

### 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 SE PARATE 118, 102, 10 Catalpa Cres., 132 Laramie Cres. NOTICE OF THE CISIUM	86
Minimum rear yard setback of 5:50 metres AS AMENDED	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. <u>A308/06 to A315/06</u>, <u>A317/06</u>, <u>A319/06 to A321/06</u>– <u>FERNBROOK HOMES (MAJOR MAC) LTD.</u>, <u>be APPROVED</u>, 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:

Signed by all members present who concur in this decision:

nan

M. Mauti, Chair,

D. H. Kang, Member, T. DeCicco Vice Chair,

L. Fluxgold, Member,

M. S. Paning E. 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, A.M.C

Manager of Development Services and Secretary-Treasurer to Committee of

Adjustment City of Vaughan

DATE OF HEARING: LAST DATE OF APPEAL: AUGUST 10, 2006 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 <a href="www.omb.gov.on.ca">www.omb.gov.on.ca</a>. 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

FERNBROOK HUMES (MAJORMAC) LTD.

OWNER

FERNBROOK HOMES (MAJORMAC) LTD.

SUBJECT PROPERTY:

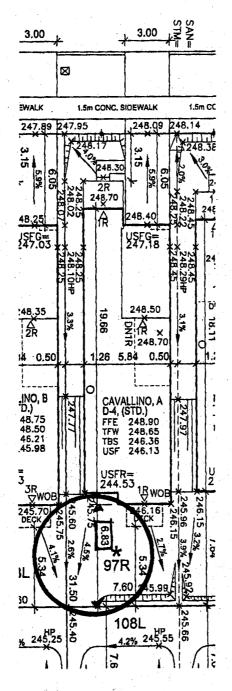
LOT # 97R

MUNICIPAL ADDRESS:

98 CATALPA CRESCENT

A309/06

#### CATALPA CRESCENT





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FILE No.	Nission No. A300 Dianne	00/6		************
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PRELIMINARY GRADING ONLY. SUBJECT TO FINAL GRADE ENGINEER AND MUNICIPAL APPROVAL. DIMENSIONS ARE NU HIS OWN EXPENSE

CLIENT

TOUCHSTONE HOMES

PROJECT/LOCATION
EAGLE HILLS
VAUGHAN, ON.

DRAWING

SITE GRADING PLAN

BUILDING STATISTIC REG. PLAN No.	s
ZONE	RS1
LOT NUMBER	97R
LOT AREA(m)2	239.40m2
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(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
	Δ	DOOR
	0	WINDOW
	×	BELL PEDISTAL
		CABLE PEDISTAL
		CATCH BASIN
		DBL. CATCH BASIN
	*	ENGINEERED FILL
	-++-	HYDRO CONNECTION
	Ŷ	FIRE HYDRANT
		STREET LIGHT
	$\otimes$	MAIL BOX
		TRANSFORMER
	8	WATER VALVE
	<b>.</b>	WATER CONNECTION
	$\nabla$	SEWER CONNECTIONS 2 LOTS
	7	SEWER CONNECTIONS
	AC	AIR CONDITIONING
	₩•	DOWN SPOUT TO SPLASH PAD
	$\rightarrow$	SWALE DIRECTION .
		CHAINLINK FENCE
		PRIVACY FENCE
		SOUND BARRIER
		FOOTING TO BE EXTENDED

NO.	DESCRIPTION	DATE	DWN	CH
1	ISSUED FOR REVIEW	JUN,05/06	FN	
2	ISSUED FOR C. OF A.	ISSUED FOR C. OF A. JULY 8/08		8\$
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I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWEI
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.

UALIFIED	DESIGNER BCIN	·	
IRM BCIN	ند نید بعد بیت	 ·	
			•

SIGNATURE

DRAWN BY

FN SCALE

DATE

1:250

PROJECT No. 0416

LOT NUMBER 97R



Imagine • Inspire • Create
TEL.(905)264-0699
FAX.(905)264-6673
OWGORNDERIGN CO

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

#### FERNBROOK HOMES (MAJORMAC) LTD.

**FERNBROOK HOMES** (MAJORMAC) LTD.

SUBJECT PROPERTY:

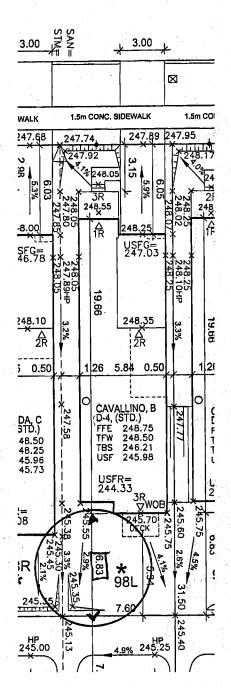
LOT # 98L

MUNICIPAL ADDRESS:

100 CATALPA CRESCENT



#### CATALPA CRESCENT





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

LIUM I 3, TRANSFORMERS AND OTHER BERVICES. IF MIR. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCÂTE AT HIS OWN EXPENSE.

