



## NOTICE OF PUBLIC HEARING Minor Variance

**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.:** HM/A-21:75

**APPLICANTS:** R. Woolgar & M. Woolgar

**SUBJECT PROPERTY:** Municipal address **50 Picton St. W., Hamilton**

**ZONING BY-LAW:** Zoning By-law 6593, as Amended

**ZONING:** "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) district

**PROPOSAL:** To permit the creation of two (2) new lots and to permit the construction of a two (2) family dwelling on each lot upon demolition of all existing buildings, notwithstanding,

1. A minimum front yard depth of 2.0 metres shall be permitted for both the lands to be conveyed and the lands to be retained instead of the minimum required front yard depth of 6.0 metres;

2. A minimum side yard width of 0.9 metres shall be permitted for both the lands to be conveyed and the lands to be retained instead of the minimum required side yard width of 1.2 metres for a building not exceeding two and a half storeys or 11.0 metres in height.

3. A minimum lot width of 9.1 metres and a minimum lot area of 412 square metres shall be permitted for both the lands to be conveyed and the lands to be retained instead of the minimum lot width of 18.0 metres and the minimum lot area of 540.0 square metres required to be provided for a two (2) family dwelling;

4. A minimum of 22% of the gross area of the front yard shall be provided as landscaped area for both the lands to be conveyed and the lands to be retained instead of providing a minimum of 50% of the gross area of the front yard required to be provided as landscaped area;

5. No onsite manoeuvring space shall be provided for both the lands to be conveyed and the lands to be retained instead of providing a manoeuvring space with a minimum of 6.0 metres required to be provided abutting upon and accessory to each required parking space;

6. A minimum parking space size of 2.6 metres in width by 6.0 metres in length shall be provided for both the lands to be conveyed and the lands to be retained instead of providing the minimum required parking space size of 2.7 metres in width by 6.0 metres in length;

7. The access driveway for both the lands to be conveyed and the lands to be retained shall be permitted to be composed of permeable and non-permeable materials instead of providing gravel or similar surface or other suitable paving for an access driveway accessory to a two (2) family dwelling.

NOTES:

1. The applicant shall ensure the proposed building height is provided in accordance with the definition of Height and Grade as defined within the Zoning By-law.
2. Details regarding any proposed yard encroachments have not been provided. Further variances will be required if compliance with Section 18(3)(vi) of the Zoning By-law ("Encroachments on Yards") cannot be complied with for both the lands to be conveyed and the lands to be retained.
3. The applicant shall ensure the front yard landscaping calculation has been provided in accordance with Section 18(14) of the Zoning By-law ("Special Requirements for Front Yard Landscaping").
4. A further variance will be required should any portion of the required parking spaces be obstructed by any features, including a door swing.
5. A further variance will be required if the finished level of the garage floor is not a minimum of 0.3 metres above Grade, as defined within the Zoning By-law.

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

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**DATE:** Thursday, April 1st, 2021  
**TIME:** 1:55 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 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: March 16th, 2021.

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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.***

MACAULAY STREET WEST

( BY REGISTERED PLAN 127, P.I.N. 17154-0189 (LT) )

N 71° 37' 00" W ( REFERENCE BEARING ) 141.79 (P5 & Meas) 141.79 (P4)

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF

LOT 6  
BLOCK 15  
REGISTERED PLAN 127

CITY OF HAMILTON

SCALE 1:200



B.A. JACOBS SURVEYING LTD.  
ONTARIO LAND SURVEYOR

**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE:**  
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MACAULAY STREET WEST AS SHOWN ON PLAN 62R-3411, HAVING A BEARING OF N 71° 37' 00" W.

**ELEVATION NOTE:**  
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON BENCH MARK INDEXED AS No. 2-03.  
LOCATION: HOUSE No. 529 JAMES STREET NORTH, AT NORTH WEST CORNER OF INTERSECTION OF MACAULAY STREET, PLATE IN SOUTH BRICK WALL, 2 m. FROM SOUTH WEST CORNER, No. 176.  
ELEVATION = 85.602 m.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - CP DENOTES CONCRETE PIN
  - WT. DENOTES WITNESS
  - (OU) DENOTES ORIGIN UNKNOWN
  - P1 DENOTES REGISTERED PLAN 127
  - P2 DENOTES PLAN BY THIS OFFICE (FILE:95-042)
  - P3 DENOTES PLAN 62R-11481
  - P4 DENOTES PLAN 62R-3411
  - P5 DENOTES PLAN BY A.T. McLAREN LTD. (MAR. 22, 2018)
  - P6 DENOTES PLAN BY A.J. CLARKE LTD. (FILE:E-5074)
  - (824) DENOTES A.T. McLAREN O.L.S.
  - (912) DENOTES A.J. CLARKE O.L.S.
  - (1213) DENOTES J.D. PETERS O.L.S.
  - C.R.W. DENOTES CONCRETE RETAINING WALL
  - T.W. DENOTES TOP OF WALL
  - U.P. DENOTES UTILITY POLE
  - W.V. DENOTES WATER VALVE
  - 0.3φ DENOTES DIAMETER OF TREE

SURVEYOR'S REAL PROPERTY REPORT  
PART 2 - REPORT SUMMARY

**DESCRIPTION OF LAND**  
BEING ALL OF LOT 6, BLOCK 15, REGISTERED PLAN 127, KNOWN AS MUNICIPAL No. 50 PICTON STREET WEST, CITY OF HAMILTON

**REGISTERED EASEMENTS AND/OR RIGHTS OF WAY**  
NO EASEMENTS LISTED ON THE PARCEL REGISTER FOUND IN THE LAND REGISTRY OFFICE.

**BOUNDARY FEATURES**  
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY.  
PORTION OF THE CHIMNEY OF MUNICIPAL No. 42 IS BEYOND THE EASTERLY BOUNDARY OF THE PROPERTY.  
NOTE THE LOCATION OF THE RETAINING WALL AS IT RELATES TO THE EASTERLY BOUNDARY OF THE PROPERTY.  
PORTION OF THE COVERED PORCH AT THE FRONT OF THE SUBJECT DWELLING IS BEYOND THE SOUTHERLY BOUNDARY OF THE PROPERTY.  
NOTE THE LOCATION OF THE OVERHEAD UTILITY WIRES CROSSING WITHIN THE LIMITS OF THE PROPERTY.

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**  
NOT CERTIFIED BY THIS REPORT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON NOVEMBER 6, 2019.

