



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

Fax (905) 546-4202

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

## NOTICE OF PUBLIC HEARING

### Application for Consent/Land Severance

APPLICATION NUMBER: HM/B-20:07

SUBJECT PROPERTY: 70-72 Picton St. W., Hamilton

---

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
  - Applicant/agent on file, or
  - Person likely to be interested in this application
- 

**APPLICANT(S):** Herman Turkstra on behalf of the owner Adrienne Young

**PURPOSE OF APPLICATION:** To permit the conveyance of a parcel of land shown as Part 2 on the attached sketch and to retain a parcel of land shown as Part 1 on the attached sketch for residential purposes

**Severed lands:**

Frontage of 8.56m<sup>±</sup> and an area of 216.94m<sup>2±</sup>

**Retained lands:**

Frontage of 8.27m<sup>±</sup> and an area of 157.0m<sup>2±</sup>

**This application will be heard in conjunction with  
Minor Variance Application HM/A-20:24**

The Committee of Adjustment will hear this application on:

---

**DATE:** Thursday, July 16th , 2020

**TIME:** 3:35 p.m.

**PLACE:** Via video link or call in (see attached sheet for details)

To be streamed at

[www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)

for viewing purposes only

---

### PUBLIC INPUT

**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

**Orally:** If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

***Important note:*** If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written or oral submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.

## **MORE INFORMATION**

For more information on this application, including access to drawings illustrating this request:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: June 30th, 2020

*Original Signed*

---

Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.***





Hamilton

Planning and Economic Development Department  
Planning Division

Committee of Adjustment  
City Hall  
5th floor, 71 Main Street West  
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424, ext. 4221  
Fax (905) 546-4202

**APPLICATION FOR CONSENT TO SEVER LAND  
UNDER SECTION 53 OF THE PLANNING ACT**

Office Use Only

Date Application Received:	Date Application Deemed Complete:	Submission No.:	File No.:
----------------------------	-----------------------------------	-----------------	-----------

**1 APPLICANT INFORMATION**

1.1, 1.2	NAME	ADDRESS	PHONE/FAX
Registered Owners(s)	Adrienne Young		
Applicant(s)*			
Agent or Solicitor	Herman Turkestra		

\* Owner's authorisation required if the applicant is not the owner.

1.3 All correspondence should be sent to ☐ Owner ☐ Applicant ☐ Agent/Solicitor

**2 LOCATION OF SUBJECT LAND** Complete the applicable lines

2.1 Area Municipality Hamilton	Lot 10	Concession Block 15	Former Township
Registered Plan N°. 127	Lot(s)	Reference Plan N°.	Part(s)
Municipal Address 72 Picton Street W.			Assessment Roll N°. 020 112054 000

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

**3 PURPOSE OF THE APPLICATION**

3.1 Type and purpose of proposed transaction: (check appropriate box)

a) Urban Area Transfer (do not complete Section 10):

- ☒ creation of a new lot  
☐ addition to a lot  
☐ an easement

- Other: ☐ a charge  
☐ a lease  
☐ a correction of title

b) Rural Area / Rural Settlement Area Transfer (Section 10 must be completed):

- ☒ creation of a new lot  
☐ creation of a new non-farm parcel  
 (i.e. a lot containing a surplus farm dwelling  
 resulting from a farm consolidation)  
☐ addition to a lot
- Other: ☐ a charge  
☐ a lease  
☐ a correction of title  
☐ an easement

3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

not known

3.3 If a lot addition, identify the lands to which the parcel will be added:

n/a

4 DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Description of land intended to be Severed:

Frontage (m)	Depth (m)	Area (m <sup>2</sup> or ha)
55.22 807	71.90 (10)	

Existing Use of Property to be severed:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Proposed Use of Property to be severed:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Building(s) or Structure(s):

Existing: One residence

Proposed: One residence

Type of access: (check appropriate box)

- ☐ provincial highway  
☐ municipal road, seasonally maintained  
☒ municipal road, maintained all year
- ☐ right of way  
☐ other public road

Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system  
☐ privately owned and operated individual well
- ☐ lake or other water body  
☐ other means (specify) \_\_\_\_\_

Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system  
☐ privately owned and operated individual septic system  
☐ other means (specify) \_\_\_\_\_

4.2 Description of land intended to be Retained:

Frontage (m)	Depth (m)	Area (m <sup>2</sup> or ha)
32	65	irregular

Existing Use of Property to be retained:

- ☒ Residential  
☐ Agriculture (includes a farm dwelling)  
☐ Other (specify) \_\_\_\_\_
- ☐ Industrial  
☐ Agricultural-Related  
☐ Commercial  
☐ Vacant

Proposed Use of Property to be retained:

- ☒ Residential ☐ Industrial ☐ Commercial  
☐ Agriculture (includes a farm dwelling) ☐ Agricultural-Related ☐ Vacant  
☐ Other (specify) \_\_\_\_\_

Building(s) or Structure(s):

Existing: Single Family Residence

Proposed: Single Family Residence

Type of access: (check appropriate box)

- ☐ provincial highway ☐ right of way  
☐ municipal road, seasonally maintained ☐ other public road  
☒ municipal road, maintained all year

Type of water supply proposed: (check appropriate box)

- ☒ publicly owned and operated piped water system ☐ lake or other water body  
☐ privately owned and operated individual well ☐ other means (specify) \_\_\_\_\_

Type of sewage disposal proposed: (check appropriate box)

- ☒ publicly owned and operated sanitary sewage system  
☐ privately owned and operated individual septic system  
☐ other means (specify) \_\_\_\_\_

4.3 Other Services: (check if the service is available)

- ☒ electricity ☒ telephone ☒ school bussing ☒ garbage collection

## 5 CURRENT LAND USE

5.1 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): \_\_\_\_\_

Urban Hamilton Official Plan designation (if applicable) Residential

Please provide an explanation of how the application conforms with a City of Hamilton Official Plan.

Complies with Setting Soil Land Use map M-2

5.2 What is the existing zoning of the subject land?

If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? \_\_\_\_\_

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	n/a

A land fill	<input type="checkbox"/>	No
A sewage treatment plant or waste stabilization plant	<input type="checkbox"/>	No
A provincially significant wetland	<input type="checkbox"/>	No
A provincially significant wetland within 120 metres	<input type="checkbox"/>	No
A flood plain	<input type="checkbox"/>	No
An industrial or commercial use, and specify the use(s)	<input type="checkbox"/>	No
An active railway line	<input checked="" type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	No

## 6 PREVIOUS USE OF PROPERTY

- ☐ Residential
 ☐ Industrial
 ☐ Commercial  
☐ Agriculture
 ☒ Vacant
 ☐ Other (specify)

- 6.1 If Industrial or Commercial, specify use \_\_\_\_\_
- 6.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?  
☐ Yes ☒ No ☐ Unknown
- 6.3 Has a gas station been located on the subject land or adjacent lands at any time?  
☐ Yes ☒ No ☐ Unknown
- 6.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
☐ Yes ☒ No ☐ Unknown
- 6.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
☐ Yes ☒ No ☐ Unknown
- 6.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or biosolids was applied to the lands?  
☐ Yes ☒ No ☐ Unknown
- 6.7 Have the lands or adjacent lands ever been used as a weapons firing range?  
☐ Yes ☒ No ☐ Unknown
- 6.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?  
☐ Yes ☒ No ☐ Unknown
- 6.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?  
☐ Yes ☒ No ☐ Unknown
- 6.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?  
☐ Yes ☒ No ☐ Unknown
- 6.11 What information did you use to determine the answers to 6.1 to 6.10 above?  
Inquiries from long term neighbours.
- 6.12 If previous use of property is industrial or commercial or if YES to any of 6.2 to 6.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.  
 Is the previous use inventory attached?  
☐ Yes ☐ No

## 7 PROVINCIAL POLICY

- 7.1 a) Is this application consistent with the Policy Statements issued under subsection of the *Planning Act*? (Provide explanation)

☒ Yes ☐ No

- b) Is this application consistent with the Provincial Policy Statement (PPS)?  
☒ Yes ☐ No (Provide explanation)

Intensification

- c) Does this application conform to the Growth Plan for the Greater Golden Horseshoe?  
☒ Yes ☐ No (Provide explanation)

- d) Are the subject lands within an area of land designated under any provincial plan or plans? (If YES, provide explanation on whether the application conforms or does not conflict with the provincial plan or plans.)  
☐ Yes ☒ No

- e) Are the subject lands subject to the Niagara Escarpment Plan?  
☐ Yes ☒ No

If yes, is the proposal in conformity with the Niagara Escarpment Plan?  
☐ Yes ☐ No  
(Provide Explanation)

- f) Are the subject lands subject to the Parkway Belt West Plan?  
☐ Yes ☒ No

If yes, is the proposal in conformity with the Parkway Belt West Plan?  
☐ Yes ☐ No (Provide Explanation)

- g) Are the subject lands subject to the Greenbelt Plan?  
☐ Yes ☒ No

If yes, does this application conform with the Greenbelt Plan?  
☐ Yes ☐ No (Provide Explanation)



## 8 HISTORY OF THE SUBJECT LAND

- 8.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under sections 51 or 53 of the *Planning Act*?  
☒ Yes ☐ No ☐ Unknown

If YES, and known, indicate the appropriate application file number and the decision made on the application.

