

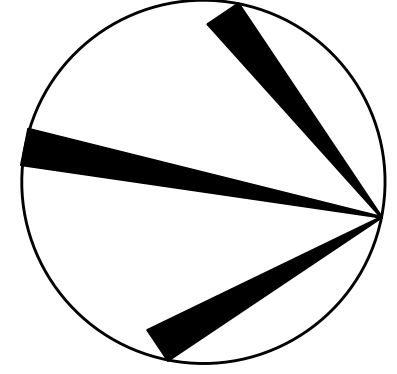
LOT 16 - 205 OLD HUMBER CRES

**POOL LOCATION
#4 & #7**

**12.41 M
#2**

**4.05 M
#1**

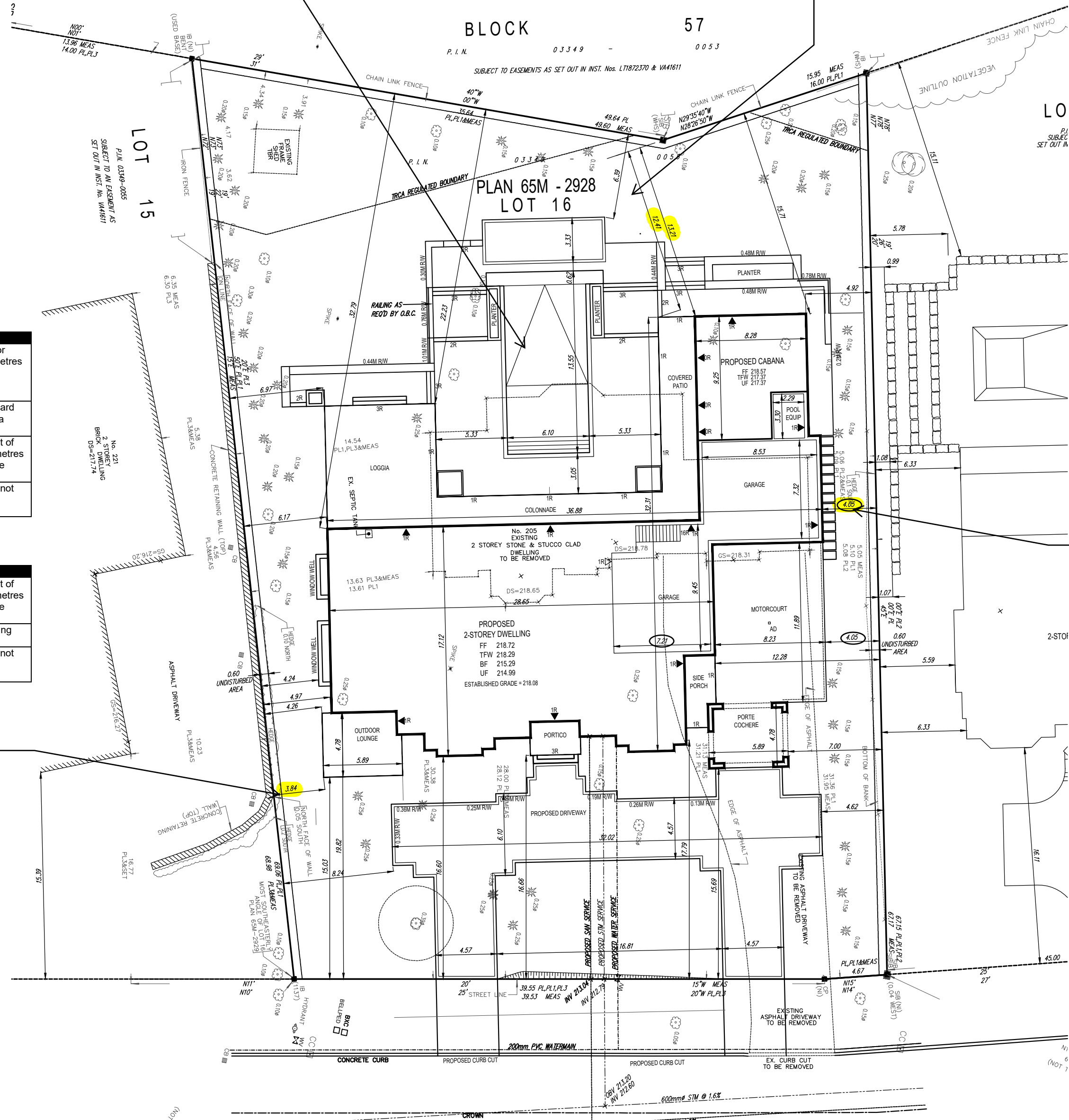
**3.84 M
#1**



#	Zoning By-law 001-2021	Variance requested
1	The minimum interior side yard setback required is 13.61 metres on the south side and 5.05 metres on the north side. [Section 4.5, 2. b.]	To permit a minimum interior side yard setback of 3.84 metres on the south side and 4.05 metres on the north side of proposed dwelling.
2	The minimum rear yard setback required is 15.0 metres. [Table 7-3]	To permit a minimum rear yard setback of 12.41 metres to a covered patio.
3	The maximum encroachment of an eaves and gutter permitted is 0.5 metres. [Table 4-1]	To permit the encroachment of eaves and gutters of 0.56 metres into the required interior side yards.
4	An outdoor swimming pool shall only be permitted in the rear yard of a lot. [Section 4.21, 2.]	To permit a swimming pool not entirely in the rear yard.

The subject lands are zoned RR – Rural Residential and subject to the provisions of Exception 9(741) under Zoning By-law 1-88, as amended.

#	Zoning By-law 4-88	Variance requested
5	The maximum encroachment of an eaves and gutter permitted is 0.5 metres. [Section 3.14 a)]	To permit the encroachment of eaves and gutters of 0.56 metres into the required interior side yards.
6	The maximum building height permitted is 9.5 metres. [Schedule 'A']	To permit a maximum building height of 11.28 metres.
7	A private swimming pool shall be constructed only in the rear yard. [Section 4.1.1, i)]	To permit a swimming pool not entirely in the rear yard.



ITEM	BY-LAW 001-2021	PROPOSED
FRONT YARD SETBACK	15.0 M	15.68 M (PORTE COCHERE)
REAR YARD SETBACK	15.0 M	12.41 M (PROPOSED)
MINIMUM SIDE YARD SETBACK	13.61 M	3.84 M (PROPOSED)
MINIMUM REAR YARD SETBACK	15.0 M	12.41 M (PROPOSED)
MINIMUM SIDE YARD SETBACK	13.61 M	4.05 M (PROPOSED)
MINIMUM REAR YARD SETBACK	15.0 M	12.41 M (PROPOSED)