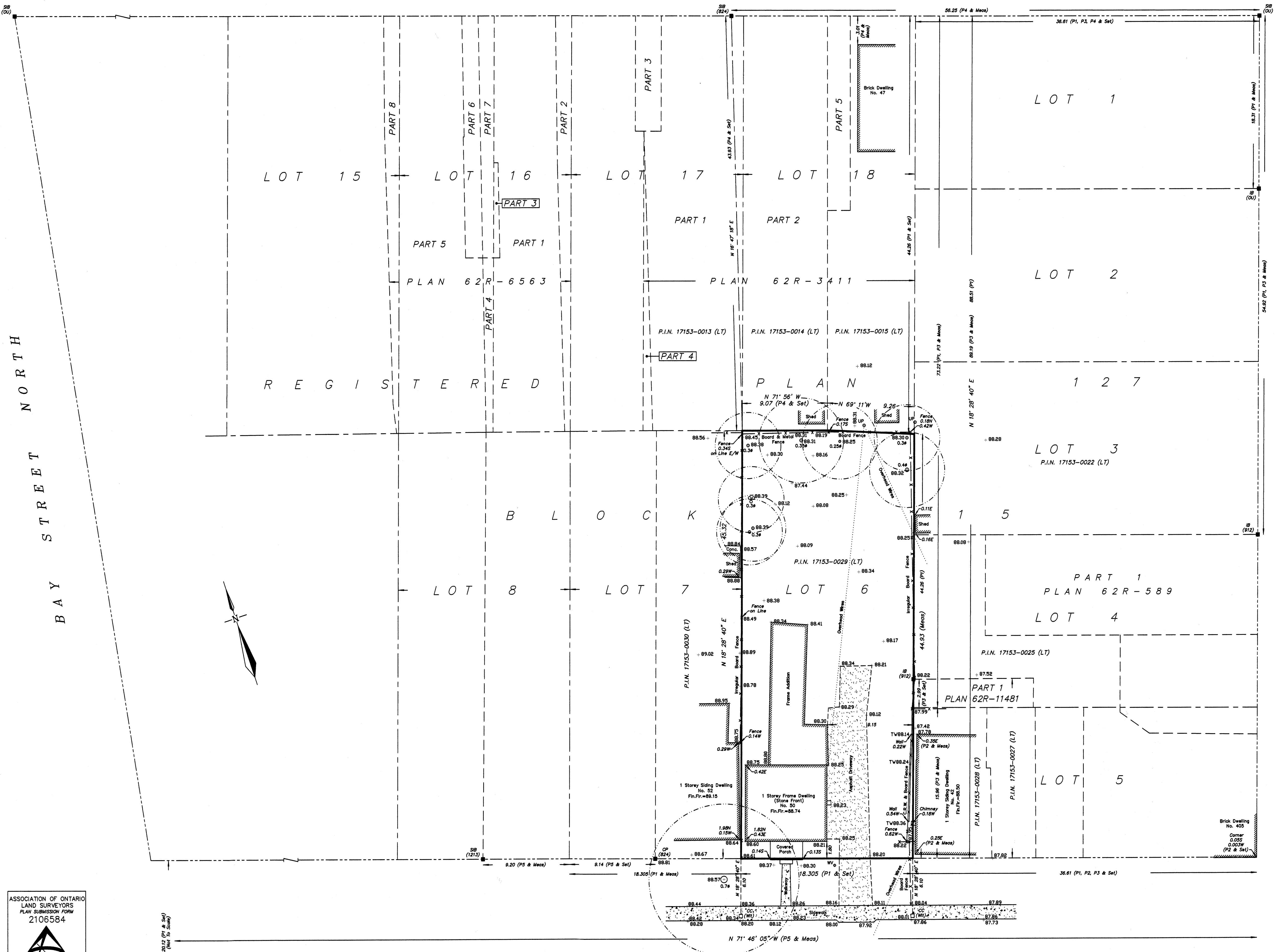
NOVEMBER 6, 2019  
DATE

*Bryan Jacobs*  
BRYAN JACOBS  
ONTARIO LAND SURVEYOR



B.A. JACOBS SURVEYING LTD.  
162 JACKSON STREET EAST, SUITE 102  
HAMILTON, ONTARIO (L8N 1L5)  
PHONE 905-621-1555 bjacobs@rogers.com

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ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2106584

THIS PLAN IS NOT VALID UNLESS IT IS AN EMPROVED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1020, Section 24(3).

THIS REPORT WAS PREPARED FOR RANDY WOOLGAR

PICTON STREET WEST

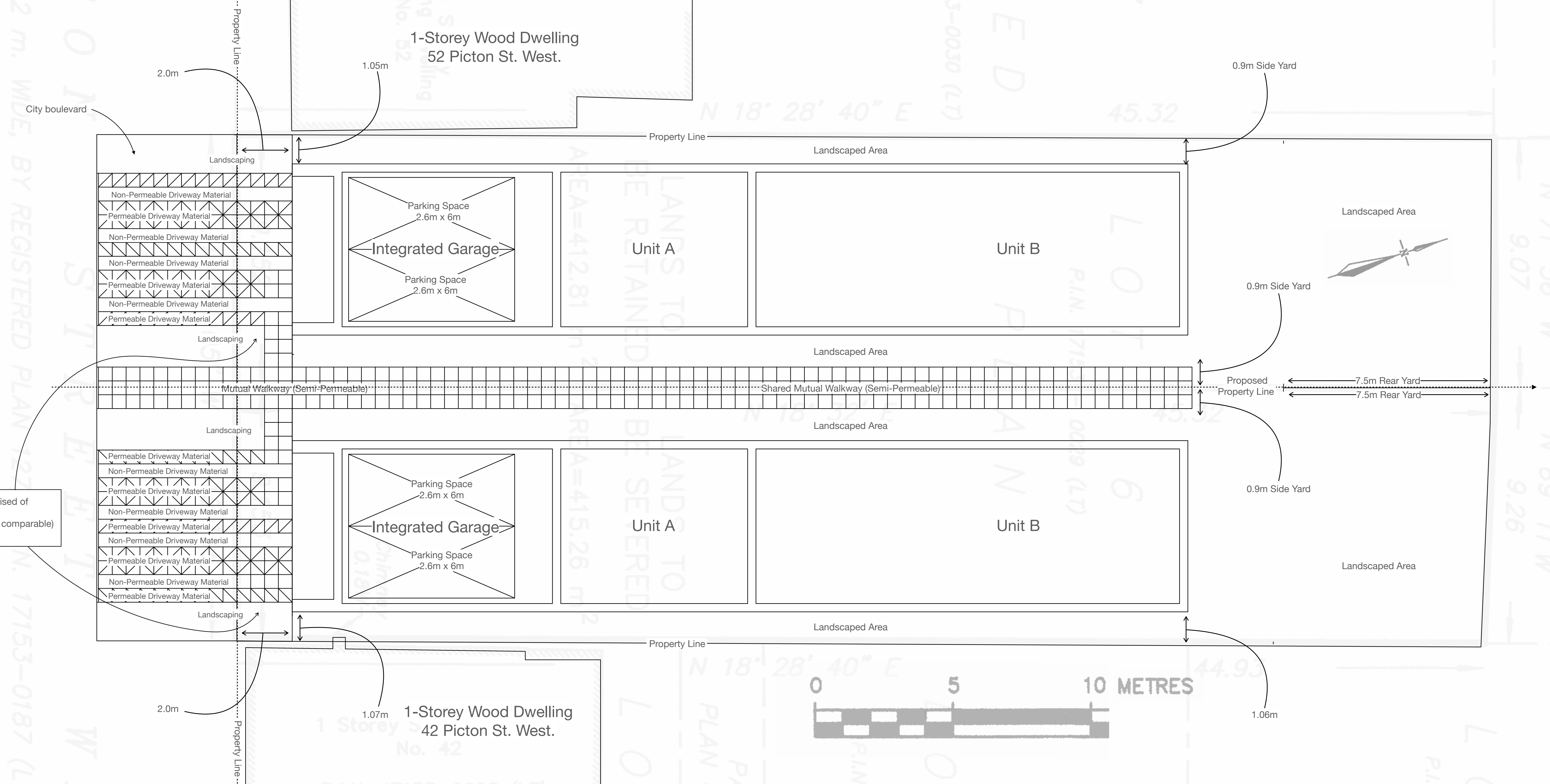
( BY REGISTERED PLAN 127, P.I.N. 17153-0187 (LT) )

48/50 Picton Street

# Proposed Minor Variances

Front yard areas of 18.3 m<sup>2</sup> are comprised of

- 22% Grass/landscaping
- 30% Permeable material (Ecoraster comparable)
- 48% Non-permeable material



