



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, 3935 Fax (905) 546-4202  
E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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
- 

**APPLICATION NO.:** DN/A-20:147

**APPLICANTS:** Danielle DesJardins on behalf of the owner Grant Linney

**SUBJECT PROPERTY:** Municipal address **155 Park St. W., Dundas**

**ZONING BY-LAW:** Zoning By-law 3581-86, as Amended

**ZONING:** "R2" (Single Detached Residential) district

**PROPOSAL:** To permit the construction of a rear addition over the existing one storey portion of the existing single detached dwelling, notwithstanding that;

1. A minimum westerly side yard of 4.1m shall be permitted instead of the minimum 5.0m side yard required on one side of an interior lot upon which there is not garage or carport.

2. A minimum setback of 0.3m shall be permitted for the rear shed instead of the minimum 2.0m setback required from a side lot line.

Note: No elevation plans were provided to confirm compliance.

The easterly side yard shows a bump-out encroaching into the required 1.2m side yard. Details of the nature of the bump-out were not provided from which to determine compliance; as such, further variances may be required.

The zoning By-law permits an eave/gutter to projection into a side yard not more than one-half of its width or 1.0m whichever is the lesser. No details were provided from which to determine compliance; as such, further variances may be required.

This application will be heard by the Committee as shown below:

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**DATE:** Thursday, August 27th, 2020

**TIME:** 1:20 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**

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## **PUBLIC INPUT**

**Written:** If you would like to submit written comments to the Committee of Adjustment you .../2

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.

## MORE INFORMATION

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

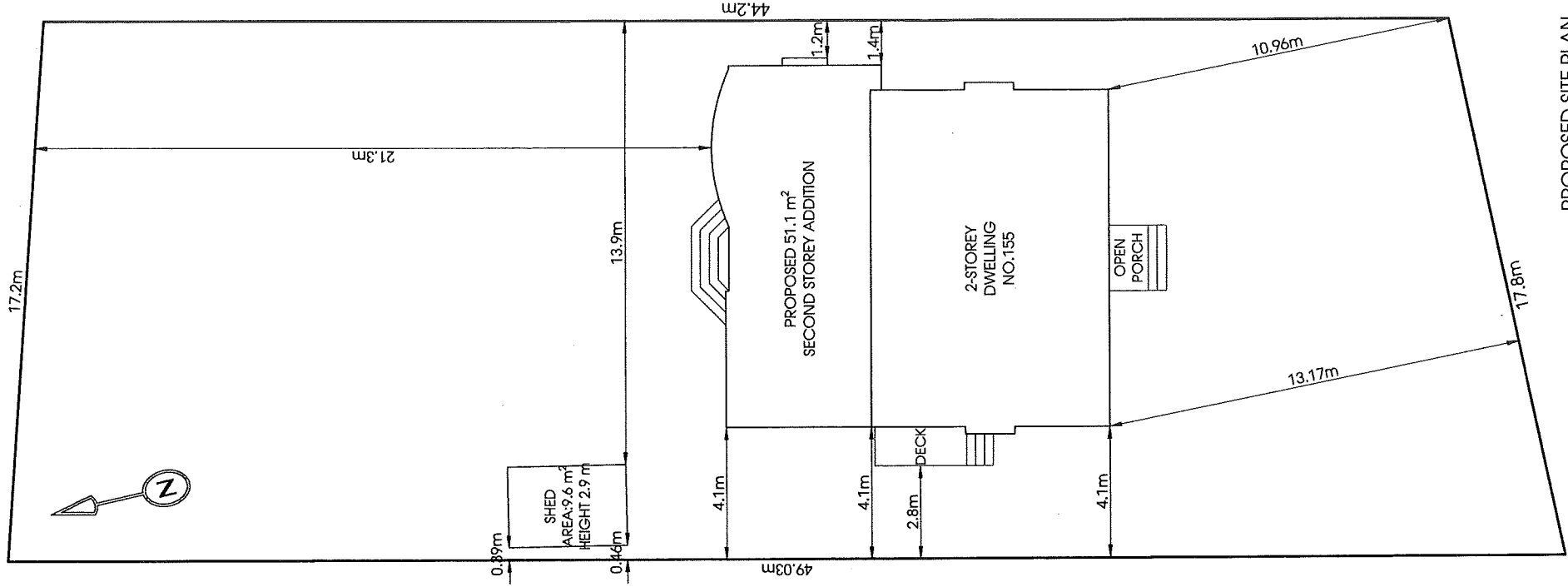
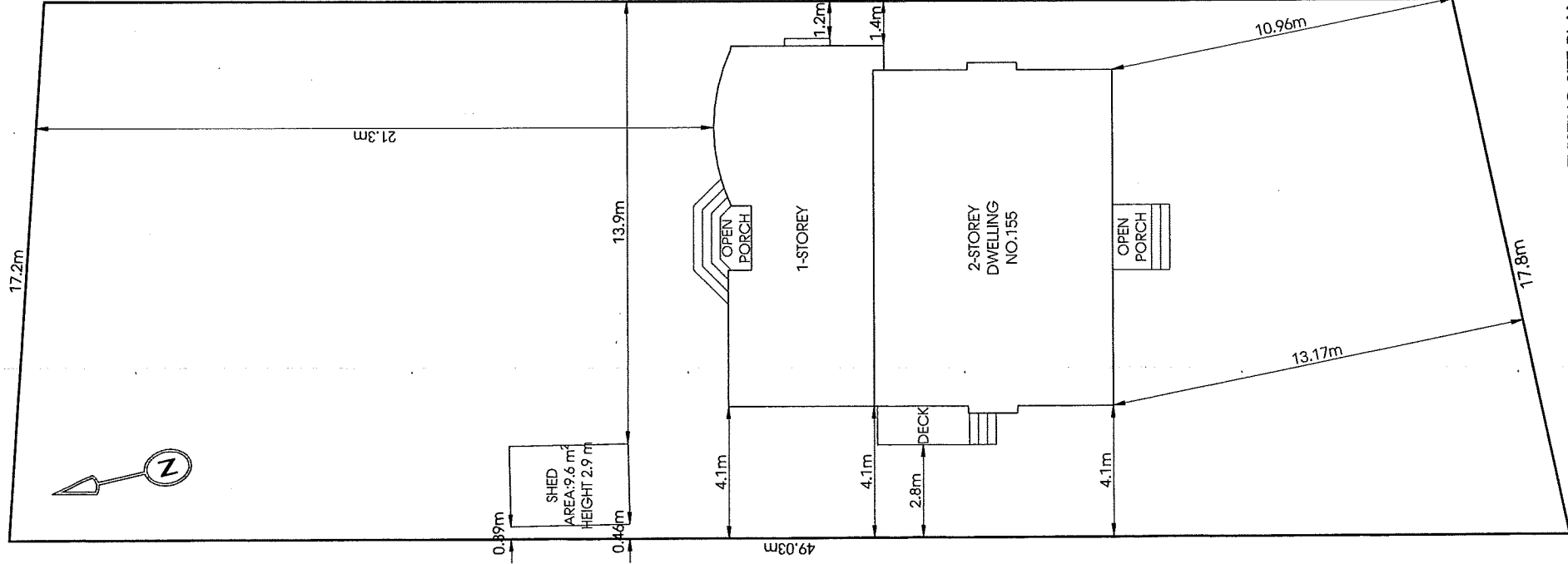
- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