**TOUCHSTONE HOMES** 

PROJECT/LOCATION EAGLE HILLS VAUGHAN, ON.

DRAWING

SITE GRADING PLAN

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BUILDING STATISTI REG. PLAN No.	cs
ZONE	RS1
LOT NUMBER	98L
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)	7.46
PEAK HEIGHT(m)	N/A
LANDSCAPE AREA(m2) _ FRONT YARD	22.08m2

		LEGEND
	FFE TFW	FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL
	TBS	TOP OF POUNDATION WALL
	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
	Δ	DOOR
	. 0	WINDOW
	×	BELL PEDISTAL
		CABLE PEDISTAL
		CATCH BASIN
		DBL. CATCH BASIN
	*	ENGINEERED FILL
	-++-	HYDRO CONNECTION
	Ŷ	FIRE HYDRANT
	ŠL	STREET LIGHT
	$\bowtie$	MAIL BOX
	<b>V</b>	TRANSFORMER
	8	WATER VALVE
	•	WATER CONNECTION
	$\nabla$	SEWER CONNECTIONS 2 LOTS
	7	SEWER CONNECTIONS 1 LOT
	AC	AIR CONDITIONING
	<b>⊕</b> •	DOWN SPOUT TO SPLASH PAD
	$\rightarrow$	SWALE DIRECTION
		CHAINLINK FENCE
		PRIVACY FENCE
<del></del>		SOUND BARRIER
		FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

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NO.	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	JUN.14/06	FN	BS
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I, BRYAN SCHILLING DECL AND TAKE DESIGN RESPON WORK ON BEHALF OF RN I SUBSECTION 2,17,4 OF THE QUALIFIED, AND THE FIRM APPROPRIATE CLASSES/C.	DESIGN LIMITED UNDER EBUILDING CODE, I AM IS REGISTERED, IN THE
QUALIFIED DESIGNER BCIN	ľ
FIRM BCIN	

SIGNATURE

DRAWN BY

FN

SCALE

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PROJECT No.

0416

LOT NUMBER 98L



RN design Imagine • Inspire • Create

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

DEVELOPMENT NAME **FERNBROOK HOMES** (MAJORMAC) LTD.

FERNBROOK HOMES (MAJORMAC) LTD.

SUBJECT PROPERTY:

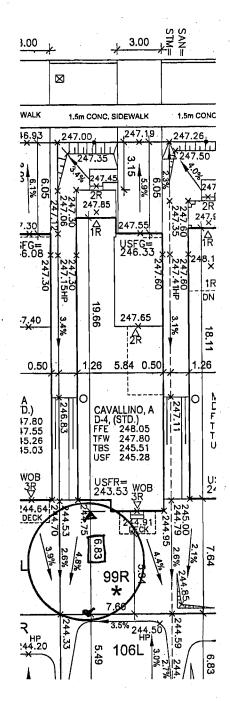
LOT # 99R

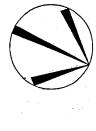
MUNICIPAL ADDRESS:

108 CATALPA CRESCENT

A312/06

#### CATALPA CRESCENT





OTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET GHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN, MENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT IS OWN EXPENSE,

CLIENT

**TOUCHSTONE HOMES** 

PROJECT/LOCATION **EAGLE HILLS** VAUGHAN, ON.