48/50 Picton Street

# Elevations

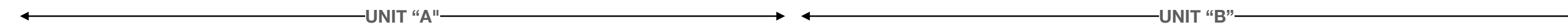
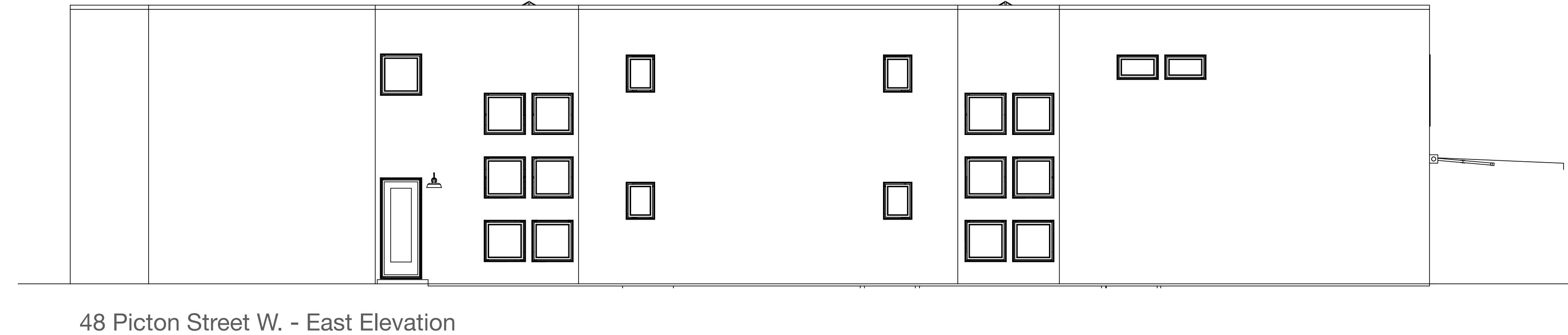
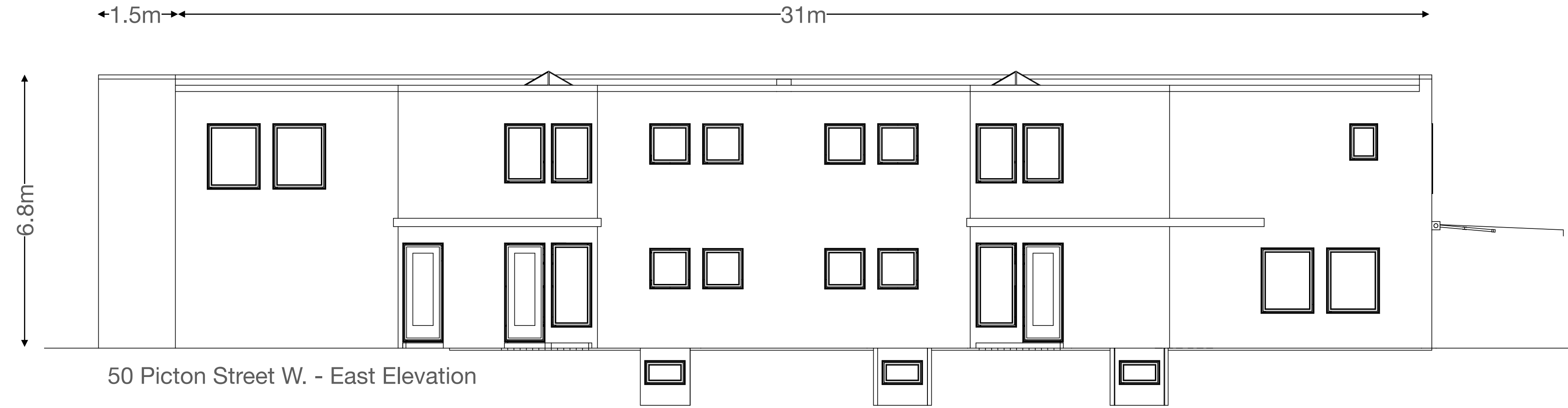
Two mirror-image 289m<sup>2</sup> dwellings featuring two units each.

## UNIT "A" (118m<sup>2</sup>)

- 2 Bdrm
- 2 x 3pc Bath
- 2 x Powder Room
- 23.5m<sup>2</sup> unfinished BSMT

## UNIT "B" (171m<sup>2</sup>)

- 3 Bdrm + Den
- 3 x 3pc Bath
- 2 x Powder Room
- 68m<sup>2</sup> unfinished BSMT

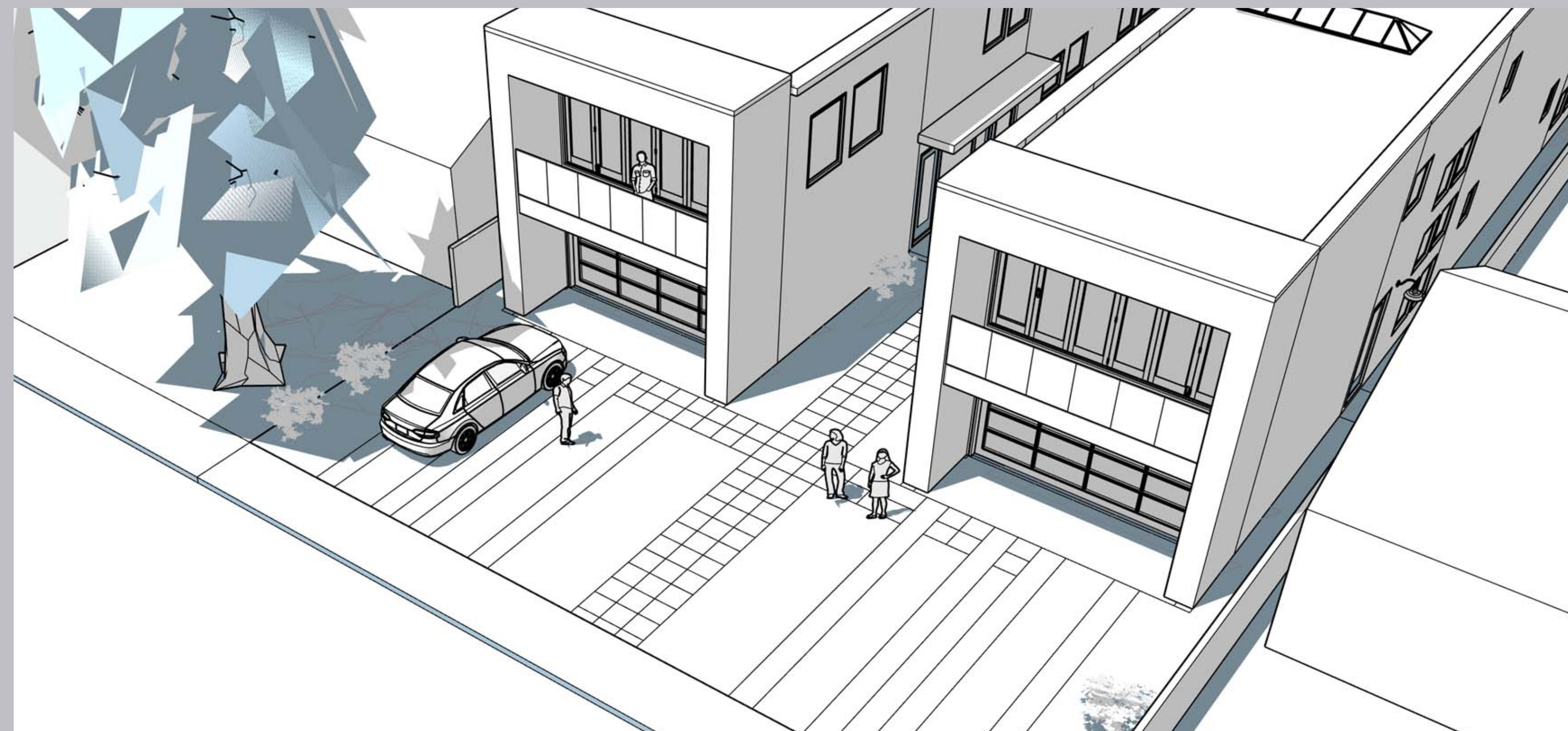


Based on informal design



48/50 Picton Street

# Conceptual Illustrations







Hamilton

**Committee of Adjustment**

City Hall, 5<sup>th</sup> Floor,  
71 Main St. W.,  
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**APPLICATION FOR A MINOR VARIANCE**

**FOR OFFICE USE ONLY.**

APPLICATION NO. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

PAID \_\_\_\_\_ DATE APPLICATION DEEMED COMPLETE \_\_\_\_\_

SECRETARY'S  
SIGNATURE \_\_\_\_\_

**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, 2	NAME	ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

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

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



**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

4. Nature and extent of relief applied for:

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

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

7. PREVIOUS USE OF PROPERTY

Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_

Agricultural \_\_\_\_\_ Vacant \_\_\_\_\_

Other \_\_\_\_\_

8.1 If Industrial or Commercial, specify use \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

8.6 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 \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

8.8 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 \_\_\_\_\_

8.9 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 \_\_\_\_\_

8.10 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 \_\_\_\_\_

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

8.12 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 \_\_\_\_\_

**9. 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.



\_\_\_\_\_ Date

\_\_\_\_\_ Signature Property Owner

\_\_\_\_\_ Print Name of Owner

10. Dimensions of lands affected:

Frontage \_\_\_\_\_

Depth \_\_\_\_\_

Area \_\_\_\_\_

Width of street \_\_\_\_\_

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: \_

Proposed

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

Existing:

Proposed:





## **The Planning Act**

### **Application for Minor Variance**

**Subject Property: 50 Picton Street West, Hamilton ON.**

**Note:** An application is also being made simultaneously by the owner for consent to sever land. The intent is to divide the above lot in two parts – minor variances for lands ‘retained’ and lands ‘severed’ are described separately below.

**Development Context:** The owners of the property wish to construct a pair of environmentally sustainable duplex dwellings with extensive use of permeable walkway and driveway surfaces. Proposed construction technique will be Insulated Concrete Forms (ICF) and will result in a highly energy efficient building envelope. The duplex dwellings have the potential to be net-zero when combined with roof-top solar panels.