DOMENIC TASSONE

LOT 16

205 OLD HUMBER CRES, CITY OF VAUGHAN

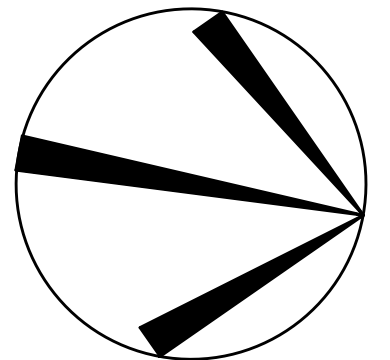
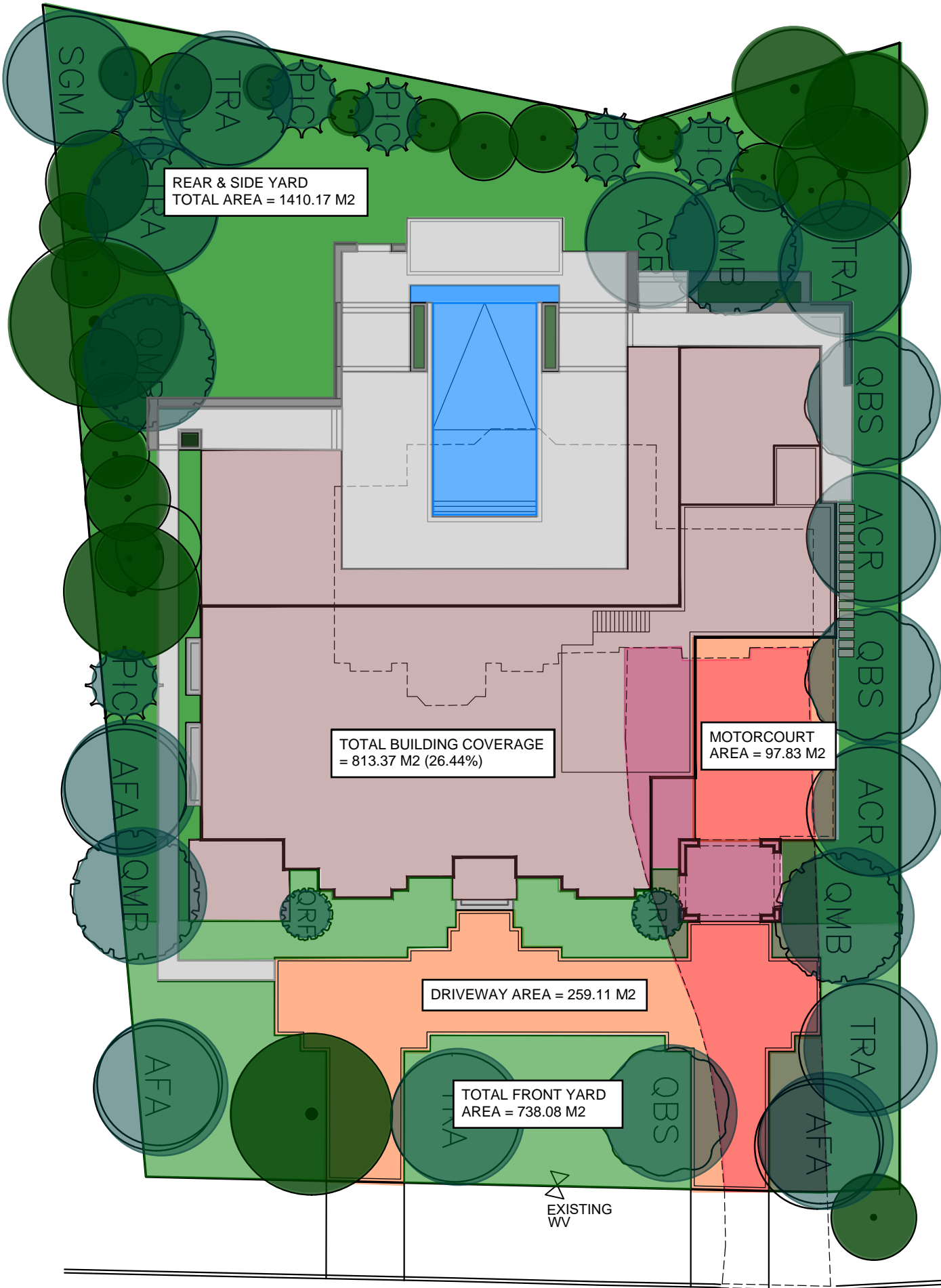
SITE PLAN

DATE: 03/01/23

SCALE: 1:250

PAGE: 1 OF 1

LOT 16 205 OLD HUMBER CRES.