DRAWING SITE GRADING PLAN

BUILDING STATISTICS ZONE LOT NUMBER 99R LOT AREA(m)2 239.40m2 BLDG AREA(m)<sup>2</sup> N/A LOT COVERAGE(%) N/A No. OF STOREYS 2 MEAN HEIGHT(m) 7.77 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
Δ	DOOR
õ	WINDOW
⊠	BELL PEDISTAL
뵏	CABLE PEDISTAL
. <u>u</u>	CATCH BASIN
Ψ	DBL, CATCH BASIN
*	ENGINEERED FILL
<del>***</del>	HYDRO CONNECTION
Y	FIRE HYDRANT
<u>ŠL</u>	STREET LIGHT
	MAIL BOX
$\mathbf{M}$	TRANSFORMER
. 0	WATER VALVE
<u> </u>	WATER CONNECTION
$\nabla$	SEWER CONNECTIONS 2 LOTS
7	SEWER CONNECTIONS 1 LOT
AC.	AIR CONDITIONING
. ⊕+	DOWN SPOUT TO SPLASH PAD
<b>→</b>	SWALE DIRECTION
	CHAINLINK FENCE
. — —	PRIVACY FENCE
<del></del> . <del></del>	SOUND BARRIER
	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE
	TO THE UNITY SECON GIVE

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	СНК
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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

1:250

PROJECT No.

0416

LOT NUMBER 99R



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

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

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

#### **FERNBROOK HOMES** (MAJORMAC) LTD.

FERNBROOK HOMES (MAJORMAC) LTD.

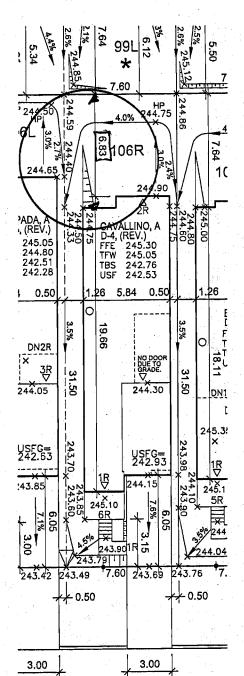
SUBJECT PROPERTY:

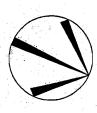
LOT # 106R

MUNICIPAL ADDRESS:

20 CATALPA CRESCENT

A314/06





CATALPA CRESCENT

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

**TOUCHSTONE HOMES** 

PROJECT/LOCATION **EAGLE HILLS** VAUGHAN, ON.

SITE GRADING PLAN

BUILDING STATISTIC REG. PLAN No.	s
ZONE	RS1
LOT NUMBER	106R
LOT AREA(m)2	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

	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
. Б	DOOR
0	WINDOW
<b>X</b>	BELL PEDISTAL
	CABLE PEDISTAL
	CATCH BASIN
	DBL. CATCH BASIN
*	ENGINEERED FILL
-41-	HYDRO CONNECTION
Ŷ	FIRE HYDRANT
	STREET LIGHT
$\boxtimes$	MAIL BOX
	TRANSFORMER
θ	WATER VALVE
•	WATER CONNECTION
$\nabla$	SEWER CONNECTIONS 2 LOTS
7.	SEWER CONNECTIONS 1 LOT
AC	AIR CONDITIONING
<b>⊕</b> •	DOWN SPOUT TO SPLASH PAD
<b>-→</b> ·	SWALE DIRECTION
	CHAINLINK FENCE
<del></del>	PRIVACY FENCE
<del></del>	SOUND BARRIER
	FOOTING TO BE EXTENDED
	TO 1.25 (MIN) BELOW GRADE

NO.	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	JUN,22/06	FN	BS
2	ISSUED FOR C. OF A.	-JULY 6/08	BS	BS
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AND TAKE DESIG	N RESPONSIB	THAT I HAVE REVIEWED ILITY FOR THE DESIGN ON LIMITED UNDER
SUBSECTION 2.1	7.4 OF THE BU	LDING CODE. I AM EGISTERED, IN THE
APPROPRIATE C		
QUALIFIED DESIG	GNER BCIN	<del></del>
FIRM BCIN	<u></u>	<del> </del>
	— <del>SIGNATI</del>	

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PROJECT No. 0416

LOT NUMBER 106R



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

DEVELOPMENT NAME FERNBROOK HOMES (MAJORMAC) LTD.

FERNBROOK HOMES (MAJORMAC) LTD.

