

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:

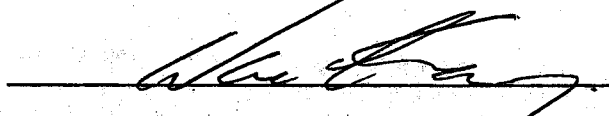
PROPOSED	BY-LAW REQUIREMENT
A308/06, A311/06, A313/06, A319/06 <i>SEE SEPARATE NOTICE OF DECISION</i> 118, 102, 10 Catalpa Cres., 132 Laramie Cres. <i>AS AMENDED</i>	<i>RS</i> 7.5 metres
A309/06, A310/06, A312/06, A314/06, A315/06, A317/06, A320/06, A321/06 98, 100, 108, 20, 36 Catalpa Cres., 138, 118,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

COMMITTEE OF ADJUSTMENT VARIANCES
A308/06 to A315/06, A317/06, A319/06 to A321/06

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:

Signed by all members present who concur in ~~this~~ decision:

many munti

M. Mauti,
Chair,

T. DeCicco
Vice Chair.

L. Fluxgold,
Member,

D. H. Kang

D. H. Kang,
Member,

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.

Leanne H. H. Smith

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 * * ***

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

98 CATALPA CRESCENT

DRAWING
SITE GRADING PLAN

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)	22.08m2
FRONT YARD	

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

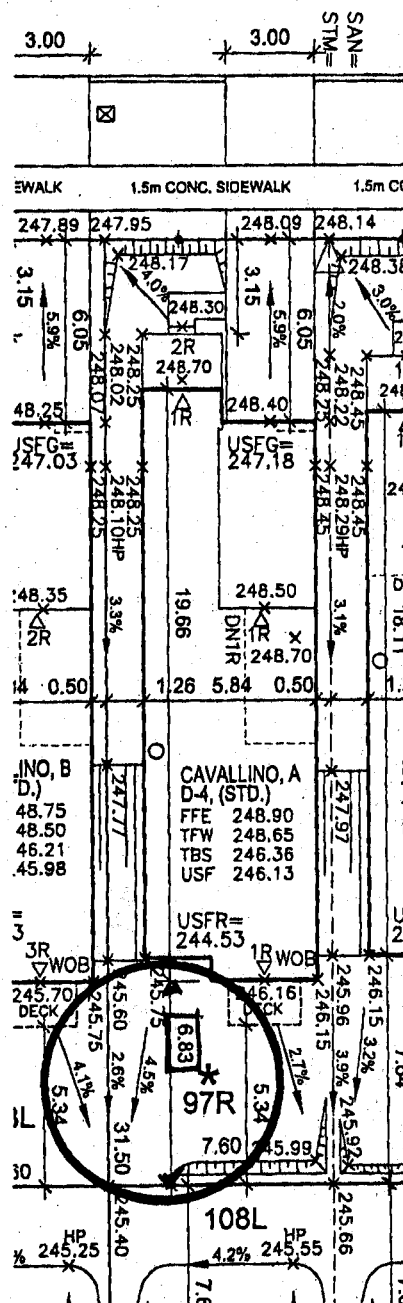
[illegible]

SIGNATURE



RN design
Imagine • Inspire • Create
 TEL.(905)264-0889
 FAX.(905)264-8873
 DWG@RNDISIGN.CO

A309/06



SECTY-TREAS.

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

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) 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

[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
981



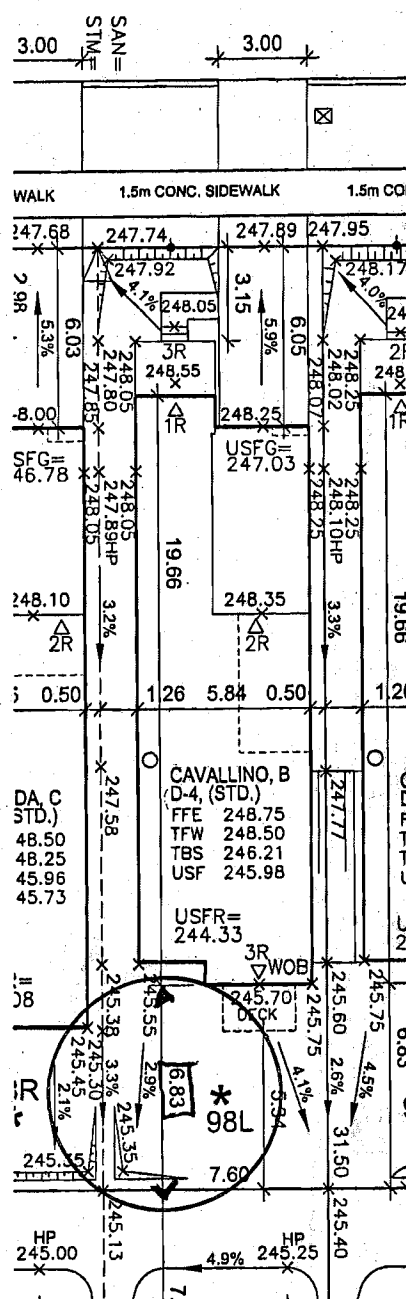
RN design

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.

