

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: March 18, 2020

CASE NO(S): PL101121
PL171184

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

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|-------------------------------|---|
| Applicant and Appellant: | Parkside Hills Inc. |
| Subject: | Proposed Plan of Subdivision - Failure of the City of Hamilton to make a decision |
| Purpose: | To permit a proposed plan of subdivision |
| Property Address/Description: | Part of Lot 8, Concession 4, municipally known as 619 Centre Road |
| Municipality: | City of Hamilton |
| Municipality File No.: | 25T-201003 |
| OMB Case No.: | PL101121 |
| OMB File No.: | PL101121 |
| OMB Case Name: | Parkside Hills Inc. v. Hamilton (City) |

PROCEEDING COMMENCED UNDER subsection 51(43) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

| | |
|-------------------------------|--|
| Appellant: | Parkside Hills Inc. (Country Green Homes Inc.) |
| Subject: | Conditions of approval of draft plan of subdivision – Phases 2B & 2C |
| Property Address/Description: | 609 & 615 Hamilton St. N., 3 Nisbet Boulevard and 129-137 Truedell Drive |
| Municipality: | City of Hamilton |
| Municipal File No.: | 25T-201003 |
| OMB Case No.: | PL171184 |
| OMB File No.: | PL171185 |
| OMB Case Name: | Parkside Hills Inc. (Country Green Homes Inc.) v. Hamilton (City) |

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

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|-------------------------------|--|
| Referred by: | Parkside Hills Inc. (Country Green Homes Inc.) |
| Subject: | Site Plan |
| Property Address/Description: | 609 & 615 Hamilton St. N., 3 Nisbet Boulevard and 129-137 Truedell Drive – Phases 2B & 2C |
| Municipality: | City of Hamilton |
| OMB Case No.: | PL171184 |
| OMB File No.: | PL171186 |

Heard: March 6, 2020 by telephone conference call

APPEARANCES:

Parties

Counsel

Parkside Hills Inc.
("Applicant"/"Appellant")

Denise Baker

City of Hamilton ("City")

Patrick MacDonald

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON
MARCH 6, 2020 AND ORDER OF THE TRIBUNAL**

[1] This settlement hearing was convened to hear a proposed settlement between the Parties to approve a Site Plan Application ("SPA"), subject to conditions, for 136 townhouse units in Waterdown within the City. The Applicant had appealed to the Local Planning Appeal Tribunal ("Tribunal") under s. 41(12) of the *Planning Act* ("Act") on the City's absence of a decision on the SPA.

[2] The former Ontario Municipal Board approved a draft plan of subdivision (File No. PL101121) that was reopened as a related file to address certain conditions at issue. A few outstanding conditions remain to be cleared, for which the Parties foresee no issues, but asked the Tribunal to keep the subdivision file open should they need to

speak to the Tribunal. The City will advise the Tribunal when all conditions of draft plan approval have been fulfilled and the Tribunal's file may be closed.

[3] The Parties tendered an affidavit of James Webb, Registered Professional Planner retained by the Applicant, in support of the SPA. Mr. Webb was qualified to provide opinion evidence in land use planning.

[4] Mr. Webb considers the final SPA to satisfy all legislative tests. The development consists of medium density housing in conformity with the North Waterdown Secondary Plan and has regard for the City's Urban Design Guidelines by way of a detailed Urban Design Brief for the site. The SPA complies with the applicable Zoning By-law, but for two technical matters related to the width of the private road and location of parking, both of which the SPA conditions require be cleared by minor variance prior to final SPA approval. In support of a range and mix of housing on full municipal services within a designated settlement area, Mr. Webb concludes that the SPA has regard for s. 2 of the Act, is consistent with the Provincial Policy Statement, 2014 and conforms with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019.

[5] The Tribunal accepted the final SPA advanced by the Parties, and on the uncontroverted planning evidence of Mr. Webb, found that the SPA satisfies all legislative tests as outlined above, and approved the SPA subject to conditions as set out below.

ORDER

[6] The plans and drawings are approved, subject to conditions, all as set out in Attachment 1.

[7] The subdivision (File No. PL101121) will remain open and the Tribunal may be spoken to, until the City advises that all conditions have been fulfilled, at which time the Tribunal will close its file.

"S. Tousaw"

S. TOUSAW
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Tribunals Ontario - Environment and Land Division
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Conditions of Site Plan Approval

The following are recommended conditions of approval for City of Hamilton Site Plan Application DA-17-12, LPAT File PL171184, and the attached revised redlined site plan dated October 24, 2019 which proposes to construct 136 residential units, and the comments received as a result of circulation of the application as well as any changes/modifications or revisions required to the plans to implement its conditions of approval.

1. SITE PLAN

1. (a) To develop and maintain the site in compliance with the redlined Site Plan, dated October 24, 2019 attached hereto and hereinafter referred to as the "Site Plan". Minor changes to the Site Plan or condition(s) shall be permitted only upon written approval from the City's Manager of Development Planning, Heritage and Design.

Approval Limitation

1. (c) That, in the event a building permit for the proposed development has not been issued within one (1) year from the date of site plan approval, the approval shall lapse. Prior to the approval lapsing, a request for an extension for a period up to, but not exceeding a one (1) year period, may be made directly to the Manager of Development Planning, Heritage and Design, with written justification and the required fee. The Manager of Development Planning, Heritage and Design will consider the request in light of current requirements and:
 - i) May deny the request;
 - ii) May grant the request; or
 - iii) May grant the request with revisions or additional conditions.

Ground Cover to Prevent Soil Erosion

1. (d) Where the construction or demolition of a building, or buildings, or site development works are, in the opinion of the City's Director of Building Services, substantially suspended or discontinued for more than 45 days the Owner shall forthwith provide suitable ground cover to prevent soil erosion by wind, rain and snow for the protection of adjoining lands to the satisfaction of the said Director.

Garbage Collection

1. (e) The Owner acknowledges that garbage collection for the proposed development shall be in accordance with the applicable Municipal By-Law.

2. PRIOR TO THE COMMENCEMENT OF ANY GRADING ON THE SITE**Erosion and Siltation Control**

2. (a) To show all erosion and siltation control features in detail on a Grading and Drainage Control Plan hereinafter described in Section 3(b); to the satisfaction

of the City's Manager of Engineering Approvals; and Hamilton Conservation Authority and to implement all such erosion and siltation control measures. The Owner further agrees to maintain all such measures to the satisfaction of the City's Manager of Development Engineering Approvals until the site has been fully developed as determined by the City's Manager of Development Planning, Heritage and Design.

Fill Permits

2. (c) To obtain a permit from the Hamilton Conservation Authority, pursuant to the Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation under Ontario Regulation 97/04.

3. PRIOR TO THE APPLICATION FOR ANY BUILDING PERMITS

3. (a) Satisfy all pre-grading conditions set out in Section 2 above.

Grading and Drainage Control

3. (b) i) To prepare a detailed Grading and Drainage Control Plan showing drainage details for the subject property, abutting properties and public rights-of-way so as to ensure compatible drainage, and to show thereon all existing and proposed connections to the municipal storm sewer to provide for that drainage i.e. catch basins/leads etc. to the satisfaction of the City's Manager of Development Engineering Approvals and Hamilton Conservation Authority.
- ii) To pay a fee (current rate at time of payment +HST) for the final inspection all aboveground features, such as but not limited to, landscaping, drainage, roads, driveways, noise barriers/fencing, lighting, etc., to the satisfaction of the Manager of Development Approvals.

Storm Water Management Design

3. (c) To submit to the satisfaction of the City's Manager of Engineering Approvals and Hamilton Conservation Authority detailed engineering design for storm water management or to receive from the said Manager an exemption from this requirement.

Landscape Plan

3. (e) To prepare a Landscape Plan showing planting and surfacing details for all areas not covered by buildings, structures, loading areas or parking areas; and to obtain approval thereof from the City's Manager of Development Planning, Heritage and Design.

Interior Garbage Storage/Outdoor Garbage Containers

3. (f) To show the following on the required Landscape Plan:

- i) The location of any vaults, central storage and collection areas, or other facilities for the storage of garbage and recyclable material, including those which may be internal to a proposed or existing building; or
- ii) The location of any outdoor garbage and recycling containers and details for a supporting concrete pad and, if required by the City's Manager of Development Planning, Heritage and Design, a roofed enclosure having a height sufficient to conceal the containers.

Fencing/Visual Barriers

- 3. (g) To obtain approval of the details of all fencing and visual barriers as indicated on the Site Plan, from the City's Manager of Development Planning, Heritage and Design, as part of the approval of the Landscape Plan.

Boulevard Sodding

- 3. (h) To show on the required Landscape Plan, planting and surfacing details for the portion of all adjacent public property located between the sidewalks, curbs or streets and the Owner's property line so as to ensure a contiguous landscaped area between the public streets and the Owner's proposed development.

Site Lighting-Design

- 3. (j) To prepare a Site Lighting Plan, including lighting for any underground parking facilities, and to submit said plan with a signed certification from an Electrical Engineer stating that said plan complies with Section 3.9 "Lighting" of the City of Hamilton Site Plan Guidelines.

Cost Estimate and Letter of Credit

- 3. (l) i) To provide cost estimates for 100% of the total cost of all exterior on-site works to be done by the Owner. Such cost estimates shall be in a form satisfactory to the City's Manager of Development Planning, Heritage and Design; or be prepared in accordance with the Guides for estimating security requirements for landscaping and engineering.
- ii) Calculate the lump sum payment for exterior works using the City's Letter of Credit Policy to the satisfaction of the City's Manager of Development Planning, Heritage and Design.
- iii) To provide an irrevocable Letter of Credit to the City's Manager of Development Planning, Heritage and Design for 75% of the total cost of all on-site development works in a form satisfactory to Finance (Development Officer, Budget, Taxation and Policy) to be held by the City as security for the completion of the on-site development works required in this Agreement.

Alternatively, the owner may choose to provide a lump sum payment for on-site works in accordance with 3. (l) ii). above.

- iv) The Letter of Credit shall be kept in force until the completion of the required site development works in conformity with the approved design and

requirements, securities may be reduced in accordance with the City's Letter of Credit Policy. If the Letter of Credit is about to expire without renewal thereof and the works have not been completed in conformity with their approved designs, the City may draw all of the funds so secured and hold them as security to guarantee completion unless the City Solicitor is provided with a renewal of the Letter of Credit forthwith.

- v) In the event that the Owner fails to complete, to the satisfaction of the City's Manager of Development Planning, Heritage and Design, the required site development works in conformity with its approved design within the time required, then it is agreed by the Owner that the City, its employees, agents or contractors may, at the City's sole option and in addition to any other remedies that the City may have, enter on the lands and so complete the required site development works to the extent of monies received under the Letter of Credit. The cost of completion of such works shall be deducted from the monies obtained from the Letter of Credit. In the event that there is a surplus, the City shall pay it forthwith to the Owner. In the event that there are required site development works remaining to be completed, the City may exercise its authority under (Section 446 of the Municipal Act) to have such works completed and to recover the expense incurred in doing so in like manner as municipal taxes.

Site Servicing Plan

- 3. (m) i) To submit to the City's Manager of Development Engineering Approvals a satisfactory Site Servicing Plan and pay the applicable drawing review fee based on the approved User Fees Schedule for the year that the Servicing Plans are submitted for review.
- ii) To pay for and obtain the required Site Servicing Permits, the cost of which will be calculated based on the approved servicing design.

Cash-in-Lieu of Parkland

- 3. (p) To pay to the City of Hamilton Park Trust Fund Account the required cash-in-lieu of parkland contribution based on the value of the lands the day before the issuance of a Building Permit.

Development Charges

- 3. (q) To pay to the City of Hamilton all applicable Development Charges in accordance with the Development Charges By-law, as amended, to the satisfaction of the City's Director of Building Services.

Building Elevations

- 3. (r) To submit six (6) copies of final building elevations and one (1) reduced 11" x 17" copy to the satisfaction of the Manager of Development Planning, Heritage and Design. Minor changes to the Building Elevations or condition(s) shall be

permitted only upon written approval from the City's Manager of Development Planning, Heritage and Design.

Site Plan Drawing

3. (s) To submit six (6) copies of the final site plan drawing and one (1) reduced 11" x 17" copy to the satisfaction of the Manager of Development Planning, Heritage and Design.

Taxes

3. (t) To submit proof from the Taxation Division that the Municipal Taxes are current on the subject lands to the satisfaction of the Manager of Development Planning, Heritage and Design.

Tariff of Fees

3. (u) To pay to the City of Hamilton the applicable additional charges as per the Tariff of Fees By-law for the proposed development type as follows:
 - i) Residential - \$828.00/unit for the first 10 units and \$498.00/unit for units 11 to a maximum of 50 units to the satisfaction of the Manager of Development Planning, Heritage and Design.

Wastewater Assessment

3. (v) To submit a wastewater generation assessment to the satisfaction of the City of Hamilton Public Works Department using Part 8 of the latest edition of the Code and Guide for Sewage Systems to establish an updated equivalent population density.

Water Service Assessment

3. (w) To submit a water service assessment to the satisfaction of the City Public Works Department which tabularizes the expected occupancy and provides a water demand estimation, and needed fire flow calculation based on the "Water Supply for Public Protection, Fire Underwriters Survey, 1999".

4. PRIOR TO OCCUPANCY

Prior to occupancy of the proposed development the Owner agrees to fulfill each of the conditions which follow:

Driveway Closure

4. (a) To complete the closure of all redundant driveways to the City's or Ministry of Transportation's standards.

Driveway Installation

4. (b) To install, at the Owner's cost and to the City's or Ministry of Transportation's standards, new driveway ramps at grade with the (existing, proposed or future) sidewalk. That the Owner must apply for and receive an Access Permit from the Public Works Department or the Ministry of Transportation.

Relocation of Municipal and/or Public Utilities

4. (c) That the relocation of any Municipal and/or Public Utilities, such as but not limited to, street furniture, transit shelters, signs, hydrants, utility poles, transformers, communication pedestals, wires or lines, required due to the location of buildings, structures, walkways, boulevards, driveways, curbing or parking, be arranged and carried out at the Owner's cost, to the satisfaction of the appropriate City Department or Public Utilities.

Emergency/Fire Routes

4. (d) That any required "Emergency/Fire Routes" shall be established by the City's Director of Building Services and that such signage shall be installed at the Owner's cost and to the satisfaction of the City's Director of Building Services.

Traffic Control Signs

4. (e) To install, at the Owner's cost, all required traffic signs, including directional, visitor parking and barrier-free parking signs, to the satisfaction of the City's Senior Project Manager, Corridor Management, Public Works.

Fire Hydrant

4. (g) To install at the Owner's cost, any fire hydrant required by the Ontario Building Code as directed by the City's Director of Building Services.

Site Servicing

4. (h) To complete site servicing to the satisfaction of the City's Manager of Development Engineering Approvals.

5. WITHIN ONE YEAR OF OCCUPANCY (PRIOR TO RELEASE OF CREDIT)

Grading and Drainage Completion

5. (a) To complete the site grading and drainage scheme in accordance with the Grading and Drainage Control Plan approval.

Storm Water Management Implementation

5. (b) To complete any storm water management scheme and all related drainage control facilities in accordance with the approval Plan.

Tree Management

5. (c) To complete the tree management requirements for the lands in accordance with the approved Tree Preservation/Enhancement Plan.

Landscape Completion

5. (d) To complete the landscaping in accordance with the approved Landscape Plan.

Interior Garbage Storage/Outdoor Garbage Container Installation

5. (e) To install or demarcate on-site any vaults, central storage and collection areas, or other facilities for the storage of garbage and recyclable material, in accordance with the approved Landscape Plan.

Fencing/Visual Barriers Installation

5. (f) To install all fencing and visual barriers as indicated on the Site Plan in accordance with the approved Landscape Plan.

Boulevard Sodding

5. (g) To complete, at the Owner's cost, the landscaping on all adjacent public property in accordance with the approved Landscape Plan.

Curb Installation

5. (h) To install 0.15 metre raised curbing in the locations shown on the Site Plan.

Site Lighting Installation

5. (i) To implement the approved Site Lighting Plan.

Paving

5. (j) To pave all areas intended to facilitate on-site vehicular movement, parking and loading, as shown on the Site Plan with hot-mixed asphalt or equivalent and to demarcate the parking on said surface.

Certification of Site Development Works

5. (k) To submit to the City's Director of Building Services, Site Development Works Certification Forms prepared by the appropriate consultants, certifying that the site development works required under this approval have been completed in accordance with the respective plans prepared by such consultant and accepted by the City.

In addition to the foregoing conditions, the following **special conditions** are also part of this approval:

PRIOR TO THE COMMENCEMENT OF ANY GRADING ON THE SITE

1. That the applicant remove the existing temporary pond and have the ultimate channel and the ultimate pond constructed and operational, all to the satisfaction of the Manager of Development Approvals.