DATED: August 11th, 2020.



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.***



GENERAL NOTES:

1. All construction shall conform to the latest edition of the Ontario Building Code.
2. Do not scale drawings.
3. All dimensions to be verified by the contractor prior to commencing construction.
4. Any alteration to design or construction shall not be undertaken until approved by the designer.
5. These drawings and specifications are the property of the designer, and shall not be used, reproduced or altered without written authorization from the designer.

BCIN QUALIFICATION & REGISTRATION:

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION:

Name: Danielle Desjardins BCIN: 20301

Signature: *Dej*

REGISTRATION INFORMATION:

Firm: Big Sky Construction Inc. BCIN: 106184

PROJECT:

NEW REAR ADDITION

REVISION/ISSUE DATES:

ADDRESS:

155 PARK STREET WEST  
DUNDAS

DRAWING:

SITE PLAN -  
EXISTING & PROPOSED

DATE:

JULY 2020

SCALE:

1:150

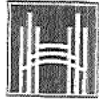
DRAWING #:

1 OF 1

**BIG SKY**  
CONSTRUCTION

DESIGN • BUILD • RENOVATE

905 528-1154 | bigskyconstruction@outlook.com



Hamilton

Planning and Economic Development Department  
Planning Division

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

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

PLEASE FILL OUT THE FOLLOWING PAGES AND  
RETURN TO THE CITY OF HAMILTON PLANNING  
DEPARTMENT.

20-174803

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>DN/A-20-147</u>	DATE APPLICATION RECEIVED <u>July 20/20</u>
PAID _____ DATE APPLICATION DEEMED COMPLETE _____	
SECRETARY'S SIGNATURE _____	

CITY OF HAMILTON  
COMMITTEE OF ADJUSTMENT  
HAMILTON, ONTARIO

*The Planning Act*

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name \_\_\_\_\_  
F.A. \_\_\_\_\_
2. Address \_\_\_\_\_  
\_\_\_\_\_
3. Name \_\_\_\_\_  
F.A. \_\_\_\_\_
4. Address \_\_\_\_\_  
\_\_\_\_\_

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

NONE

Postal Code \_\_\_\_\_

Postal Code \_\_\_\_\_

6. Nature and extent of relief applied for:

- TO CONSTRUCT A 550 sq (51.1m<sup>2</sup>) 1-STORY ADDITION ABOVE THE EXISTING 1-STORY ADDITION AT THE REAR OF THE HOME.
- TO PERMIT LOCATION OF EXISTING 9.6m<sup>2</sup>/2.9m HIGH ACCESSORY SHED IN REAR YARD

