City of Vaughan
The City Above Toronto

2141 Major Mackenzie Drive
Vaughan, Ontario
Canada, L6A 1T1
Tel [905] 832-2281

COMMITTEE OF ADJUSTMENT
(VARIANCES)

NOTICE OF DECISION

FILE NOS: A308/06 to A315/06, A317/06, A319/06 to A321/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF applications by **FERNBROOK HOMES (MAJOR MAC) LTD.,** with respect to Part of Lot 20, Concession 3, (Lots 101L, 97R, 98L, 98R, 99R,104R, 106R, 109R, 154R, 157R, 158R, 171R, all respectively of Draft Plan of Subdivision 19T-00V12, municipally known as 118, 98, 100, 102, 108, 10, 20, 36 Catalpa Cres., and 118, 132, 138, 36 Laramie Cres., Maple).

The subject lands are zoned *RS1, Residential Semi-Detached Zone One* under By-law 1-88 as amended.

The purpose of these applications is to request variances to permit the construction of a two storey single family dwelling (on each lot) as follows:

PROPOSED	BY-LAW REQUIREMENT
~~A308/06, A311/06, A313/06, A319/06~~ SEE SEPARATE NOTICE OF DECISION AS AMENDED ~~118, 102, 10 Catalpa Cres., 132 Laramie Cres.~~ ~~**Minimum rear yard setback of 5.50 metres**~~	~~**7.5 metres**~~
A309/06, A310/06, A312/06, A314/06, A315/06, A317/06, A320/06,A321/06 98, 100, 108, 20, 36 Catalpa Cres., 138, 118, 36 Laramie Cres., **Minimum rear yard setback of 6.83 metres**	**7.5 metres**

Sketches are attached illustrating the requests.

Moved by: _____

Seconded by: _____

THAT the Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

AND THAT Application Nos. **A308/06 to A315/06, A317/06, A319/06 to A321/06– FERNBROOK HOMES (MAJOR MAC) LTD., be APPROVED,** in accordance with the sketches attached.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

M. Mauti, Chair,	T. DeCicco Vice Chair,	L. Fluxgold, Member,
D. H. Kang, Member,	M. S. Paniani, Member, ABSENT	

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING: **AUGUST 10, 2006**
LAST DATE OF APPEAL: **AUGUST 30, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON AUGUST 30, 2006.
Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is* available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at *www.omb.gov.on.ca*. *If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above.

NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as
residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
*** * * AUGUST 30, 2007 * * ***

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 97R

MUNICIPAL ADDRESS:
98 CATALPA CRESCENT

A309/06

DIMENSIONS ARE NOT MAINTAINED BUILDERS TO FIGURE HIS OWN EXPENSE

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

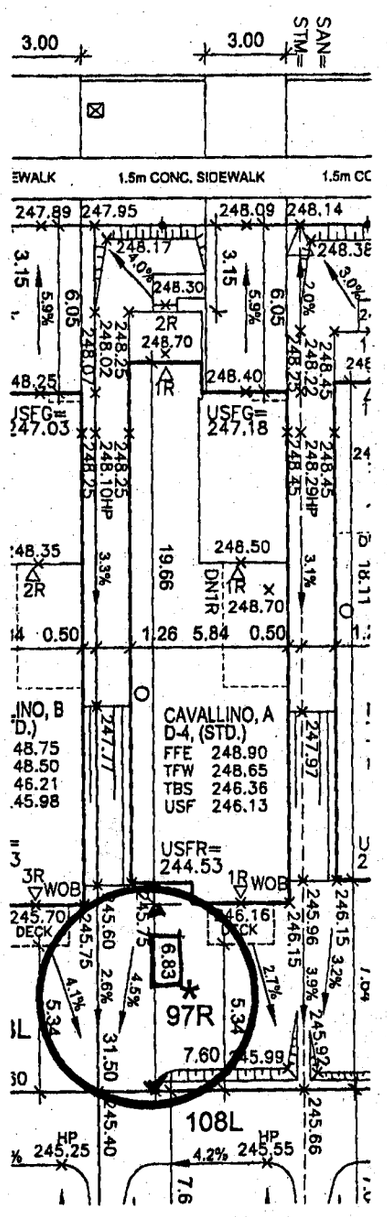
REG. PLAN No.	
ZONE	RS1
LOT NUMBER	97R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.72
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	22.08m2