PRIOR TO THE APPLICATION FOR ANY BUILDING PERMITS

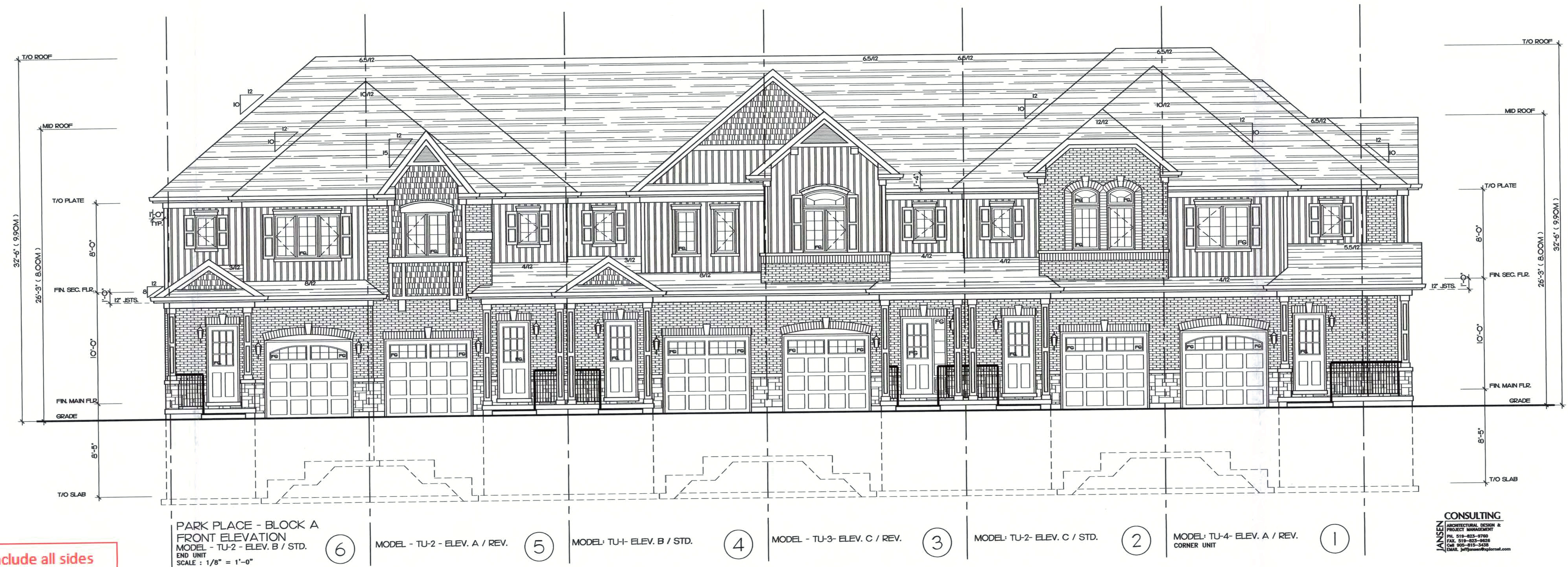
2. The applicant shall submit and receive approval of a Transportation Demand Management Options Report to the satisfaction of the Manager of Transportation Planning.
3. The applicant shall submit and receive approval of the location of the first single townhouse (maisonette) dwelling driveway on the west side of Cole Street, north of Hugill Street to the satisfaction of the Manager of Transportation Planning.
4. The applicant shall submit and receive approval of the location of the two main driveways to the private road from Cole Street and White Gates Drive to the satisfaction of the Manager of Transportation Planning.
5. That the applicant shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment and Climate Change (MOECC) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner / applicant and shall be submitted to the satisfaction of the City of Hamilton, Manager of Planning, Heritage and Design.
6. That the applicant submit and receive approval for the removal of the "H" Holding Provision to the satisfaction of the Manager of Development Planning, Heritage and Design.
7. That the Owner apply for and receive final Minor Variance approval for the following variances, to the satisfaction of the Manager of Development Planning, Heritage and Design:
 - a) To modify Section 5.21.5(a) of the Flamborough Zoning By-law No. 90-145-z to permit (1) one required parking space located within the required

front yard whereas the Zoning By-law prohibits required parking spaces within the required front yard or required exterior side yard; and,

- b) To modify Section 5.21.6(b) of the Flamborough Zoning By-law No. 90-145-z to permit a minimum width of 6.0 metre for a private two-way road whereas the Zoning By-law requires a minimum width of 6.4 metre for a private two-way road.
8. That the owner demonstrate that both the lands to be dedicated to the City of Hamilton for the purposes of Parkland (Block 9) and the lands to be acquired from the City of Hamilton for development purposes has occurred to the satisfaction of the Director of Planning and Chief Planner.
 9. That the applicant provide a letter from a qualified professional demonstrating compliance with the Park Place Village UDB, prepared by John G. Williams Architect, June 9, 2015, and that such compliance will show:
 - (a) how the design of the units adjacent to the park adequately interface and “do not turn their backs to the park”;
 - (b) the adequacy of streetscaping in front of the units;
 - (c) the adequacy of treatments along the east west corridor
 - (d) the adequacy of the architectural components of the developmentto the satisfaction of the Manager of Development Planning, Heritage and Design.
 10. That the applicant pay the required street tree fee for the road allowance to the satisfaction of the Manager of Forestry and Horticulture.
 11. That the applicant provide confirmation that the on-street parking requirements shown in the engineering submission for the Park Place Phase 2 (25T-201003) Subdivision, is consistent with the plans provided for site plan approval to the satisfaction of the Manager of Development Approvals.
 12. That the applicant shall construct White Gates Drive and Cole Street to the satisfaction of the Manager of Development Approvals.
 13. With regard to removal of the existing flood plain as mentioned in special condition 1 above, the applicant must submit a geotechnical report that demonstrates that the site has been built up with adequate engineered fill and that outlines any geotechnical design or construction constraints that should apply to construction on the site to the satisfaction of the Manager of Development Approvals.
 14. That the engineering design drawings and cost estimate schedule for the site plan must include 1.5-metre-high chain link fence along the boundary of the site where it is adjacent to the East-West Collector (As per Condition 4.09e) of the Subdivision Agreement for the Park Place Phase 2 (25T-201003) Subdivision), and that such

fence must be shown on the required landscape plan, all to the satisfaction of the Manager of Development Approvals.

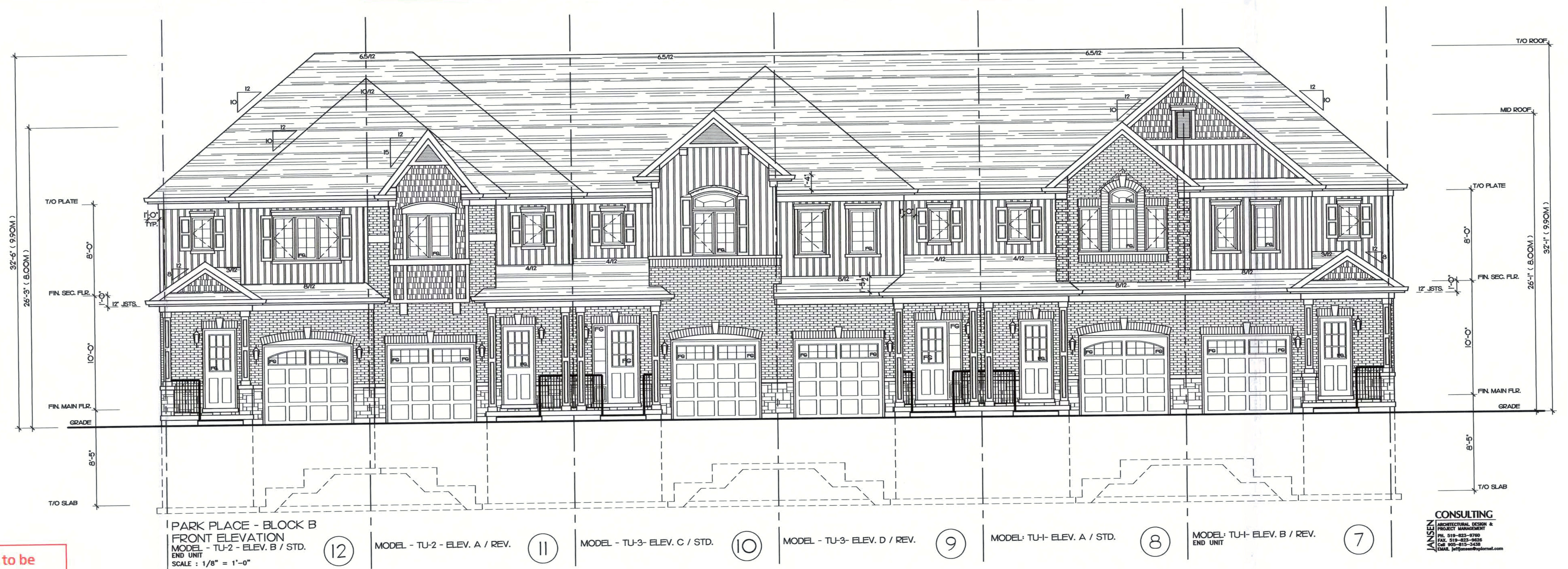
15. That the applicant agrees to clear the subdivision agreement conditions Parts 1 to 4 and construct all the works in accordance with the approved drawings, including final registration of the plan of subdivision, to the satisfaction of the Senior Director of Growth Management.
16. The works on the East/West Transportation Corridor and Centre Road must be completed to the satisfaction of the Senior Director of Growth Management.
17. That an addendum shall be provided to the applicant's EIS which includes the studies outlined in the approved Terms of reference dated July 3, 2014 to the Satisfaction of the Director of Planning and Chief Planner.



Make sure to include all sides
of the Elevation for each block

Upgraded elevations are required
along the façade facing the park

Add the Material and Colour Legend to
the Plan



Elevations need to be
signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2B0
PH: 905-854-9696 Call 905-815-3438
FAX: 905-854-9559
EMAIL: jeffjansen@plonnet.com

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.

**Park Place
Waterdown**
679 Centre Road
Waterdown, Ontario

**BLOCK A
UNITS 1 TO 6
BLOCK B
UNITS 7 TO 12**

COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |

| | |
|--|---------------------|
| SCALE 3/16"=1'-0" | DATE FEB. 7/2017 |
| DRAWN BY SJA/JLL | CHECKED BY JLL |
| FILE NAME 2015-012-BLOCK-A-B-ELEVATION TITLESHEET | |

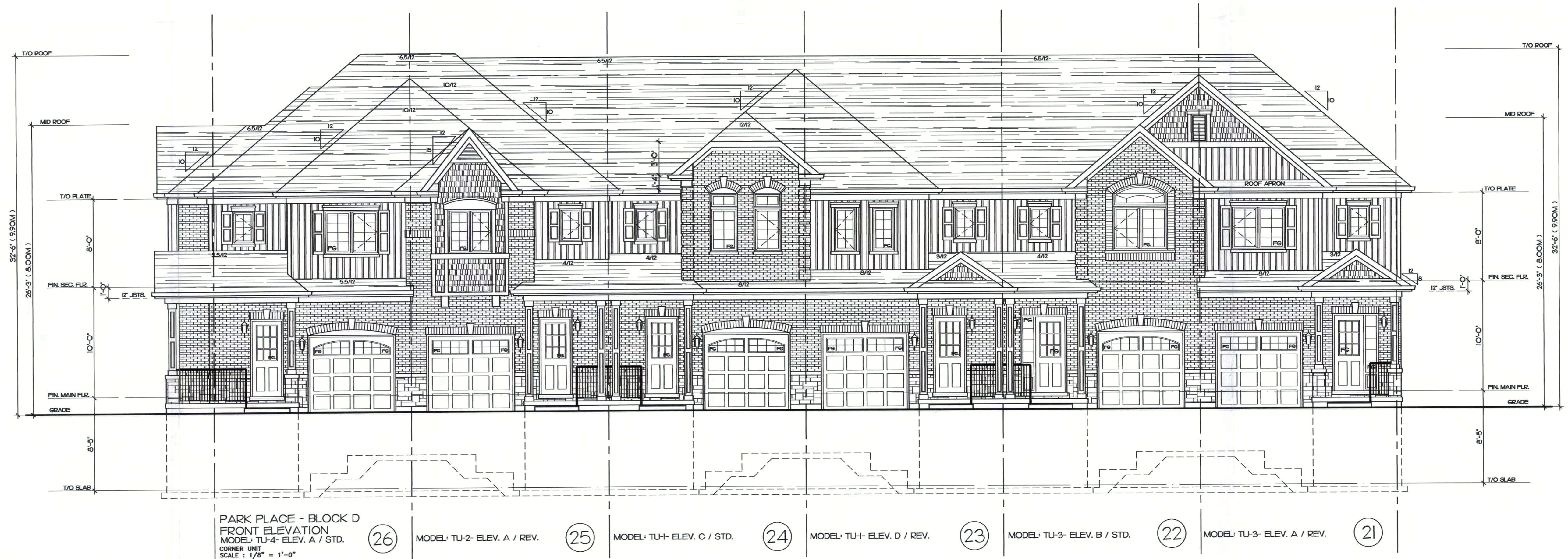
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|-------------------------|-------------------|
| PROJECT NO. 2015-012 | DRAWING NO. B2 |
|-------------------------|-------------------|



Make sure to include all sides of the Elevation for each block

Upgraded elevations are required along the facade facing the park

Add the Material and Colour Legend to the Plan



Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE: 

DATE: FEB. 7/2017

Jansen Consulting

345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
PH: 905-854-9696 Call 905-815-3438
FAX: 905-854-9559
EMAIL: jeffjansen@plomet.com

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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Park Place Waterdown

619 Centre Road
Waterdown, Ontario

BLOCK C
UNITS 13 TO 20
BLOCK D
UNITS 21 TO 26



OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

NO. DATE DESCRIPTION
REVISIONS

SCALE: 3/8" = 1'-0"
DRAWN BY: SAU/J.L.
FILE NAME: 2015-02-BLK-C-D-ELEVATION-TITLE-SHEET

DATE: FEB. 7/2017

CHECKED BY: J.L.

PROJECT NO. 2015-012

DRAWING NO. B3



FLANKAGE
UNIT - 12 - REV.
ELEVATION B

27

INTERIOR
UNIT - 9/10/11 - STD.
ELEVATION A

28

INTERIOR
UNIT - 2/3/4 - REV.
ELEVATION A

29

INTERIOR
UNIT - 2/3/4 - STD.
ELEVATION A

30

INTERIOR
UNIT - 9/10/11 - REV.
ELEVATION C

31

INTERIOR END
UNIT - 9/10/11 - STD.
ELEVATION D

32

FRONT ELEVATION - BLOCK E



INTERIOR END
UNIT - 9/10/11 - REV.
ELEVATION B

44

INTERIOR
UNIT - 9/10/11 - STD.
ELEVATION A

43

INTERIOR
UNIT - 2/3/4 - REV.
ELEVATION C

42

INTERIOR
UNIT - 2/3/4 - STD.
ELEVATION C

41

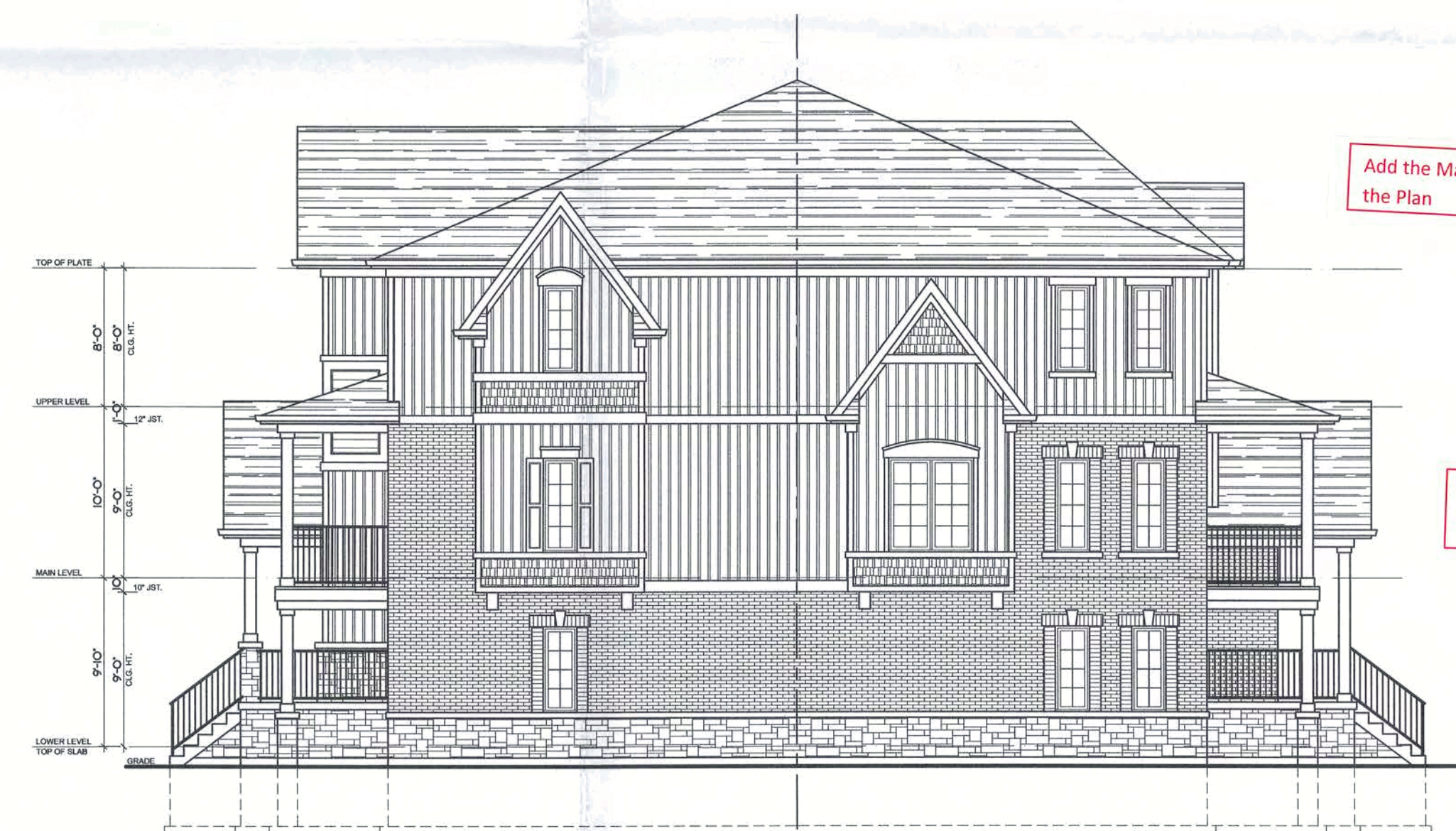
INTERIOR
UNIT - 8 - REV.
ELEVATION A

40

FLANKAGE
UNIT - 14 - STD.
ELEVATION B

39

FRONT ELEVATION - BLOCK E



39

FLANKAGE
UNIT - 14 - STD.
ELEVATION B

FLANKAGE
UNIT - 12 - REV.
ELEVATION B

27

FLANKAGE ELEVATION - BLOCK E

Add the Material and Colour Legend to the Plan

Make sure to include all sides of the Elevation

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33075

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@plomet.com

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK E
UNITS 27 TO 32
&
UNITS 39 TO 44