Withdrawn

- 8.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- 8.3 Has any land been severed or subdivided from the parcel originally acquired by the owner of the subject land? ☐ Yes ☒ No

If YES, and if known, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

- 8.4 How long has the applicant owned the subject land?

10 years

- 8.5 Does the applicant own any other land in the City? ☐ Yes ☒ No  
If YES, describe the lands in "11 - Other Information" or attach a separate page.

## 9 OTHER APPLICATIONS

- 9.1 Is the subject land currently the subject of a proposed official plan amendment that has been submitted for approval? ☐ Yes ☒ No ☐ Unknown

If YES, and if known, specify file number and status of the application.

- 9.2 Is the subject land the subject of any other application for a Minister's zoning order, zoning by-law amendment, minor variance, consent or approval of a plan of subdivision?  
☐ Yes ☒ No ☐ Unknown

If YES, and if known, specify file number and status of the application(s).

File number \_\_\_\_\_ Status \_\_\_\_\_

## 10 RURAL APPLICATIONS

### 10.1 Rural Hamilton Official Plan Designation(s)

- ☐ Agricultural ☐ Rural ☐ Specialty Crop  
☐ Mineral Aggregate Resource Extraction ☐ Open Space ☐ Utilities  
☐ Rural Settlement Area (specify) \_\_\_\_\_

Settlement Area

Designation

If proposal is for the creation of a non-farm parcel resulting from a farm consolidation, indicate the existing land use designation of the abutting or non-abutting farm operation.

### 10.2 Type of Application (select type and complete appropriate sections)

- ☐ Agricultural Severance or Lot Addition  
☐ Agricultural Related Severance or Lot Addition  
☐ Rural Resource-based Commercial Severance or Lot Addition  
☐ Rural Institutional Severance or Lot Addition

(Complete Section 10.3)

☐ Rural Settlement Area Severance or Lot Addition

☐ Surplus Farm Dwelling Severance from an Abutting Farm Consolidation (Complete Section 10.4)

☐ Surplus Farm Dwelling Severance from a Non-Abutting Farm Consolidation (Complete Section 10.5)

### 10.3 Description of Lands

a) Lands to be Severed:

Frontage (m): (from Section 4.1) 29	Area (m <sup>2</sup> or ha): (from in Section 4.1) Irregular
--	---

Existing Land Use: Vacant Proposed Land Use: Residential

b) Lands to be Retained:

Frontage (m): (from Section 4.2) 30	Area (m <sup>2</sup> or ha): (from Section 4.2) Irregular
--	--

Existing Land Use: Single Family Proposed Land Use: No change

### 10.4 Description of Lands (Abutting Farm Consolidation)

a) Location of abutting farm:

\_\_\_\_\_  
(Street) (Municipality) (Postal Code)

b) Description abutting farm:

Frontage (m):	Area (m <sup>2</sup> or ha):
---------------	------------------------------

Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

c) Description of consolidated farm (excluding lands intended to be severed for the surplus dwelling):

Frontage (m):	Area (m <sup>2</sup> or ha):
---------------	------------------------------

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

d) Description of surplus dwelling lands proposed to be severed:

Frontage (m): (from Section 4.1)	Area (m <sup>2</sup> or ha): (from Section 4.1)
----------------------------------	---

Front yard set back: \_\_\_\_\_

e) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

f) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

g) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m <sup>2</sup> or ha): (from Section 4.2)
----------------------------------	---

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

### 10.5 Description of Lands (Non-Abutting Farm Consolidation)

a) Location of non-abutting farm

\_\_\_\_\_  
(Street) (Municipality) (Postal Code)

b) Description of non-abutting farm

Frontage (m):	Area (m2 or ha):
---------------	------------------

Existing Land Use(s): \_\_\_\_\_ Proposed Land Use(s): \_\_\_\_\_

c) Description of surplus dwelling lands intended to be severed:

Frontage (m): (from Section 4.1)	Area (m2 or ha): (from Section 4.1)
----------------------------------	-------------------------------------

Front yard set back: \_\_\_\_\_

d) Surplus farm dwelling date of construction:

☐ Prior to December 16, 2004 ☐ After December 16, 2004

e) Condition of surplus farm dwelling:

☐ Habitable ☐ Non-Habitable

f) Description of farm from which the surplus dwelling is intended to be severed (retained parcel):

Frontage (m): (from Section 4.2)	Area (m2 or ha): (from Section 4.2)
----------------------------------	-------------------------------------

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

**11 OTHER INFORMATION**

Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach on a separate page.

*See attached note*

**12 SKETCH (Use the attached Sketch Sheet as a guide)**

12.1 The application shall be accompanied by a sketch showing the following in metric units:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, barns, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
  - i) are located on the subject land and on land that is adjacent to it, and
  - ii) in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private

72 Picton Street  
Application to Sever Land  
Application for Minor Variance

Design Notes:

72 Picton Street is a older formerly two family dwelling on a corner lot at Picton and Bay Streets built sometime before 1940. The addition which housed the second family unit was removed as it was structurally unsound in 2005. This left a vacant lot approximately 32 feet wide fronting on Picton Street, 39 feet at the rear and 71 feet on the East boundary.

The applicant studied placing a second single family dwelling attached to the East Wall of the existing house and an alternative of leaving a walkway next to the existing house. While the corner lot has rear access from Bay Street, leaving a walkway along the East side of the existing house provides for easier access to the existing house from Bay Street and increases the level of privacy for both houses by physically separating them.

The study of the attached house design is attached as Exhibit 1.

An alternative design was also undertaken in which the space between two free standing houses was used for storage. It was concluded that this design was less functional than two completely separated houses in that the storage area removed the walkway to the back door of 72 and potentially created conflicts over use of the storage area. This design is attached as Exhibit 2.

Research was then conducted on small homes which would function well on the vacant lot if that lot had a zero lot line on its West side and a three foot sideyard/walkway on its East side. The resulting building envelope would be 26 feet wide on Picton Street, 47 feet along the east side, and approximately 30 feet at the rear, leaving a 10 foot back yard.

This building envelope design is shown on Exhibit 3. (This is the sketch required by the application.)

A number of single family designs were considered which fit in the resulting building envelope. (Exhibits 4, 5 & 6)

A very attractive architect designed house on Bay Street has functioned well as a family home for over 50 years and would fit in the building envelope. (Exhibit 7)  
There are many houses on Bay Street which are on lots with 30 feet of frontage or less.

It was clear that a functional single family urban house could be built on the 26 foot wide building envelope on a 30 foot wide house.

The Applicant concluded that a design which left a walkway on the East side of 72 and created a building envelope which would have a zero lot line on its West side and a three foot walkway for the second house on the East side of the vacant lot.

The vacant lot has an existing mature tree. Although the tree is somewhat diseased, it currently is structurally sound and the Applicant proposes that the new house would be built North of the existing drip line.

The front boundary of the proposed building envelope will continue the line of the front walls of 72 and 68 Picton to provide a harmonious street wall.

As to parking, many houses on Picton use street parking. The occupant of 72 Picton has used the parking space in front of the house/lot for many years without conflict. However, in order to provide for street parking for the new house, the applicant has applied for, received and constructed a driveway and parking place at the North Side of 72 Picton so the street parking for both 72 and 70 would be available for 70.

The proposed lot lines severance and variances are consistent with the decision of the Ontario Municipal Board relating to 498 and 500 Bay Street.

The variances are needed because the outdated existing Zoning By-law sideyards would prevent construction of a second house on the lot, The building envelope permitted under the existing Zoning By-Law is shown on Exhibit 8. The existing Zoning ByLaw does permit two family homes.