#### **Item 4. Nature and extent of relief applied for:**

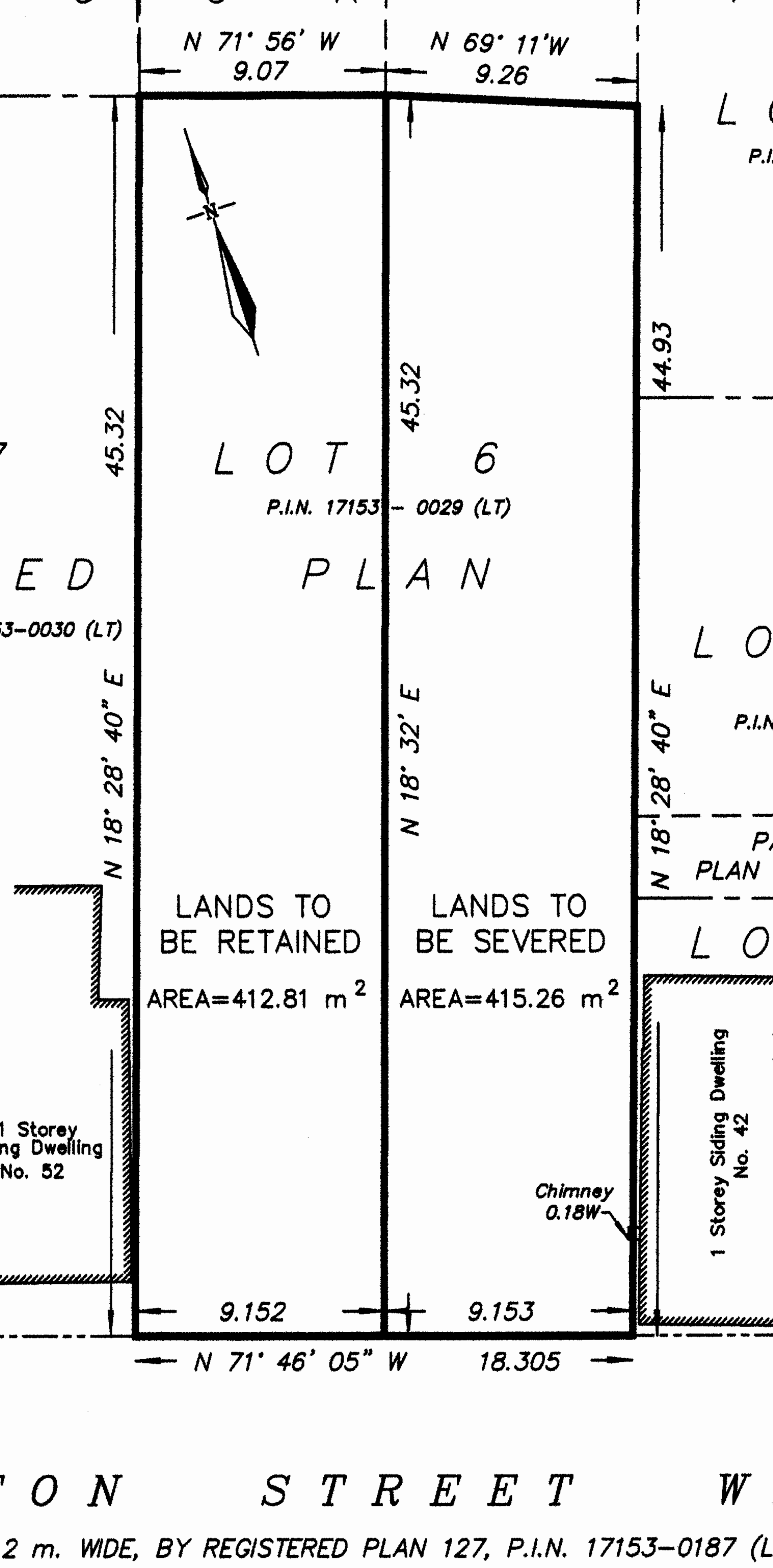
**The purpose of this application is to permit a lot to be retained, permit the demolition of the existing single-family dwelling, and permit construction of a new 2 storey, two (2) family dwelling (referred to as 50 Picton Street West). In addition, to permit a lot to be conveyed for the construction of a new 2 storey, two (2) family dwelling (referred to as 48 Picton Street West)**

#### **For the lands to be retained (50 Picton Street West):**

- 1. A minimum lot width of 9.152m instead of a minimum required lot width of 18.0m.**
- 2. A minimum lot area of 412.81m instead of the minimum required lot area of 540m<sup>2</sup>.**
- 3. Minimum side yards of 0.9m instead of the minimum required side yards of 1.2m.** (Note that there are numerous precedents in the immediate area where the side yards are less than 0.9m.)
- 4. A minimum front yard depth of 2.0m instead of the minimum required 6.0m.** (Note that there are numerous precedents in the immediate area where the front yard depths are between 0.2m and 2.0m)
- 5. A minimum of 30% of the front yard shall be used for a landscaped area instead of the requirement in the By-Law, which states that no less than 50 % of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.** (Note that the proposed front yard is 2.0m deep x 9.152m wide. Applicants propose a blend of approximately 48% non-permeable driveway material, 30% fully permeable, sod covered paving system, and 22% traditionally landscaped area. See sketch.)
- 6. Provision for an easement to construct a shared pedestrian pathway between properties that is a minimum of 1.0m in width.**
- 7. Additional relief may be required depending on the city’s definition of habitable rooms.** Currently, we have a total of 8 habitable rooms above grade. Below grade unfinished and partially finished storage area is not considered habitable.

**For the lands to be conveyed (referred to as 48 Picton Street West):**

- 1. A minimum lot width of 9.153m instead of a minimum required lot width of 18.0m.**
- 2. A minimum lot area of 415.26m instead of the minimum required lot area of 540m<sup>2</sup>.**
- 3. Minimum side yards of 0.9m instead of the minimum required side yards of 1.2m.** (Note that there are numerous precedents in the immediate area where the side yards are less than 0.9m.)
- 4. A minimum front yard depth of 2.0m instead of the minimum required 6.0m.** (Note that there are numerous precedents in the immediate area where the front yard depths are between 0.2m and 2.0m)
- 5. A minimum of 30% of the front yard shall be used for a landscaped area instead of the requirement in the By-Law, which states that no less than 50 % of the gross area of the front yard shall be used for a landscaped area, excluding concrete, asphalt, gravel, pavers or other similar materials.** (Note that the proposed front yard is 2.0m deep x 9.152m wide. Applicants propose a blend of approximately 48% non-permeable driveway material, 30% fully permeable, sod covered paving system, and 22% traditionally landscaped area. See sketch.)
- 6. Provision for an easement to construct a shared pedestrian pathway between properties that is a minimum of 1.0m in width.**
- 7. Additional relief may be required depending on the city's definition of habitable rooms.** Currently, we have a total of 8 habitable rooms above grade. Below grade unfinished and partially finished storage area is not considered habitable.