7. Why it is not possible to comply with the provisions of the By-law?

- THE PREVIOUS HOUSE OWNERS WERE APPROVED TO BUILD THE EXISTING 1-STORY ADDITION ON THE BASIS OF HAVING A REAR YARD PARKING AREA (3m SIDE S/B) AT SOME POINT AFTERWARDS, THE PARKING AREA WAS REMOVED THUS MAKING THE ADDITION NON-COMPLIANT. (5m SIDE S/B)
- $\frac{1}{2}$  ACCESSORY SHED IS EXISTING

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

RP 1446, PT LOTS 11 & 12

155 PARK ST. W.

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

9.1 If Industrial or Commercial, specify use

N/A

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ☐ No ☒ Unknown ☐

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

9.8 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 ☐

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes ☐ No ☒ Unknown ☐

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

AGE OF THE HOME (BUILT 1940)

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, 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 ☒ N/A

#### ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application -- by reason of its approval to this Application.

JULY 6, 2020  
Date

10. Dimensions of lands affected:

Frontage 17.8m  
Depth 44.2m (MINIMUM)  
Area 793 m<sup>2</sup>  
Width of street 9m +/-

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: GROUND FLOOR AREA: 133.32 m<sup>2</sup>  
(HOUSE) GROSS FLOOR AREA: 208.57 m<sup>2</sup>  
NUMBER OF STOREYS: 2 HEIGHT: 8.20m  
WIDTH: MAX 11.58m LENGTH: MAX. 12.60m  
Proposed: SAME AS ABOVE, EXCEPT FOR PROPOSED  
(HOUSE) GROSS FLOOR AREA TO BE 259.67 m<sup>2</sup>

EXISTING/PROPOSED  
ACCESSORY STRUCTURE:  
GROUND F.A.: 9.6 m<sup>2</sup>  
GROSS F.A.: 9.6 m<sup>2</sup>  
# STOREYS: 1 HEIGHT: 2.9m  
WIDTH: 2.54m  
LENGTH: 3.76m

12. Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing: SIDE SETBACKS: WEST 4.1m EAST 1.2m  
(HOUSE): FRONT SETBACK: 10.96m REAR SETBACK: 21.38m

EXISTING/PROPOSED  
ACCESSORY STRUCTURE:  
SIDE SETBACKS:  
WEST: 0.39m  
EAST: 13.95m  
FRONT SETBACK: 28.8m  
REAR SETBACK: 15.5m