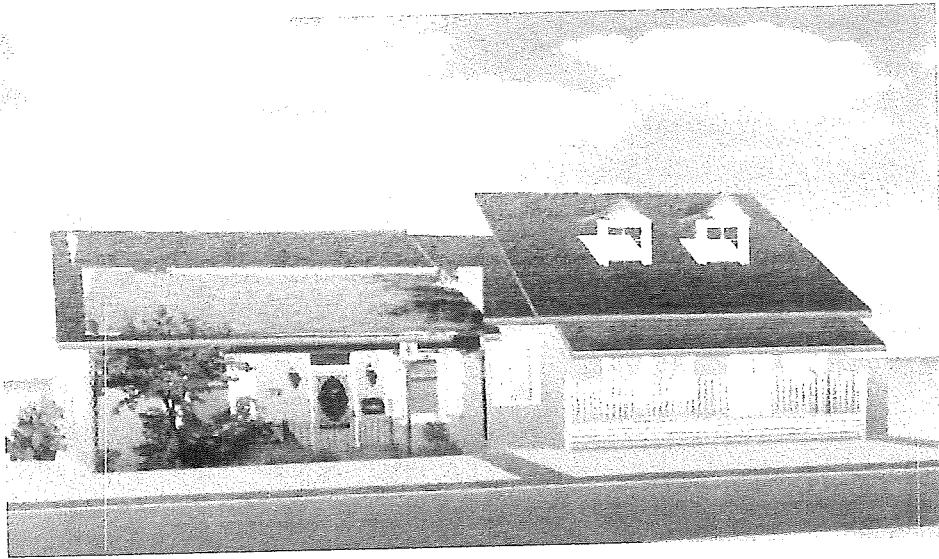
The severance and variances will produce two single family houses that are appropriate for the neighbourhood, permit sound design of the new house which complies with current intensification policies, complies with the approved Secondary Plan and with all relevant provincial policies.

Adrienne Young,  
500 Bay Street North  
Hamilton, ON, L8L 1N5  
905-540-9188

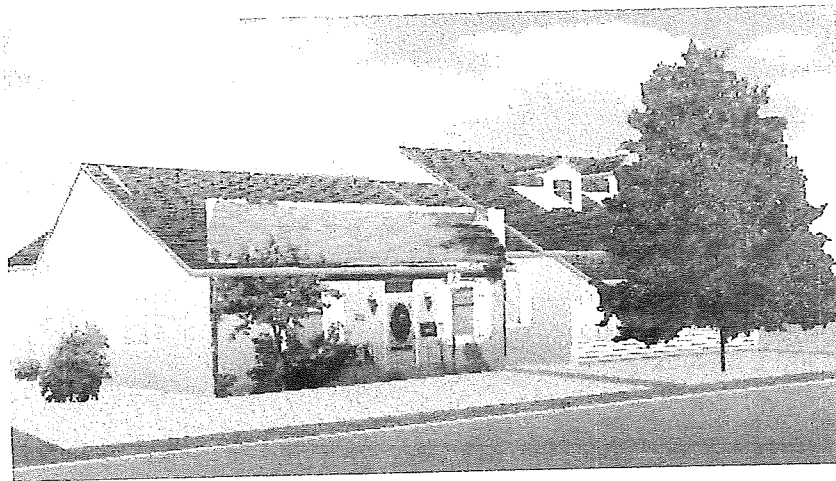
January 15, 2020.

## 70 -72 Picton Street Design Study:

In view of the position of the neighbour across the street, the site has been examined from the perspective of developing a design with a single building theme. The area is zoned for two family and the existing house, prior to the removal of the back structure shown on the survey had two family occupancy for a number of years.

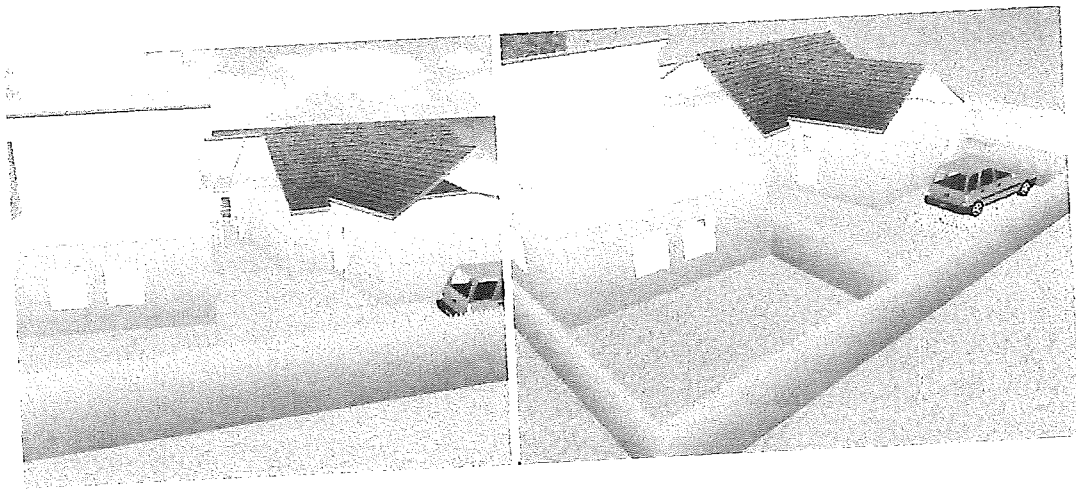


This shows the existing house (photograph) with the new house attached to it by a storage area that has the appearance of a continuation of the residence. The primary entrance to the new house will be the side entrance using essentially the same design as approved by the OMB for 500 Bay Street North. This drawing shows the new house without the existing tree. With the tree it looks like this:

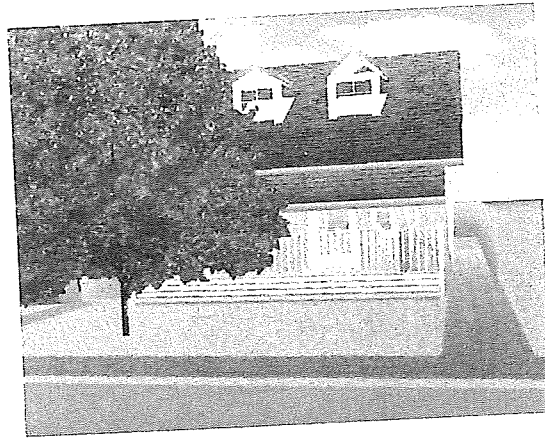


The new house can be constructed outside of the drip line of the existing tree and after allowance for an amenity area in the rear, provides for an 800 square foot floor area on the first floor and about 600 square feet on the second floor

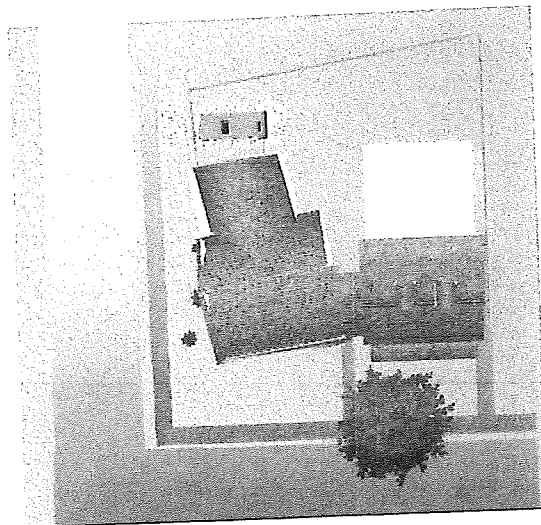
Exhibit 1.



The joining structure is actually a storage area for the existing house and the two amenity areas will be separated by a privacy fence shown in the next sketch. The existing amenity area for the existing house is maintained as it is now. The primary entrance to the new house will be at the East side, following the design of 500 Bay Street North.



The aerial view below shows the overall siting of the addition.