OLD HUMBER CRESCENT

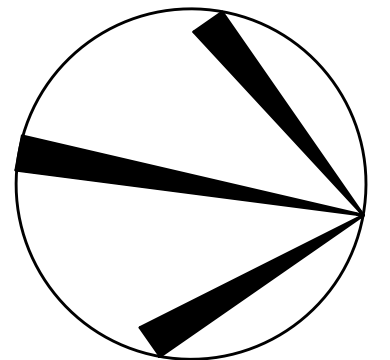
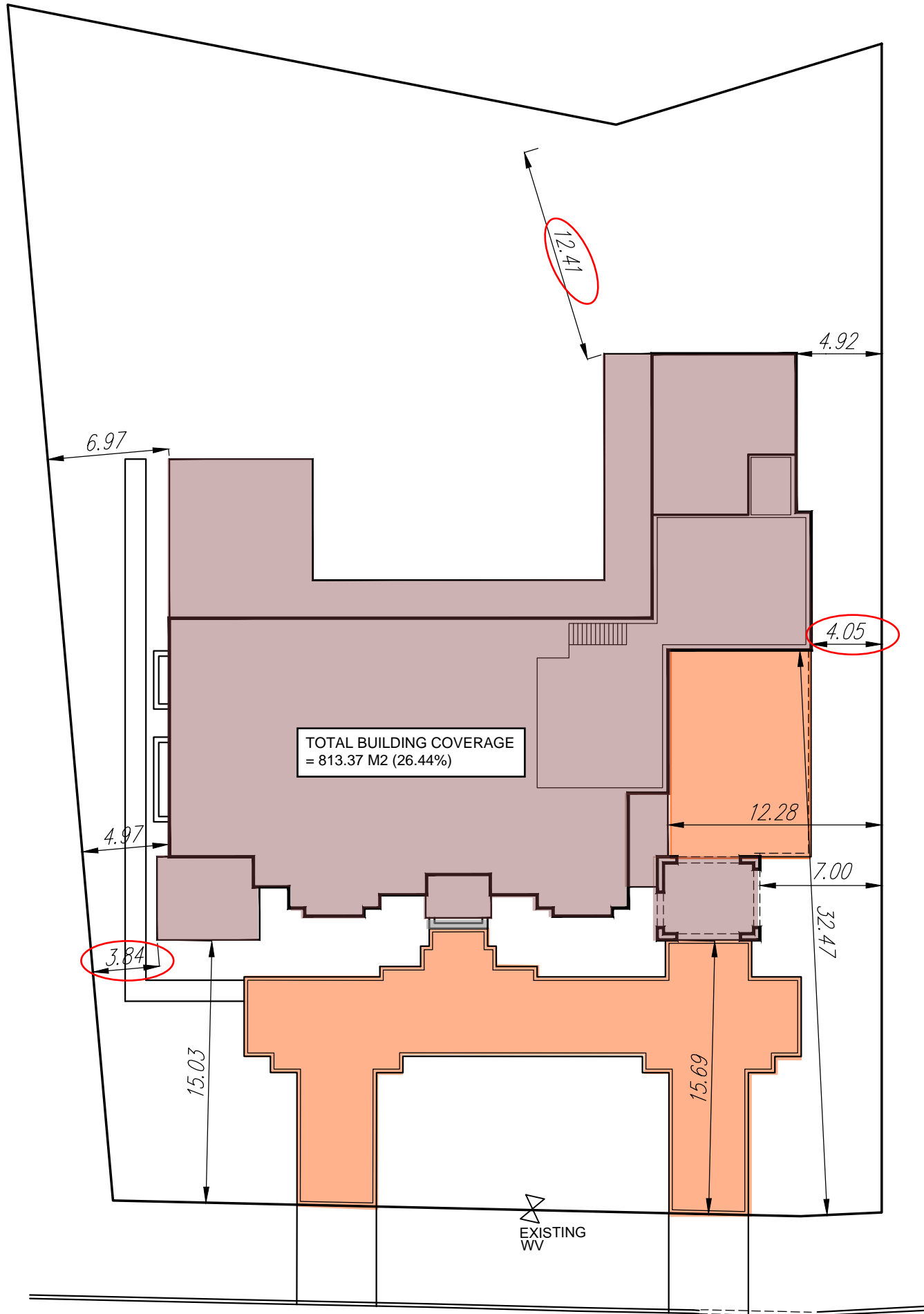
LEGEND	
	PROPOSED DWELLING FOOTPRINT AREA = 813.37 M ² (26.44%)
	EXISTING DRIVEWAY AREA = 277.20 M ² (9.01%)
	PROPOSED DRIVEWAY/ MOTORCOURT AREA = 356.94 M ² (11.6%)
	FRONT YARD SOFT AREA = 467.98 M ² (63.40%)
	REAR & SIDE YARD SOFT AREA = 936.40 M ² (66.40%)
	PROPOSED TREES TO BE REPLANTED TOTAL = 27
	EXISTING TREES TO BE RETAINED TOTAL = 28

TREES
TOTAL TREES EXISTING ON PROPERTY = 57 TREES
EXISTING TREES TO BE REMOVED REQUIRING A PERMIT = 20 PERMIT TREES
EXISTING TREES TO BE REMOVED NOT REQUIRING A PERMIT = 10 UNDERSIZED TREES
EXISTING TREES TO REMAIN = 27 TREES
PROPOSED TREES TO BE REPLANTED = 27 TREES