Proposed: SAME AS EXISTING SETBACKS

13. Date of acquisition of subject lands:

2008

14. Date of construction of all buildings and structures on subject lands:

HOUSE 1940, ACCESSORY STRUCTURE UNKNOWN

15. Existing uses of the subject property:

SINGLE FAMILY RESIDENTIAL

16. Existing uses of abutting properties:

SINGLE FAMILY RESIDENTIAL

17. Length of time the existing uses of the subject property have continued:

AT LEAST SINCE THE 1940's

18. Municipal services available: (check the appropriate space or spaces)

Water ✓ Connected ✓

Sanitary Sewer ✓ Connected ✓

Storm Sewers \_\_\_\_\_

19. Present Official Plan/Secondary Plan provisions applying to the land:

N/A

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

N/A

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

N/A

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

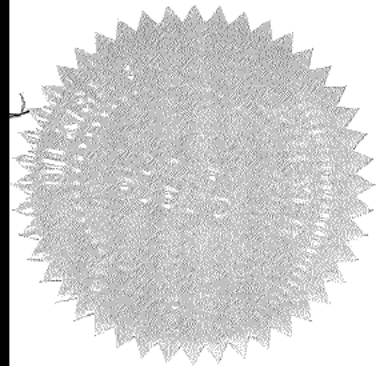
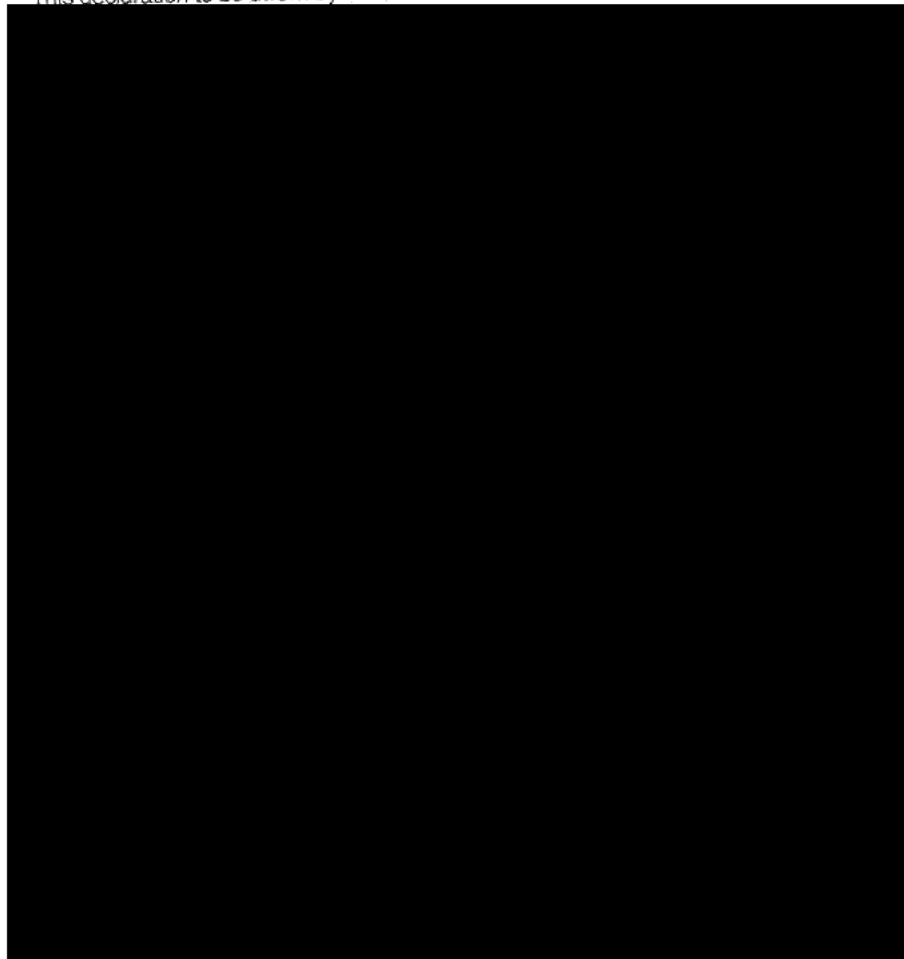
NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps

referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



**PART 24 AFFIDAVIT OR SWORN DECLARATION**

This declaration to be sworn by a Commissioner of Oaths.



JUL 10 2020

NC.

**PART 26 CONSENT OF THE OWNER**

Complete the consent of the owner concerning personal information set out below.

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted



I agree and acknowledge

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

JULY 6, 2020

Date

**PART 27 PERMISSION TO ENTER**

Date: JULY 6, 2020

Secretary/Treasurer  
Committee of Adjustment  
City of Hamilton,  
City Hall

Dear Secretary/Treasurer,

Re: Application to Committee of Adjustment

Location of Land: 155 PARK STREET WEST, DUNDAS  
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited  
ation.

Please print name

Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

**PART 28 COLLECTION OF INFORMATION**

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1<sup>st</sup> floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.

CITY OF HAMILTON  
COST ACKNOWLEDGEMENT AGREEMENT

This Agreement made this 10<sup>th</sup> day of JULY, 20 20.

BETWEEN: DANIELLE DESJARDINS  
Applicant's name(s) hereinafter referred to as the "Developer"

-and-

City of Hamilton  
hereinafter referred to as the "City"

WHEREAS the Developer represents that he/she is the registered owner of the lands described in Schedule "A" attached hereto, and which lands are hereinafter referred to as the "lands";

AND WHEREAS the Developer has filed for an application for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval/minor variance.

AND WHEREAS it is a policy of the City that any City costs associated with an appeal to the Local Planning Appeal Tribunal, by a party other than the Developer, of an approval of a consent, rezoning, official plan amendment, plan of subdivision, and/or minor variance, such as, but not limited to, legal counsel costs, professional consultant costs and City staff costs, shall be paid by the Developer.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of two dollars (\$2.00) now paid by the City to the Developer, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. In this Agreement:

(a) "application" means the application(s) for a (circle applicable) consent/~~official plan amendment/subdivision approval or minor variance~~ dated JULY 10/20 with respect to the lands described in Schedule "A" hereto.

(b) "Expenses" means all expenses incurred by the City if the application is: (a) approved by the City; (b) appealed to the Local Planning Appeal Tribunal by a party other than the developer; and (c) the City appears before the Local Planning Appeal Tribunal or any other tribunal or Court in support of the application, including but not limited to: City staff time, City staff travel expenses and meals, City disbursements, legal counsel fees and disbursements and all consultant fees and disbursements including, without limiting the generality of the foregoing planning, engineering or other professional expenses

2. The City agrees to process the application and, where the application is approved by the City but appealed to the Local Planning Appeal Tribunal by a party other than the Developer, the Developer shall file an initial deposit, in the form of certified cheque or cash with the General Manager, Finance & Corporate Services within fifteen days of the date of the appeal of the application by a third party in the amount of 50% of the estimated expenses associated with the appeal as estimated by the City Solicitor in his sole discretion which shall be credited against the Expenses.

