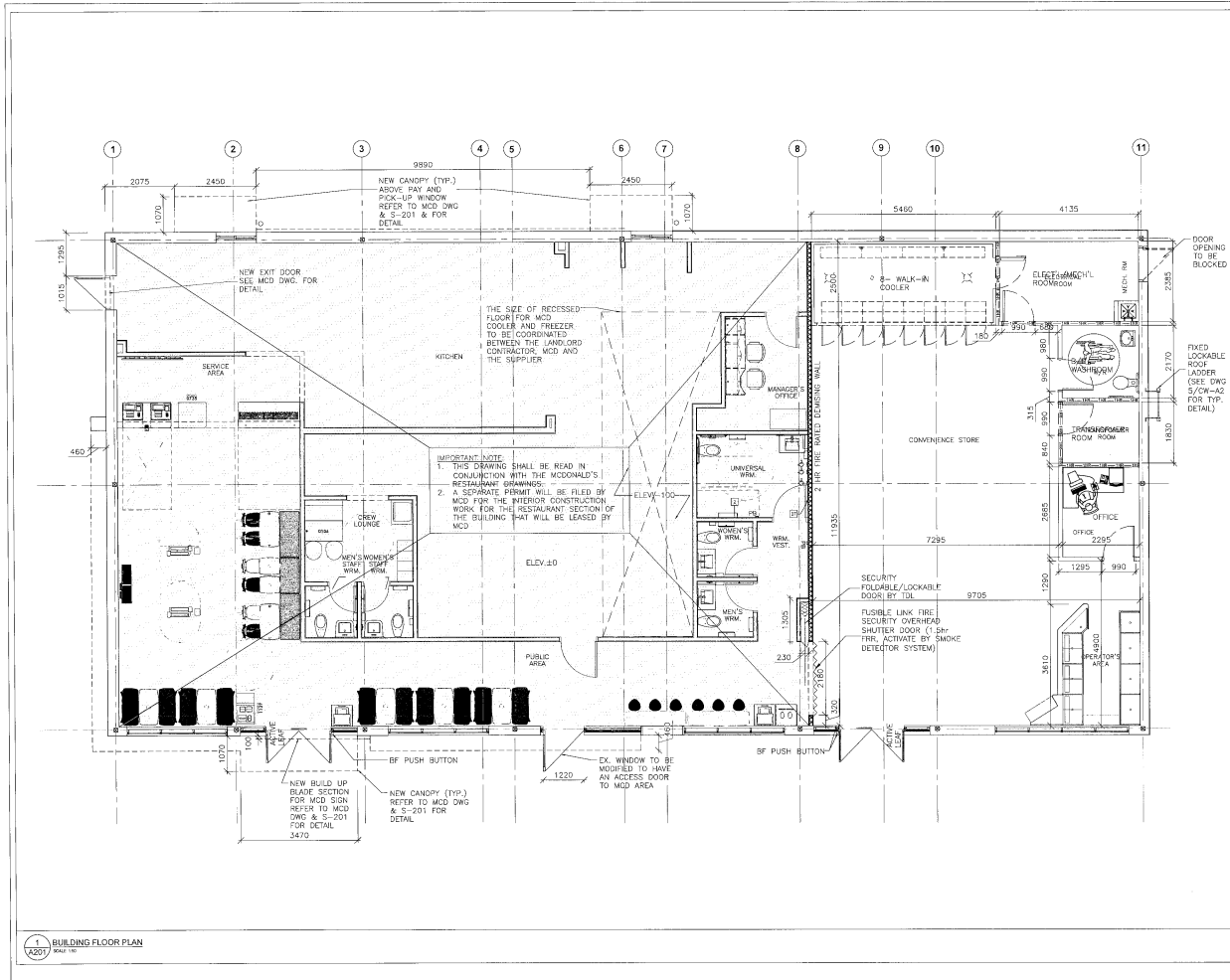
ONIT DEVELOPMENT INC.
15 GERVAIS DRIVE, SUITE #700
NORTH YORK, ON M3C 1Y8

TOWN FILE NO. **SP-01/2018**

PROJECT ADDRESS:
C-STORE/QSR, GAS BAR & CAR WASH
75 MAIN STREET EAST-RR NO. 81
GRAND BEND, ONTARIO

TITLE: **PROPOSED SITE PLAN WITH NOTES**

REVISION	NO.	DATE	BY	CHKD	DETAILED BY
	1	APR.11.22	SPK	SPK	SP-2



1 BUILDING FLOOR PLAN
 1/2017

- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWING.
 3. REPORT ALL DISCREPANCIES OF DIMENSIONS OR DISCREPANCIES TO THE PROJECT OR DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE MARKED ISSUED FOR CONSTRUCTION.
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE LOCAL LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 9. WALL TYPES REFER TO THE PREVIOUSLY APPROVED BUILDING PERMIT.



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 8611 Woodbine Road, Suite 858 - Vaughan, Ontario - L4L 9P9