REMAINDER OF REPLACEMENT
TREES TO BE PAID CASH-IN LIEU

Client: DOMENIC TASSONE	
Lot: LOT 16	
Address: 205 OLD HUMBER CRES, CITY OF VAUGHAN	
Sheet Title: FRONT YARD LANDSCAPING EXISTING AND PROPOSED W/ COVERAGE CALCS	
Drawn by: BM	Date: 03/02/23
Project No: 22-20	Page: 1 OF 3
Scale: 1:300	

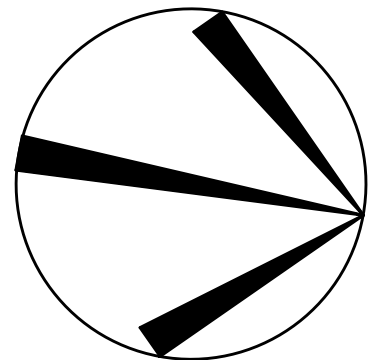
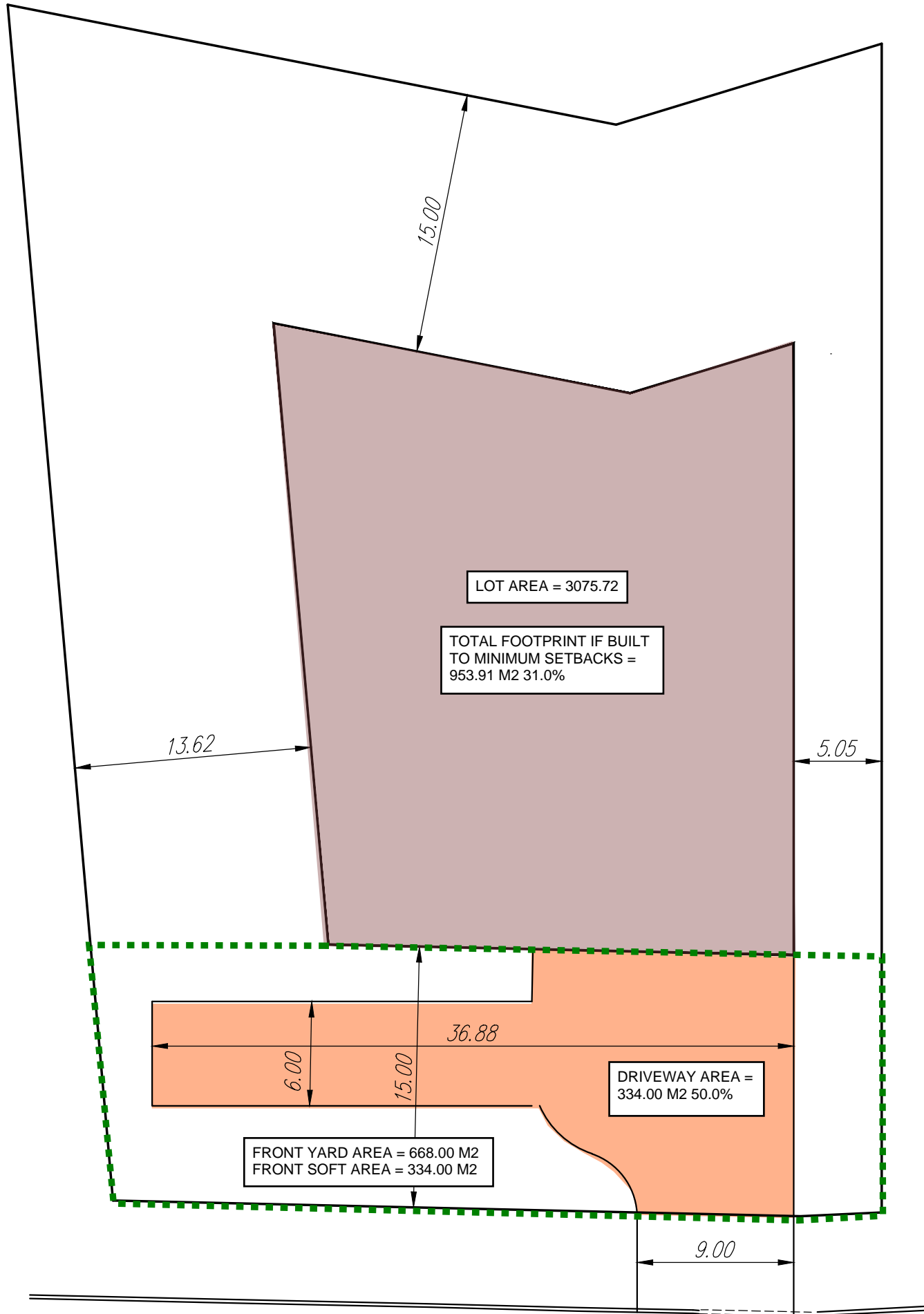
LOT 16 205 OLD HUMBER CRES.