48/50 Picton Street  
**Proposed Severance**

\*REFER TO  
 CONSENT TO SEVER  
 LAND APPLICATION

Per 2019 Survey





48/50 Picton Street

# Elevations

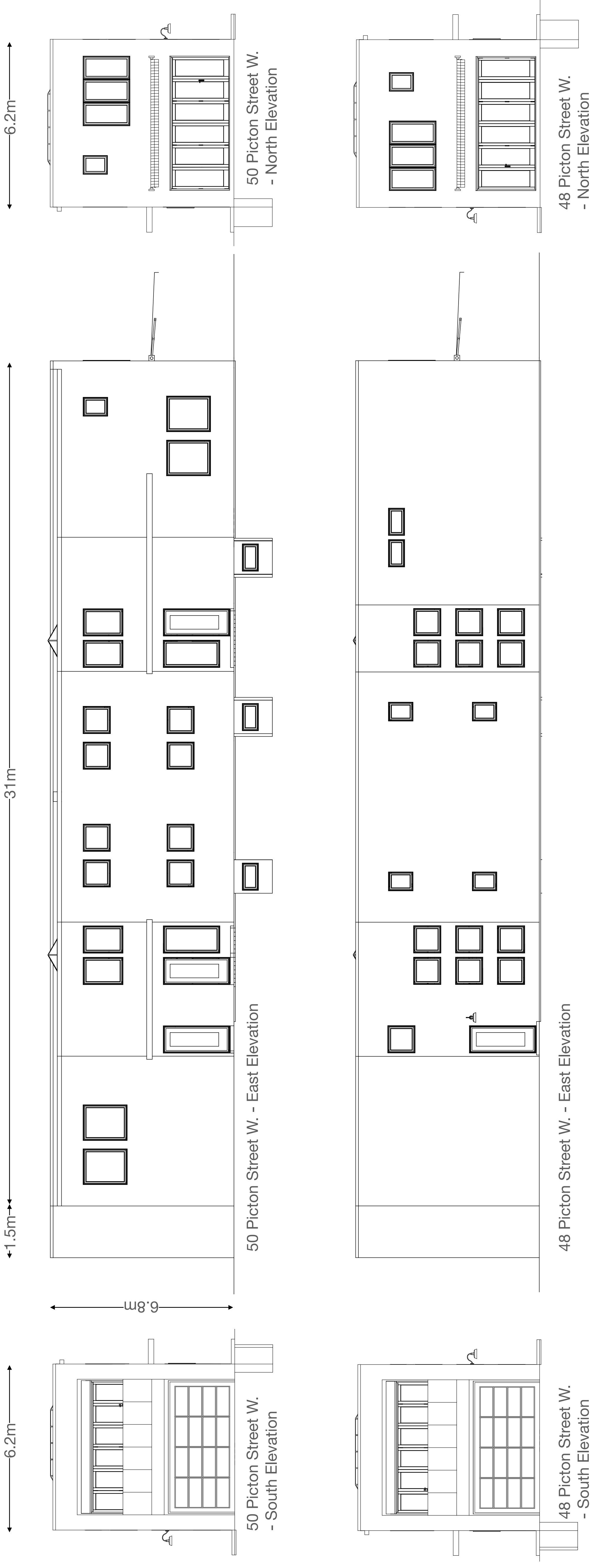
Two mirror-image 289m<sup>2</sup> dwellings featuring two units each.

## UNIT "A" (118m<sup>2</sup>)

- 2 Bdrm
- 2 x 3pc Bath
- 2 x Powder Room
- 23.5m<sup>2</sup> unfinished BSMT

## UNIT "B" (171m<sup>2</sup>)

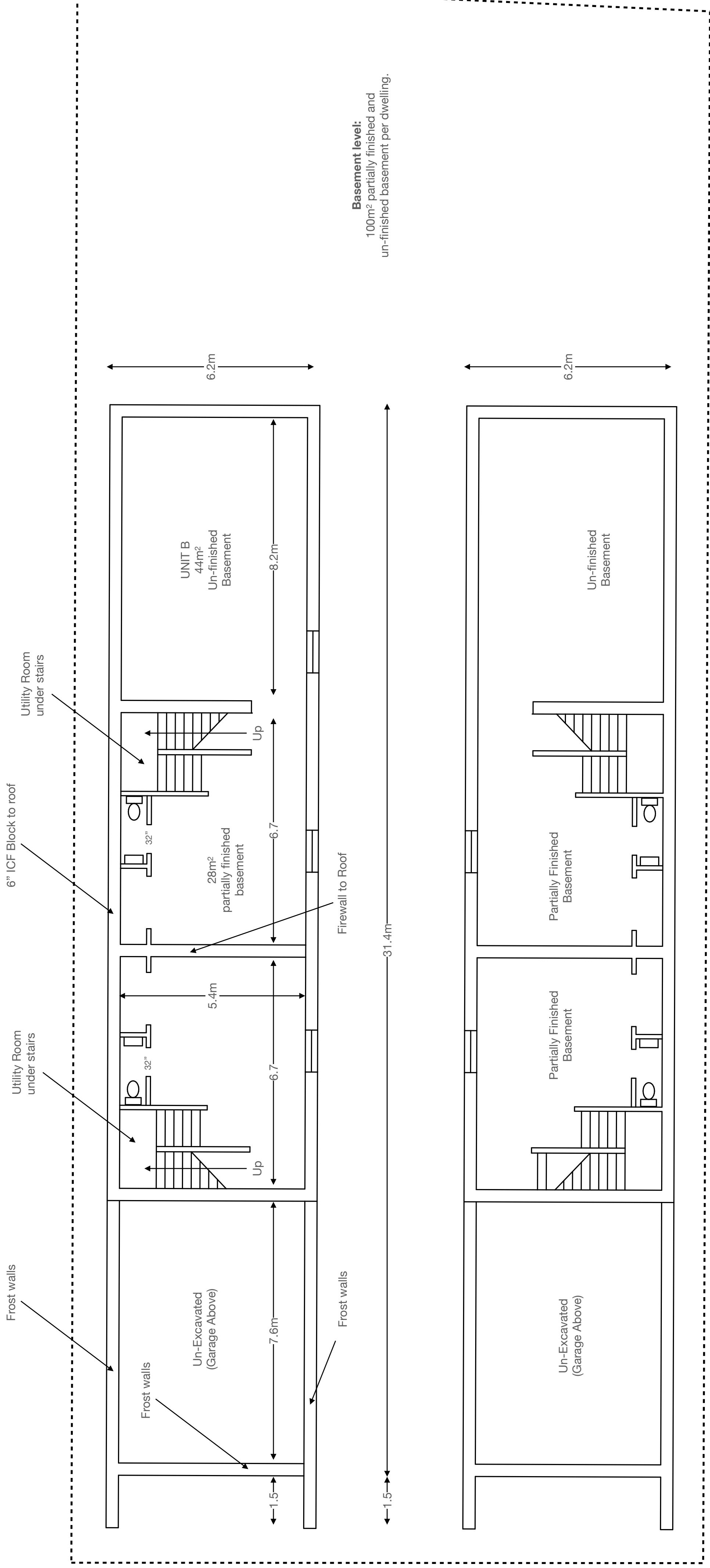
- 3 Bdrm + Den
- 3 x 3pc Bath
- 2 x Powder Room
- 68m<sup>2</sup> unfinished BSMT



