

# 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:

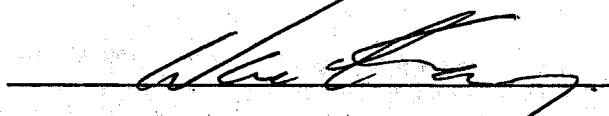
PROPOSED	BY-LAW REQUIREMENT
A308/06, A311/06, A313/06, A319/06 <i>SEE SEPARATE NOTICE OF DECISION</i> 118, 102, 10 Catalpa Cres., 132 Laramie Cres. <i>AS AMENDED</i>	<i>RS</i> 7.5 metres
A309/06, A310/06, A312/06, A314/06, A315/06, A317/06, A320/06, A321/06 98, 100, 108, 20, 36 Catalpa Cres., 138, 118, 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:

Mary Mauti

M. Mauti,  
Chair,

T. DeCicco  
T. DeCicco  
Vice Chair,

L. Fluxgold  
L. Fluxgold,  
Member,

D. H. Kang  
D. H. Kang,  
Member,

M. S. Panigrahi  
M. S. Panigrahi,  
Member,

**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

Dianne E. L. Grout, A.M.P.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](http://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 \*\*\***

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

98 CATALPA CRESCENT

**DIMENSIONS ARE NOT MAINTAINED UNLESS BY THE  
HIS OWN EXPENSE.**

PROJECT/LOCATION  
EAGLE HILLS  
VAUGHAN, ON.

**DRAWING**  
**SITE GRADING PLAN**

## BUILDING STATISTICS

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

### 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
⊞	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

[illegible]

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  
97R



**RN design**  
Imagine • Inspire • Create  
TEL.(905)264-0689  
FAX.(905)264-8873  
OWG@RNDESIGN.CO

# CATALPA CRESCENT

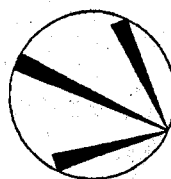
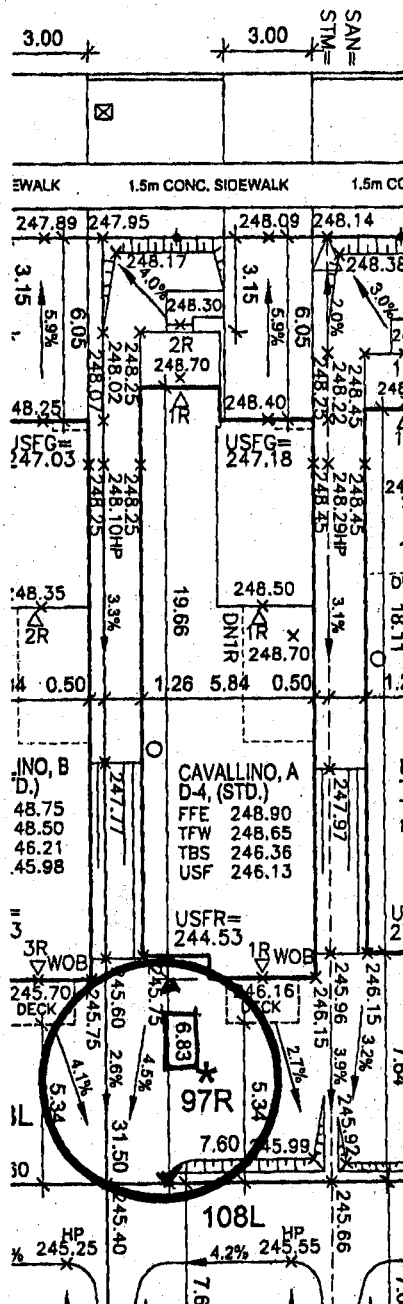


EXHIBIT "C"

OF SUBMISSION No. V.06.309  
FILE No. A309/06

Dianne Groux

# SECTY-TREAS.

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

PLAN OF SUBDIVISION 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

LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF ANY,  
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) <sup>2</sup>	239.40m <sup>2</sup>
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.46
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m <sup>2</sup> )	22.08m <sup>2</sup>
FRONT YARD	

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
⊞	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	OWN	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 \_\_\_\_\_

