



# **Township of McKellar**

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

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## **Public Meeting Agenda – Committee of Adjustment January 24, 2023 – 5:30 p.m.**

### **1. Call to Order**

- Introductions are made: Council and Staff

### **2. Disclosure of Pecuniary Interest and General Nature Thereof**

### **3. Meeting Protocol**

- The Chairperson takes a roll call of guests and visitors who are in attendance.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state his/her name before speaking.

### **4. Appointments**

- Appointment of Chairperson – **Res. No. 23-01**
- Appointment of Secretary-Treasurer – **Res. No. 23-02**

### **5. Minutes**

### **6. Discussion:**

#### **6.1 Hamel, Marc & Christine – Application No. A/01/2023 - Proposed Accessory Building (Garage) is Larger than Proposed principal use of lot (Single Family Residential Dwelling)**

- The Chairperson will ask the Secretary/Treasurer if any letters or related correspondence have been received and, if so, the nature thereof.
- The Applicant will make his/her presentation and comments, if in attendance
- Questions or comments from Committee of Adjustment members and the public

### **7. Decision of Committee of Adjustment**

- 7.1 Hamel Decision – **Res. No. 23-03**

### **8. Adjournment - Res. No. 23-04**



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## COMMITTEE OF ADJUSTMENT (MINOR VARIANCE) APPLICATION INSTRUCTIONS

1. Only the Owner or their Authorized Agents may make application to the Committee of Adjustment.
2. Applicants are asked to submit the required fee of \$750.00, as well as a Security Deposit of \$500.00 when filing the application.
3. Township staff will assist you in the submission of your application. However, you are advised to consider whether any legal or other advice may be required as part of the application.
4. Depending on the nature of the application, you may be advised to consult with applicable agencies prior to submitting this application to the Township.
5. You will be notified, in writing, of the date the Committee of Adjustment will meet to hear your application.
6. Make sure that the application, including the sketch, is complete in every respect. **FAILURE TO PROVIDE ALL OF THE INFORMATION REQUIRED BY THIS APPLICATION MAY CAUSE DELAYS OR DISQUALIFY THE APPLICATION UNTIL FURTHER OR MORE ACCURATE INFORMATION IS OBTAINED.**
7. **Any costs beyond regular processing costs relating to this application, including but not limited to engineering studies, legal opinions, planning consultant fees, and Ontario Land Tribunal hearing costs, will be the responsibility of the applicant.**
8. Any questions regarding the application may be directed to the Township of McKellar Municipal Office at 705-389-2842.



# Township of McKellar

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Phone: (705) 389-2842  
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APPLICATION NO: \_\_\_\_\_

## APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment for the Township of McKellar under Section 45 of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for relief, as described in this application, from the Township's Comprehensive Zoning By-law. **FAILURE TO PROVIDE ALL OF THE INFORMATION REQUIRED BY THIS APPLICATION MAY CAUSE DELAYS OR DISQUALIFY THE APPLICATION UNTIL FURTHER OR MORE ACCURATE INFORMATION IS OBTAINED.**

<u>OFFICE USE ONLY</u>	
Date Received: <u>Jan. 4 /23</u>	Complete Application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Application No. <u>A-01-2023</u>
Date Accepted: <u>Oct. 19/22</u>	Application Fee + Deposit Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Stamp: <u>January 4, 2023</u>	

### A. APPLICANT/AGENT INFORMATION

1. Name of Owner: Marc and Christine Hamel

2. Address: Street and Number 732 Hwy 124

City McKellar Province/State ON Postal/Zip Code P0G 1C0

Home Phone No. 705-746-0457 Business Phone No. \_\_\_\_\_

Email marcdman1@gmail.com

3. Name of Agent (if any): N/A

4. Address: \_\_\_\_\_

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

5. Names and Addresses of any mortgagors, holders of charges or other encumbrances:  
\_\_\_\_\_

**B. PURPOSE AND TYPE OF APPLICATION**

6.  Minor Variance from Comprehensive Zoning By-law     Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

Section 3.03 (a)