COUNTRYGREEN
HOMES

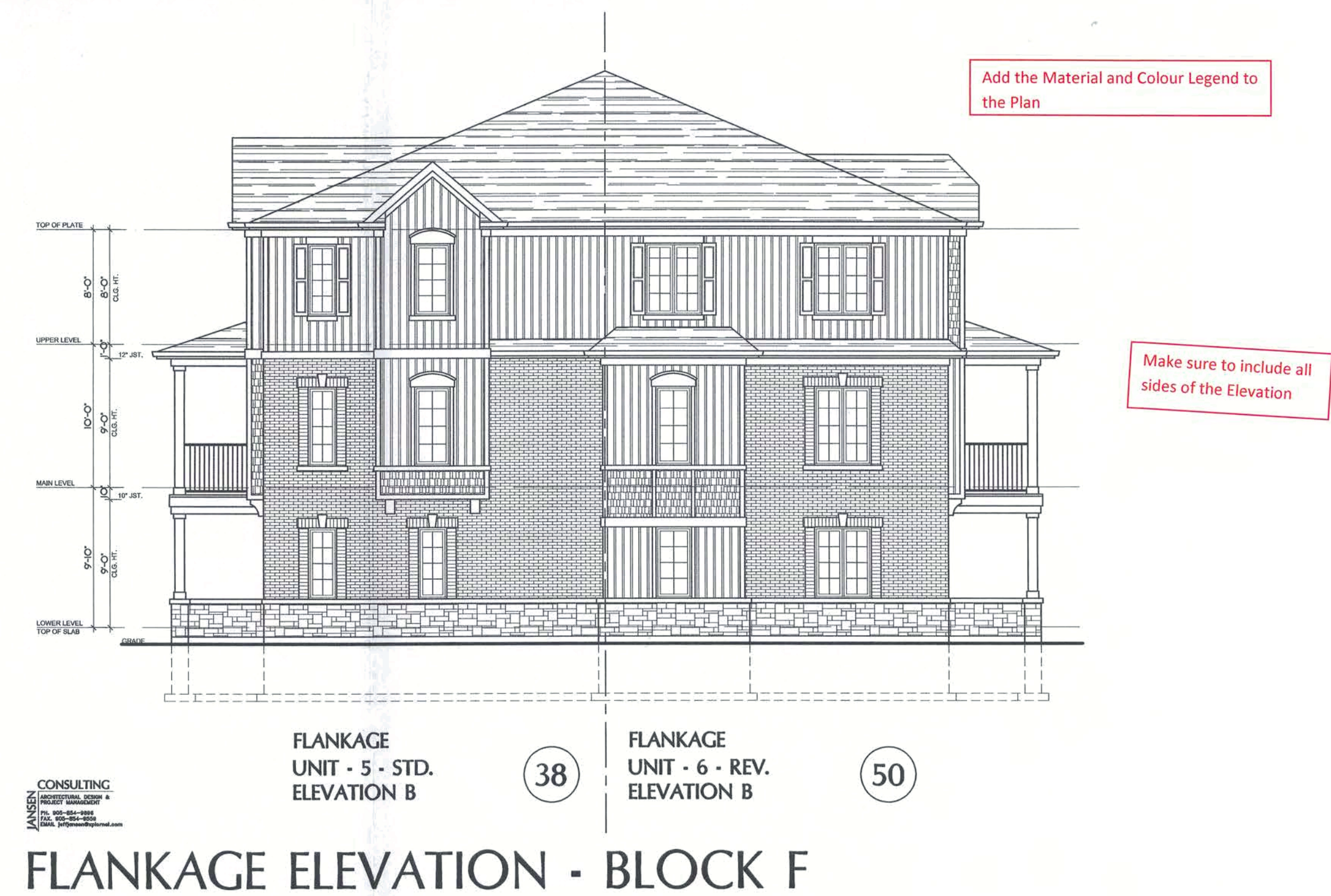
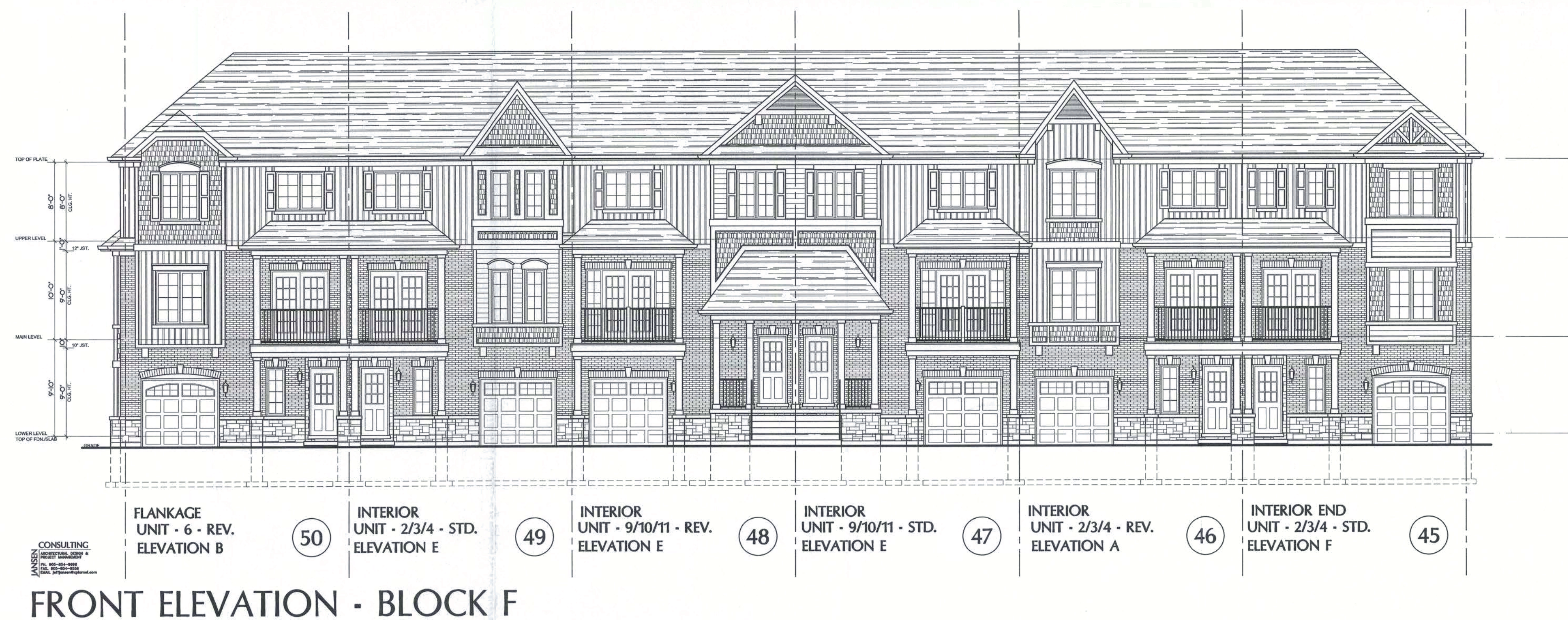
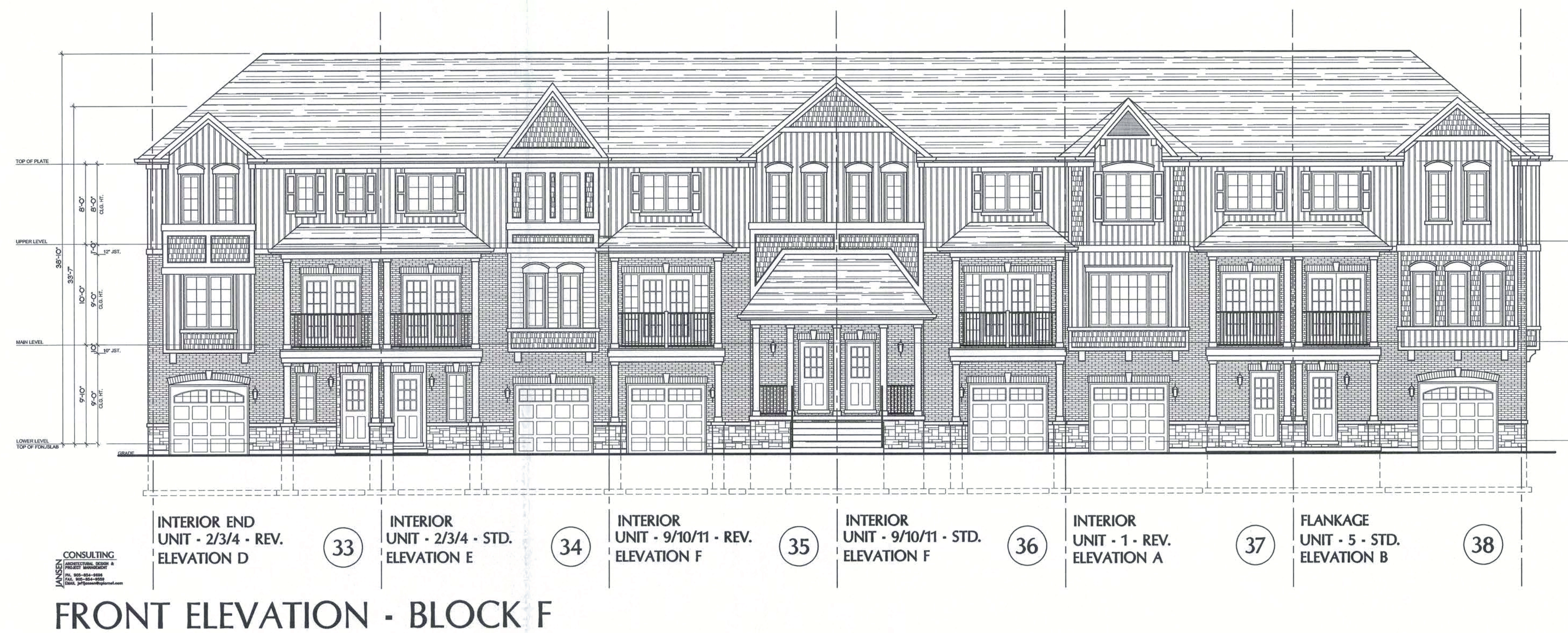
OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
Ph. 905-693-8525
FAX. 905-693-1103

BLOCK ELEVATIONS

| NO. | DATE | DESCRIPTION |
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| 1 | | |

| SCALE | DATE |
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| 1/8"=1'-0" | FEB. 7/2017 |
| DRAWN BY | CHECKED BY |
| SAJ/LJJ | J.J. |
| FILE NAME | |
| 2015-02-BLK-E-UNITS-27TO 32 & 39 TO 44 | |

| PROJECT NO. | DRAWING NO. |
|-------------|-------------|
| 2015-012 | B1 |



Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@explomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK F
UNITS 33 TO 38
&
UNITS 45 TO 50

COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

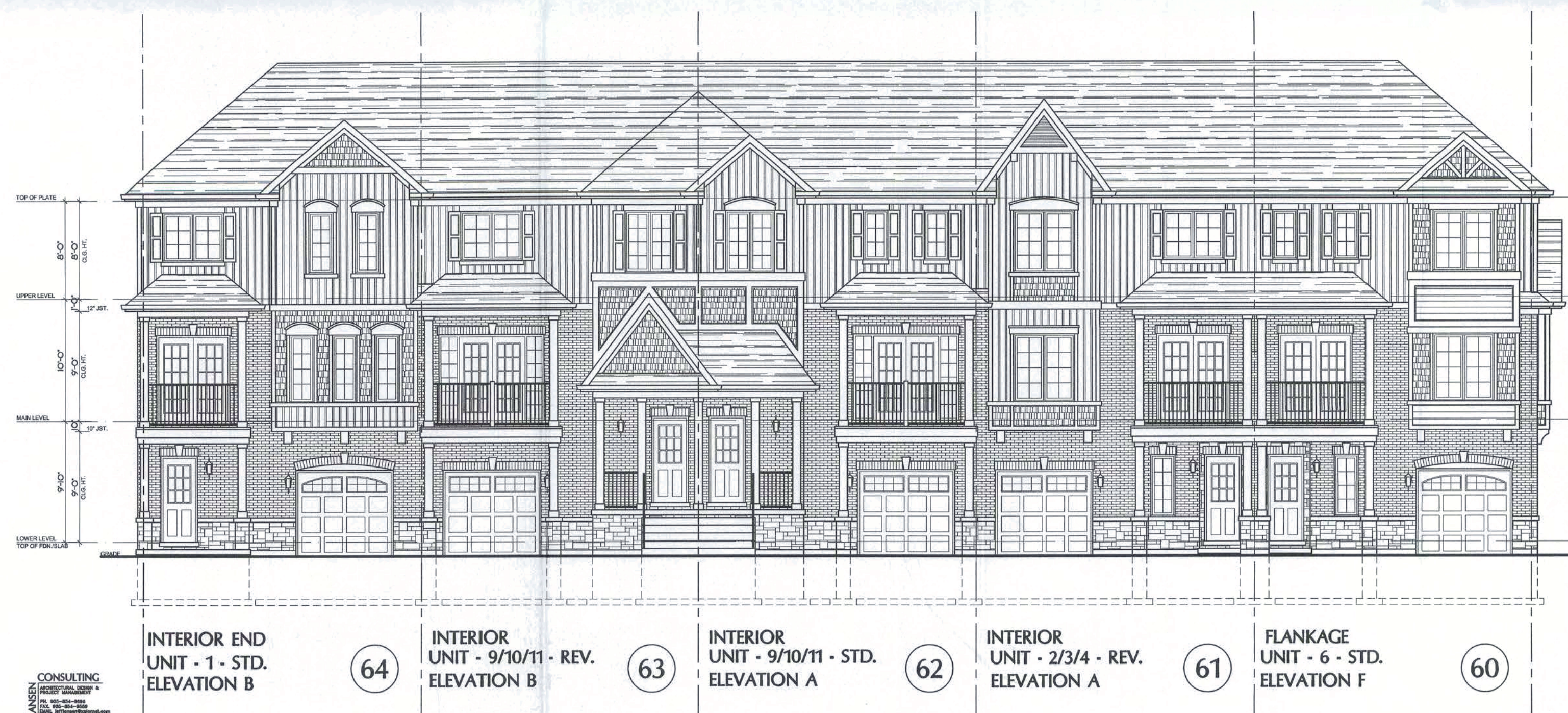
BLOCK ELEVATIONS

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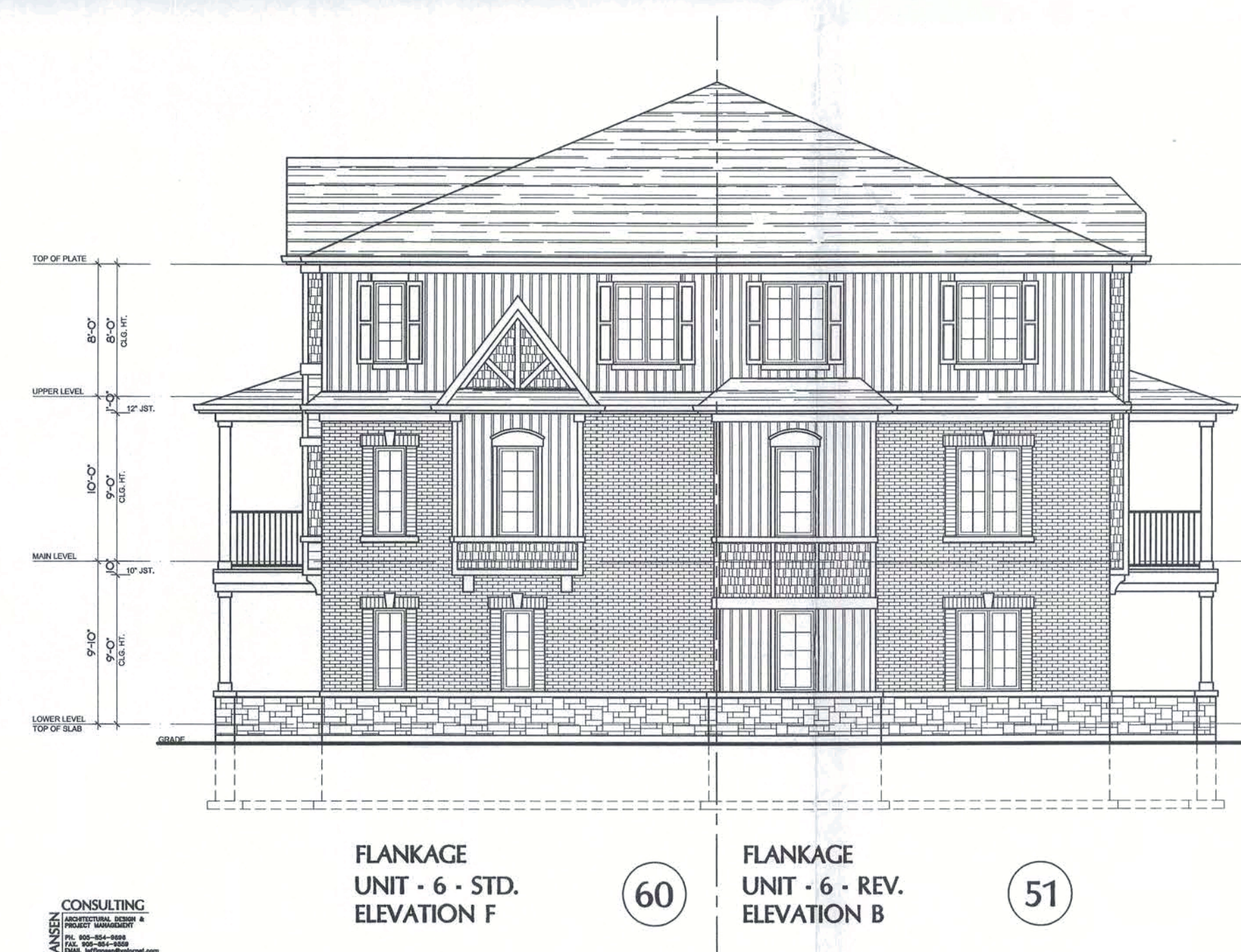
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| 1/8"=1'-0" | FEB. 7/2017 |
| DRAWN BY | CHECKED BY |
| SM/LL | JL |
| FILE NAME | PROJECT NO. |
| 2015-012-BLK-F-UNITS-33 TO 38 & 45 TO 50 | 2015-012 |
| DRAWING NO. | |
| B2 | |



FRONT ELEVATION - BLOCK G



FRONT ELEVATION - BLOCK G



FLANKAGE ELEVATION - BLOCK G

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@explomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK G
UNITS 51 TO 55
&
UNITS 60 TO 64

COUNTRYGREEN
H O M E S

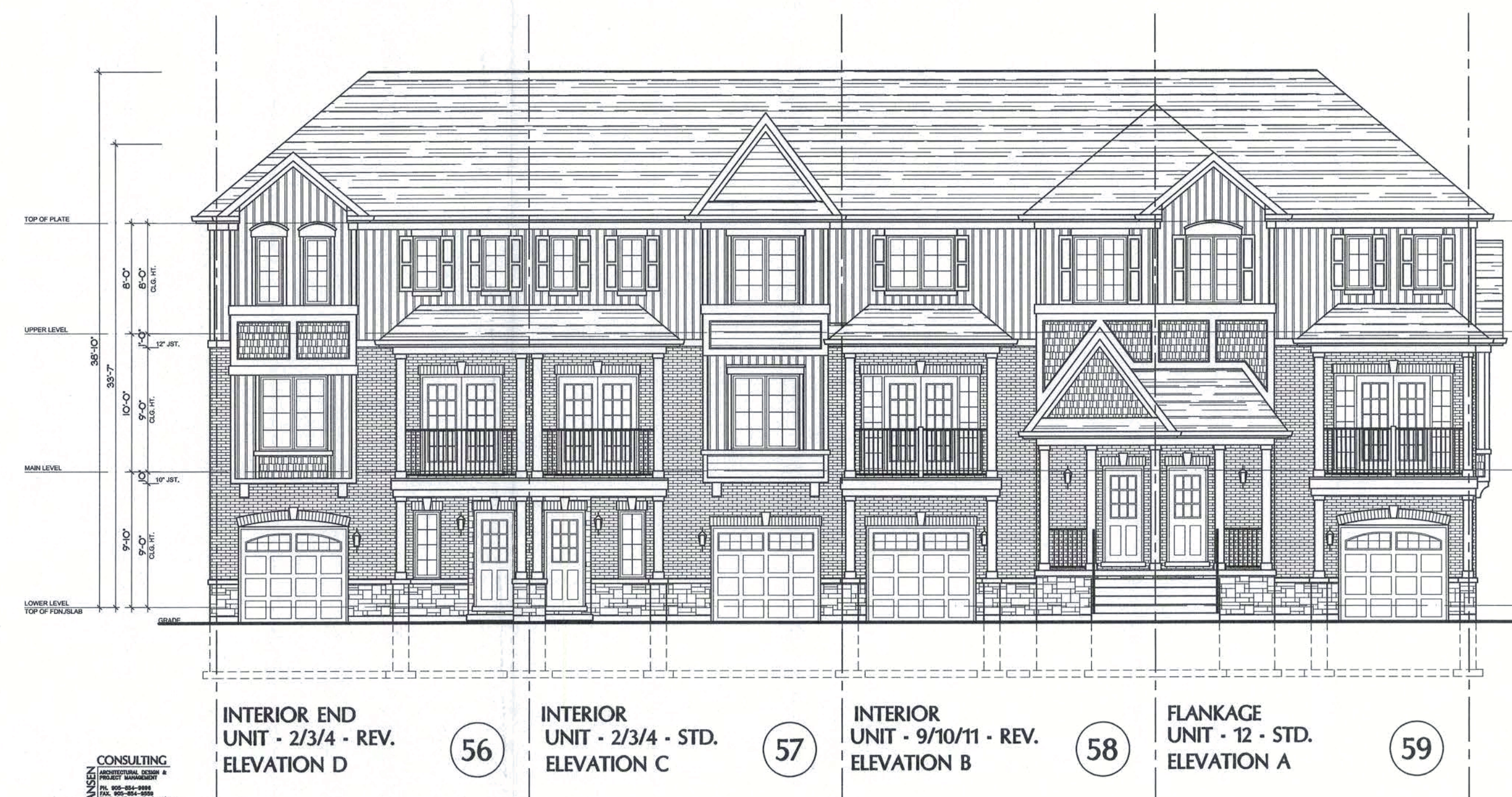
OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