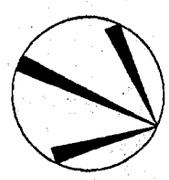
LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◪	CABLE PEDISTAL
□	CATCH BASIN
□□	DBL. CATCH BASIN
✱	ENGINEERED FILL
⊹	HYDRO CONNECTION
◇	FIRE HYDRANT
	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
⊖	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
◸	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊞→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.05/06	FN	
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS





I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

CITY OF VAUGHAN
COMMITTEE OF ADJUSTMENT
EXHIBIT "C"
OF SUBMISSION No. V.06.309
FILE No. A309/06
Dianne Grout
SECTY-TREAS.

PRELIMINARY GRADING ONLY. SUBJECT TO FINAL GRADE ENGINEER AND MUNICIPAL APPROVAL.

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
97R

RN design
Imagine • Inspire • Create
TEL.(905)264-0699
FAX.(905)264-6673
DWG@RNDESIGN.CO

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 98L

MUNICIPAL ADDRESS:
100 CATALPA CRESCENT

A310/06

LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	98L
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.46
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	22.08m2

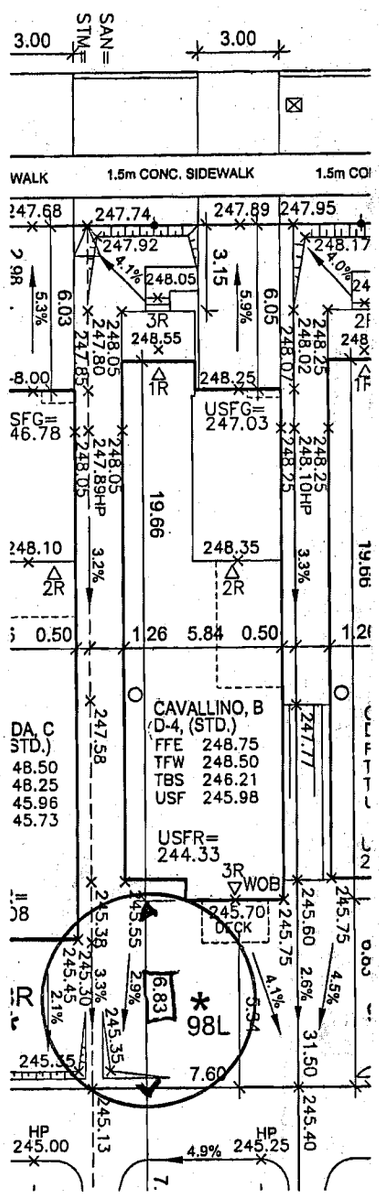
LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
◫	DBL. CATCH BASIN
*	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	WATER VALVE
	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.14/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 8/06	BS	BS

CATALPA CRESCENT



PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
98L

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

DEVELOPMENT NAME
FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 99R

MUNICIPAL ADDRESS:
108 CATALPA CRESCENT

A312/06

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

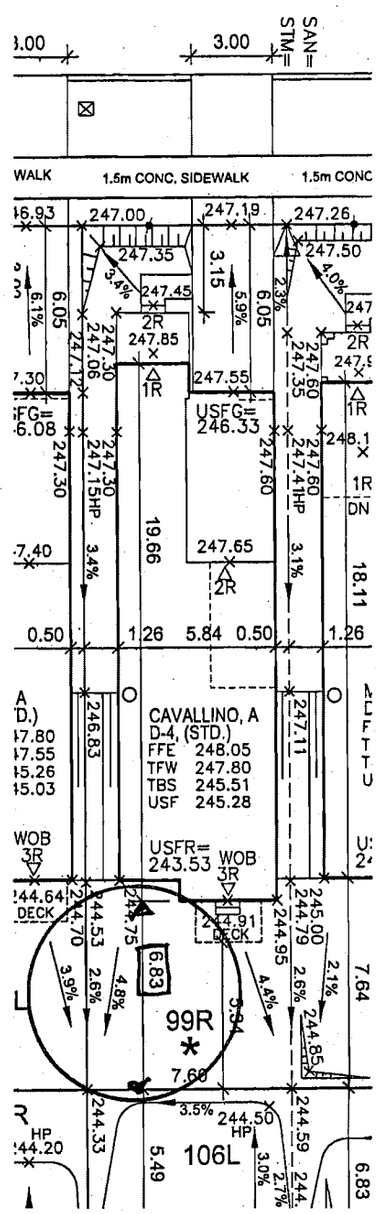
PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	99R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.77
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	22.08m2