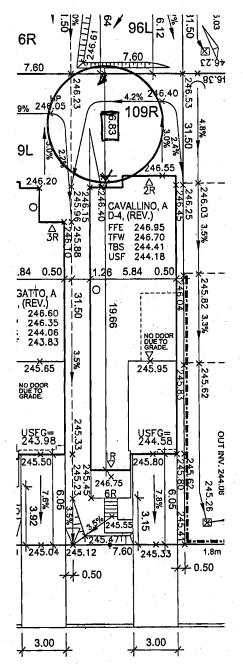
SUBJECT PROPERTY:

LOT # 109R

MUNICIPAL ADDRESS:

36 CATALPA CRESCENT

A315/06





CATALPA CRESCENT

IOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREE IGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT

**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>	239.40m2			
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(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 į	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LO8	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
- Δ	DOOR
0	WINDOW
⊠	BELL PEDISTAL
	CABLE PEDISTAL
. 🗀	CATCH BASIN
<u> </u>	DBL. CATCH BASIN
*	ENGINEERED FILL
<del>- **</del> .	HYDRO CONNECTION
Ÿ	FIRE HYDRANT
ŠĹ	STREET LIGHT
	MAIL BOX
V	TRANSFORMER
€	WATER VALVE
•	WATER CONNECTION
$\nabla$	SEWER CONNECTIONS 2 LOTS
7	SEWER CONNECTIONS 1 LOT
ĀĠ	AIR CONDITIONING
-	DOWN SPOUT TO SPLASH PAD
	SWALE DIRECTION
	CHAINLINK FENCE
	PRIVACY FENCE
<del></del>	SOUND BARRIER
	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

NO.	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	JUN.22/06	FN	BS
2	ISSUED FOR C. OF A.	JULY 6/06	BS	88
				7
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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

I, BRYAN SCHILLING DECLARE THAT I HAVE REVIEWED

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

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

FERNBROOK HOMES (MAJORMAC) LTD.

**FERNBROOK HOMES** (MAJORMAC) LTD. SUBJECT PROPERTY:

LOT # 154R

MUNICIPAL ADDRESS:

118 LARAMIE CRESCENT

A317/06

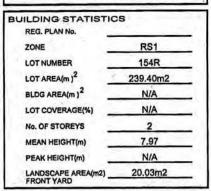
IGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN. IMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT

TOUCHSTONE HOMES

CLIENT

PROJECT/LOCATION **EAGLE HILLS** VAUGHAN, ON.

SITE GRADING PLAN



#### LEGEND FINISHED FLOOR ELEVATION TFW TOP OF FOUNDATION WALL TOP OF BASEMENT SLAB TBS USF UNDER SIDE FOOTING USFR UNDER SIDE FOOTING @ REAR USFG UNDER SIDE FOOTING @ GARAGE TEF TOP OF ENGINEERED FILL NUMBER OF RISERS TO GRADE WOD WALKOUT DECK LOB LOOKOUT BASEMENT WOB WALK OUT BASEMENT REV REVERSE PLAN WINDOW BELL PEDISTAL X D□ | \* + 0 % CATCH BASIN DBL. CATCH BASIN ENGINEERED FILL HYDRO CONNECTION STREET LIGHT MAIL BOX TRANSFORMER WATER VALVE SEWER CONNECTIONS 2 LOTS SEWER CONNECTIONS AIR CONDITIONING DOWN SPOUT TO SPLASH PAD SWALE DIRECTION CHAINLINK FENCE PRIVACY FENCE FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

NO,	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	JUN,19/06	FN	85
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

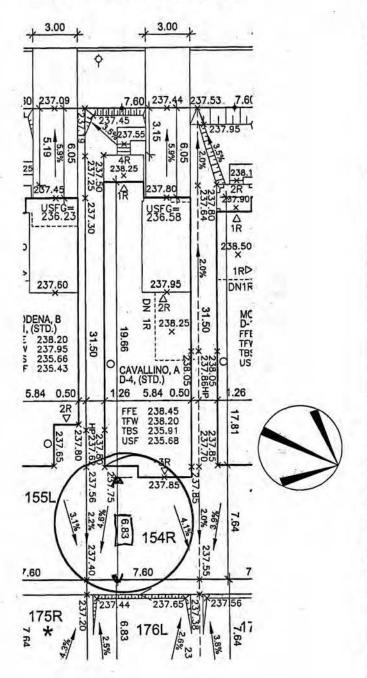
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SCALE 1:250

PROJECT No. 0416

LOT NUMBER 154R





LARAMIE CRESCENT

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

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

TOUCHSTONE HOMES

PROJECT/LOCATION **EAGLE HILLS** VAUGHAN, ON.