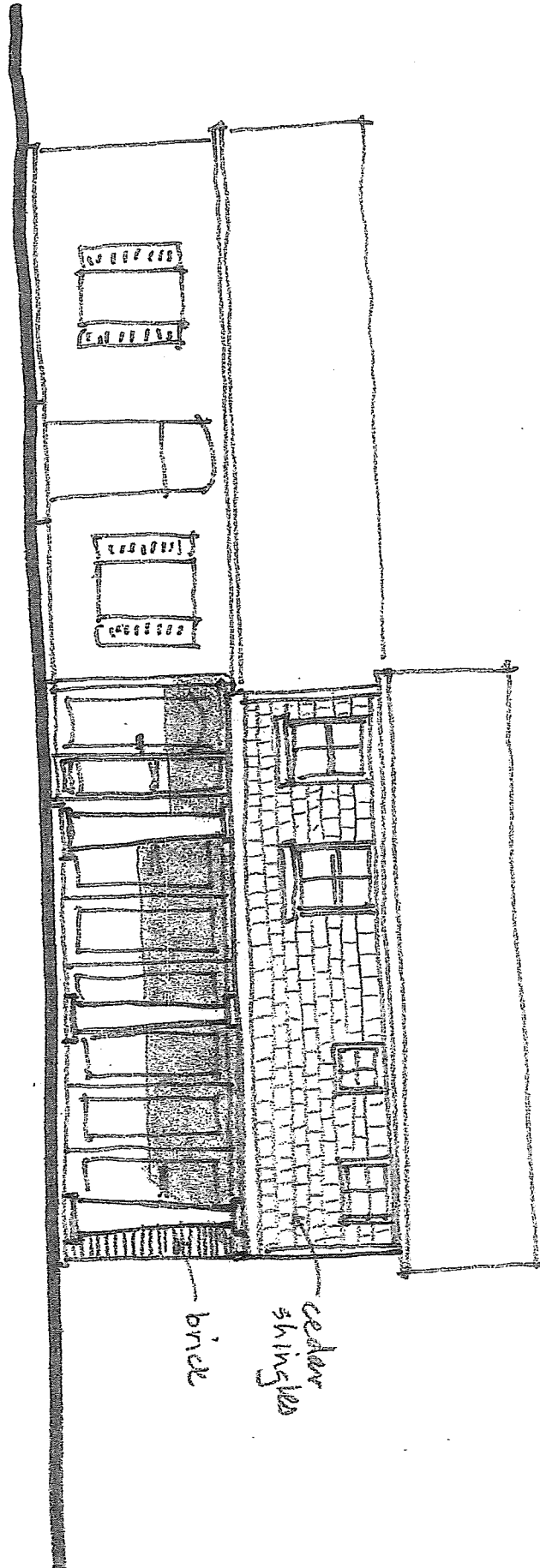
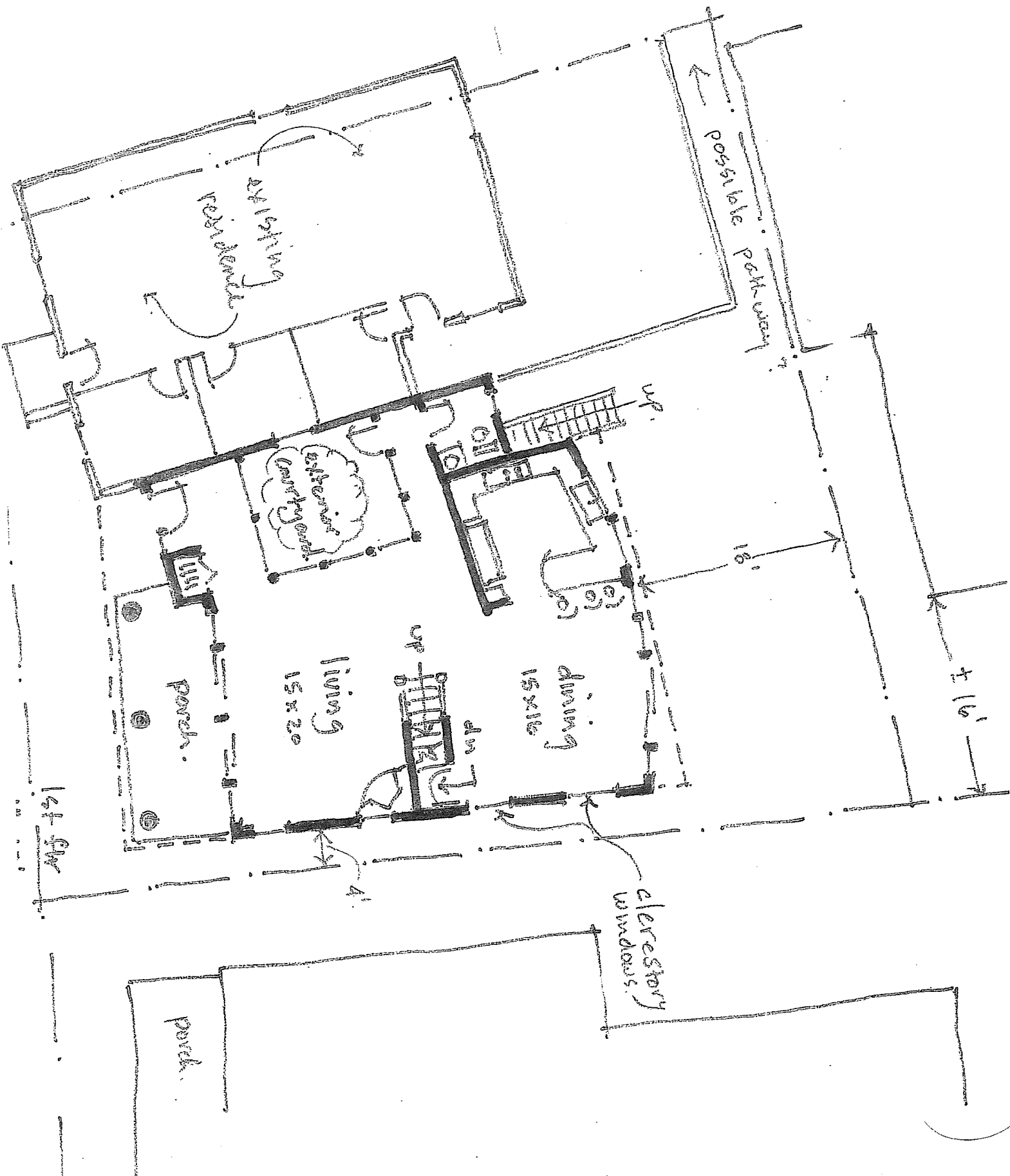
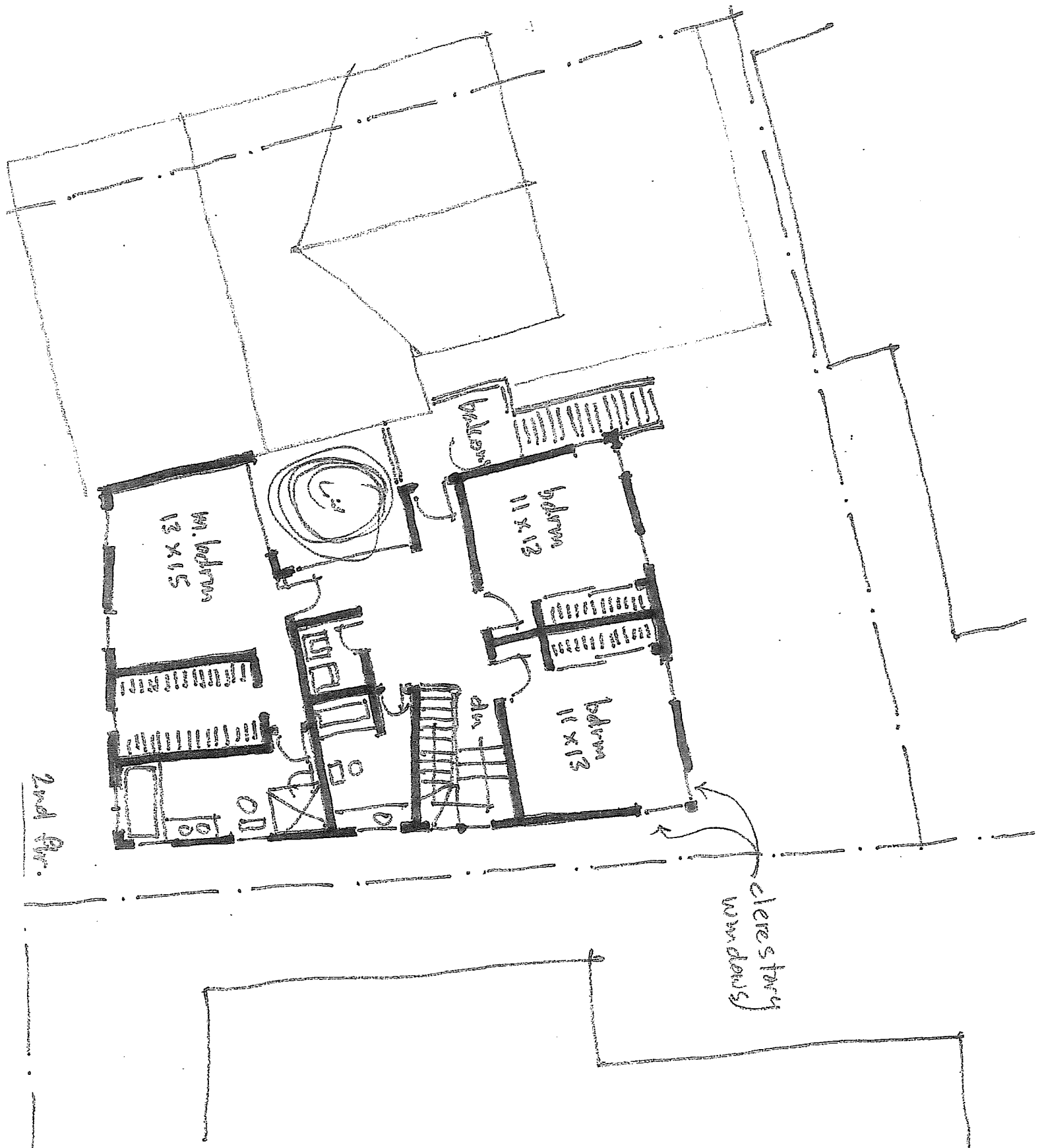
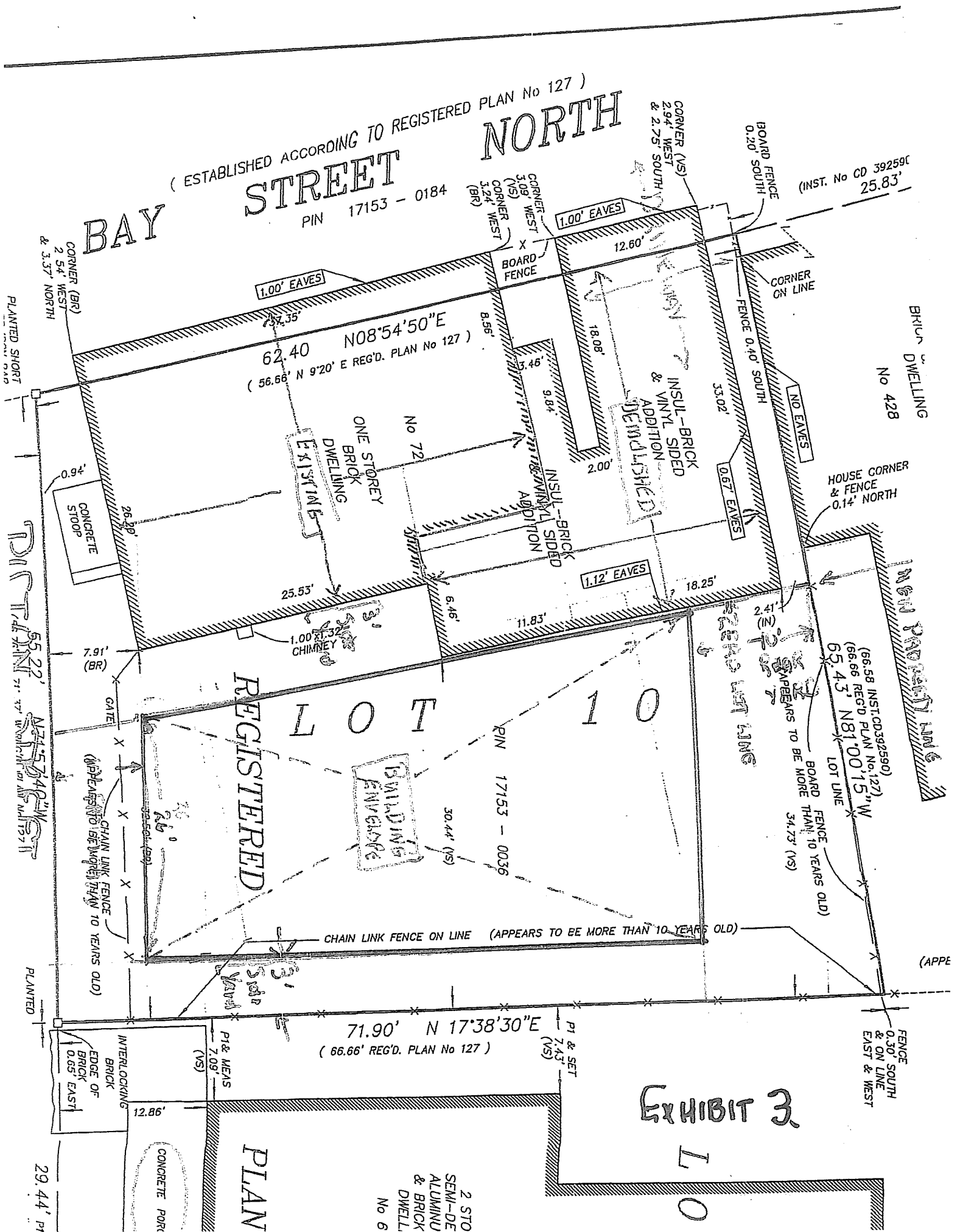