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) 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)	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

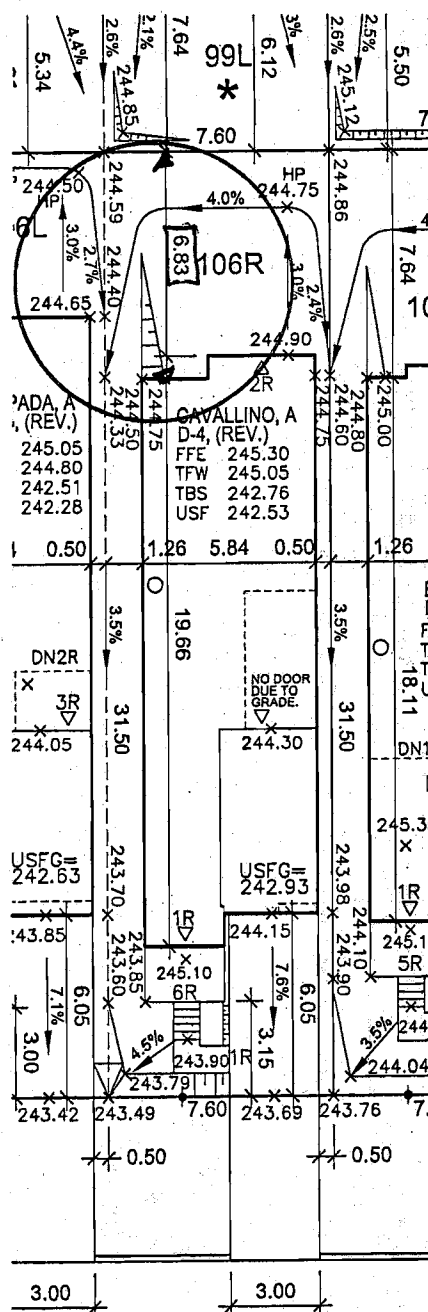


RN design

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

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

36 CATALPA CRESCENT

DRAWING
SITE GRADING PLAN

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

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

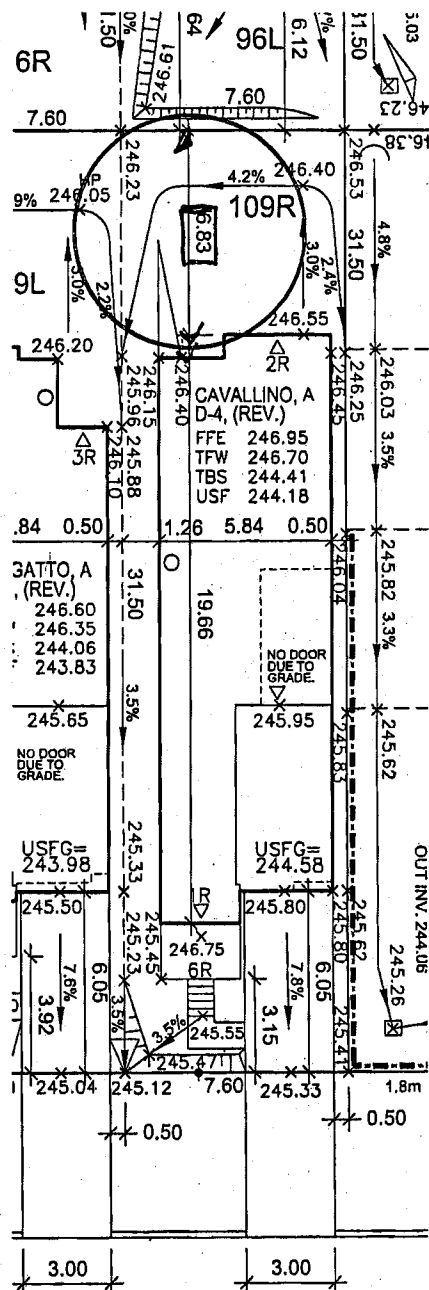
[illegible]

LOT NUMBER
109R



RN design
Imagine • Inspire • Create

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



CATALPA CRESCENT

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) ²	239.40m ²
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(m ²)	20.03m ²
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 (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