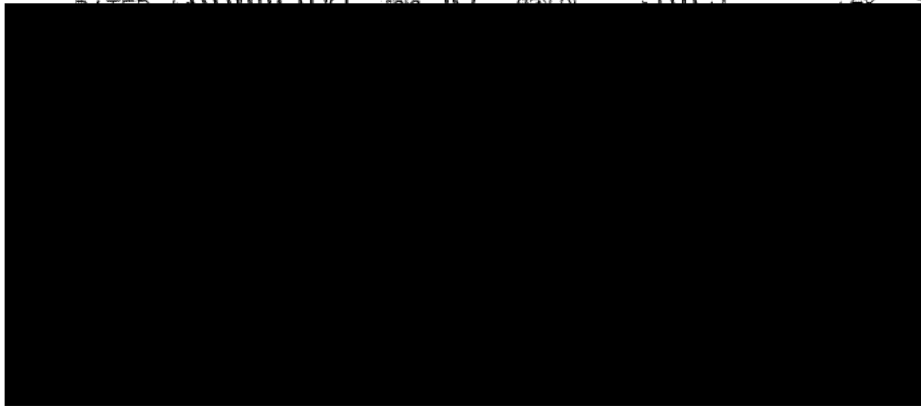
3. It is hereby acknowledged that if the deposit required pursuant to section 2 of this Agreement is not paid by the Developer the City shall have the option, at its sole discretion, of taking no further steps in supporting the Developer's application before the Local Planning Appeal Tribunal.

4. It is hereby acknowledged that all expenses shall be paid for by the Developer. The Developer shall reimburse the City for all expenses the City may be put to in respect of the application upon demand.
5. It is hereby acknowledged and agreed that all expenses shall be payable by the Developer whether or not the Developer is successful before the Local Planning Appeal Tribunal or any other tribunal or Court in obtaining approval for their application.
6. The City shall provide the Developer with copies of all invoices of external legal counsel or consultants included in the expenses claimed by the City.
7. The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.
8. The City may, at any time, draw upon the funds deposited in accordance with sections 2 and 9 of this Agreement to satisfy expenses incurred pursuant to the appeal of the application.
9. In the event that the amount deposited pursuant to section 2 of this Agreement is reduced to less than 10% of the initial deposit, the City may halt all work in respect of the appeal of the application until the Developer deposits with the City a sum sufficient to increase the deposit to an amount which is equal to 100% of the expenses estimated pursuant to paragraph 2 of this Agreement and still to be incurred by the City.
10. Within 60 days of: (a) a decision being rendered in respect of the appeal or any legal proceedings resulting from the decision, whichever is later; or (b) the termination of all legal proceedings in respect of the application, the City shall prepare and submit a final account to the Developer. If there are any deposit funds remaining with the City they shall be applied against the account. Any amount owing in respect of the final account in excess of deposit funds shall be paid by the Developer within 30 days of the date of the final account. If any deposit funds are remaining after the final account has been paid they shall be returned to the developer within 30 days of the date of the final account.
11. This Agreement shall not be construed as acceptance of the application and nothing herein shall require or be deemed to require the City to approve the application.
12. This Agreement shall not stand in lieu of or prejudice the rights of the City to require such further and other agreements in respect of the application that the City may deem necessary.
13. Every term, covenant, obligation and condition in this Agreement ensures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, trustees and assigns.
14. When the context so requires or permits, the singular number is to be read as if the plural were expressed, and the masculine gender as if the feminine, as the case may be, were expressed; and,
15. This Agreement and the schedules hereto constitute the entire agreement between the parties in respect of the subject matter contained herein and is not subject to, or in addition to, any other agreements, warranties or understandings, whether written, oral or implied. This Agreement may not be modified or amended except by instrument in writing signed by the Developer and the City, and,
16. The waiver or acquiescence by the City of any default by the Developer under any obligation to comply with this Agreement shall not be deemed to be a waiver of that obligation or any subsequent or other default under this Agreement.

17. The Developer covenants and agrees to be bound by the terms and conditions of this Agreement and not to seek a release from the provisions thereof until such time as the Developer's obligations hereunder have been assumed by its successor, assignee or transferee by way of written agreement in the form set out in Schedule "B" to this Agreement.

IN WITNESS WHEREOF the parties hereto have set their corporate seals under the hands of their duly authorized officers.

DATED Hamilton this 10<sup>th</sup> day of July, 2020



City of Hamilton

Per: \_\_\_\_\_  
Mayor

Per: \_\_\_\_\_  
Clerk

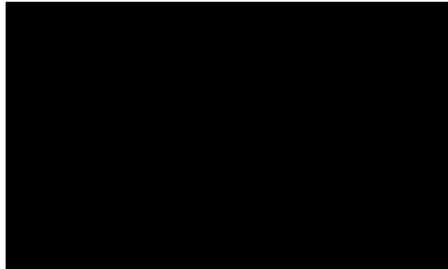
Schedule "A"  
Description of Lands

(SEE ATTACHED SITE PLAN)

**SCHEDULE "B"**  
**FORM OF ASSUMPTION AGREEMENT**

THIS AGREEMENT dated the 10<sup>th</sup> day of JULY 20 20.