BLOCK ELEVATIONS

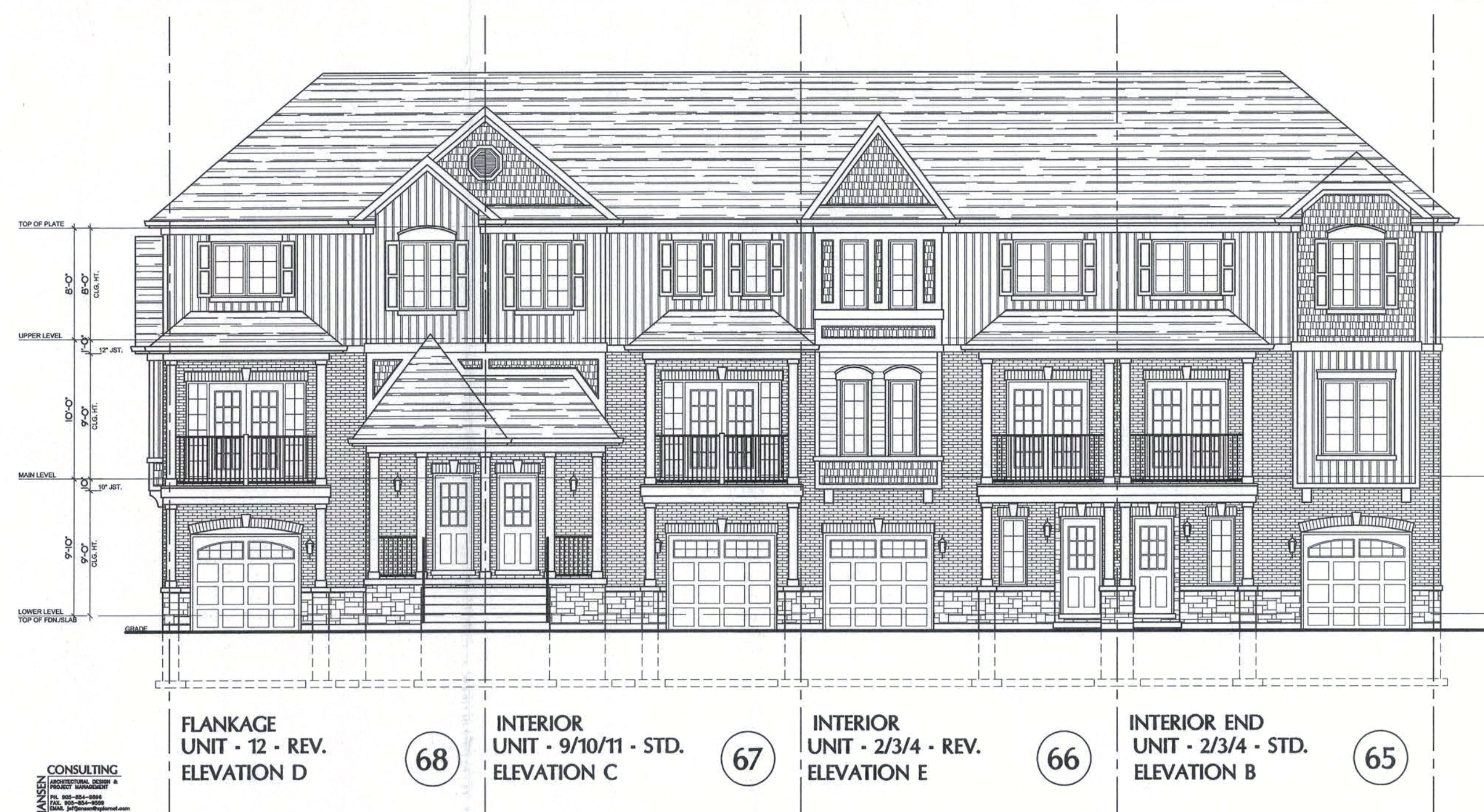
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| DRAWN BY | CHECKED BY | DRAWING NO. |
| SMALL | JL | B3 |

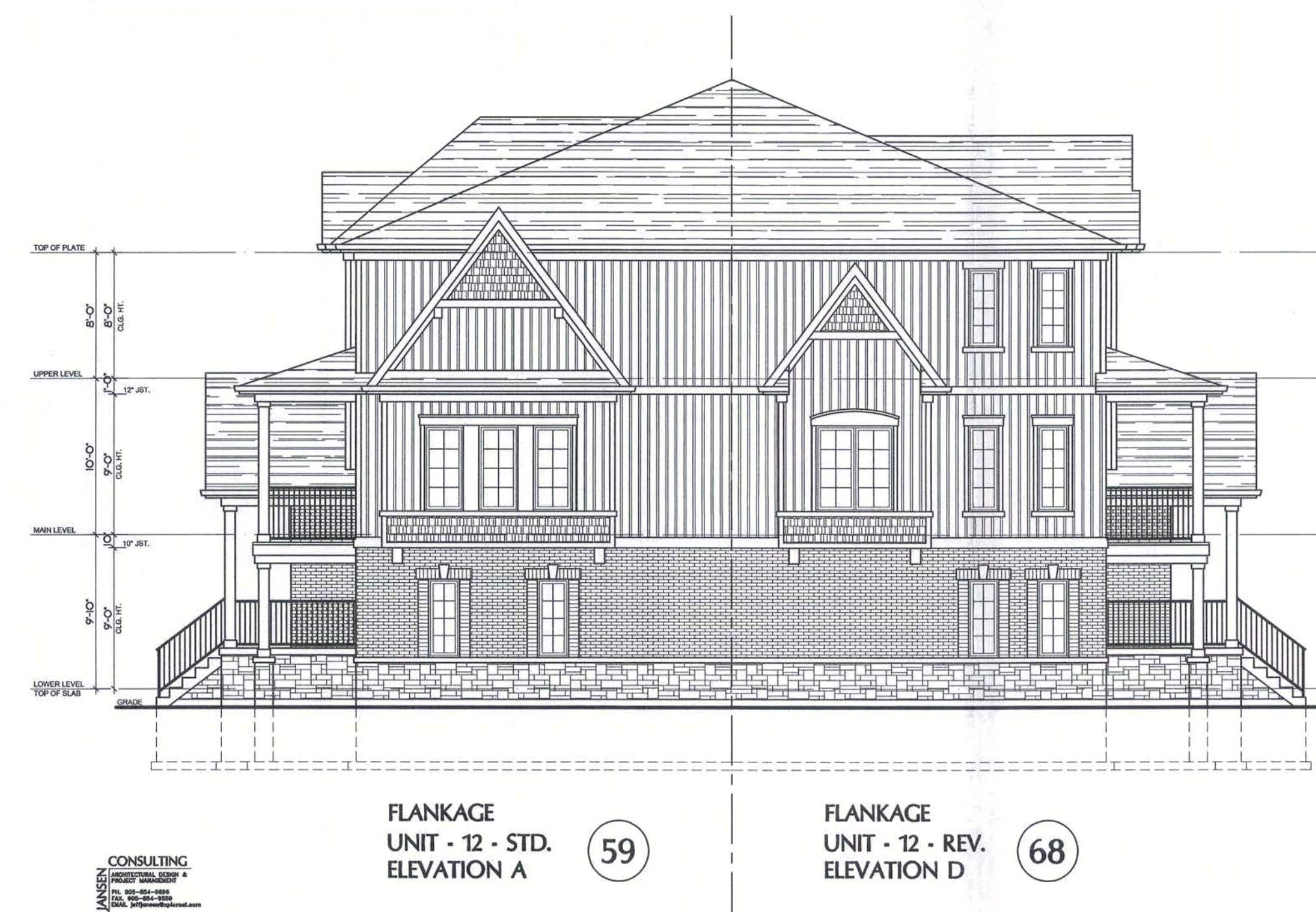
FILE NAME: 2015-012-BLK-G-UNITS-51 TO 55 & 60 TO 64



FRONT ELEVATION - BLOCK H



FRONT ELEVATION - BLOCK H



FLANKAGE ELEVATION - BLOCK H

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph. 905-854-9696 Cell 905-815-3438
Fax 905-854-9559
EMAIL: jeffjansen@xplomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK H
UNITS 56 TO 59
&
UNITS 65 TO 68

COUNTRYGREEN HOMES

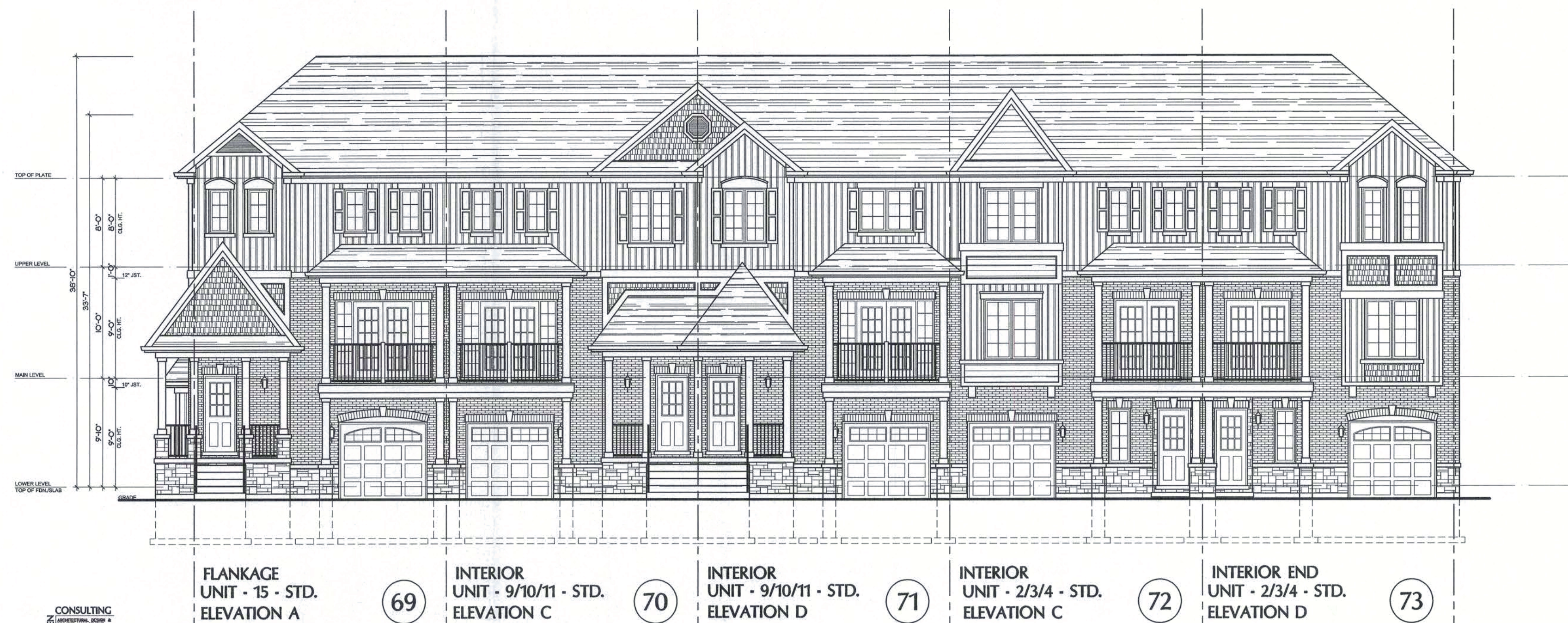
OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
Ph. 905-693-8525
Fax. 905-693-1103

BLOCK ELEVATIONS

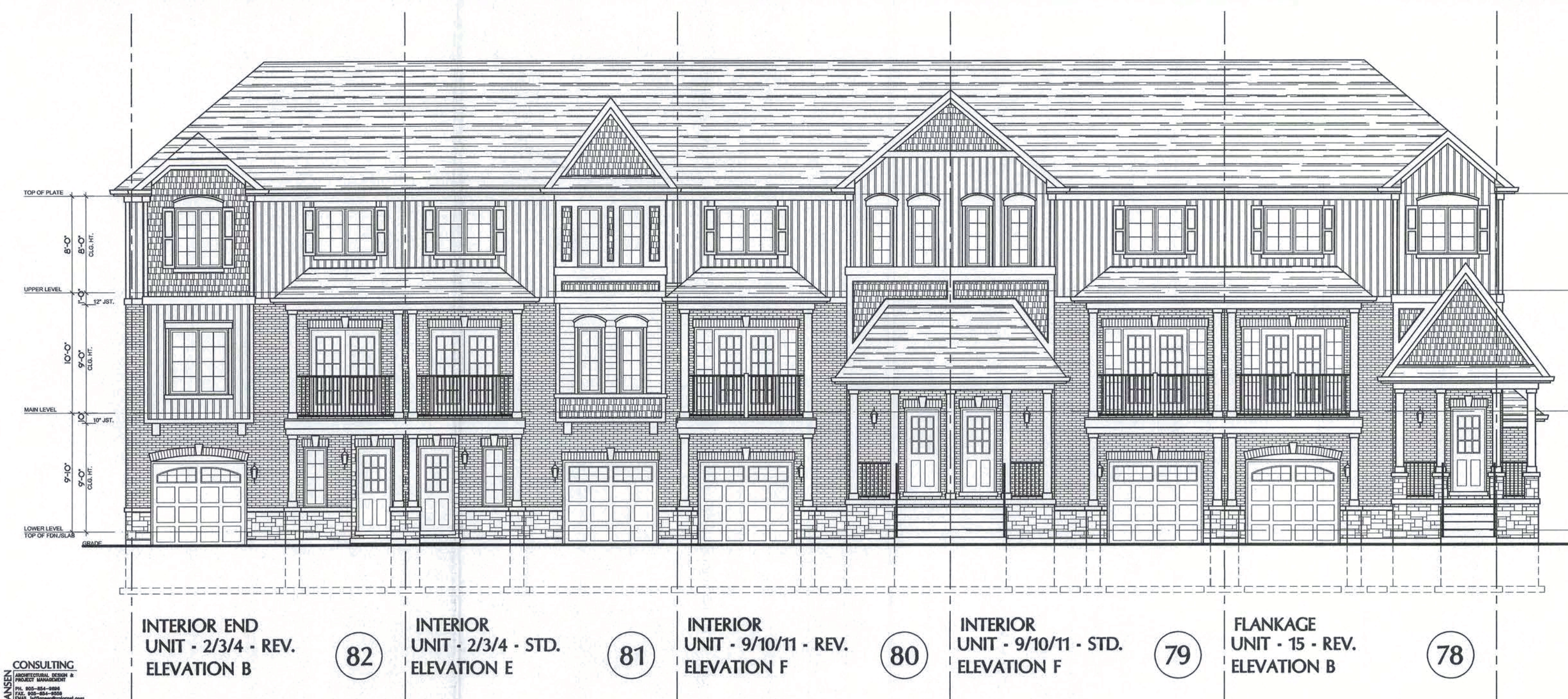
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| SCALE 1/8"=1'-0" | DATE FEB. 7/2017 |
| DRAWN BY JJA/JJL | CHECKED BY JJA |
| FILE NAME 2015-012-BLOCK-H-UNITS-56 TO 59 & 65 TO 68 | |

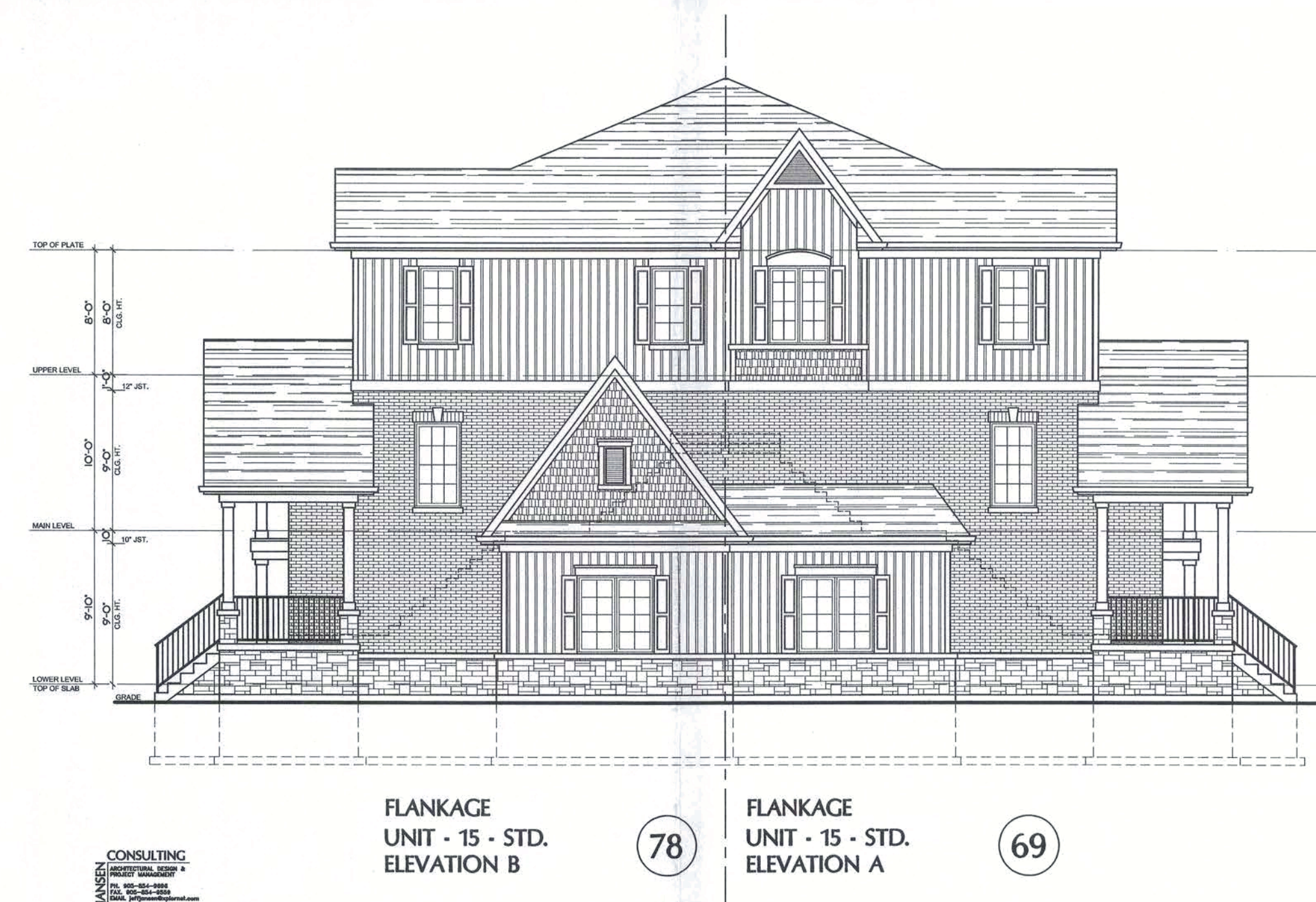
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| PROJECT NO. 2015-012 | DRAWING NO. B4 |
|-------------------------|-------------------|



FRONT ELEVATION - BLOCK I



FRONT ELEVATION - BLOCK I



FLANKAGE ELEVATION - BLOCK I

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCN - 30272 FIRM BCN - 33075

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting

345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2V0
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@xplomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK I
UNITS 69 TO 73
&
UNITS 78 TO 82