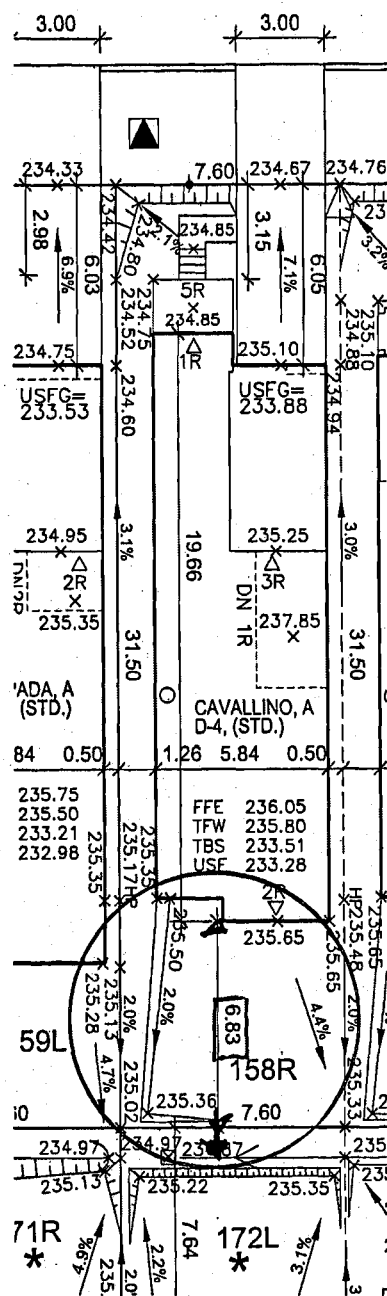
PROJECT No.
0416

LOT NUMBER
158R



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

LARAMIE 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

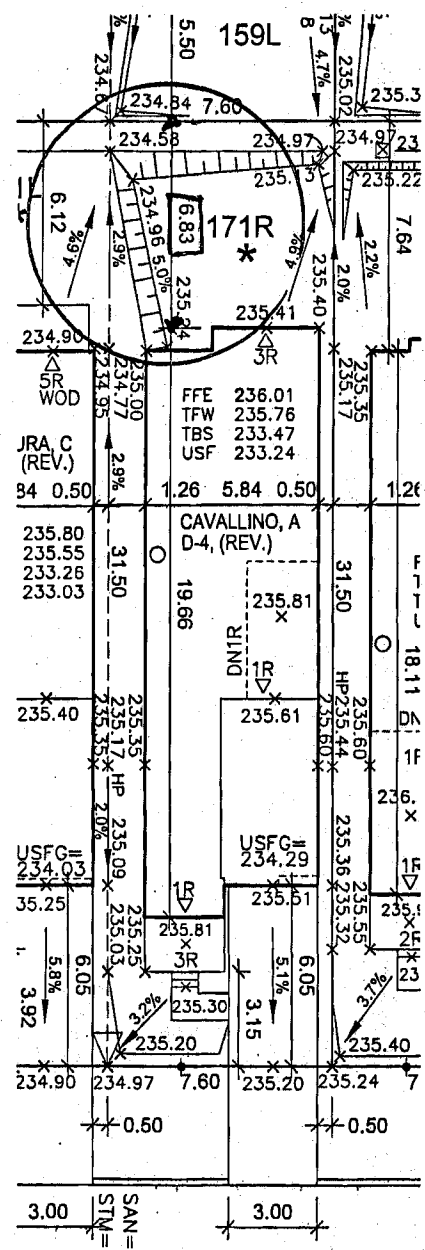
GENERAL SUBDIVISION SITE PLAN -
DRAFT PLAN # 19T-00V12

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

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	239.40m ²
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(m ²) FRONT YARD	23.00m ²

A321/06



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.28/08	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS

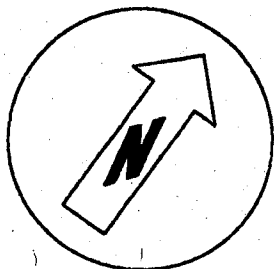
I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED
AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN
WORK ON BEHALF OF RN DESIGN LIMITED UNDER
SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM
QUALIFIED, AND THE FIRM IS REGISTERED, IN THE
APPROPRIATE CLASSES/CATEGORIES.
QUALIFIED DESIGNER BCIN _____
FIRM BCIN _____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

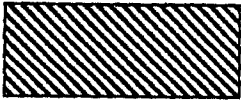
DRAWN BY
FN
SCALE
1:250
PROJECT No.
0416
LOT NUMBER
171R

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.

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	