Based on informal design

48/50 Picton Street

# Basement Level Plan



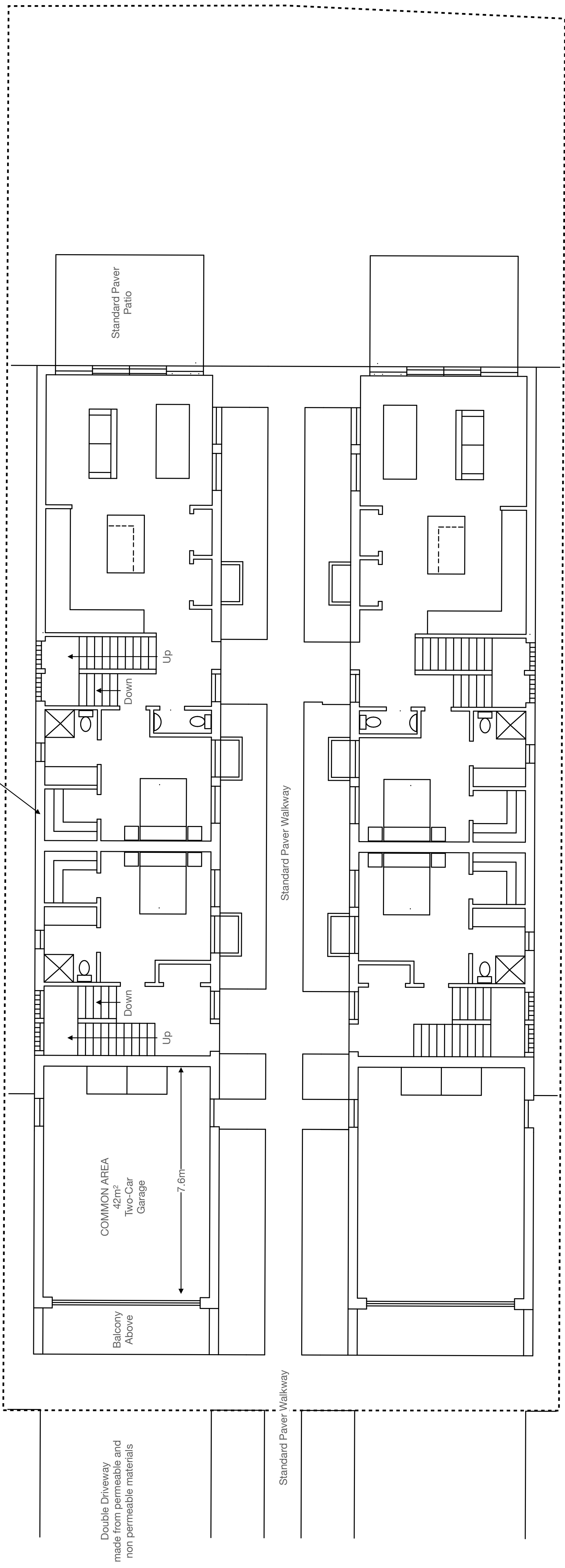
Based on informal design



48/50 Picton Street

# Ground Level Plan

6" ICF Block to roof

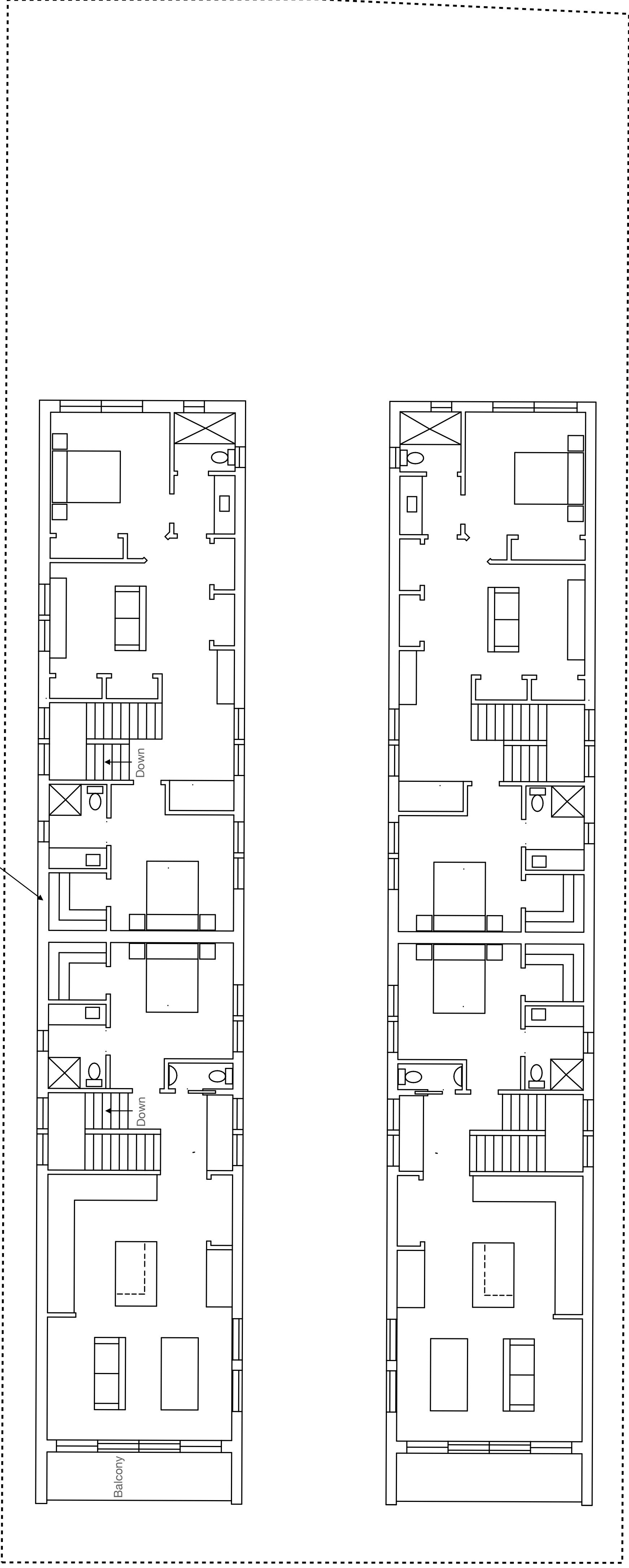


Based on informal design

48/50 Picton Street

# Second Level Plan

6" ICF Block to roof



UNIT "A"

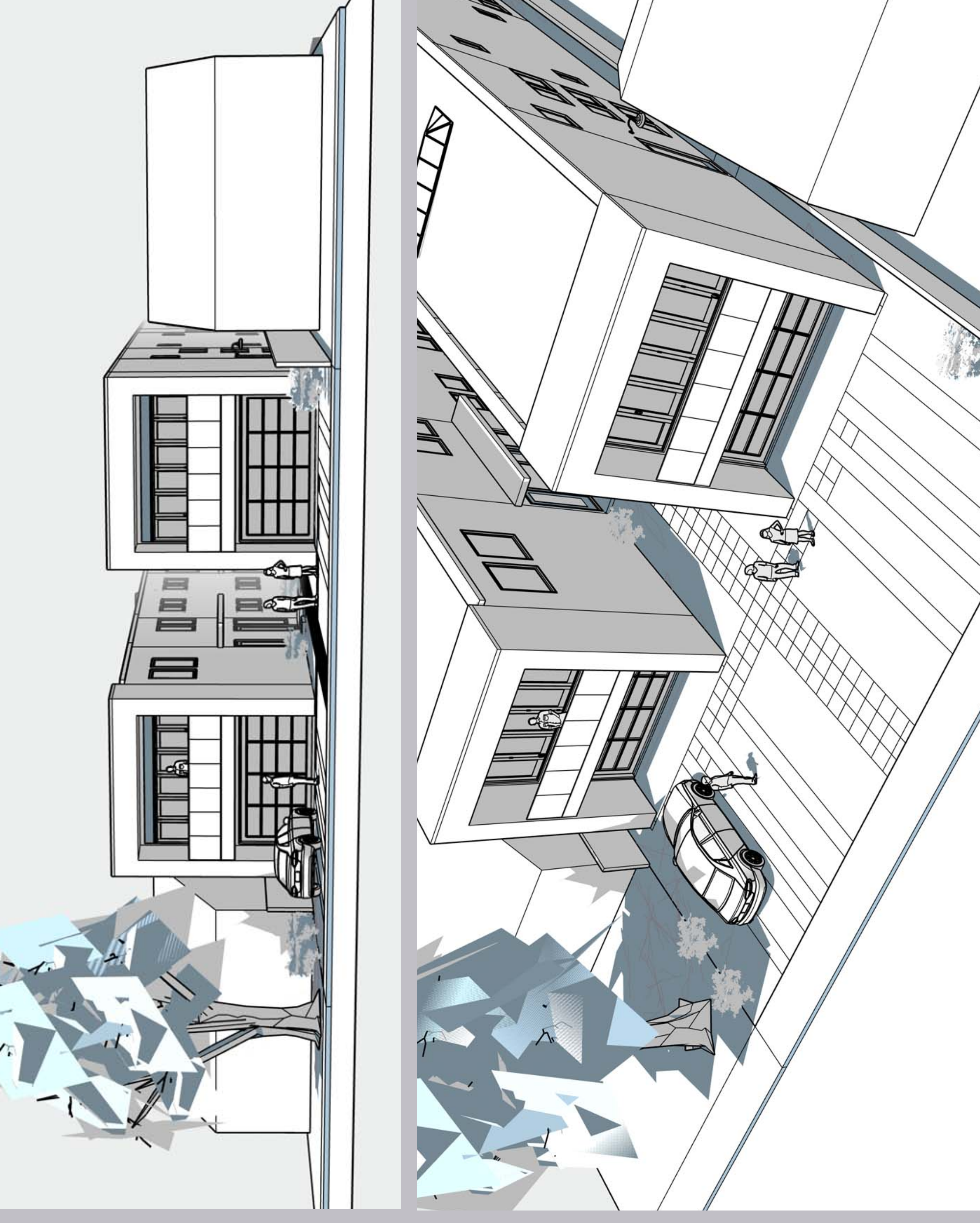
UNIT "B"

Based on informal design

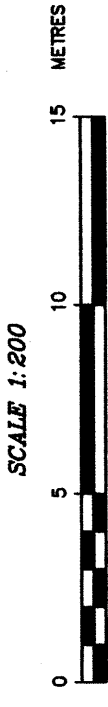


48/50 Picton Street

# Conceptual Illustrations







B.A. JACOBS SURVEYING LTD.  
ONTARIO LAND SURVEYOR

**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE:**  
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE TRUE NORTH BY MEANS OF THE PLATE ON PLAN 62R-341, HAVING A BEARING OF N 71° 37' 00" W.

**ELEVATION NOTE:**  
ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO CITY OF HAMILTON BENCH MARK INDEXED AS No. 2-03. ALL ELEVATIONS ARE MEASUREMENTS TAKEN AT THE INTERSECTION OF MACCULLAY STREET, PLATE IN SOUTH BRICK WALL 2 m. FROM SOUTH WEST CORNER, No. 176. ELEVATION = 85.602 m.