 Tel: 905.261.9295 www.gamaeng.com

CLIENT/OWNER:

ONIT DEVELOPMENT INC.
 15 CERVASIS DRIVE, SUITE #700
 NORTH YORK, ON M3C 1Y8

TOWN FILE NO: SP-01/2018
PROJECT ADDRESS:
C-STORE/QSR, GAS BAR & CAR WASH
 75 MAIN STREET EAST-RR NO. 81
 GRAND BEND, ONTARIO

TITLE: BUILDING FLOOR PLAN

DESIGN:	MAN	CHK BY:	TH	DESIGNED BY:	
DATE:	APR 2017	DATE:	2024-04-2017		
DATE:	MAR 01 22	DATE:			

A-201

ACM COLOUR LEGEND

XXXXXX REPRESENTS BRICK ACROSTIC PANEL SYSTEM COLOUR WITH METAL

XXXXXX REPRESENTS WHITE ACROSTIC PANEL SYSTEM COLOUR WITH METAL

SIGNAGE NOTES

E.C. SHALL COORDINATE THE INSTALLATION OF SIGNAGE WITH THE SIGN LIGHTING TRADES

- 1. SIGNAGE COORDINATION FOR SIGNAGE, PHOTOGRAPHS AND SIGNAGE MUST COORDINATE
- 2. SIGNAGE COORDINATION FOR SIGNAGE COORDINATION
- 3. SIGNAGE COORDINATION FOR SIGNAGE COORDINATION
- 4. SIGNAGE COORDINATION FOR SIGNAGE COORDINATION
- 5. SIGNAGE COORDINATION FOR SIGNAGE COORDINATION