DRAWN BY  
FN

SCALE  
1:250

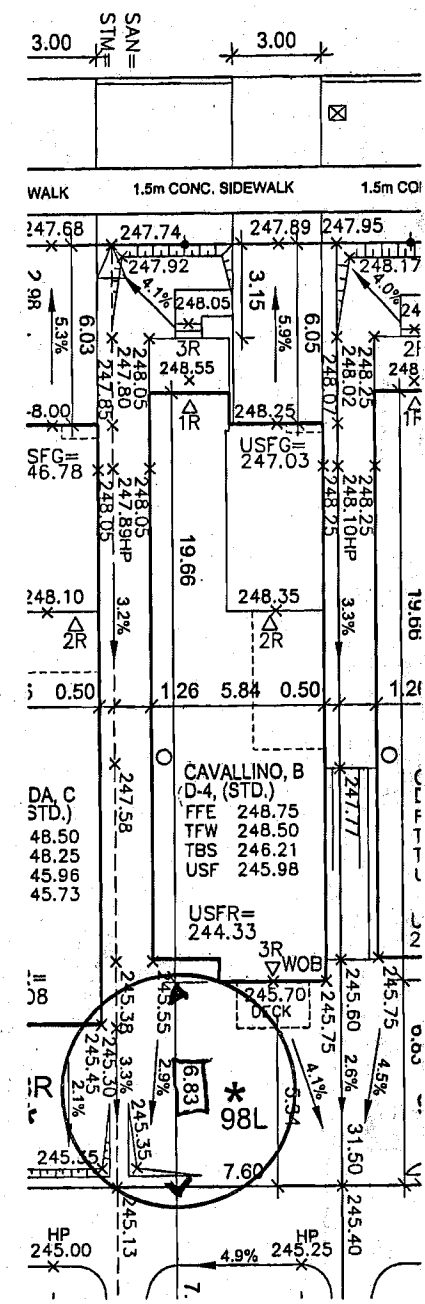
PROJECT No.  
0416

LOT NUMBER  
98L



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

## CATALPA CRESCENT



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

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

OWNER  
FERNBROOK HOMES  
(MAJORMAC) LTD.  
SUBJECT PROPERTY:  
LOT # 99R  
MUNICIPAL ADDRESS:  
108 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	99R
LOT AREA(m) <sup>2</sup>	239.40m <sup>2</sup>
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	7.77
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m <sup>2</sup> ) FRONT YARD	22.08m <sup>2</sup>

### 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 CONNECTION
⬇	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	
-----------------------------	--

[illegible]

1. 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

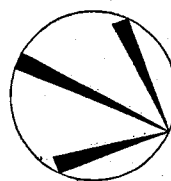
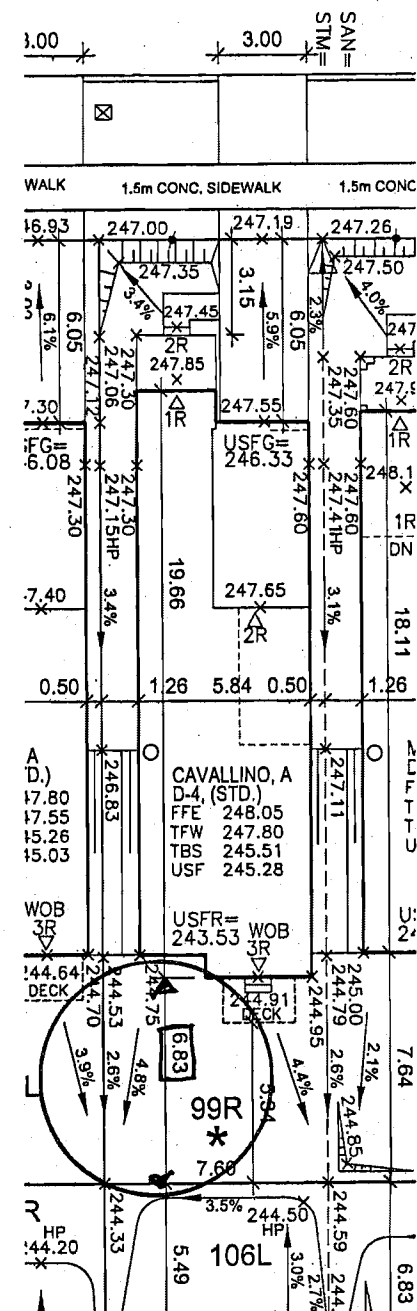
LOT NUMBER  
99R