7. Nature and Extent of Relief Applied for:

\_\_\_\_\_

Proposed garage larger than proposed dwelling

8. Why is it not possible to comply with the provisions of the Zoning By-Law?

\_\_\_\_\_

**C. DESCRIPTION OF PROPERTY**

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

\_\_\_\_\_

732 Hwy 124 McKellar. Con A PT Lot 22 RP 42R 14892  
Parts 2 + 3 Subject to ROW

10. Dimensions of land affected:

Frontage (metres): 181.4 m                      Depth (metres): 145.3 m

Area (hectares): 2.24 ha                      Width of Street: \_\_\_\_\_

11. Access to subject land is by:

- Provincial Highway                       year-round municipal road                       seasonal municipal road  
 other public road                       private right of way                       water access

12. If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 10, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

\_\_\_\_\_

N/A

13. If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

\_\_\_\_\_

N/A

**D. LAND USE AND ZONING**

14. Date of Acquisition of Subject Lands:

2018

15. Date of Construction of all Buildings and Structures on Subject Land:

N/A

16. Existing Uses of the Subject Lands:

Vacant Land

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

\_\_\_\_\_

18. Existing Uses of Abutting Lands:

Residential

19. Services (Check appropriate box): N/A

Water:  Dug Well  Drilled Well  Lake  Other \_\_\_\_\_  
Sewage Disposal:  Septic  Privy  Other \_\_\_\_\_

20. Storm Drainage is provided by (Check appropriate box):

sewers  open ditches  swales  other (please specify) \_\_\_\_\_

21. Present Official Plan provisions applying to the land:

\_\_\_\_\_  
\_\_\_\_\_

22. Present Zoning By-law provisions applying to the land:

\_\_\_\_\_  
\_\_\_\_\_

23. Are there any easements or rights-of-way affecting the subject lands?

Yes  No

If Yes, indicate and describe the purpose of the easement or rights-of-way:

Row to access Con A PT Lot 22 RP 42R14892  
Part 1 Together w Row

**E. BUILDINGS AND STRUCTURES (on or proposed for the subject land)**

EXISTING – List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side

PROPOSED – List all buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
Garage	Spring 2023	1		297.29	60m	100m	5.3m	300m
SFD	Spring 2023	1		237.83	82m	45m	30m	300m

**F. HISTORY**

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

Yes       No      If YES, please provide Application Number, if known: \_\_\_\_\_

25. Is the subject land currently the subject of an application for a consent or approval of a plan of subdivision?

Yes    No    Unknown   If YES and if KNOWN, specify the appropriate file number and status of the application:

\_\_\_\_\_

\_\_\_\_\_

26. Has the subject land ever been the subject of a minor variance application?

Yes       No       Unknown

**G. PLANS**

27. Every application shall be accompanied by a sketch [SAMPLE on page 9] (based on a boundary survey plan of the subject land) drawn to an appropriate scale, properly dimensioned and showing thereon:

- The boundaries and dimensions of the subject land
- The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side lot lines
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- The current uses on land that is adjacent to the subject land
- 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 road or a right of way
- If access to the subject land is by water only, the location of the parking and docking facilities to be used
- The location and nature of any easement affecting the subject land

**H. AFFIDAVIT OR SWORN DECLARATION**

The content of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 4<sup>th</sup> day of January, 2023.  
I, Marc Hamel, of the Township of McKellar  
in the District of Parry Sound solemnly declare that all  
the statements contained in this application are true and I make this solemn declaration conscientiously  
believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of  
the Canada Evidence Act.

[Signature]  
Signature of Applicant or Authorized Agent

Declared before me at the Township of McKellar in the District  
of Parry Sound this 4<sup>th</sup> day of January, 2023.

Signature of Commissioner of Oaths: [Signature] **KARLEE HELAINA BRITTON,**  
a Commissioner, etc., Province of Ontario,  
for the Corporation of the Township of McKellar.

Expires September 6, 2025.

**I. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION**

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

I, Marc Hamel, am the owner of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for the purpose of processing this application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions about this collection of personal information should be directed to the Township Clerk.

JAN 4 2023  
Date

[Signature]  
Signature of Owner

**J. CONSENT OF THE OWNER TO THE PAYMENT OF REQUIRED FEES AND POTENTIAL FEES**

I, Marc Hamel, acknowledge and agree that applicants must submit the required fee of \$750.00, as well as a Security Deposit of \$500.00 when filing the application. Further, I agree that any costs beyond regular processing costs relating to this application, including but not limited to engineering studies, legal opinions, planning consultant fees, and Ontario Land Tribunal hearing costs, will be the responsibility of the applicant and will submit the balance due upon receipt of an invoice for same.