COUNTRYGREEN
HOMES

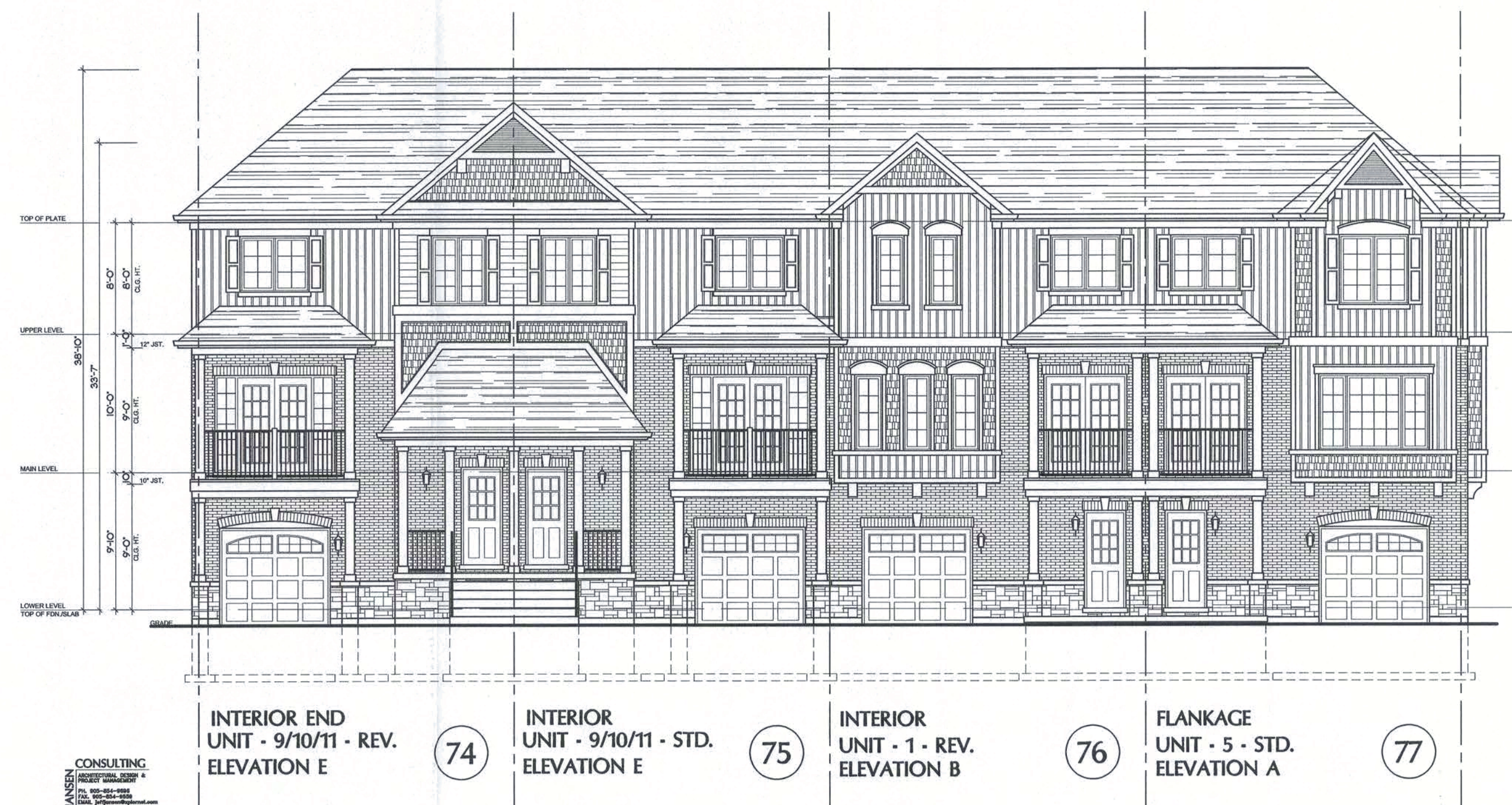
OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
Ph. 905-693-8525
FAX. 905-693-7103

BLOCK ELEVATIONS

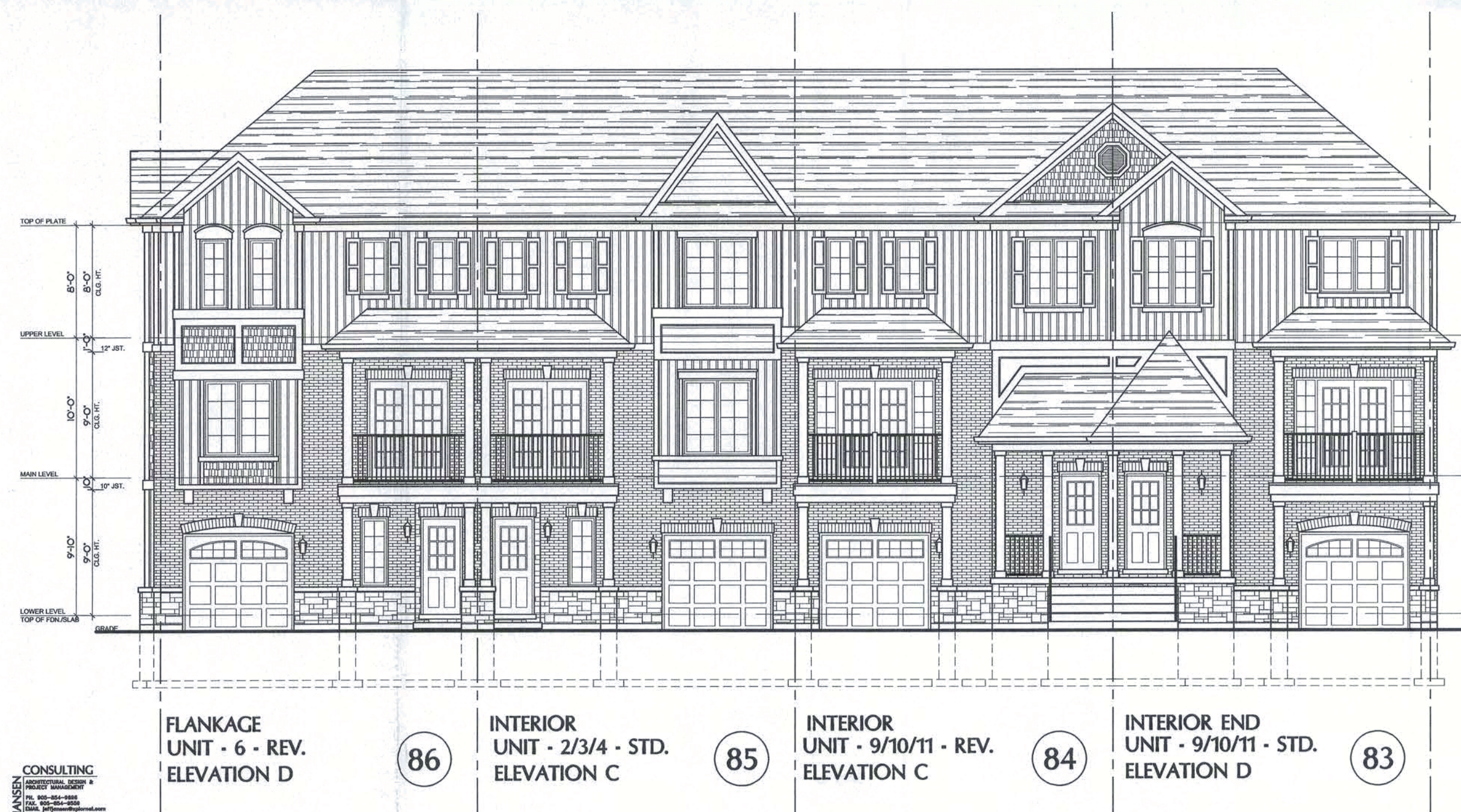
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| SCALE | DATE |
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| 1/8"=1'-0" | FEB. 7/2017 |
| DRAWN BY | CHECKED BY |
| SM/JJJ | JJJ |
| FILE NAME | |
| 3005-02-BLOCK-UNITS-69 TO 73 & 78 TO 82 | |

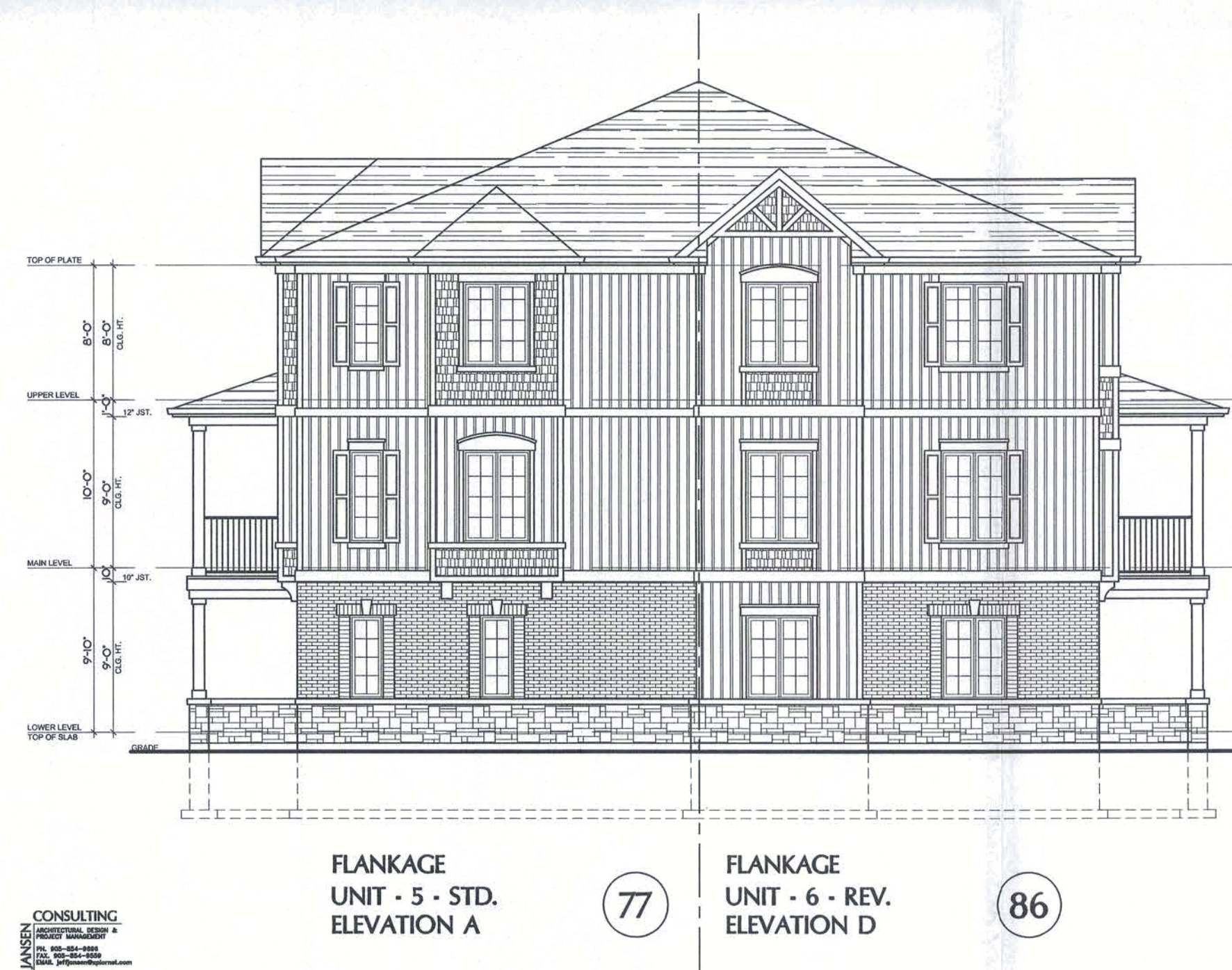
| PROJECT NO. | DRAWING NO. |
|-------------|-------------|
| 2015-012 | B5 |



FRONT ELEVATION - BLOCK J



FRONT ELEVATION - BLOCK J



FLANKAGE ELEVATION - BLOCK J

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4, OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph. 905-854-9696 Call 905-815-3438
Fax 905-854-9559
EMAIL: jeffjansen@plomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK J
UNITS 74 TO 77
&
UNITS 83 TO 86



COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

BLOCK ELEVATIONS

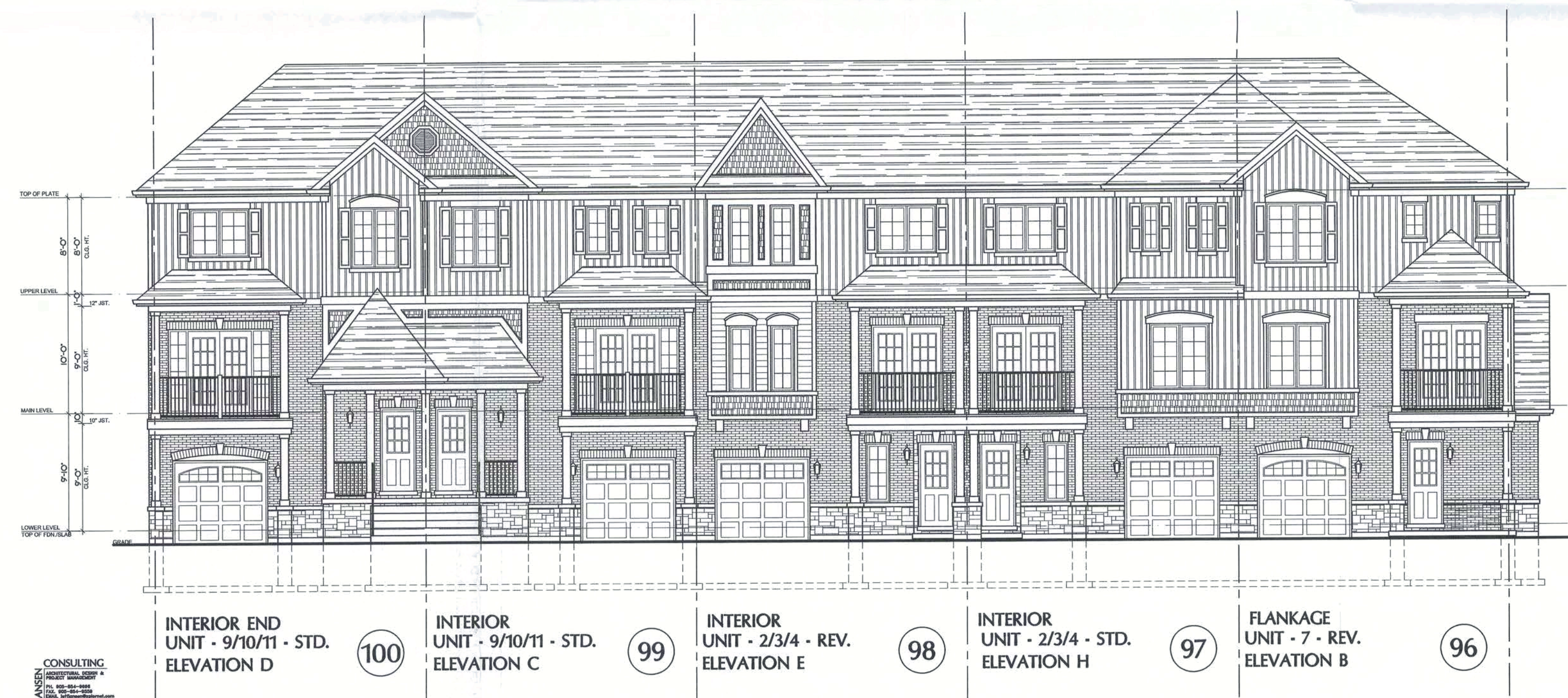
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| SCALE 1/8"=1'-0" | DATE FEB. 7/2017 |
| DRAWN BY S.M.J.J. | CHECKED BY J.J. |
| FILE NAME 2015-02-BLOCK-J-UNITS-74 TO 77 & 83 TO 86 | |

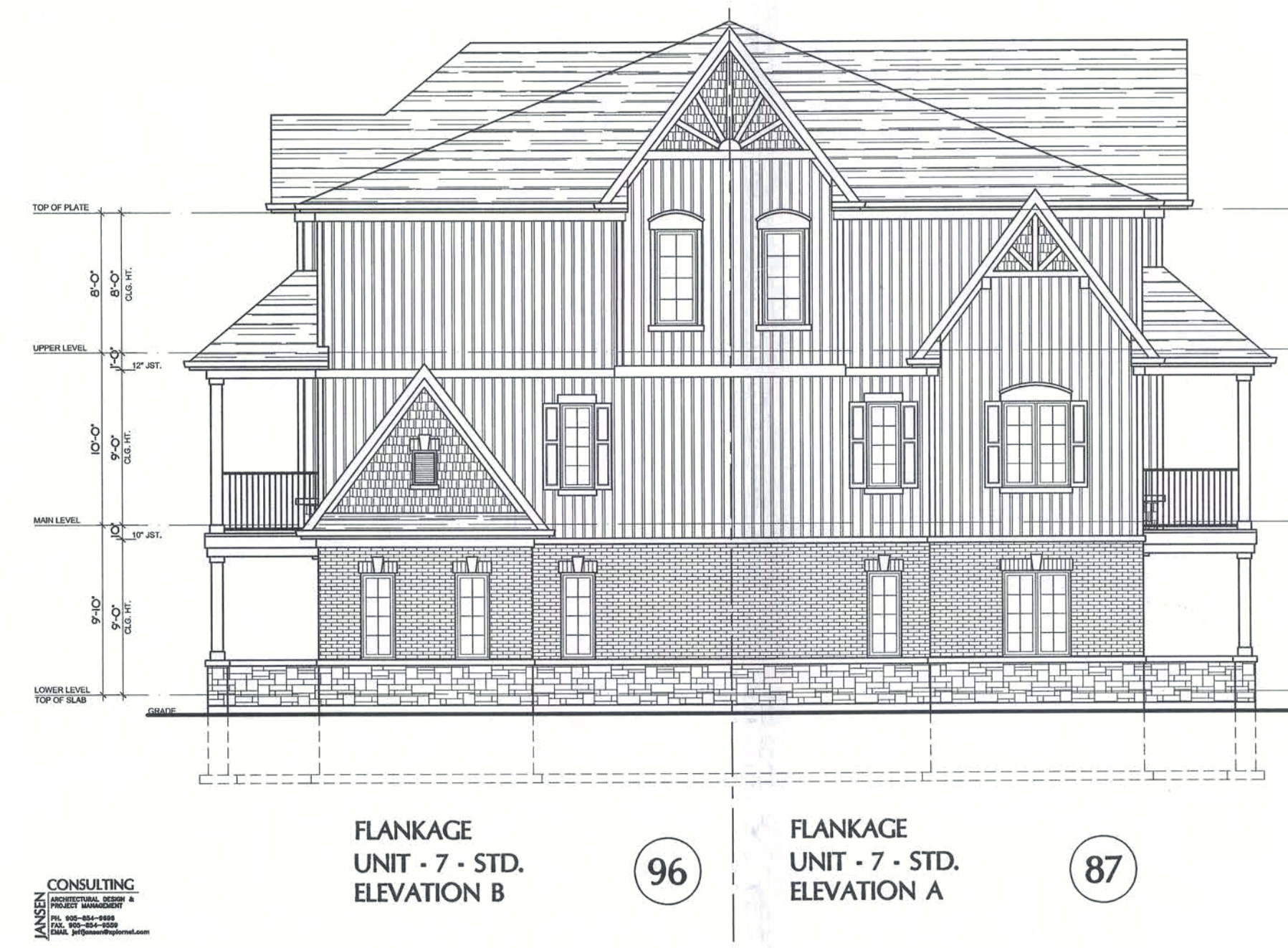
PROJECT NO.
2015-012
DRAWING NO.
B6



FRONT ELEVATION - BLOCK K



FRONT ELEVATION - BLOCK K



FLANKAGE ELEVATION - BLOCK K

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph: 905-854-9696 Fax: 905-854-9559
EMAIL: jeffjansen@plomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK K
UNITS 87 TO 91
&
UNITS 96 TO 100