**LEGEND:**  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT PLANTED  
▬ DENOTES STANDARD IRON BAR  
▬ DENOTES IRON BAR  
▬ DENOTES CUT CROSS  
▬ DENOTES FINISH GRADE PIN  
MT DENOTES METERS  
(OU) DENOTES ORIGIN UNKNOWN  
P1 DENOTES REGISTERED PLAN 127  
P2 DENOTES REGISTERED PLAN 127  
P3 DENOTES PLAN 62R-11481  
P4 DENOTES PLAN 62R-341  
P5 DENOTES PLAN BY A.T. MCCLAREN LTD. (MAR. 22, 2018)  
P6 DENOTES PLAN BY A.T. MCCLAREN LTD. (MAY 16, 2018)  
(912) DENOTES A.J. CLARKE O.L.S.  
(927) DENOTES OVERHEAD POWER LINES  
T.W. DENOTES TOP OF WALL  
U.P. DENOTES UTILITY POLE  
M.D. DENOTES METRE DIAMETER OF TREE  
0.34 DENOTES METRE DIAMETER OF TREE

**SURVEYOR'S REAL PROPERTY REPORT  
PART 2 - REPORT SUMMARY**

**DESCRIPTION OF LAND**  
BEING ALL OF LOT 6, BLOCK 15, REGISTERED PLAN 127, KNOWN AS MUNICIPAL No. 50 PICTON STREET WEST, CITY OF HAMILTON

**REGISTERED BASEMENTS AND/OR RIGHTS OF WAY**  
REGISTERED BASEMENTS AND/OR RIGHTS OF WAY FOUND IN THE LAND REGISTRY OFFICE.

**BOUNDARY FEATURES**  
NOTE LOCATION OF THE FENCES AS THEY RELATE TO THE BOUNDARIES OF THE SUBJECT PROPERTY. FENCE No. 42 IS BEYOND THE EASTERN BOUNDARY OF THE PROPERTY. FENCE No. 42 IS BEYOND THE PORTION OF THE COVERED PORCH AT THE FRONT OF THE SUBJECT DWELLING IS BEYOND THE SOUTHERLY BOUNDARY OF THE PROPERTY.

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**  
NOTE THE LOCATION OF THE OVERHEAD UTILITY WIRES CROSSING WITHIN THE LIMITS OF THE PROPERTY.  
NOT CERTIFIED BY THIS REPORT

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON NOVEMBER 6, 2019.

NOVEMBER 6, 2019  
DATE

B.A. JACOBS SURVEYING LTD.  
166 JACOBSON STREET EAST, SUITE 102  
PHONES: 905-362-1050

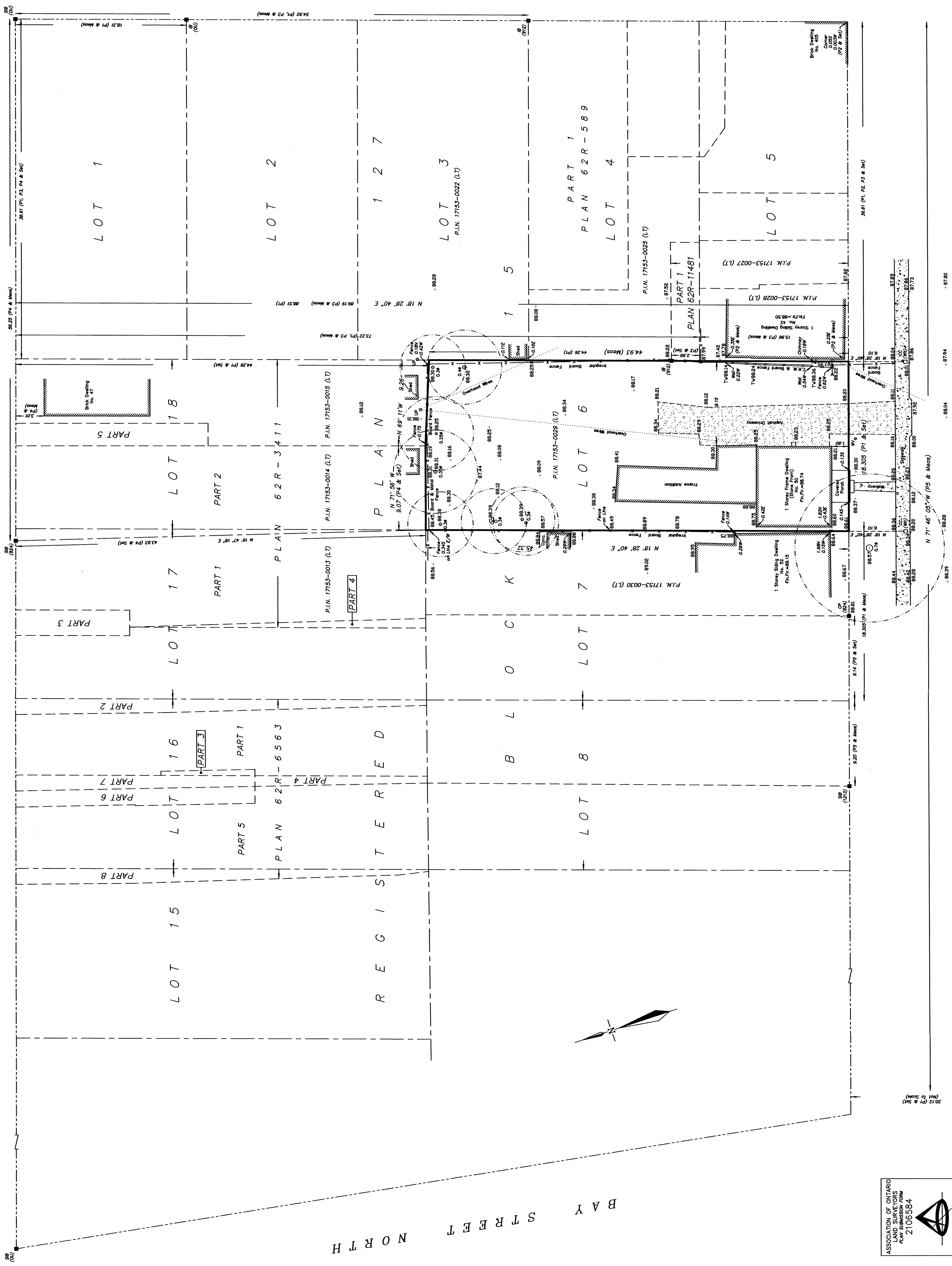


ONTARIO LAND SURVEYOR  
198 No. 18447

**MACCULLAY STREET WEST**

(BY REGISTERED PLAN 127, P.I.N. 17154-0189 (L.T.))  
141.79 (P2 & Meas) 141.75 (P4)

N 71° 37' 00" W (REFERENCE BEARING)



MACCULLAY STREET NORTH  
(BY REGISTERED PLAN 127, P.I.N. 17153-0182 (L.T.))

**PICTON STREET WEST**

(BY REGISTERED PLAN 127, P.I.N. 17153-0187 (L.T.))

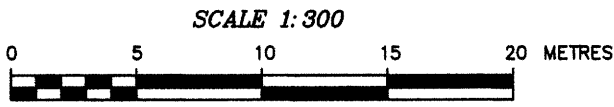
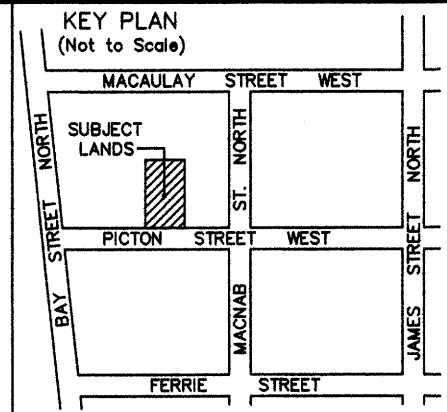
**BAY STREET NORTH**