CATALPA CRESCENT



LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◪	CABLE PEDISTAL
□	CATCH BASIN
⊡	DBL. CATCH BASIN
*	ENGINEERED FILL
⊕	HYDRO CONNECTION
⊕	FIRE HYDRANT
SL	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
⊖	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊡→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.14/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
99R

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

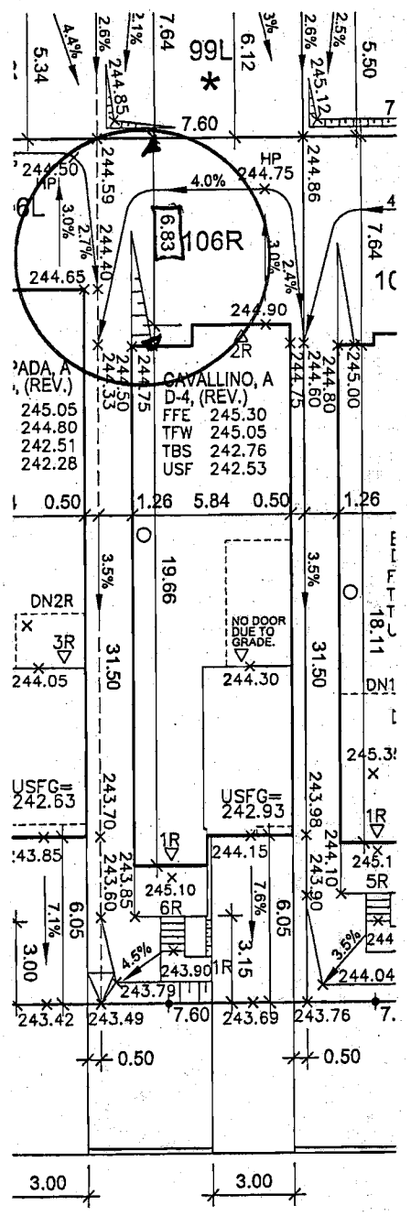
DEVELOPER NAME
FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 106R

MUNICIPAL ADDRESS:
20 CATALPA CRESCENT

A314/06



CATALPA CRESCENT

LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	106R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.47
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	20.03m2

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
□□	DBL. CATCH BASIN
*	ENGINEERED FILL
⊹	HYDRO CONNECTION
◇	FIRE HYDRANT
SL	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
θ	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
◸	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.22/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
106R

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

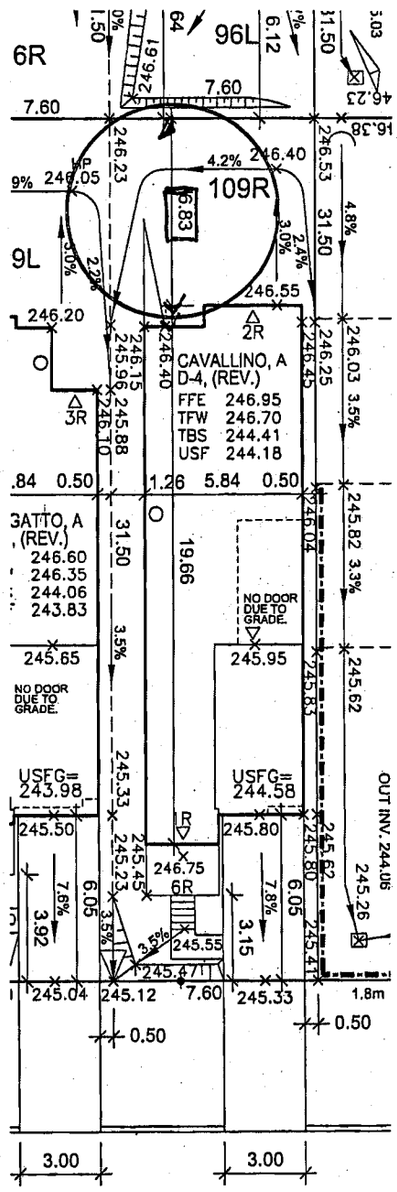
DEVELOPMENT NAME
FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 109R