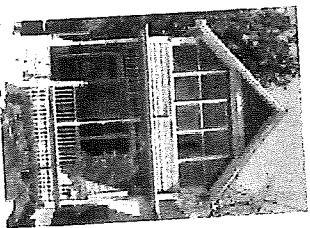
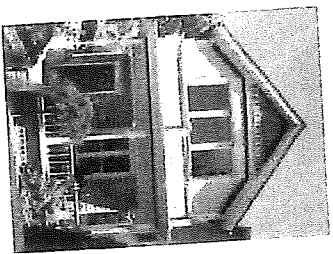
Exhibit 2











Each home picture will fit on the proposed lot.

# Small Homes of the Future

A practical example

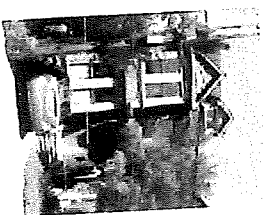
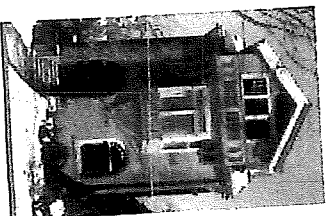
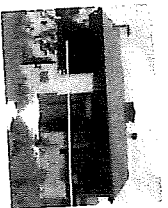
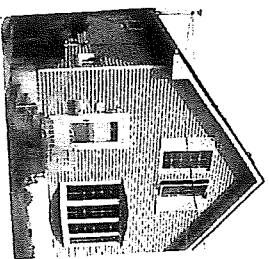
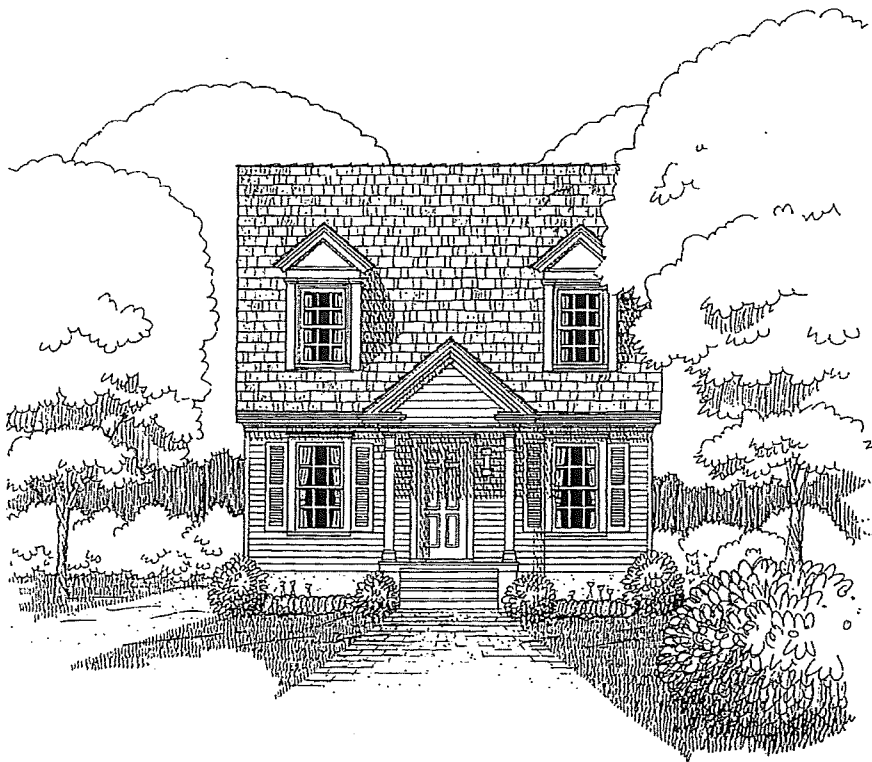
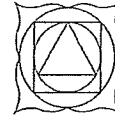