AD300 COLOUR LEGEND

XXXXXX REPRESENTS WHITE ACROSTIC PANEL SYSTEM COLOUR WITH METAL

XXXXXX REPRESENTS WHITE ACROSTIC PANEL SYSTEM COLOUR WITH METAL

EXTERIOR ELEVATION NOTES

1. ALL ACROSTIC PANEL SYSTEMS REFER TO ACROSTIC FOR COLOUR
2. IF CONCRETE CURS AT FACE OF BUILDING ALONG DRIVE TRAY
3. EXTERIOR METAL PANELS REFER TO EXTERIOR FINISH SCHEDULE
4. EXTERIOR STONE MAKE TO MATCH
5. PERMANENT LINEN BRUSH STONE REFER TO EXTERIOR FINISH SCHEDULE
6. PERMANENT METAL FLASHING TO MATCH EXTERIOR FINISH SCHEDULE
7. FIBER GLASS LAMP HOODS REFER TO EXTERIOR FINISH SCHEDULE
8. SIGNAGE PANEL COLOUR TO MATCH SIGN
9. ALL FLASHING TO MATCH EXTERIOR FINISH SCHEDULE. ALL FLASHING TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR
10. PROPOSED SIGNAGE LOCATION (AFTER SIGNAGE PANELS TYPE AND SIZE IS KNOWN) MAY CHANGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR PERMITTING REQUIREMENTS AND APPROVALS.
11. METAL ROOF LADDERS WITH METAL CHAIRS REFER TO DETAIL 141.3
12. METAL ROOF PANEL COLOUR TO MATCH SIGN
13. METAL ROOF PANELS TO MATCH SIGN
14. WINDOW WALL FLASHING TO MATCH WINDOW. WINDOW WALL FLASHING TO BE SUPPLIED AND INSTALLED BY WINDOW CONTRACTOR
15. WINDOW WALL FLASHING TO MATCH WINDOW. WINDOW WALL FLASHING TO BE SUPPLIED AND INSTALLED BY WINDOW CONTRACTOR
16. PERMANENT METAL FLASHING TO MATCH EXTERIOR FINISH SCHEDULE
17. EXTERIOR FINISH SCHEDULE
18. HOLDING METAL DOOR AND FRAME TO BE FINISHED. REFER TO EXTERIOR FINISH SCHEDULE
19. EXTERIOR GLASS AND ALUMINUM DOOR, GLASS AND ALUMINUM FRAME TO BE CLEAR ANODIZED ALUMINUM GLASS TO BE ONE LAYER OF SOLAR CONTROL GLASS IN THE LAYER OF CLEAR GLASS AND FRAME
20. EXTERIOR WALL PANELS REFER TO ELECTRICAL DRAWINGS
21. SIGNAGE PANELS REFER TO ELECTRICAL DRAWINGS
22. DOWNPOUR BY E.C. REFER TO DETAIL 504.6 PANEL
23. EXTERIOR LIGHT FIXTURE LOCATED ON SIGN FEATURE REFER TO ELECTRICAL DRAWINGS
24. PERMANENT METAL FLASHING TO MATCH EXTERIOR FINISH SCHEDULE
25. LOCATION OF SIGNAGE SUBJECT TO SIGNAGE INTERFERENCE REFER TO SIGNAGE DRAWINGS
26. N/A
27. 2.4 MILL ALUMINUM VJ - 1 1/2" x 1/2" - 3015 ALUMINUM ROD TOP BARRIER (SCREWFIXING BALLAST STEEL) MANUFACTURED BY PARALUX MECHANICAL. ACCURATE EXACT LOCATION OF RODS BALLAST TO BE RETIRED AS PER NOISE STUDY. SEE TO ALL OTHERS CONCERNING FOR RETIRED ATTENTION TO EXTERIOR COLOUR TO MATCH EXTERIOR. REFER TO SIGNAGE DRAWINGS
28. SQUARE OF FOOTPRINT PANELS REFER TO SHEET 44 AND MECHANICAL DRAWINGS

EXTERIOR FINISH SCHEDULE

CODE	PRODUCT	MANUF.	MODEL AND COLOUR	NOTES	SUPPLIER CONTACT INFO
0000	ALUMINUM METAL PANELS	ALUMINUM	ALUMINUM METAL PANELS		
0001	BRICK	ALUMINUM	BRICK		
0002	CONCRETE	ALUMINUM	CONCRETE		
0003	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0004	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0005	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0006	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0007	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0008	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0009	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0010	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0011	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0012	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0013	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0014	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0015	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0016	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0017	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0018	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0019	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0020	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0021	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0022	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0023	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0024	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0025	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0026	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0027	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0028	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0029	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0030	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0031	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0032	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0033	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
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0038	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0039	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0040	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0041	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0042	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0043	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0044	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0045	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0046	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0047	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0048	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0049	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		
0050	EXTERIOR PAINT	ALUMINUM	EXTERIOR PAINT		

NO.	DATE	REVISIONS	INITIAL	CHECKED
1	2018-01-22	ISSUED FOR PERMIT	TH	MM
2	2018-01-22	ISSUED FOR PERMIT	TH	MM

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 Tel: 905.644.9255 www.gamaeng.com

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 NORTH YORK, ON M3C 1Y8

PROJECT ADDRESS:
C-STORE/QR, GAS BAR & CAR WASH
 75 MAIN STREET EAST - RR. NO. 81
 GRAND BEND, ONTARIO

TITLE:
 EXISTING C-STORE
 ELEVATION

SCALE: AS SHOWN
 DATE: MAR 01 22
 DRAWING NO: A-202a
 PROJ. NO: 2204