BETWEEN



THE FIRST PART

-and-

OF THE SECOND PART

CITY OF HAMILTON  
(hereinafter called the "Municipality")

OF THE THIRD PART

**WHEREAS** the owner and the Municipality entered into and executed a Cost Acknowledgement Agreement dated JULY 10 / 20.

**AND WHEREAS** Assignee has indicated that it will assume all of the Owner's duties, liabilities and responsibilities as set out in the Cost Acknowledgement Agreement.

**AND WHEREAS** Council for the Municipality has consented to releasing the Owner from its duties, liabilities and responsibilities under said Cost Acknowledgement Agreement subject to the Assignee accepting and assuming the Owner's duties, liabilities and responsibilities and subject to the Assignee the Owner and the Municipality entering into and executing an Assumption Agreement.

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT** in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows.

1. The Assignee covenants and agrees to accept, assume and to carry out the Owner's duties, liabilities and responsibilities under the Cost Acknowledgement Agreement and in all respects to be bound under said Cost Acknowledgement Agreement as if the Assignee had been the original party to the agreement in place of the Owner.
2. The Municipality hereby releases the Owner from all claims and demands of any nature whatsoever against the Owner in respect of the Cost Acknowledgement Agreement. The Municipality hereby accepts the Assignee as a party to the Cost Acknowledgement Agreement in substitution of the Owner, and agrees with the Assignee that the Assignee will be bound by all the terms and conditions of the Cost Acknowledgement Agreement as if the Assignee had been the original executing party in place of the Owner.
3. All of the terms, covenants, provisos and stipulations in the said Cost Acknowledgement Agreement are hereby confirmed in full force save and except

for such modifications as are necessary to make said clauses applicable to the Assignee.

IN WITNESS WHEREOF the Parties have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED

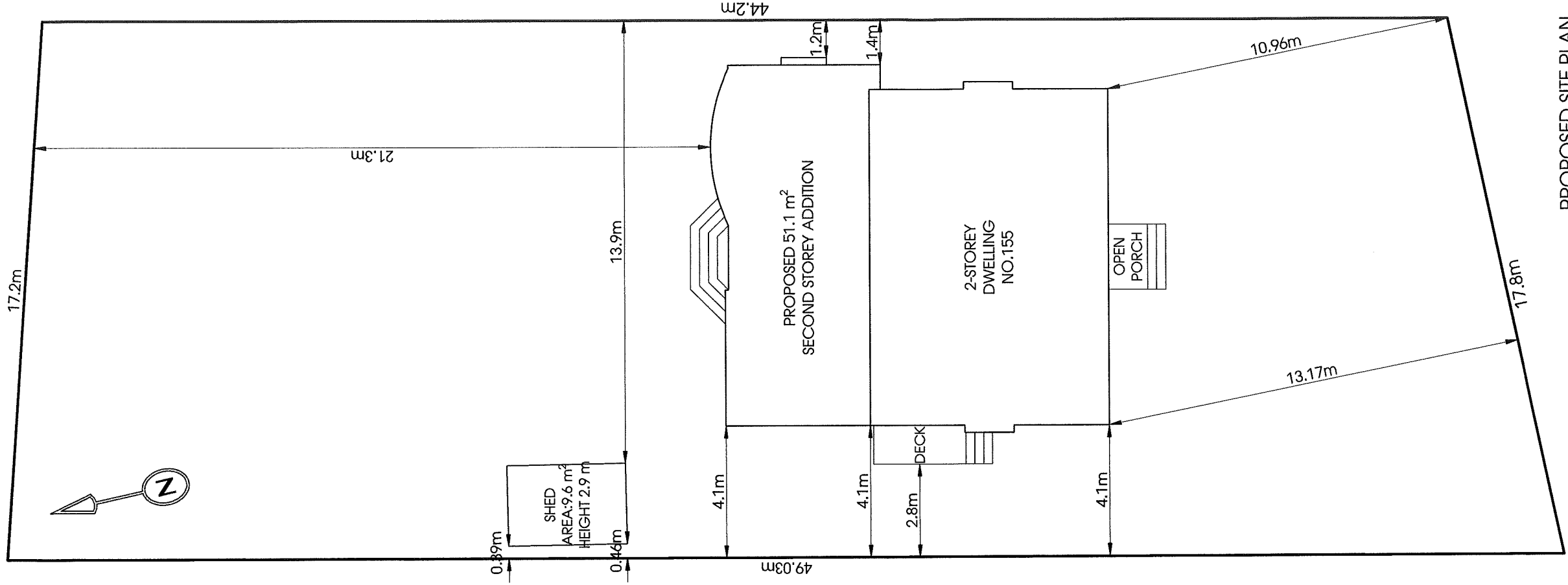
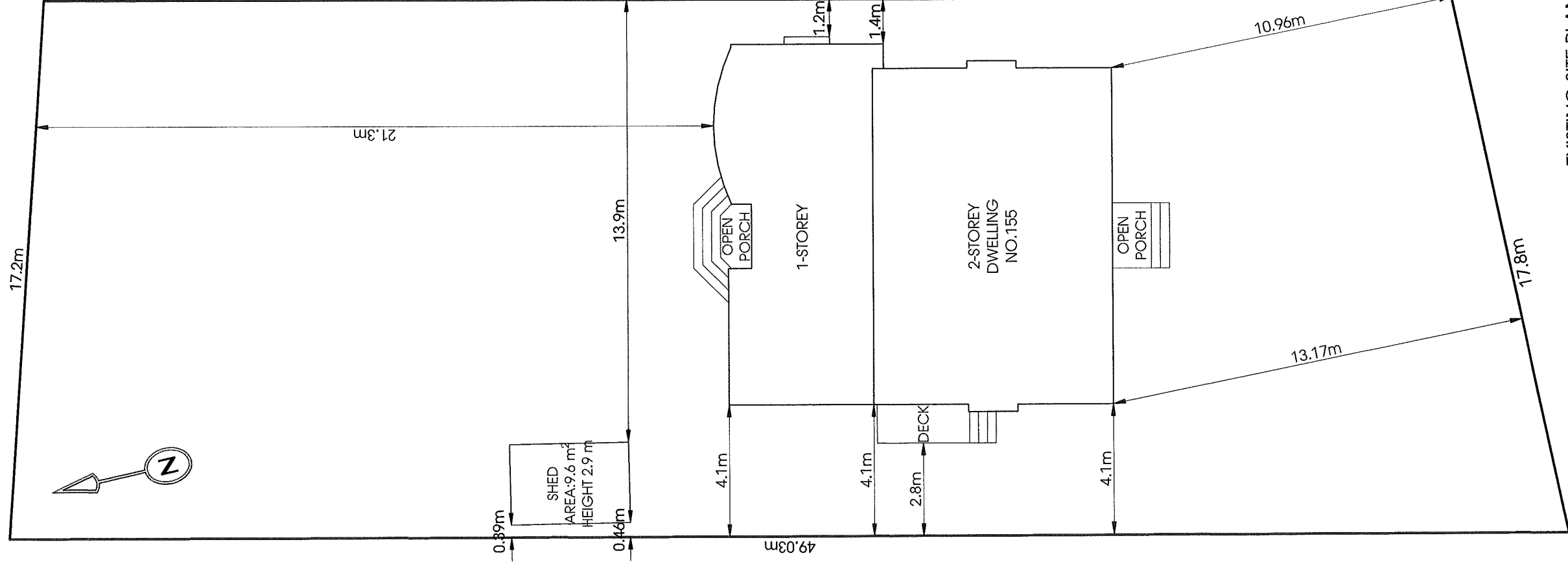


CITY OF HAMILTON

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





**GENERAL NOTES:**

1. All construction shall conform to the latest edition of the Ontario Building Code.
2. Do not scale drawings.
3. All dimensions to be verified by the contractor prior to commencing construction.
4. Any alteration to design or construction shall not be undertaken until approved by the designer.
5. These drawings and specifications are the property of the designer, and shall not be used, reproduced or altered without written authorization from the designer.