RN design  
Imagine • Inspire • Create

TEL.(905)264-0899  
FAX.(905)264-6673  
DWG@RNDESIGN.COM

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



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

OWNER  
FERNBROOK HOMES  
(MAJORMAC) LTD.  
SUBJECT PROPERTY:  
LOT # 106R  
MUNICIPAL ADDRESS:  
20 CATALPA CRESCENT

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) <sup>2</sup>	239.40m2
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.47
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2)	20.03m2
FRONT YARD	

### 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

[illegible]

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

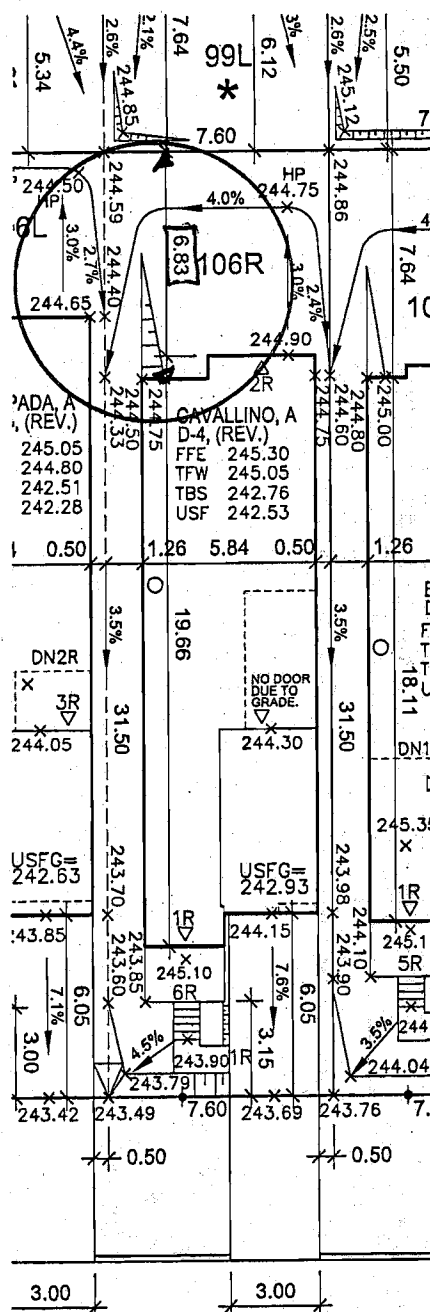


RN design

*Imagine • Inspire • Create*

TEL.(905)264-0889

FAX.(905)264-6673  
DWG@RNDESIGN.COM



# CATALPA CRESCENT

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

A314/06

PLAN OF SUBDIVISION 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

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) <sup>2</sup>	239.40m <sup>2</sup>
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.49
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m <sup>2</sup> )	20.03m <sup>2</sup>
FRONT YARD	

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
⊞	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.22/08	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/08	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

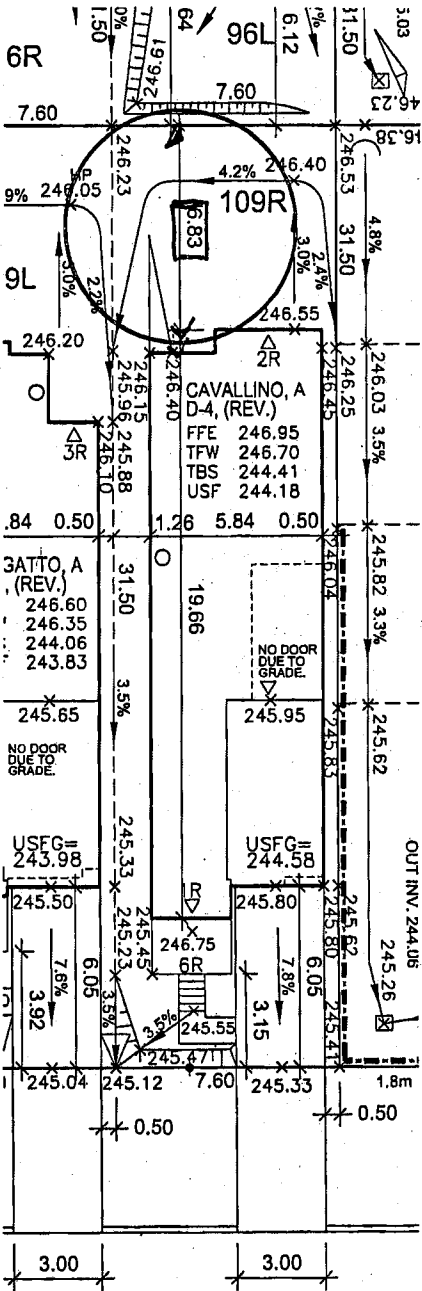
SCALE  
1:250

PROJECT No.  
0416

LOT NUMBER  
109R



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



CATALPA CRESCENT

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



PLAN OF SUBDIVISION 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

OWNER  
FERNBROOK HOMES  
(MAJORMAC) LTD.