OLD HUMBER CRESCENT

Client:	DOMENIC TASSONE		
Lot:	LOT 16		
Address:	205 OLD HUMBER CRES, CITY OF VAUGHAN		
Sheet Title:	SITE PLAN CURRENT SETBACKS		
Drawn by:	BM	Date:	03/02/23
Project No:	22-20	Page:	2 OF 3
Scale:	1:300		

LOT 16 205 OLD HUMBER CRES.



OLD HUMBER CRESCENT

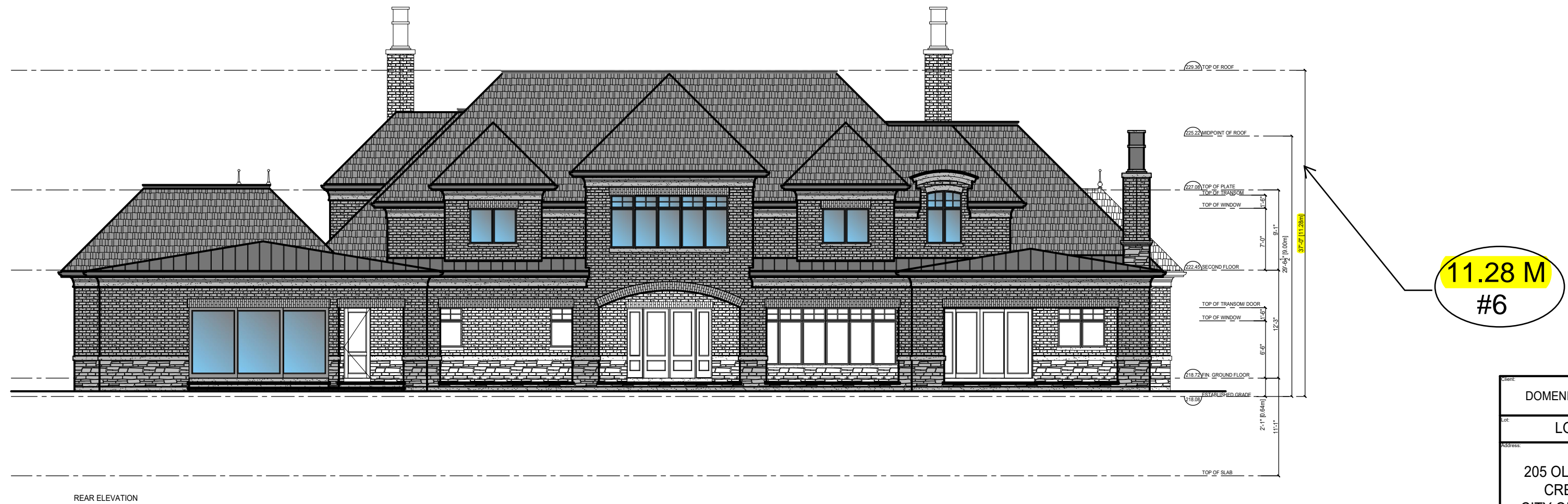
Client: DOMENIC TASSONE	
Lot: LOT 16	
Address: 205 OLD HUMBER CRES, CITY OF VAUGHAN	
Sheet Title: BUILDING WITHIN MINIMUM SETBACKS	
Drawn by: BM	Date: 03/02/23
Project No: 22-20	Page: 3 OF 3
Scale: 1:300	

LOT 16 - 205 OLD HUMBER CRESCENT

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#	Zoning By-law 1-88	Variance requested
5	The maximum encroachment of an eaves and gutter permitted is 0.5 metres. [Section 3.14 a)]	To permit the encroachment of eaves and gutters of 0.56 metres into the required interior side yards.
6	The maximum building height permitted is 9.5 metres. [Schedule 'A']	To permit a maximum building height of 11.28 metres.
7	A private swimming pool shall be constructed only in the rear yard. [Section 4.1.1, j)]	To permit a swimming pool not entirely in the rear yard.