JAN 4 2023  
Date

[Signature]  
Signature of Owner



**K. AUTHORIZATIONS**

If the applicant is not the owner of the land that is the subject of this application, the written consent of the owner, authorizing the applicant to make the application, must be included with this form or the authorizations set out below must be completed. Please note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

**Authorization of Owner for Agent to Make the Application**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a Minor Variance and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

N/A

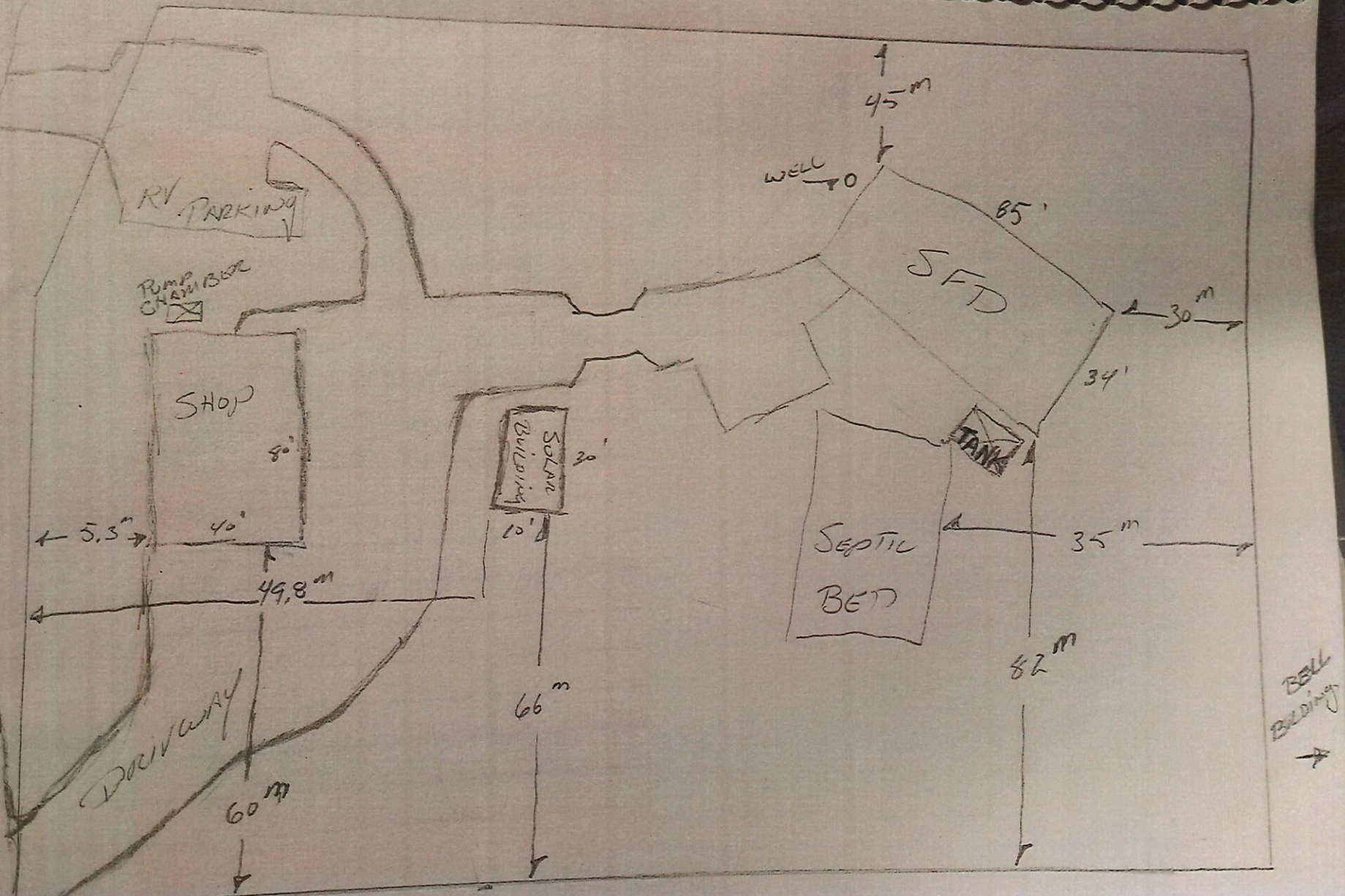
If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