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN NUMBER FROM 2106584

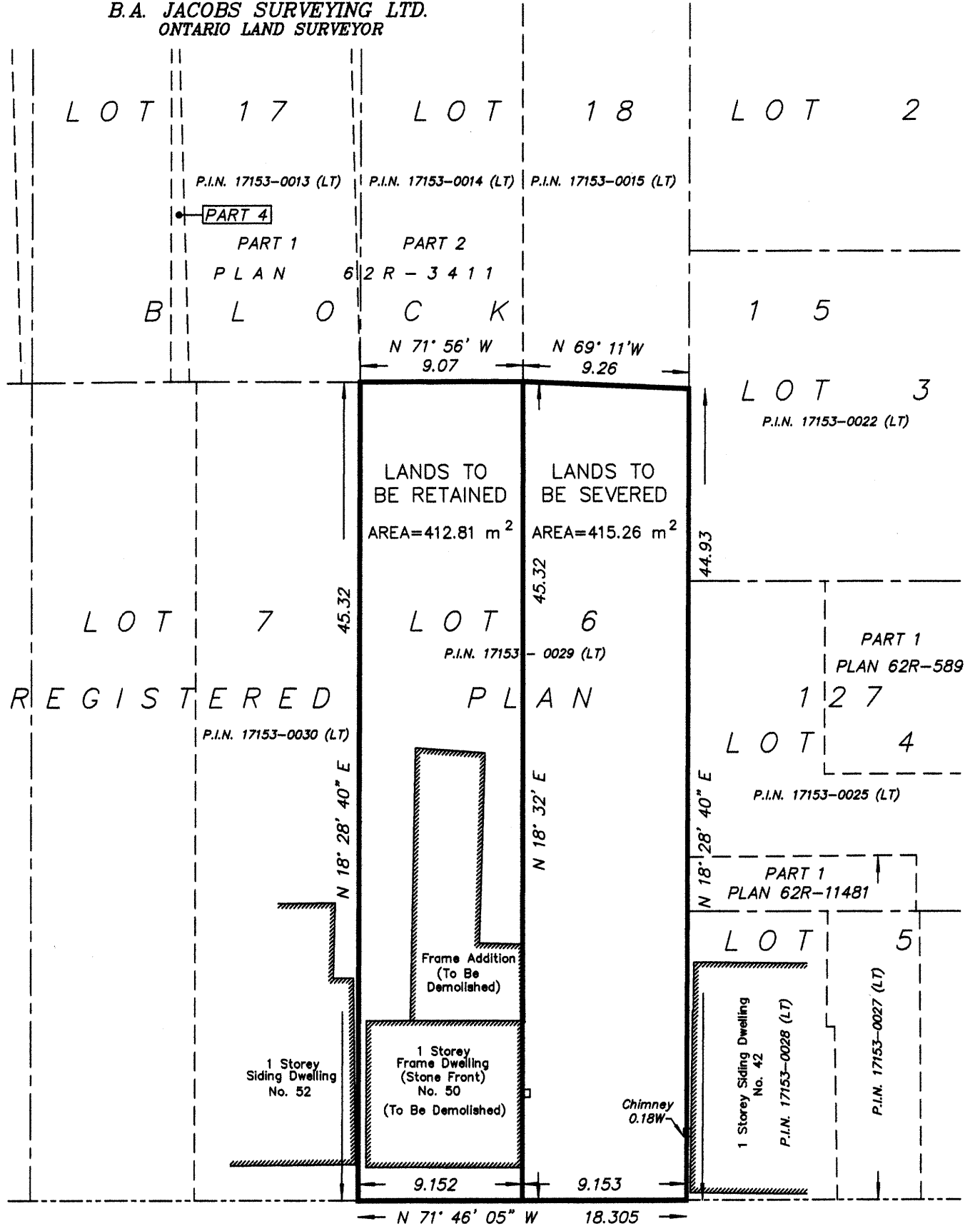


THIS REPORT WAS PREPARED FOR RANDY WOOLGAR

LAND DIVISION SKETCH  
 ( 50 PICTON STREET WEST )  
 LOT 6, BLOCK 15  
 REGISTERED PLAN 127  
 CITY OF HAMILTON

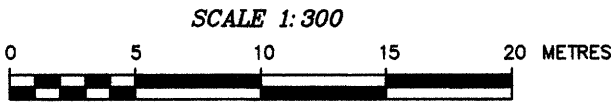
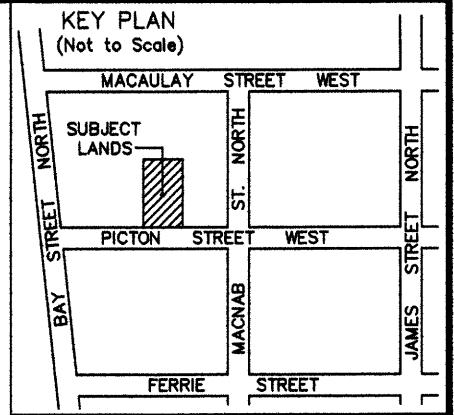


B.A. JACOBS SURVEYING LTD.  
 ONTARIO LAND SURVEYOR

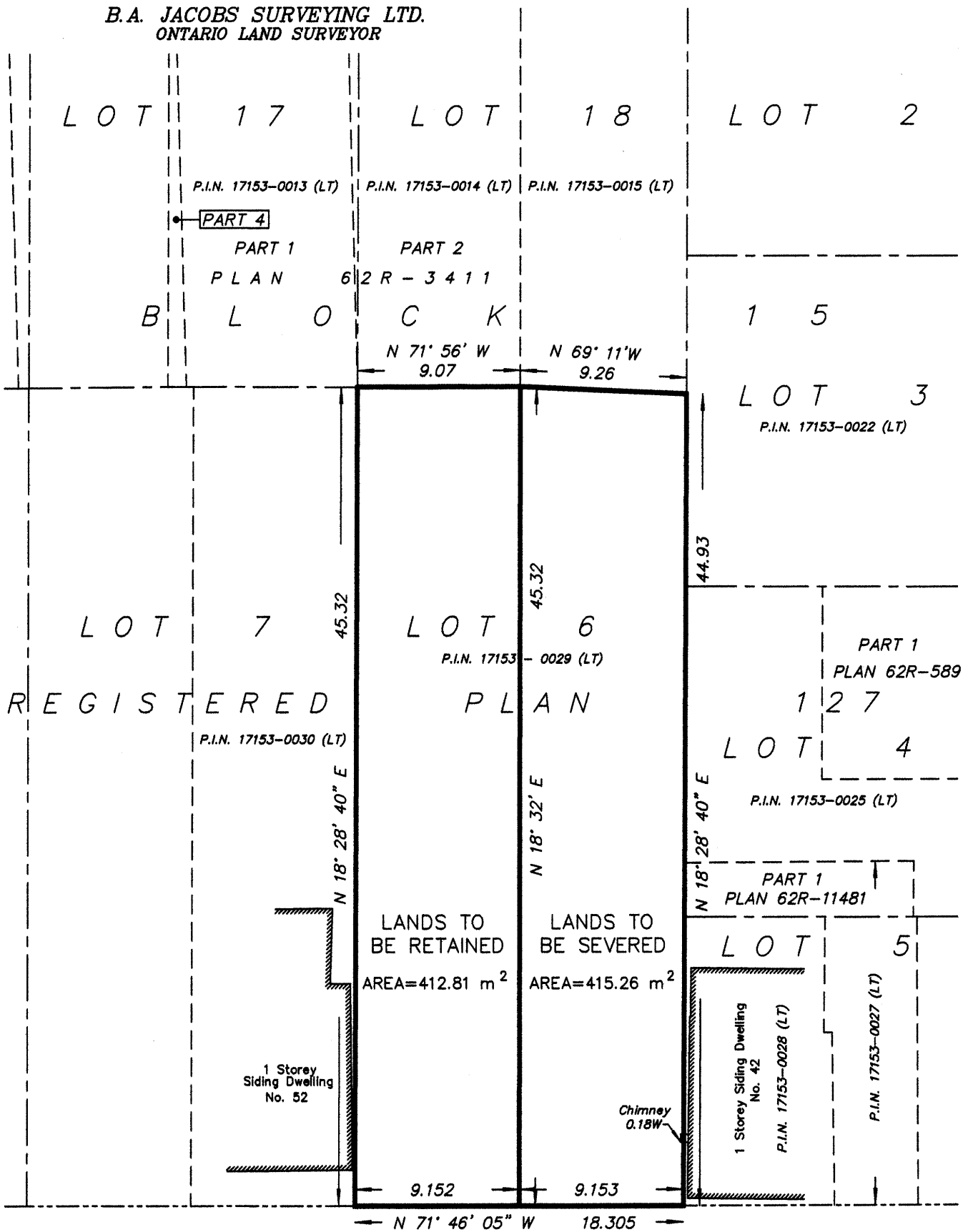


P I C T O N      S T R E E T      W E S T  
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