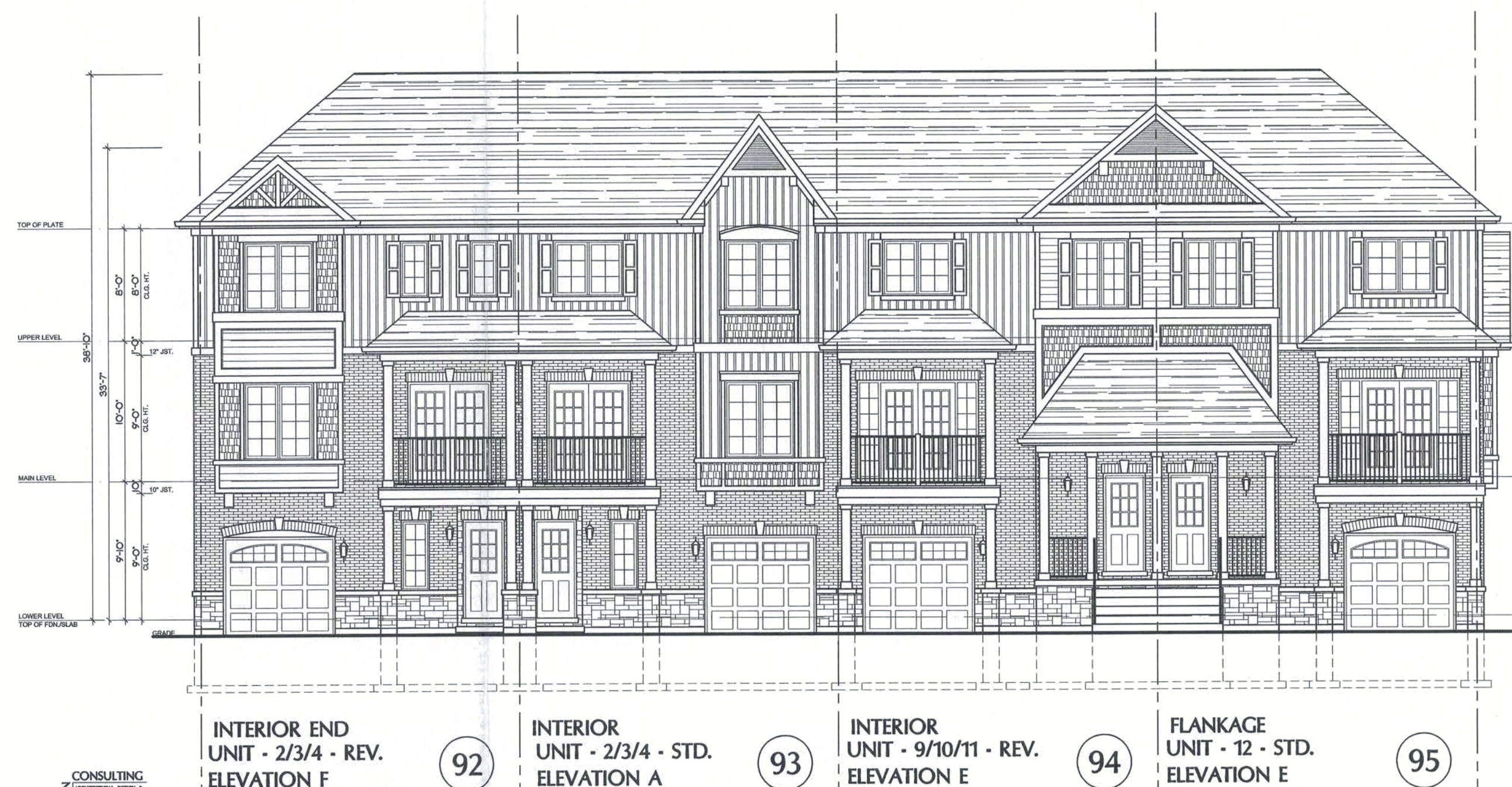
COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

| NO. | DATE | DESCRIPTION |
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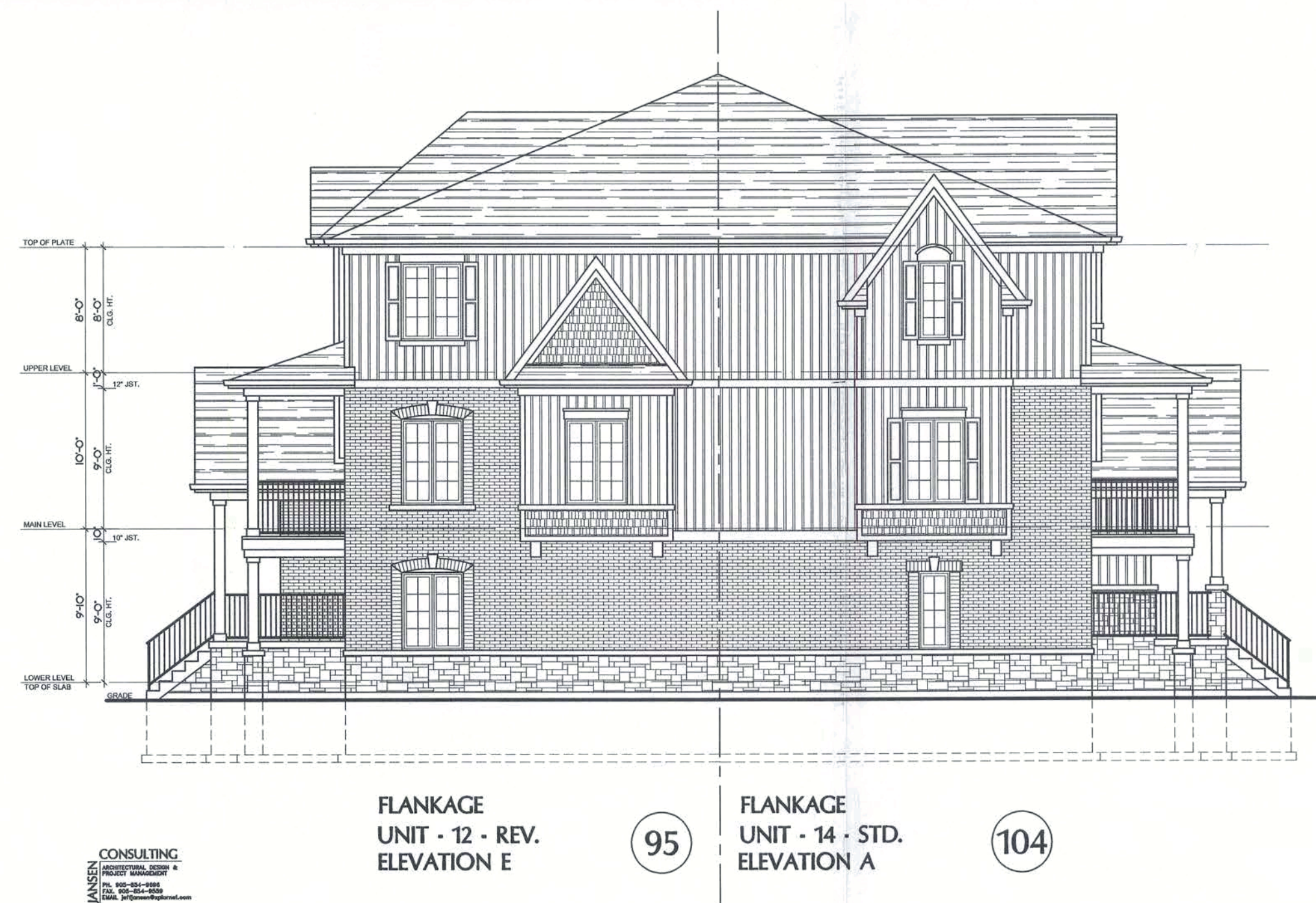
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|---|-------------|-------------|
| 1/8"=1'-0" | FEB. 7/2017 | 2015-012 |
| DRAWN BY | CHECKED BY | |
| SSA/LJL | JJA | |
| FILE NAME | | DRAWING NO. |
| 2015-012-BLK-K-UNITS-87 TO 91 & 96 TO 100 | | B7 |



FRONT ELEVATION - BLOCK L



FRONT ELEVATION - BLOCK L



FLANKAGE ELEVATION - BLOCK L

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0 Cell 905-815-3438
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@xplomet.com

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619 Centre Road
Waterdown, Ontario

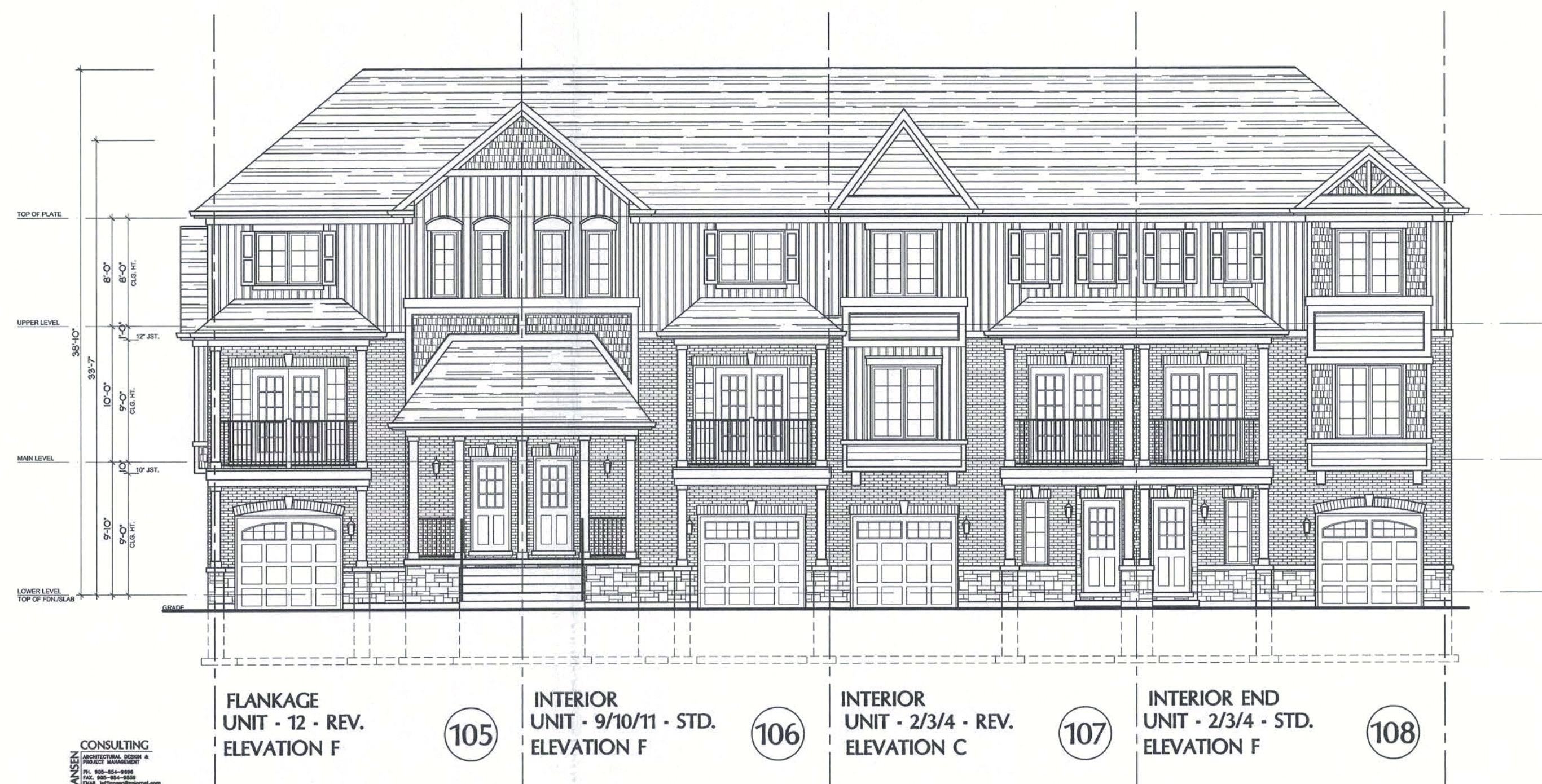
BLOCK L
UNITS 92 TO 95
&
UNITS 101 TO 104

COUNTRYGREEN
H.O.M.E.S.

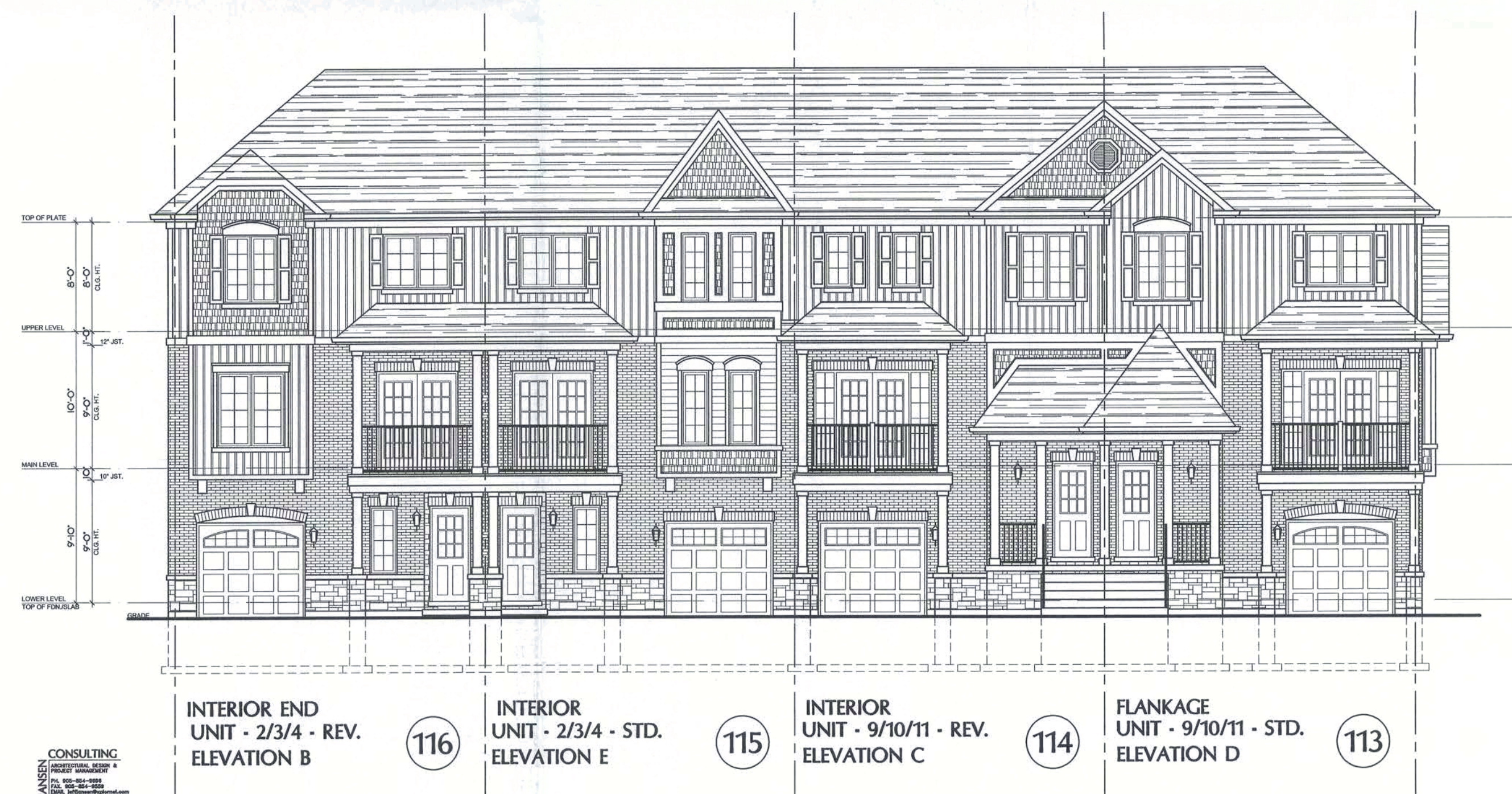
OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 3A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

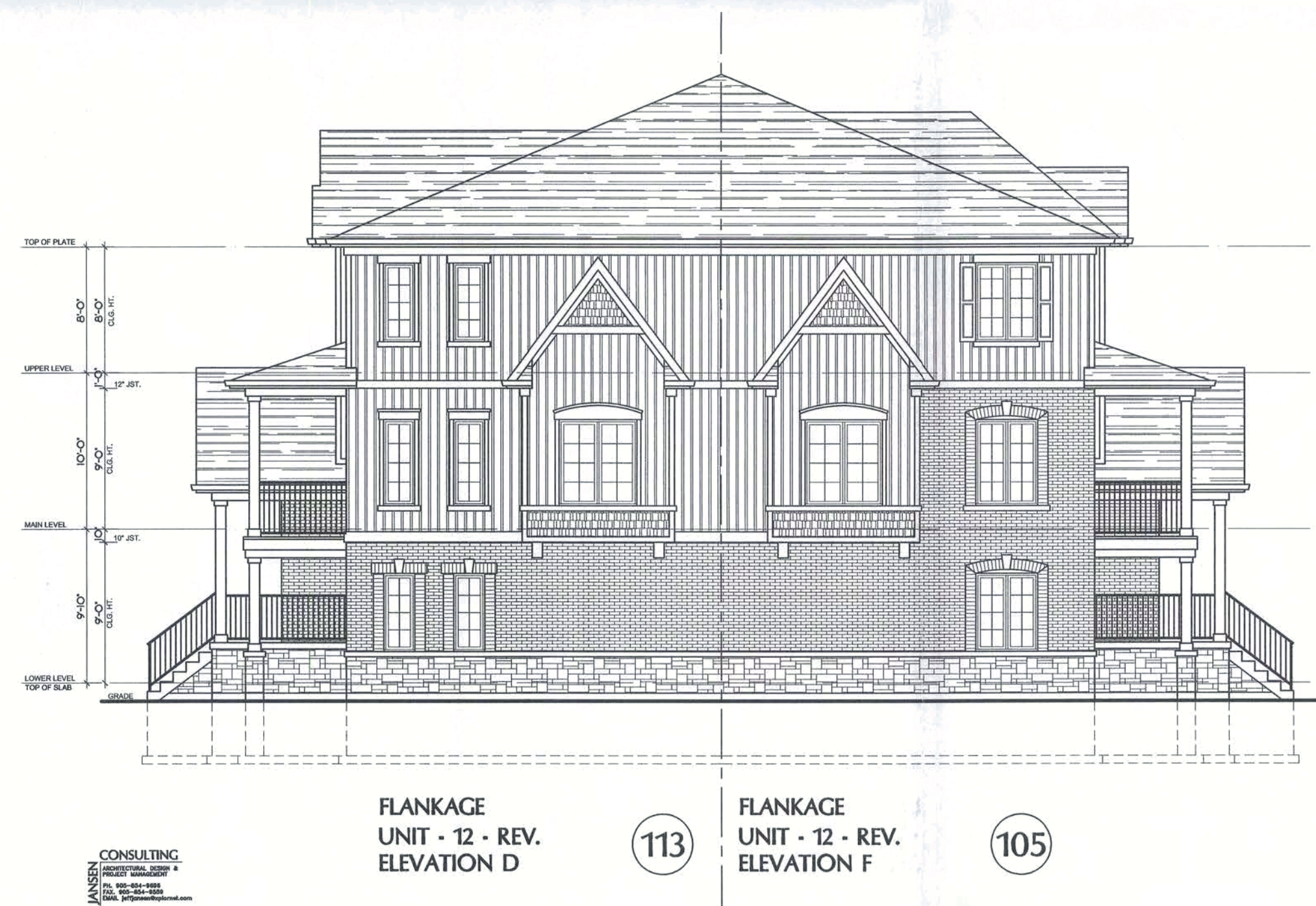
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| SCALE 1/8"=1'-0" | DATE FEB. 7/2017 | PROJECT NO. 2015-012 |
| DRAWN BY SM/LL | CHECKED BY JL | DRAWING NO. B8 |
| FILE NAME 2015-012-BLOCK-L-UNITS-92 TO 95 & 101 TO 104 | | |
| NO. DATE DESCRIPTION | | |
| REVISIONS | | |