Exhibit 4



Rick Thompson  
Architect



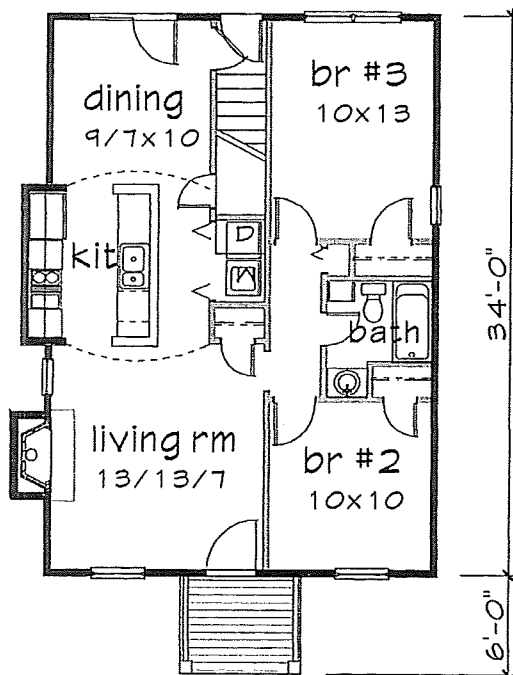
www.thompsonplans.com

P O Box 160  
Lake Junaluska, NC  
28745

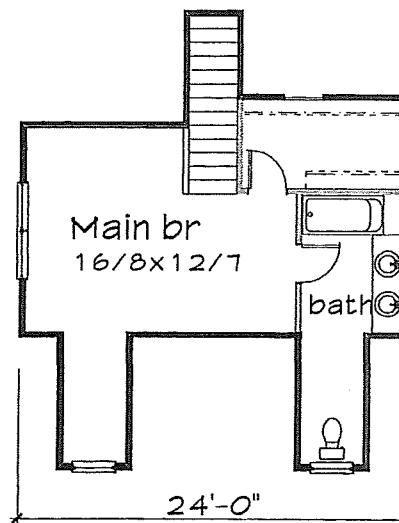
828-627-1479

plan #

**1104A**



Floor 1 plan



Floor 2 plan

Size fl 1 830  
Size fl 2 393  
Size Total 1223

Width 24' + 1'-6"  
Depth 34'-0"  
Porch 5'

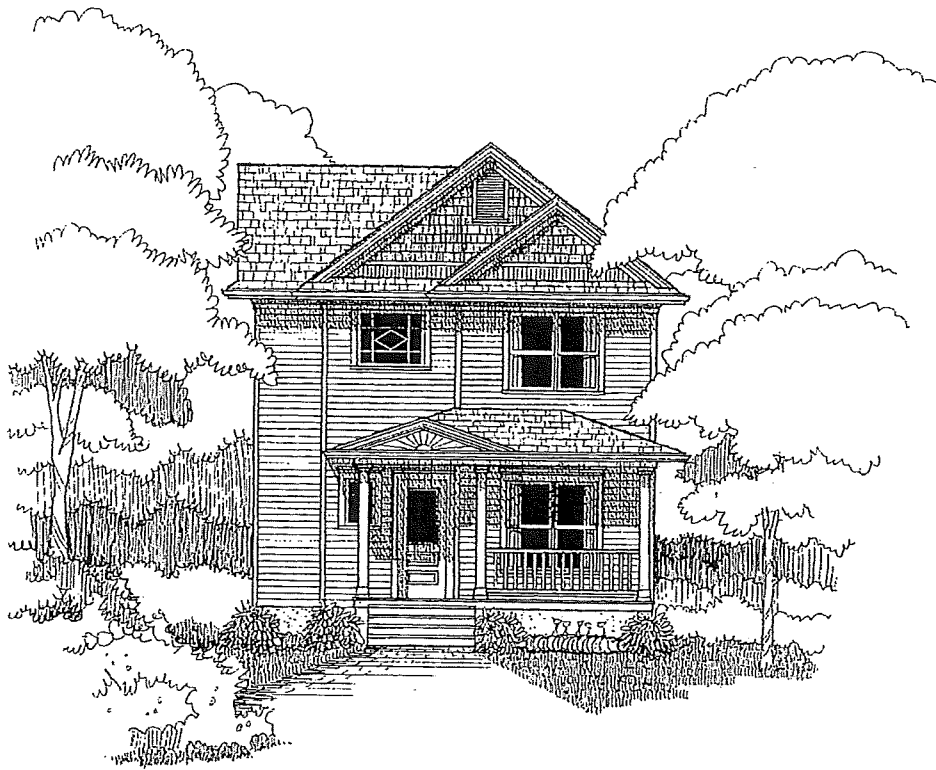
Fl 1 ceiling 8'  
Fl 2 ceiling Vaulted  
Roof pitch 9/12  
Height 22'

Prints 5 sets Please see  
Prints 8 sets web site for  
Vellums current  
Material list pricing  
CAD thank you

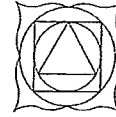
**Exhibit 5**

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

© 2002 Rick Thompson



Rick Thompson  
Architect



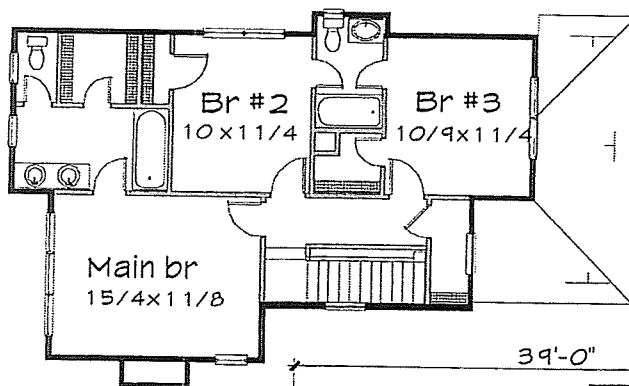
www.thompsonplans.com

P O Box 160  
Lake Junaluska, NC  
28745

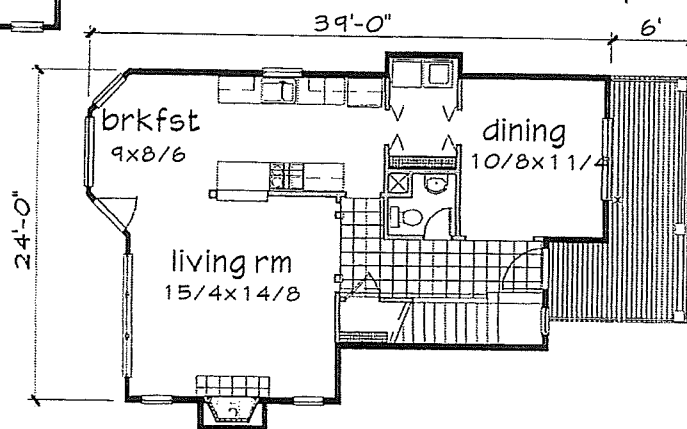
828-627-1479

plan #

**1501A**



Floor 2 plan



Floor 1 plan

Size fl 1 784  
Size fl 2 745  
Size Total 1529

Width 24'-0"  
Depth 39'-0"  
Porch 6'-0"

Fl 1 ceiling 9'  
Fl 2 ceiling 8'  
Roof pitch 9/12  
Height 26'-6"

Prints 5 sets Please see  
Prints 8 sets web site for  
Vellums current  
Material list pricing  
CAD thank you