**Authorization of the Owner for Agent to Provide Personal Information**

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a Minor Variance and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

\_\_\_\_\_  
Date

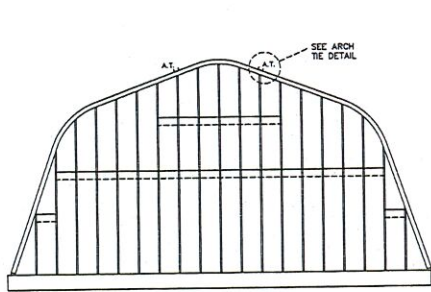
\_\_\_\_\_  
Signature of Owner



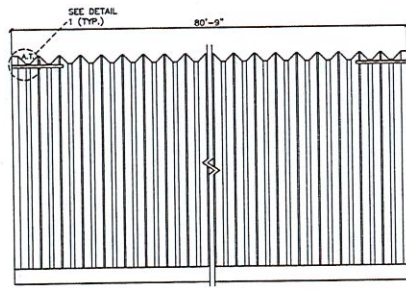
# 732 HWY 124

provided upon request. Payment may be made through the Bank of Montreal, CIBC, RBC, Scotiabank, and National Bank. Your account number is your property roll number which is located on the...

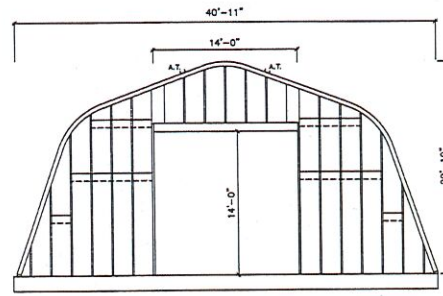
TRUCK #1  
July 17, 2011



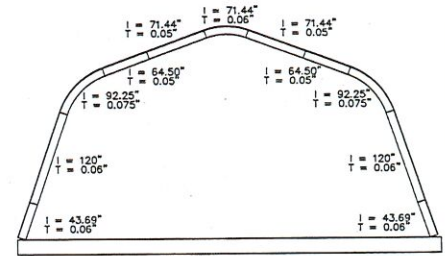
1 REAR ELEVATION  
OVERHEAD DOOR TO BE DESIGNED AND SUPPLIED BY OTHERS



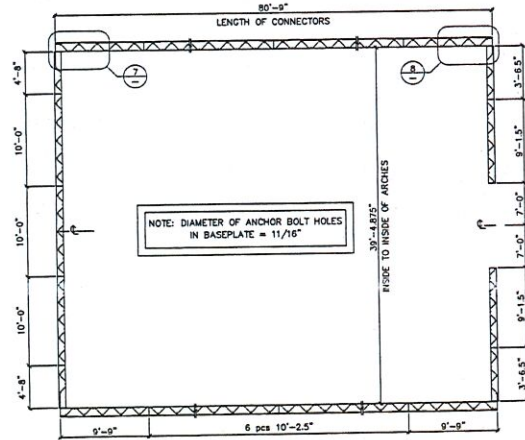
2 SIDE ELEVATION



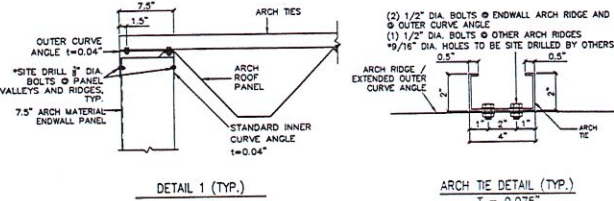
3 FRONT ELEVATION  
OVERHEAD DOOR TO BE DESIGNED AND SUPPLIED BY OTHERS



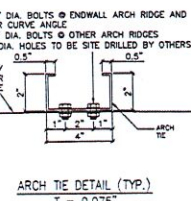
4 ARCH PROFILE



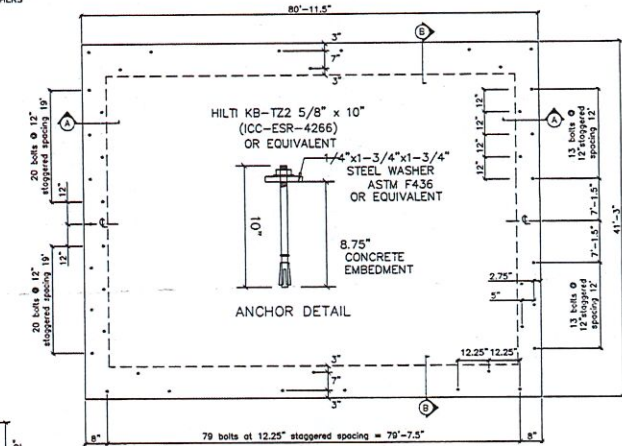
5 INDUSTRIAL CONNECTOR LAYOUT



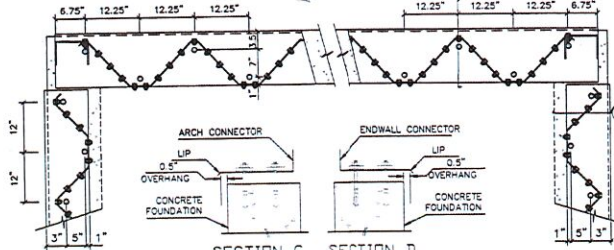
DETAIL 1 (TYP.)



ARCH TIE DETAIL (TYP.)  
T = 0.075"



6 FOUNDATION PLAN

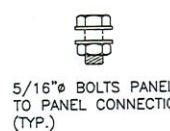


SECTION C

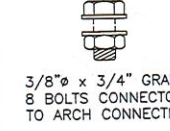
SECTION D

SEC A-A

SEC B-B



5/16" Ø BOLTS PANEL TO PANEL CONNECTION (TYP.)



3/8" Ø x 3/4" GRADE 8 BOLTS CONNECTOR TO ARCH CONNECTION

7 REAR CORNER DETAIL

8 FRONT CORNER DETAIL

WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF THE FLETTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

Minimum Concrete Cover:  
 (a) Concrete Cast against earth 3"  
 (b) Concrete exposed to earth or weather No. 6 through No. 10 bars 1 1/2" long No. 5 bar and smaller 1"  
 (c) Concrete not exposed to earth or weather 0.75"