SUBJECT PROPERTY:  
LOT # 154R  
MUNICIPAL ADDRESS:  
118 LARAMIE 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

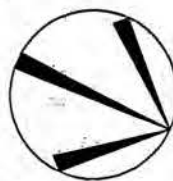
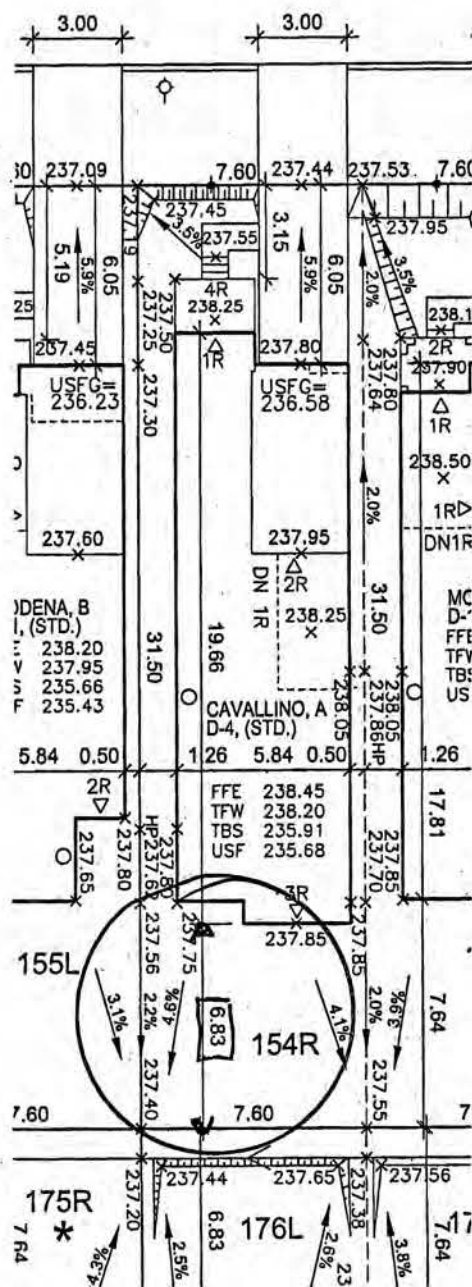
#### BUILDING STATISTICS

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

#### 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
⊞	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.19/08	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/08	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

**rn design**  
Imagine • Inspire • Create  
TEL (905) 264-0899  
FAX (905) 264-6673  
DWG@RNDDESIGN.COM

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



(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)  
NOW IN THE CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

DEVELOPMENT NAME  
FERNBROOK HOMES  
(MAJORMAC) LTD.

OWNER  
FERNBROOK HOMES  
(MAJORMAC) LTD.

**SUBJECT PROPERTY:**

LOT # 158R

**MUNICIPAL ADDRESS:**

138 LARAMIE 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	158R
LOT AREA(m) <sup>2</sup>	239.40m <sup>2</sup>
BLDG AREA(m) <sup>2</sup>	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	8.29
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m <sup>2</sup> )	20.03m <sup>2</sup>
FRONT YARD	

### 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 (M/N) BELOW GRADE

**ISSUED OR REVISION COMMENTS**

[illegible]