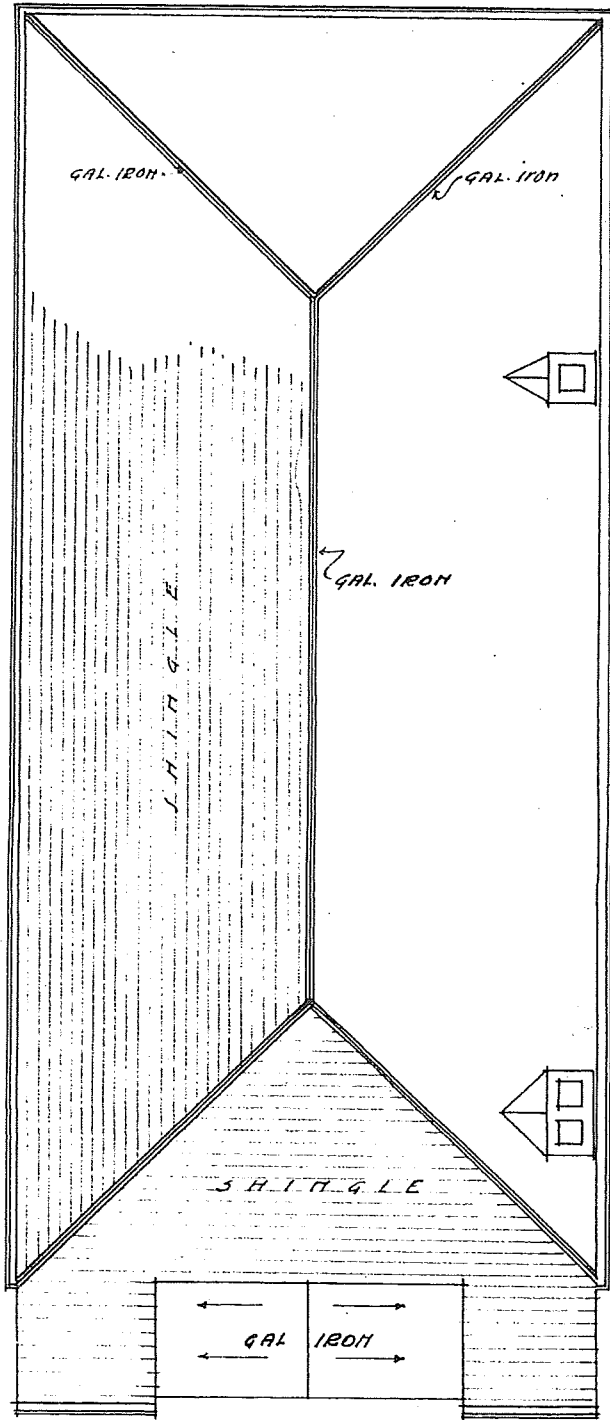
**Exhibit C**

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

RESIDENCE FOR H.J. FELL ESQ.  
BAY ST. N. HAMILTON. ONT.

FRYER & EVANS HOME BANK BLDG.  
REGISTERED ARCHITECTS HAMILTON. ONT.

SCALE  $\frac{1}{4}" = 1'-0"$



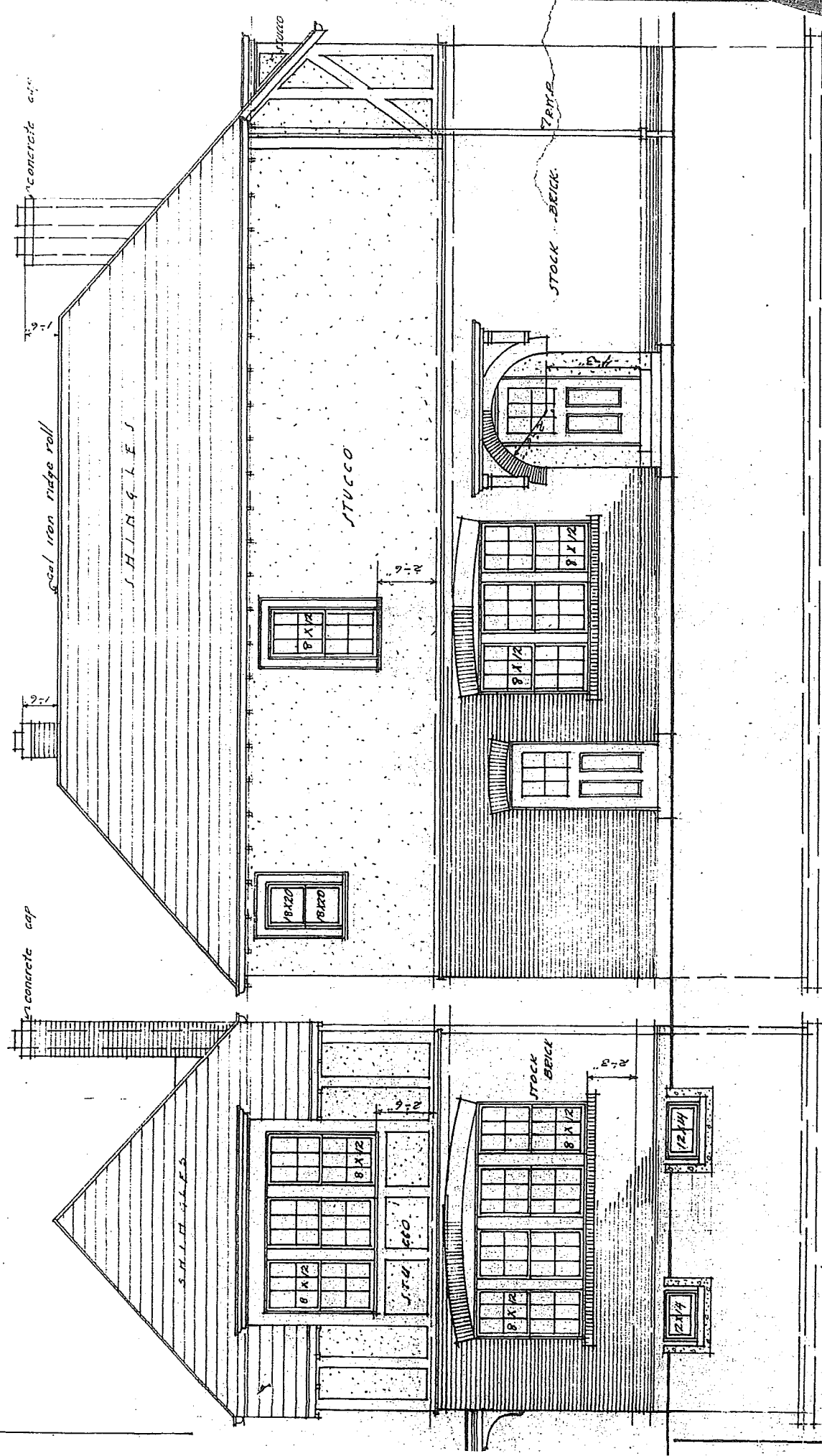
ROOF PLAN

164

12

Jan 16/

EXHIBIT 7



NORTH ELEVATION

EAST ELEVATION

164

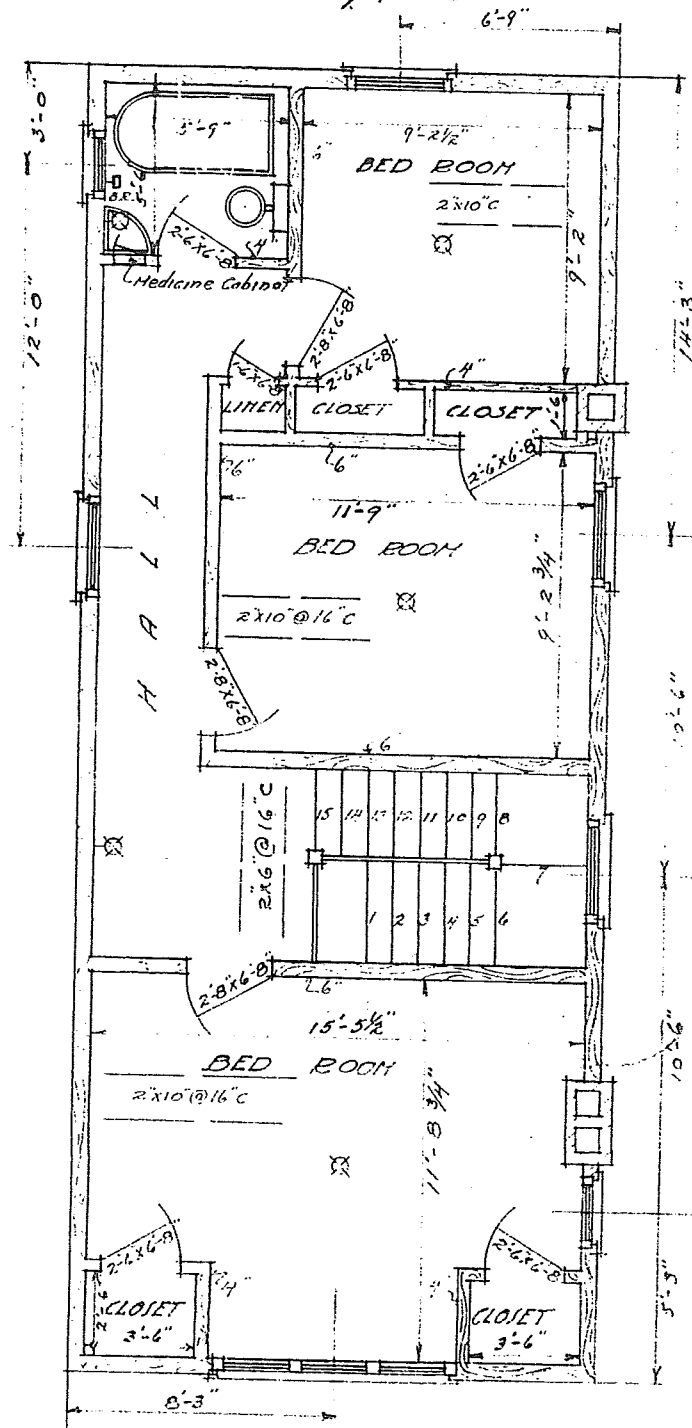
4



RESIDENCE FOR H.J. FELL ESQ.  
BAY ST. N. HAMILTON ONT.