GENERAL NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NBC 2015 & CBC-12. DESIGN ACCORDING TO CSA STANDARD S136-10/31-19 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS (APPENDIX B)
- NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BESIDE SHALL BE IMPOSED ON THE "STRUCTURE".
- SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.

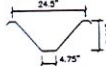
FOUNDATION NOTES

- THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY LIP IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
- A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
- NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
- MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
- IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION; OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.

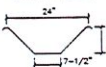
FOUNDATION NOTES

- NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.
- THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, CAPABLE OF SAFELY SUSTAINING 75 kPa. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
  - SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 75 kPa WITHOUT APPRECIABLE SETTLEMENT.
- DESIGN DATA (MATERIALS)
- CONCRETE F<sub>c</sub> = 25 MPa @ 28 DAYS, CSA A23.3-14
  - REINFORCING STEEL GRADE 400.
  - W.W.R. F<sub>y</sub> = 450 MPa, ASTM A1064.
  - W.W.R. 152x152 = W8x44.

ARCH DATA



ENDWALL DATA



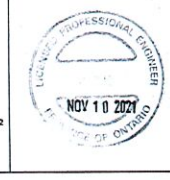
BOLTS SAE GRADE 2 OR ASTM A307

- FRONT ENDWALL STEEL THICKNESS = 0.76mm  
 REAR ENDWALL STEEL THICKNESS = 0.76mm  
 ARCH STEEL THICKNESS = SEC ARCH PROFILE
- CALVALUME SHEET STEEL  
 STRUCTURAL QUALITY ASTM SPECIFICATION A792M  
 55% ALUMINUM-ZINC ALLOY (HOT DIP COATING)  
 245 MPa MINIMUM YIELD  
 450 MPa MINIMUM TENSILE  
 OTHER SECTIONS SHALL CONFORM TO ASTM A26 (F<sub>y</sub> = 250 MPa)