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

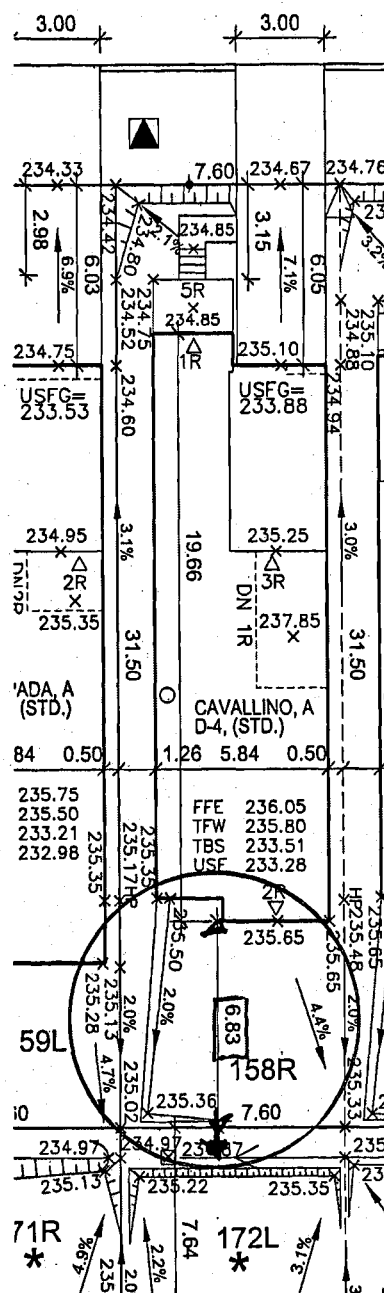
PROJECT No.  
0416

LOT NUMBER  
158R



**RN design**  
*Imagine • Inspire • Create*  
 TEL.(905)264-0899  
 FAX.(905)264-8673  
 DWG@RNDISIGN.COM

## LARAMIE CRESCENT



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

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

OWNER  
FERNBROOK HOMES  
(MAJORMAC) LTD.  
SUBJECT PROPERTY:  
LOT # 171R  
MUNICIPAL ADDRESS:  
36 LARAMIE CRESCENT

PROJECT/LOCATION  
EAGLE HILLS  
VAUGHAN, ON.

**DRAWING**  
**SITE GRADING PLAN**

REG. PLAN No.	
ZONE	RS1
LOT NUMBER	171R
LOT AREA(m) <sup>2</sup>	239.40m2
BLDG AREA(m) <sup>2</sup>	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

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

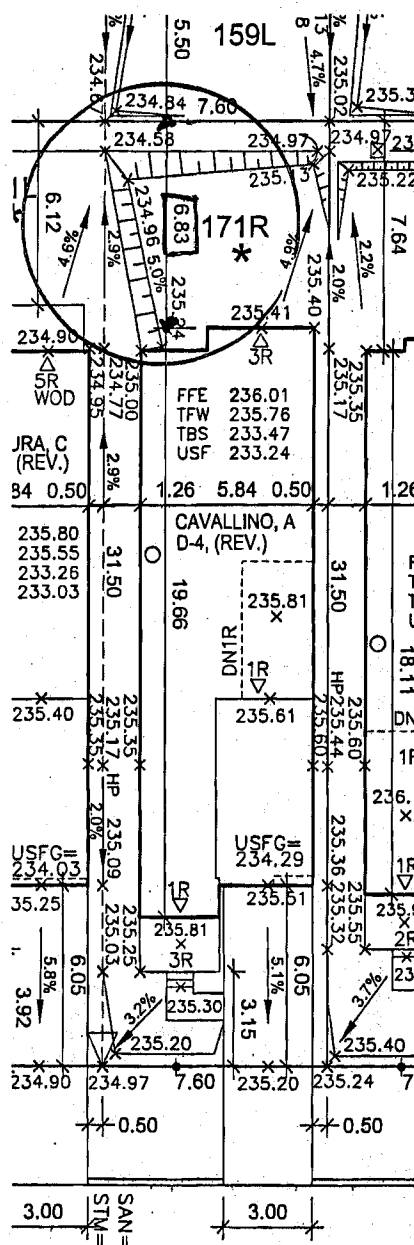
[illegible]

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

LOT NUMBER  
171R



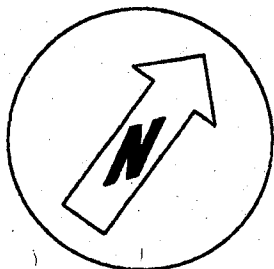
**RN design**  
*Imagine • Inspire • Create*  
 TEL.(905)264-0899  
 FAX.(905)264-6673  
[DWG@RNDESIGN.CO](mailto:DWG@RNDESIGN.CO)

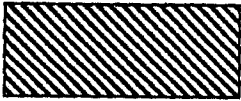


# LARAMIE CRESCENT

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

## COMMITTEE OF ADJUSTMENT



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