SITE GRADING PLAN

BUILDING STATIST REG. PLAN No.	ics
ZONE	RS1
LOT NUMBER	158R
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)	8.29
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 TOP OF ENGINEERED FILL NUMBER OF RISERS TO GRADE WOD WALKOUT DECK LOB LOOKOUT BASEMENT WALK OUT BASEMENT REV REVERSE PLAN STD STANDARD PLAN Δ X BELL PEDISTAL **1** □ □ | **\***: CABLE PEDIŞTAL CATCH BASIN **DBL. CATCH BASIN** ENGINEERED FILL HYDRO CONNECTION FIRE HYDRANT MAIL BOX 8 WATER VALVE WATER CONNECTION SEWER CONNECTIONS 2 LOTS $\nabla$ SEWER CONNECTIONS 1 LOT 7 AC AIR CONDITIONING DOWN SPOUT TO SPLASH PAD SWALE DIRECTION PRIVACY FENCE SOUND BARRIER FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS					
NO.	DESCRIPTION	DATE	DWN	CHK	
-	ISSUED FOR REVIEW	JUN.19/06	FN	BS	
2	ISSUED FOR C. OF A.	JULY 6/06	BS	BS	
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<del></del>					

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 SIGNATURE

DRAWN BY FN

SCALE

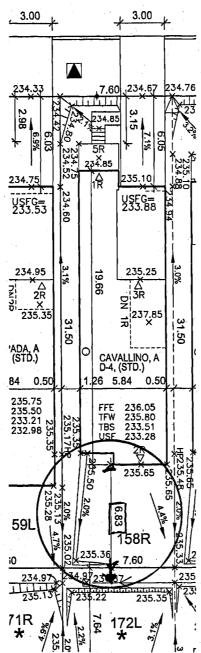
DATE

1:250 PROJECT No.

0416 LOT NUMBER 158R

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

LARAMIE CRESCENT





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

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

FERNBROOK HOMES (MAJORMAC) LTD.

SUBJECT PROPERTY:

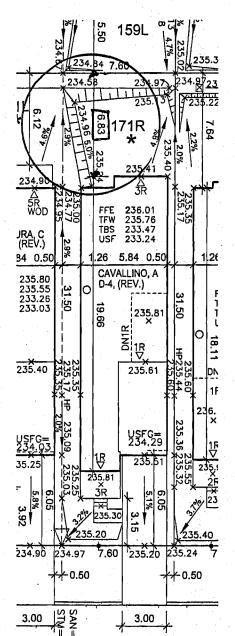
LOT # 171R

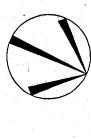
MUNICIPAL ADDRESS:

36 LARAMIE CRESCENT

A321/06

**FERNBROOK HOMES** (MAJORMAC) LTD.





LARAMIE CRESCENT

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

TOUCHSTONE HOMES

PROJECT/LOCATION **EAGLE HILLS** VAUGHAN, ON.

DRAWING

SITE GRADING PLAN

BUILDING STATIST	rics
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

		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
	Δ	DOOR
	0	WINDOW .
	×	BELL PEDISTAL
		CABLE PEDISTAL
• •		CATCH BASIN
		DBL, CATCH BASIN
	*	ENGINEERED FILL
	4+	HYDRO CONNECTION
	P	FIRE HYDRANT
	ŠL.	STREET LIGHT
	$\boxtimes$	MAIL BOX
	$\blacksquare$	TRANSFORMER
	9	WATER VALVE
	•	WATER CONNECTION
	$\nabla$	SEWER CONNECTIONS 2 LOTS
	. • 7	SEWER CONNECTIONS 1 LOT
	AC	AIR CONDITIONING
	<b>⊕</b> +	DOWN SPOUT TO SPLASH PAD
	$\rightarrow$	SWALE DIRECTION
		CHAINLINK FENCE
		PRIVACY FENCE
	<del></del>	SOUND BARRIER
		FOOTING TO BE EXTENDED
		TO 1.25 (MIN) BELOW GRADE

NO.	DESCRIPTION	DATE	DWN	СНК
1	ISSUED FOR REVIEW	JUN.26/08	FN	BS
,2	ISSUED FOR C. OF A.	JULY 6/06	8\$	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 DESI	GNER BCIN
FIRM BCIN	
DATE	SIGNATURE

DRAWN BY FN. SCALE 1:250

PROJECT No. 0416

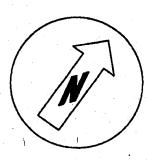
LOT NUMBER 171R



## Wäüghan

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