MUNICIPAL ADDRESS:
36 CATALPA CRESCENT

A315/06



CATALPA CRESCENT

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	109R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.49
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	20.03m2

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
⊡	DBL. CATCH BASIN
✱	ENGINEERED FILL
⊹	HYDRO CONNECTION
⊙	FIRE HYDRANT
SL	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
⊖	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊡→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.22/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
109R

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 154R

MUNICIPAL ADDRESS:
118 LARAMIE CRESCENT

A317/06

LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

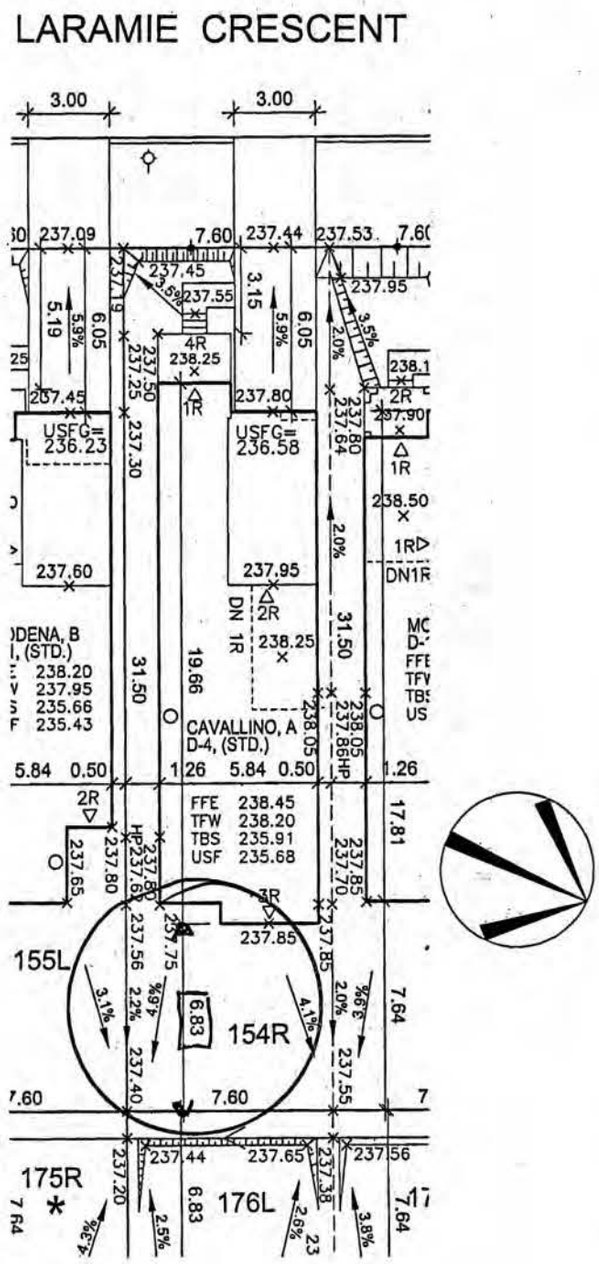
DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	154R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.97
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	20.03m2

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
□□	DBL. CATCH BASIN
*	ENGINEERED FILL
⊹⊹	HYDRO CONNECTION
⊹	FIRE HYDRANT
SL	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
⊖	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊞→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE



ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.19/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
154R

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

DEVELOPMENT NAME
FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 158R

MUNICIPAL ADDRESS:
138 LARAMIE CRESCENT

A320/06

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

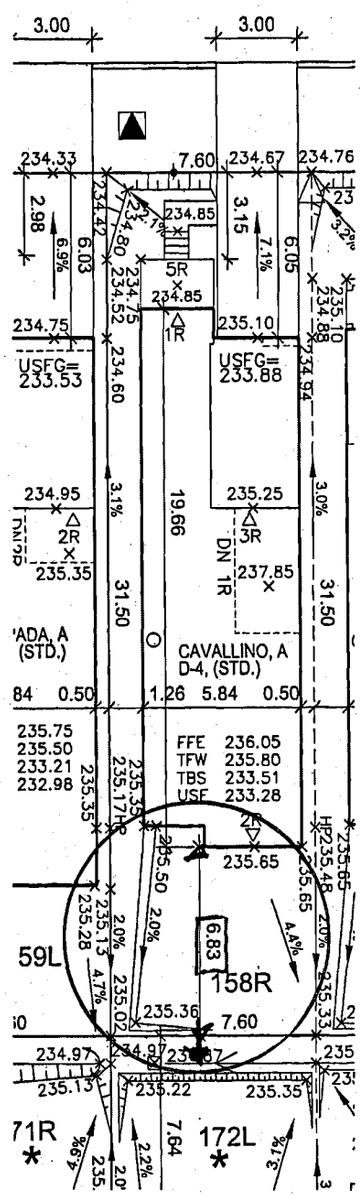
BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	158R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.29
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	20.03m2