FRONT ELEVATION - BLOCK M



FRONT ELEVATION - BLOCK M



FLANKAGE ELEVATION - BLOCK M

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE: [Signature]
DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2H0
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@plomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK M
UNITS 105 TO 108
&
UNITS 113 TO 116

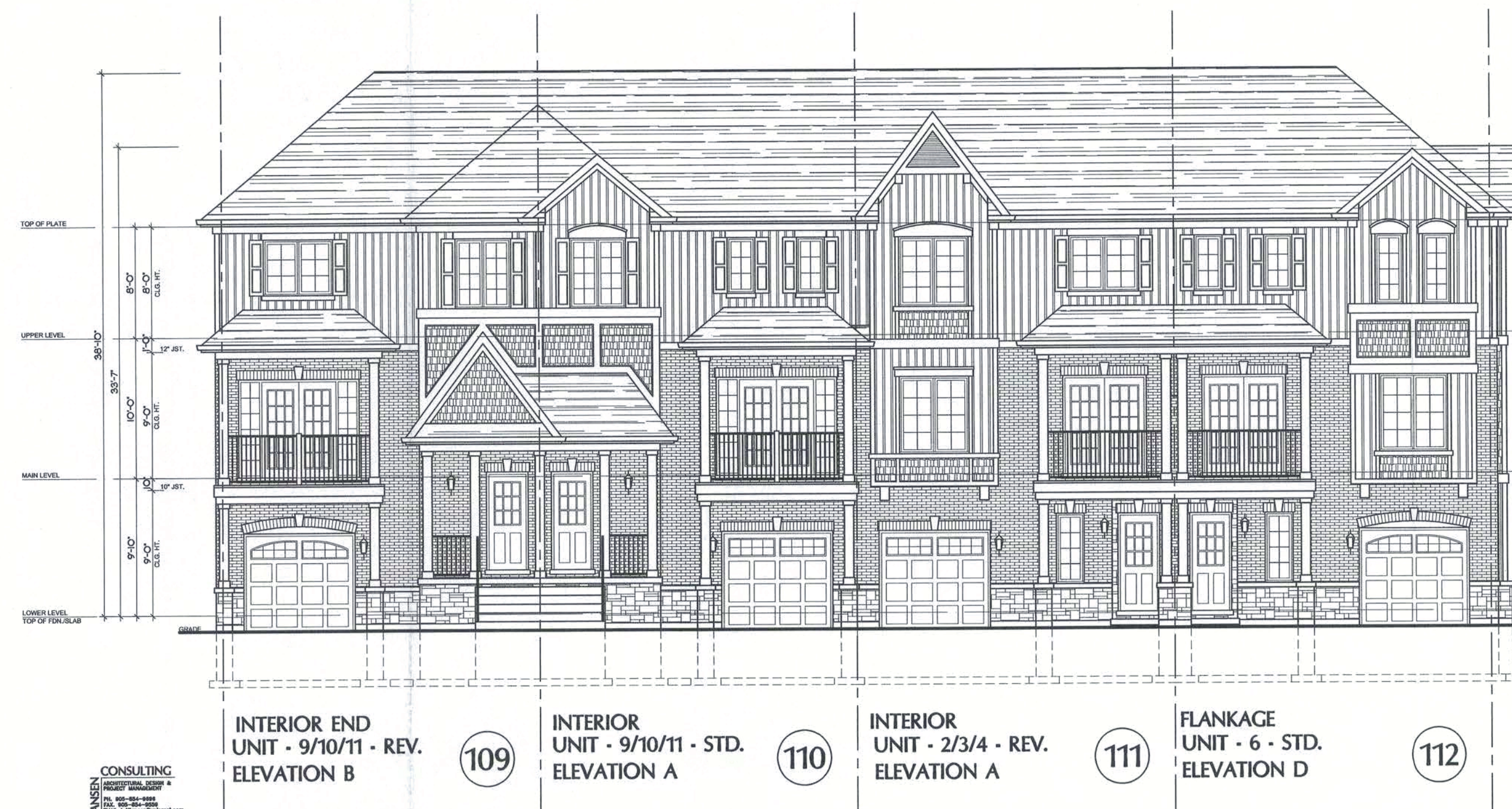
COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
Ph. 905-693-8525
FAX: 905-693-1103

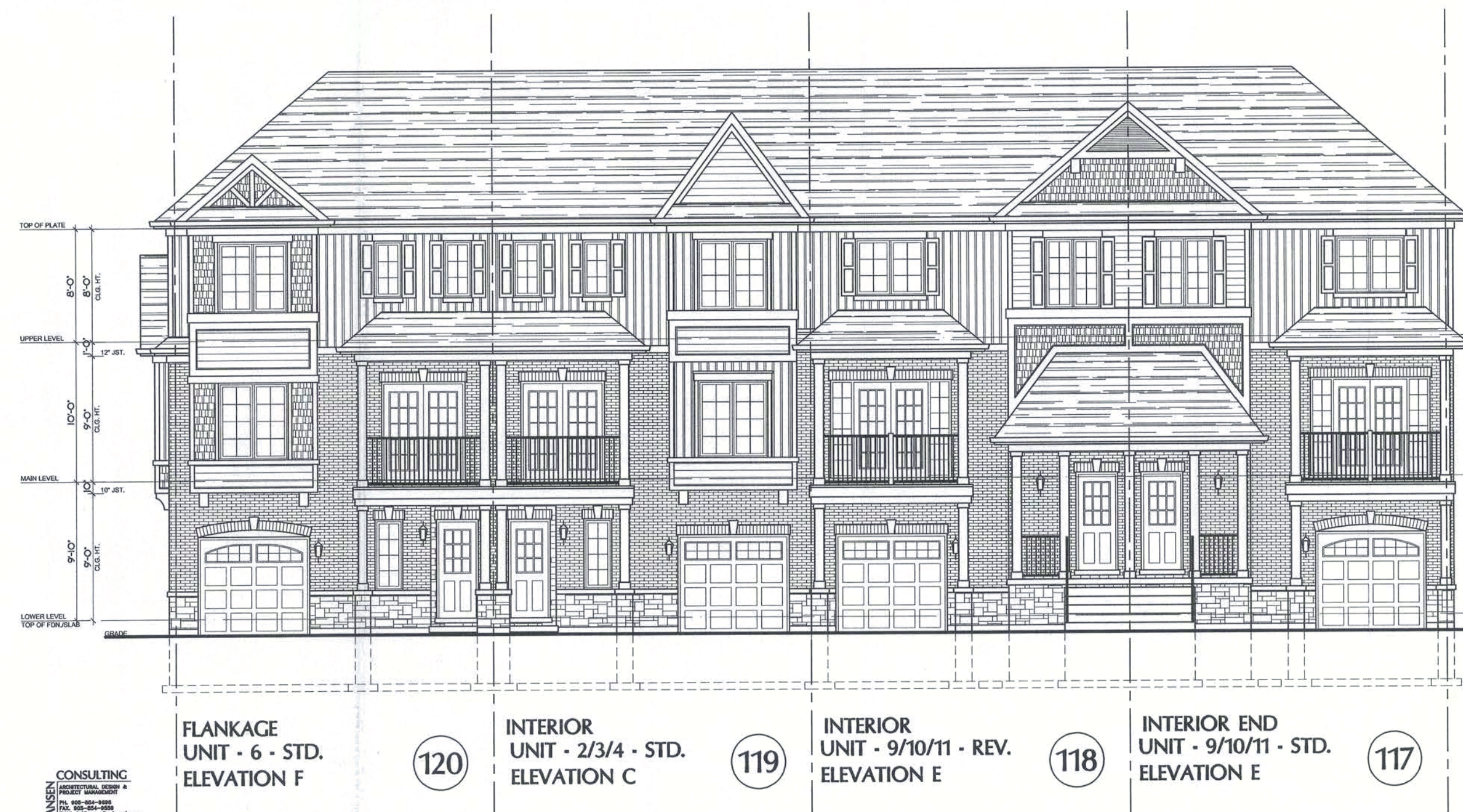
BLOCK ELEVATIONS

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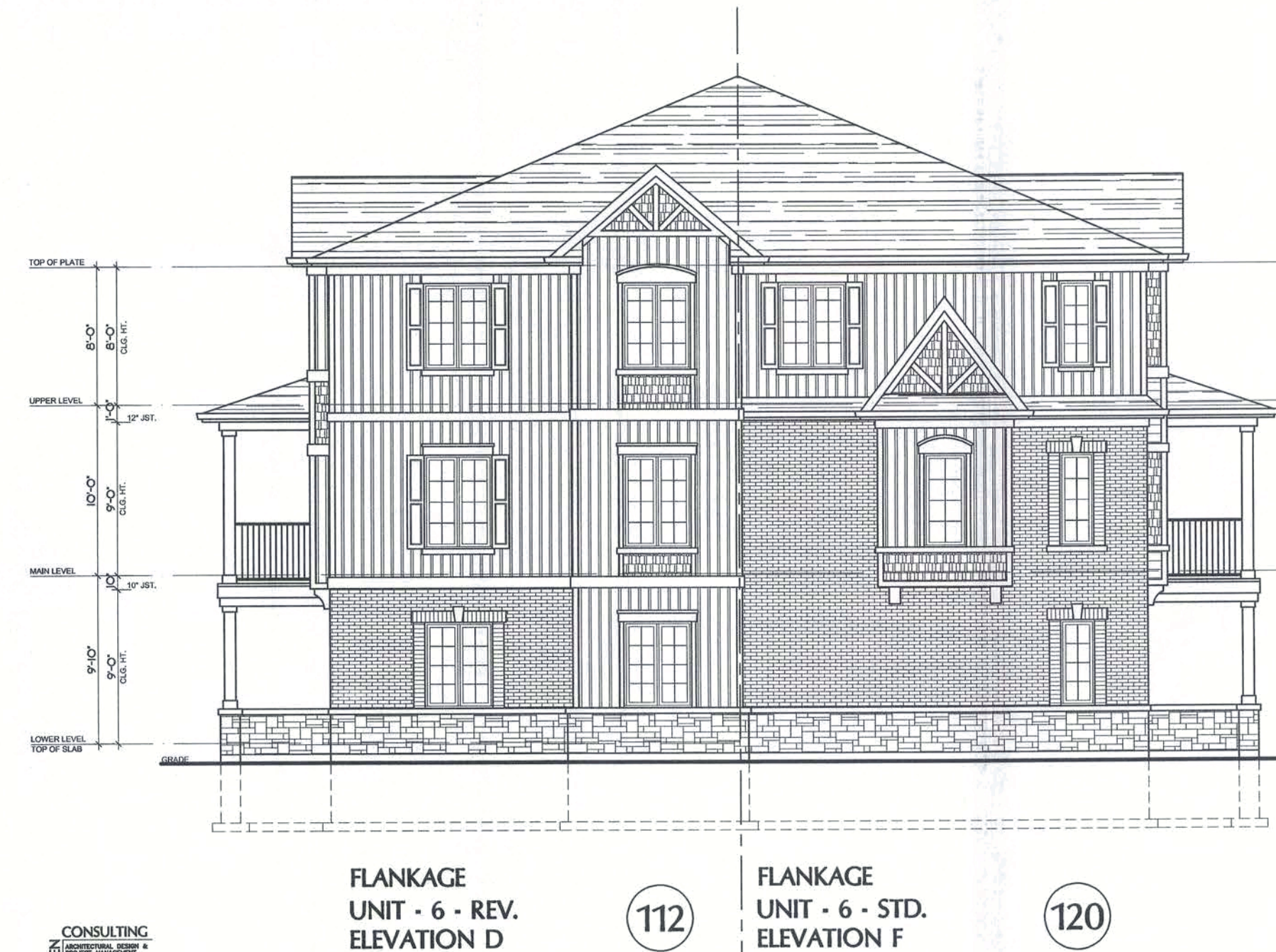
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| SCALE 1/8"=1'-0" | DATE FEB. 7/2017 | PROJECT NO. 2015-012 |
| DRAWN BY S.MULLA | CHECKED BY J.J. | DRAWING NO. B9 |
| FILE NAME 2015-012-BLK-M-UNITS-105 TO 108 E 113 TO 116 | | |



FRONT ELEVATION - BLOCK N



FRONT ELEVATION - BLOCK N



FLANKAGE ELEVATION - BLOCK N

Make sure to include all sides of the Elevation

Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting

345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0
Ph: 905-854-9696 Fax: 905-854-9359
EMAIL: jeffjansen@plomet.com

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK N
UNITS 109 TO 112
&
UNITS 117 TO 120

COUNTRYGREEN
H.O.M.E.S.

OWNERS INFORMATION
410 Industrial Drive
Hilton, Ontario
L9T 5A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

SCALE

1/8"=1'-0"