FRYER & EVANS HOME BANK BLDG  
REGISTERED ARCHTCTS. HAMILTON ONT.

SCALE  $\frac{1}{4}" = 1'-0"$

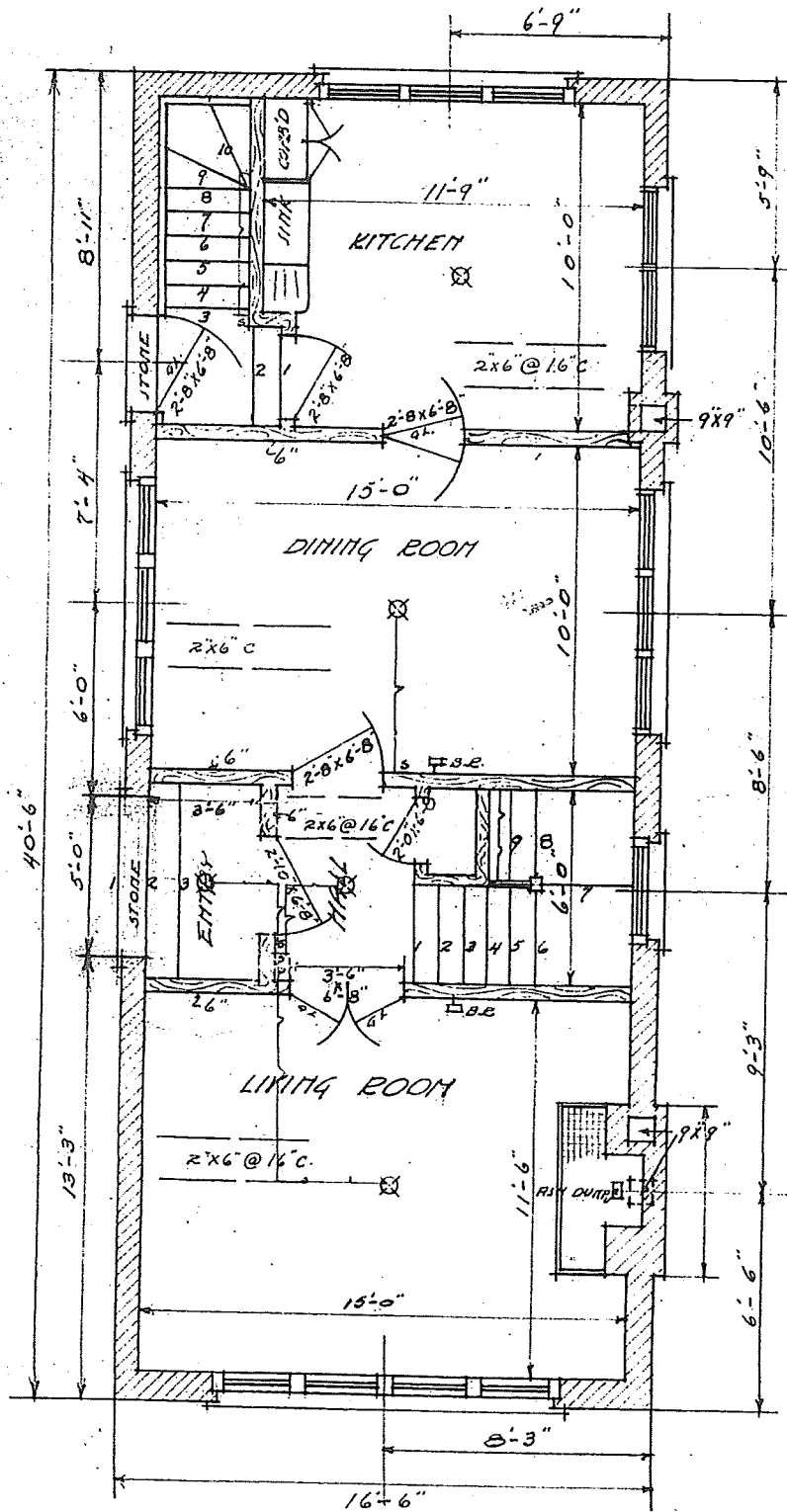


FIRST FLOOR.

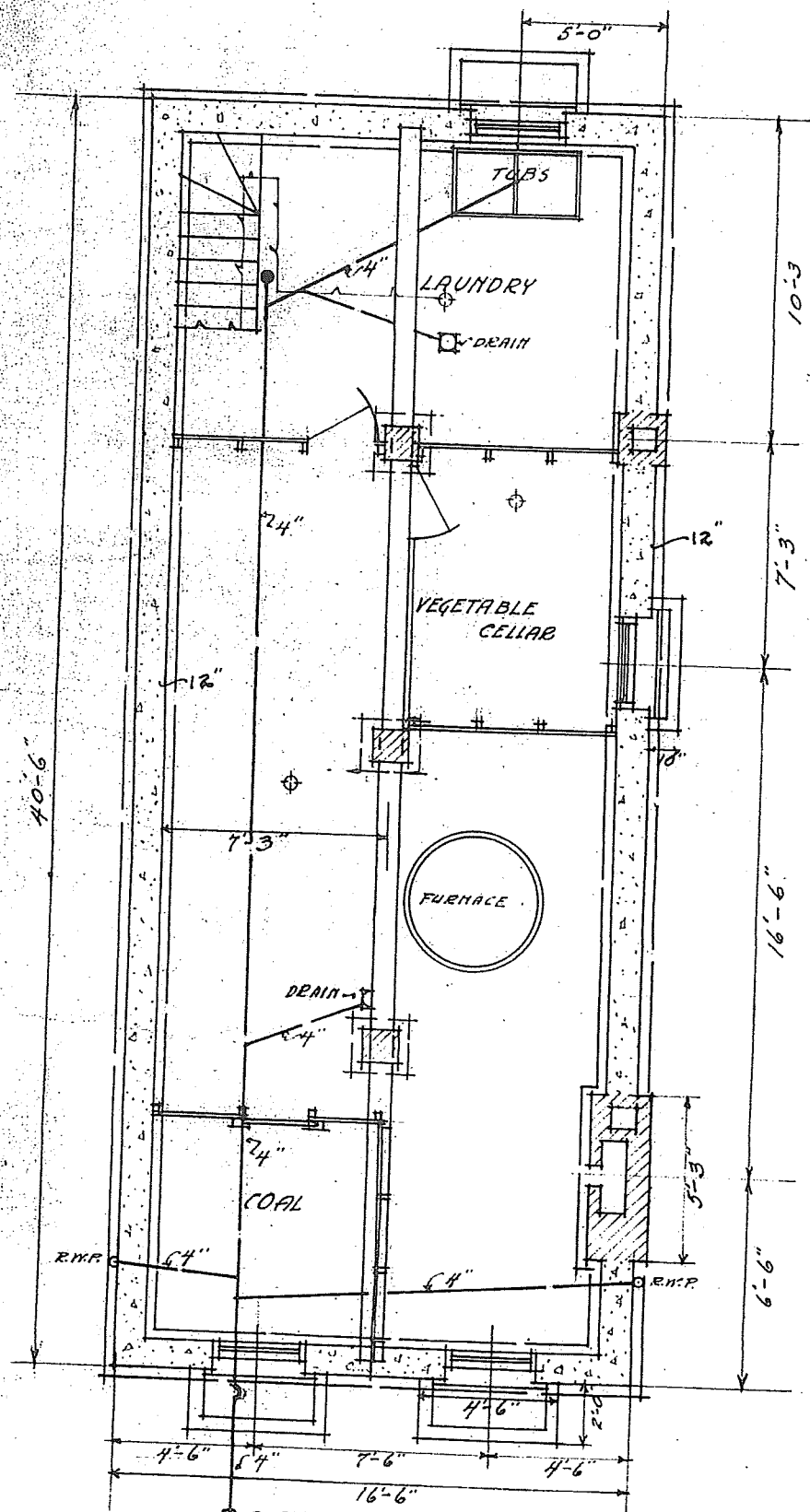
164

3

Jan 16/22

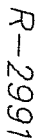


GROUND FLOOR



BASEMENT PLAN

( ESTABLISHED BY REGD. FLAV No 127 )



© COPYRIGHT, 2008 A. J. CLARKE & ASSOCIATES LTD.  
THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT,  
IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF  
A. J. CLARKE & ASSOCIATES LTD. IS STRICTLY PROHIBITED.