ARCH DESIGN DATA IN ACCORDANCE WITH NBC-15

- L: LIVE LOAD (kPa) = 1.0  
 S<sub>g</sub>: GROUND SNOW (kPa) = 2.0  
 C<sub>s</sub>: ROOF SNOW FACTOR = 0.80  
 C<sub>w</sub>: WIND EXPOSURE FACTOR = 1.0  
 C<sub>m</sub>: SLOPE FACTOR = 1.0  
 S<sub>r</sub>: RAIN LOAD (kPa) = 0.4  
 I<sub>m</sub>: IMPORTANCE FACTOR (SNOW) = 0.8  
 P: WIND EXTERNAL PRESSURE (kPa) = 0.25  
 V: VELOCITY PRESSURE (1/250) (kPa) = 0.35  
 C<sub>w</sub>: WIND EXPOSURE FACTOR = 0.80  
 C<sub>p</sub>: GUST EFFECT FACTOR = 2.0  
 S<sub>s</sub> (0.2): SPECTRAL RESPONSE ACCELERATION = 0.2

ENGINEER SEAL



LEGAL NOTE

This drawing is the property of Future Steel Buildings Int'l. Corp. Any duplication of this drawing in whole or in part is strictly forbidden. Anyone doing so will be prosecuted to the full extent of the law.

**FUTURE STEEL BUILDINGS**  
 220 CHESTER DR. BRANTFORD, ONTARIO, CANADA N0V 2E0  
 E-MAIL ADDRESS = ENGINEERING@FUTURESTEEL.INFO

SCALE: N.T.S. APPROVED BY: P.E. IAN KELSALL DATE: OCT. 28 2021

PROJECT: IAN KELSALL NOVAR, ON

NO: XX41-21 21-2041 R



**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 42R - 14892

REVISED AND DEPOSITED  
 JAN 21 1999  
*Shirley Thompson* Deputy  
 LAND REGISTRAR FOR THE REGISTRY  
 DIVISION OF PARRY SOUND

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE  
 REGISTRY ACT  
 DECEMBER 24, 1998

*R.C. Hawkins*  
 R.C. HAWKINS O.L.S.

PART(S)	PT. LOT	CON.	JUST.
1, 2, 3	22	A	ALL 131448

**NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 EASTERLY LIMIT OF PART 1 AS SHOWN ON PLAN  
 42R-11246 HAVING A BEARING OF N 07° 08' 30" E  
 THE LIMIT OF MCKELLAR (OWL) LAKE AS SHOWN HEREON IS THE  
 BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK  
 OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL  
 SURVEY OF THE TOWNSHIP OF MCKELLAR.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK POST
- WPL DENOTES ROCK PLUG
- LUM DENOTES L.J. MAUGHAN COMPANY LIMITED O.L.S.
- MTD DENOTES MINISTRY OF TRANSPORTATION ONTARIO
- JNE DENOTES J.C. BRADBURY O.L.S.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM
  - THE SURVEY WAS COMPLETED ON THE 15TH DAY OF DECEMBER, 1998
- DECEMBER 24, 1998  
*R.C. Hawkins*  
 R.C. HAWKINS  
 PARRY SOUND, ONTARIO ONTARIO LAND SURVEYOR

**SHORE LINE RADIAL TRAVERSE BY EDM**

STATION	AZIMUTH	DISTANCE
①	228° 35'	18
	14° 34'	13
	37° 54'	25
	30° 42'	41
②	271° 11'	10
	274° 52'	14

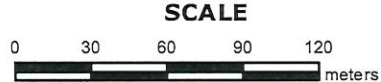
PLAN OF SURVEY OF  
 PART OF LOT 22, CONCESSION A  
**TOWNSHIP OF MCKELLAR**  
 DISTRICT OF PARRY SOUND  
 SCALE 1:1500



L.J. MAUGHAN COMPANY LIMITED  
 ONTARIO LAND SURVEYORS  
 5 McMURRAY STREET, PARRY SOUND ONTARIO  
 P2A 1E6 (705)-746-5805 FAX 746-7276

PROJECT	PLAN No.	FIELD NOTES
99064	MCK - 1073	MCK - 331

PRINTED ON 03 JAN, 2023 AT 09:34:23  
FOR KB



## PROPERTY INDEX MAP

PARRY SOUND(No. 42)

### LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

### NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