DRAWN BY

SAVALLA

FILE NAME

2015-012-BLK-N-UNITS-109 TO 112 & 117 TO 120

DATE

FEB. 7/2017

CHECKED BY

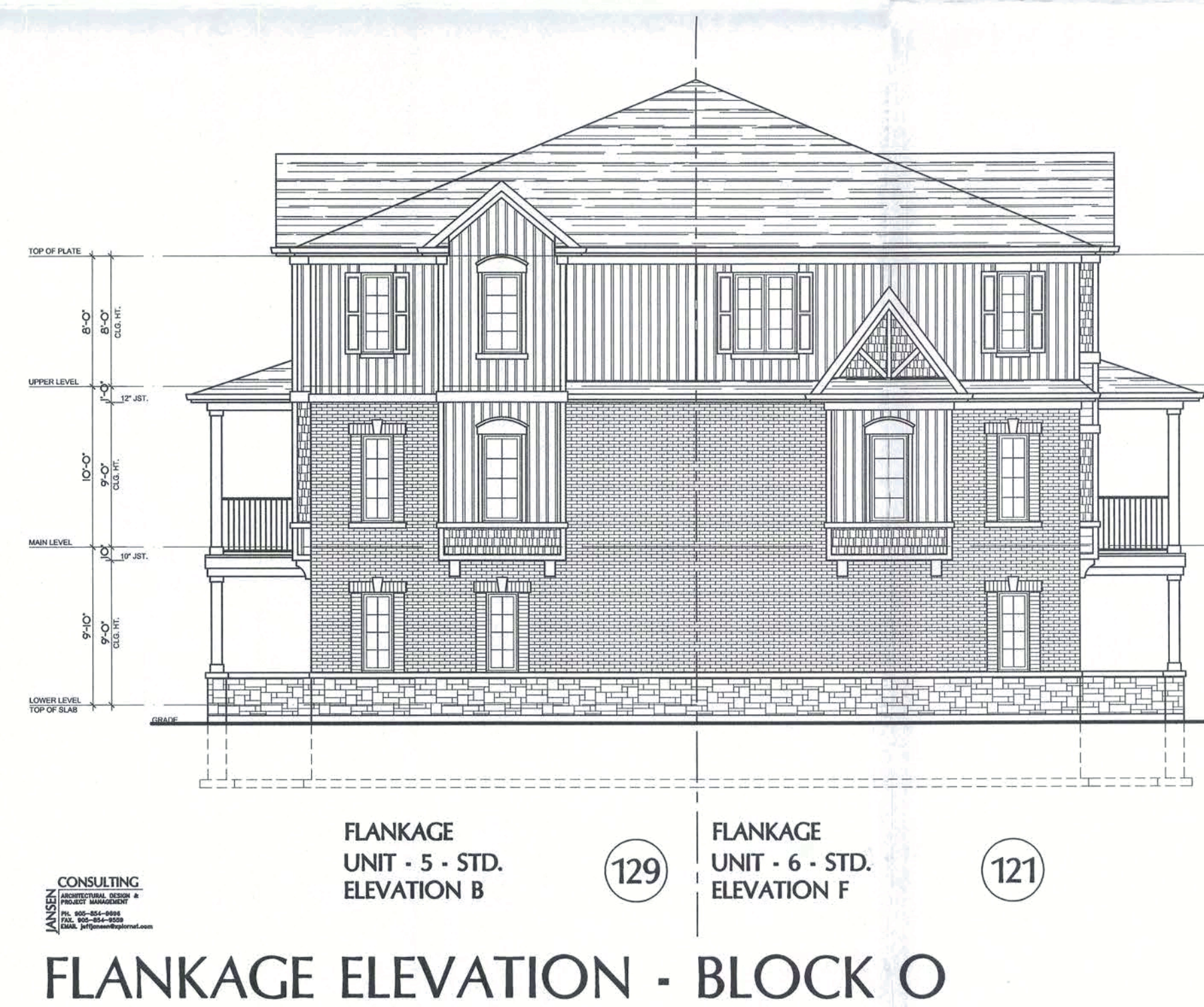
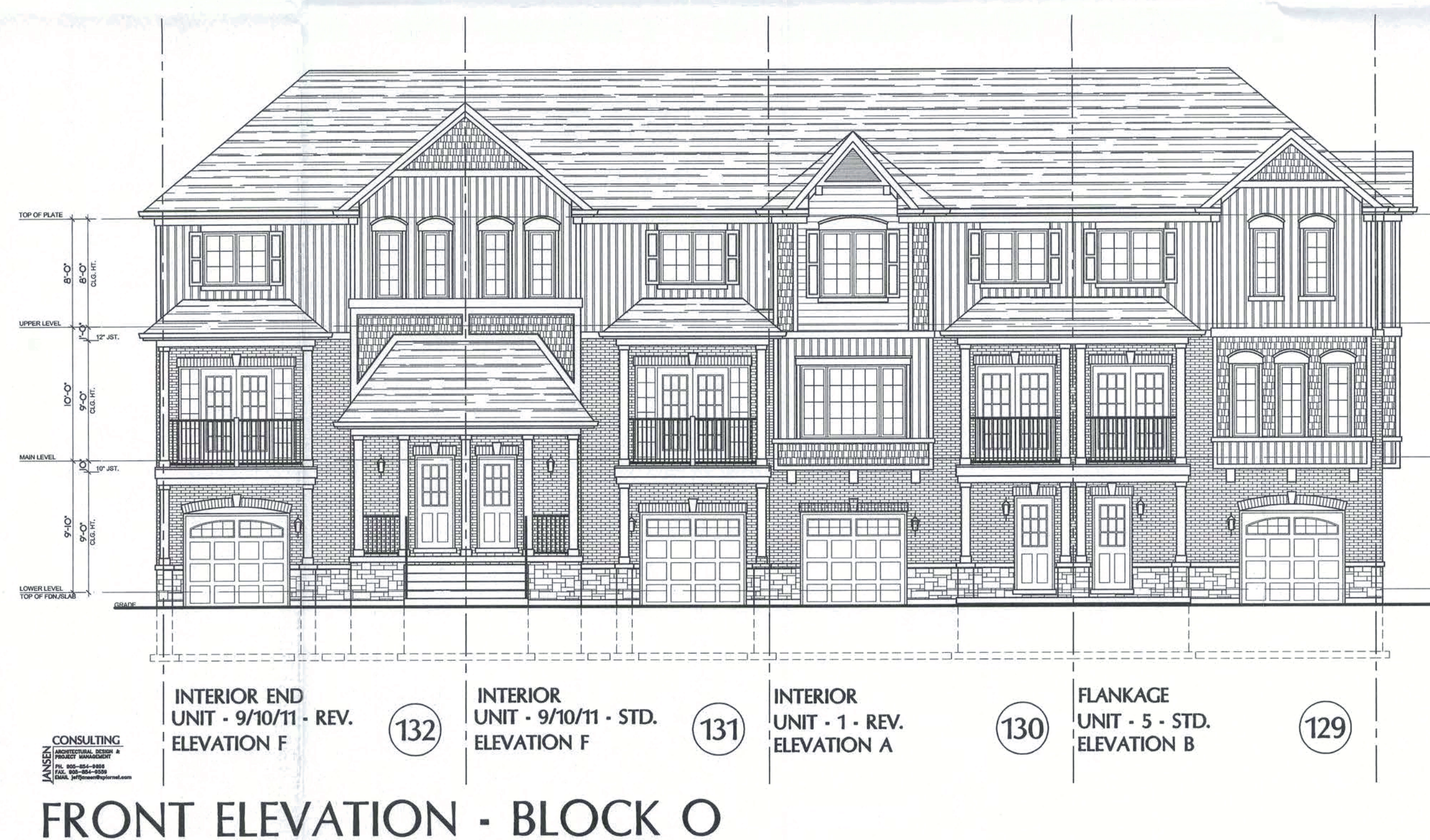
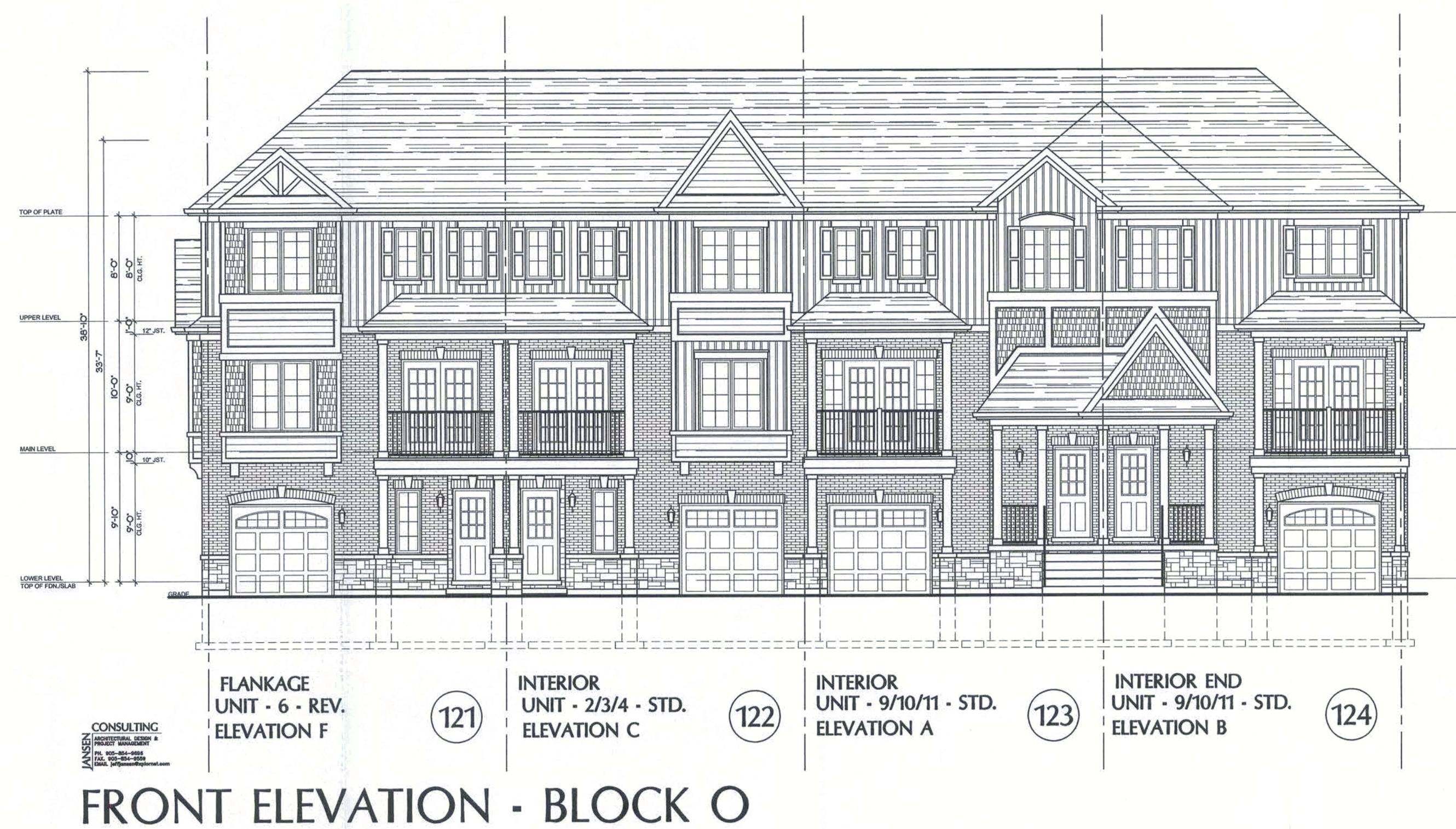
J.J.

PROJECT NO.

2015-012

DRAWING NO.

B10



Add the Material and Colour Legend to the Plan

Elevations need to be signed by a professional

Make sure to include all sides of the Elevation

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

[Signature]

DATE: FEB. 7/2017

Jansen Consulting
345 McCre Station Road
R.R. #1 Puslinch, Ontario
N0B 2J0
Cell 905-815-3438
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@plomet.com

THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK O
UNITS 121 TO 124
&
UNITS 129 TO 132

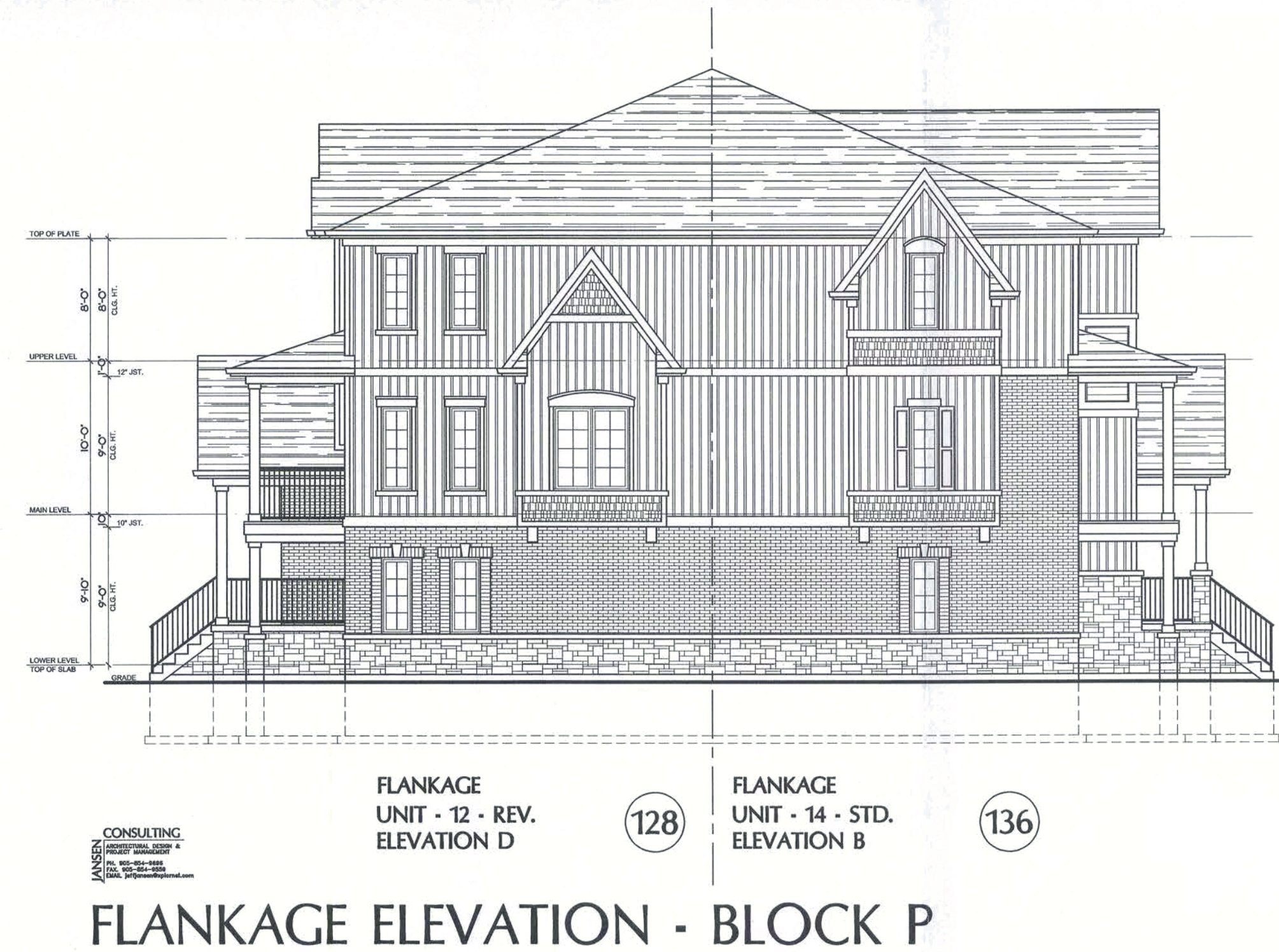
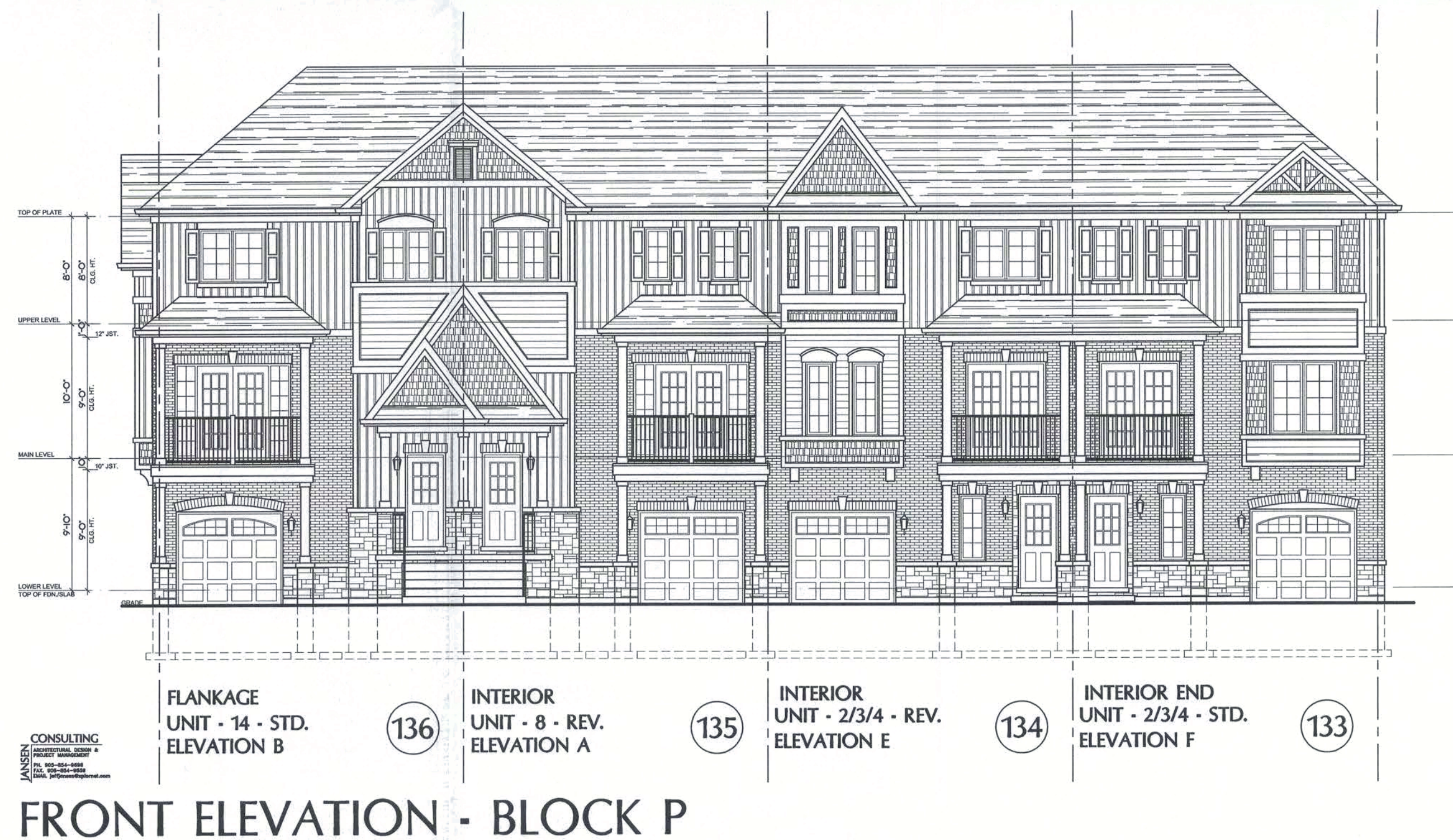
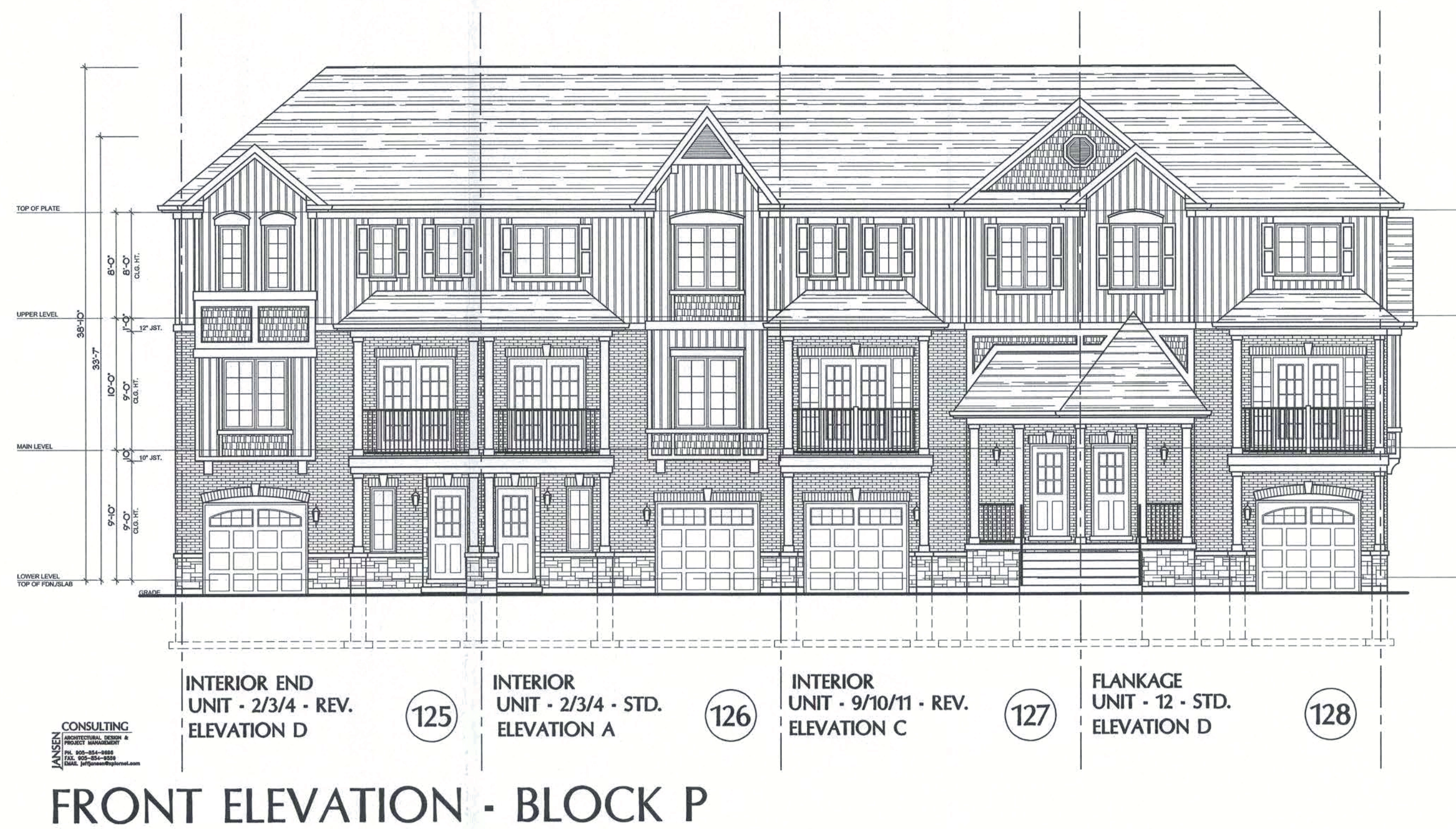
COUNTRYGREEN
H. O. M. E. S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH: 905-693-8525
FAX: 905-693-1103

BLOCK ELEVATIONS

| NO. | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS | | |

| | | |
|---|-------------------|----------------------|
| SCALE: 1/8"=1'-0" | DATE: FEB. 7/2017 | PROJECT NO. 2015-012 |
| DRAWN BY: SAM/LL | CHECKED BY: J.J. | DRAWING NO. B11 |
| FILE NAME: 2015-012-BLK-O-UNITS-121 TO 124 & 129 TO 132 | | |



Add the Material and Colour Legend to the Plan

Make sure to include all sides of the Elevation

Elevations need to be signed by a professional

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 33073

SIGNATURE:

DATE: FEB. 7/2017

Jansen Consulting
345 Mc Crae Station Road
RR #1 Puslinch, Ontario
N0B 2J0 Cell 905-815-3438
Ph. 905-854-9696 Fax 905-854-9559
EMAIL: jeffjansen@explomet.com

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Park Place Waterdown
619 Centre Road
Waterdown, Ontario

BLOCK P
UNITS 125 TO 128
&
UNITS 133 TO 136

COUNTRYGREEN
H. O. M. E. S.

OWNERS INFORMATION
410 Industrial Drive
Milton, Ontario
L9T 5A6
PH. 905-693-8525
FAX. 905-693-1103

BLOCK ELEVATIONS

| | | | | | |
|-----|------|-------------|---|---------------------|-------------------------|
| NO. | DATE | DESCRIPTION | SCALE 1/8"=1'-0" | DATE FEB. 7/2017 | PROJECT NO. 2015-012 |
| | | | DRAWN BY S.M./J.L. | CHECKED BY J.L. | DRAWING NO. B12 |
| | | | FILE NAME 2015-012-BLOCK-P-UNITS-125 TO 128 & 133 TO 136 | | |
| | | | REVISIONS | | |