**BCIN QUALIFICATION & REGISTRATION:**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

**QUALIFICATION INFORMATION:**

Name: Danielle Desjardins BCIN: 20301

Signature: *Dej*

**REGISTRATION INFORMATION:**

Firm: Big Sky Construction Inc. BCIN: 106184

**BIG SKY CONSTRUCTION**

DESIGN • BUILD • RENOVATE

905 928 1154 | bigskyconstruction@outlook.com

**PROJECT:** NEW REAR ADDITION

**REVISION/ISSUE DATES:**

**ADDRESS:** 155 PARK STREET WEST  
DUNDAS

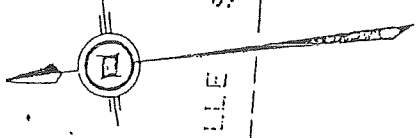
**DRAWING:** SITE PLAN - EXISTING & PROPOSED

**DATE:** JULY 2020

**SCALE:** 1:150

**DRAWING #:** 1 OF 1

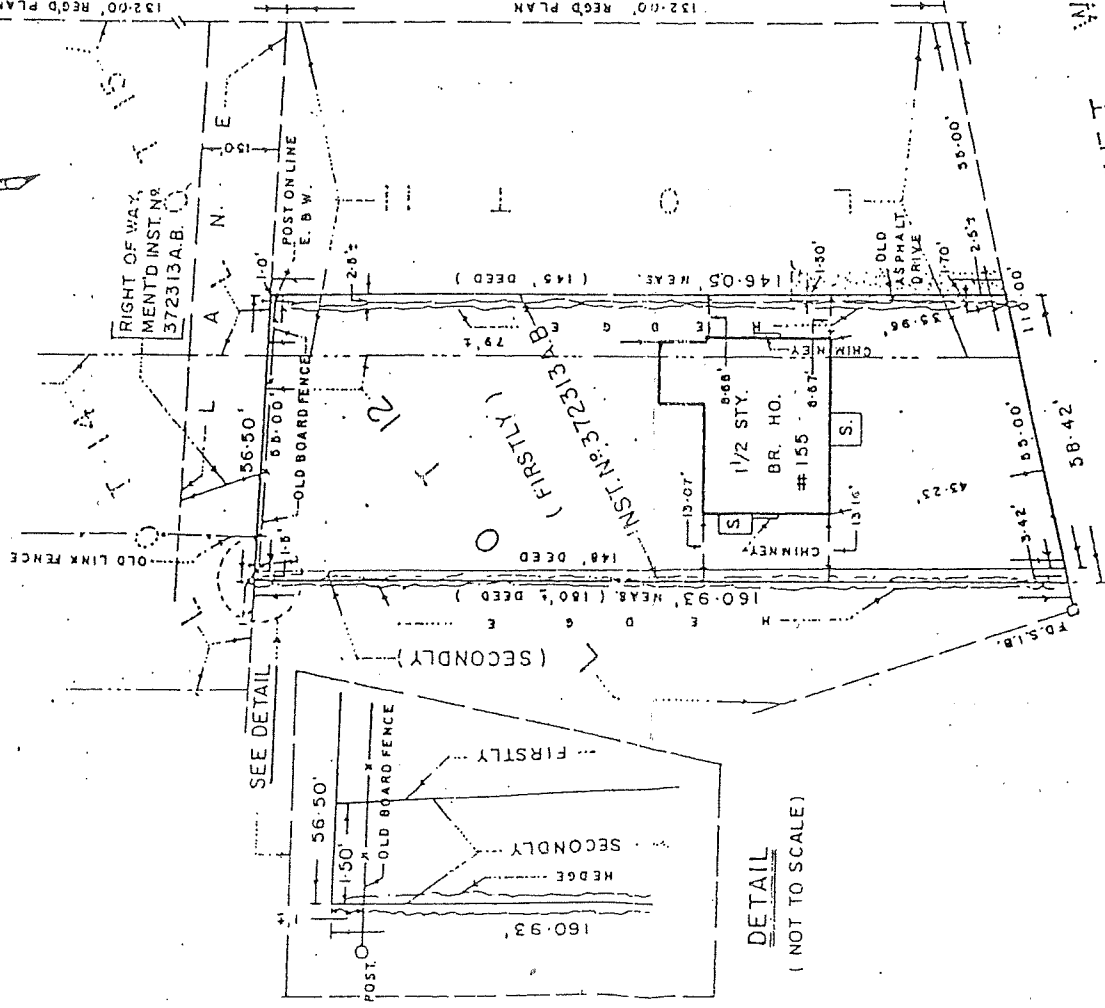
OF PART OF  
 LOTS 11 & 12  
 ALLAN MATHIESON'S SURVEY  
 REGISTERED PLAN No 1446  
 IN THE  
**TOWN OF DUNDAS**  
 REGIONAL MUNICIPALITY OF  
 HAMILTON - WENTWORTH  
 SCALE 1 INCH = 30 FEET.



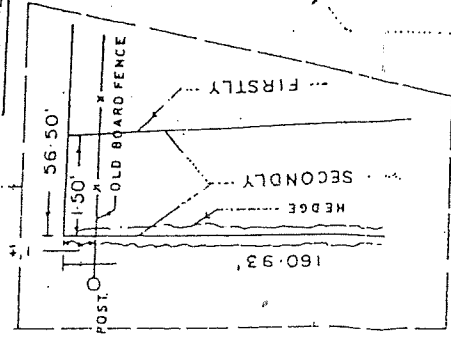
MELVILLE STREET

P.O.L.B.

132.00' RECD PLAN



SEE DETAIL



DETAIL  
 (NOT TO SCALE)

PRINCESS STREET

P.O.L.B.

PARK STREET

PARK

A.T. McLAREN LIMITED  
 ENGINEERS AND SURVEYORS

CAUTION PLAN IS PREPARED FOR MORTGAGE PURPOSES,  
 BASED UPON THE SUBJECT DEED ONLY, IT IS NOT  
 FOR THE PURPOSES OF CORRECTING TITLE AND  
 IS NOT PREPARED FOR REGISTRATION.

JUNE 28, 1979.  
 DATE

A.T. McLAREN O.L.S.  
 66 KING ST. EAST  
 HAMILTON - ONT.  
 527.8559 527.003