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
▭	DBL. CATCH BASIN
*	ENGINEERED FILL
⊹	HYDRO CONNECTION
◇	FIRE HYDRANT
SL	STREET LIGHT
⊠	MAIL BOX
▼	TRANSFORMER
⊖	WATER VALVE
♦	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
◸	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
⊞→	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

LARAMIE CRESCENT



ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.19/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
158R

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

PLAN OF SUBDIVSION OF
PART OF THE EAST HALF OF LOT 20,
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
NOW IN THE CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

FERNBROOK HOMES
(MAJORMAC) LTD.

OWNER
FERNBROOK HOMES
(MAJORMAC) LTD.

SUBJECT PROPERTY:
LOT # 171R

MUNICIPAL ADDRESS:
36 LARAMIE CRESCENT

A321/06

LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

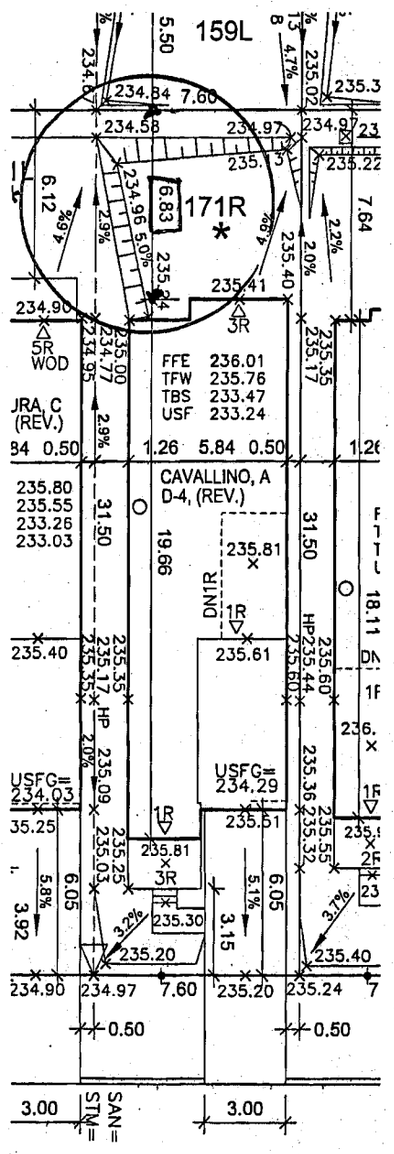
CLIENT
TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING
SITE GRADING PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	171R
LOT AREA(m)^2	239.40m2
BLDG AREA(m)^2	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.87
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) FRONT YARD	23.00m2



LARAMIE CRESCENT

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
⊡	DBL. CATCH BASIN
*	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
SL	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	WATER VALVE
	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
——	CHAINLINK FENCE
——	PRIVACY FENCE
——	SOUND BARRIER
- - - -	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN.28/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN _____

FIRM BCIN _____

DATE _____ SIGNATURE _____

PRELIMINARY GRADING ONLY.
SUBJECT TO FINAL GRADE
ENGINEER AND MUNICIPAL
APPROVAL.

DRAWN BY
FN

SCALE
1:250

PROJECT No.
0416

LOT NUMBER
171R

RN design
Imagine • Inspire • Create
TEL.(905)264-0899
FAX.(905)264-6673
DWG@RNDESIGN.COM

City of Vaughan

The City Above Toronto

COMMITTEE OF ADJUSTMENT

File Nos.:	**A308/06 to A323/06**
Applicant:	**Fernbrook Homes (Major Mac) Ltd.**
	118, 98, 100, 102, 108, 10, 20, 36 Catalpa Cres., *and* 137, 118, 128, 132, 138, 36, 46, 60 Laramie Cres., Maple

Subject Areas