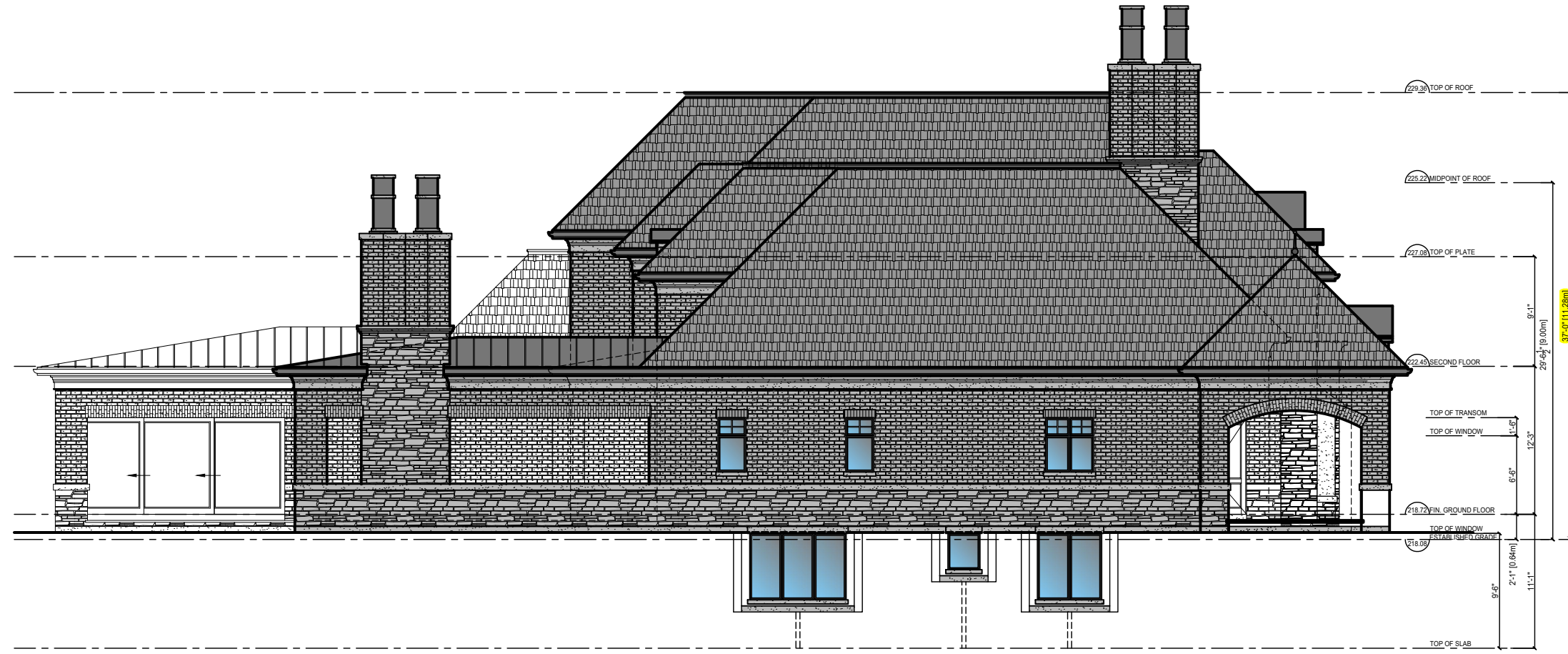
DOMENIC TASSONE	
LOT 16	
205 OLD HUMBER CRESCENT, CITY OF VAUGHAN	
FRONT & REAR ELEVATIONS	
DATE: MG	DATE: 12/20/22
PROJECT: 22-20	SHEET: 5 OF 6
SCALE: 3/32" = 1'0"	

LOT 16 - 205 OLD HUMBER CRESCENT

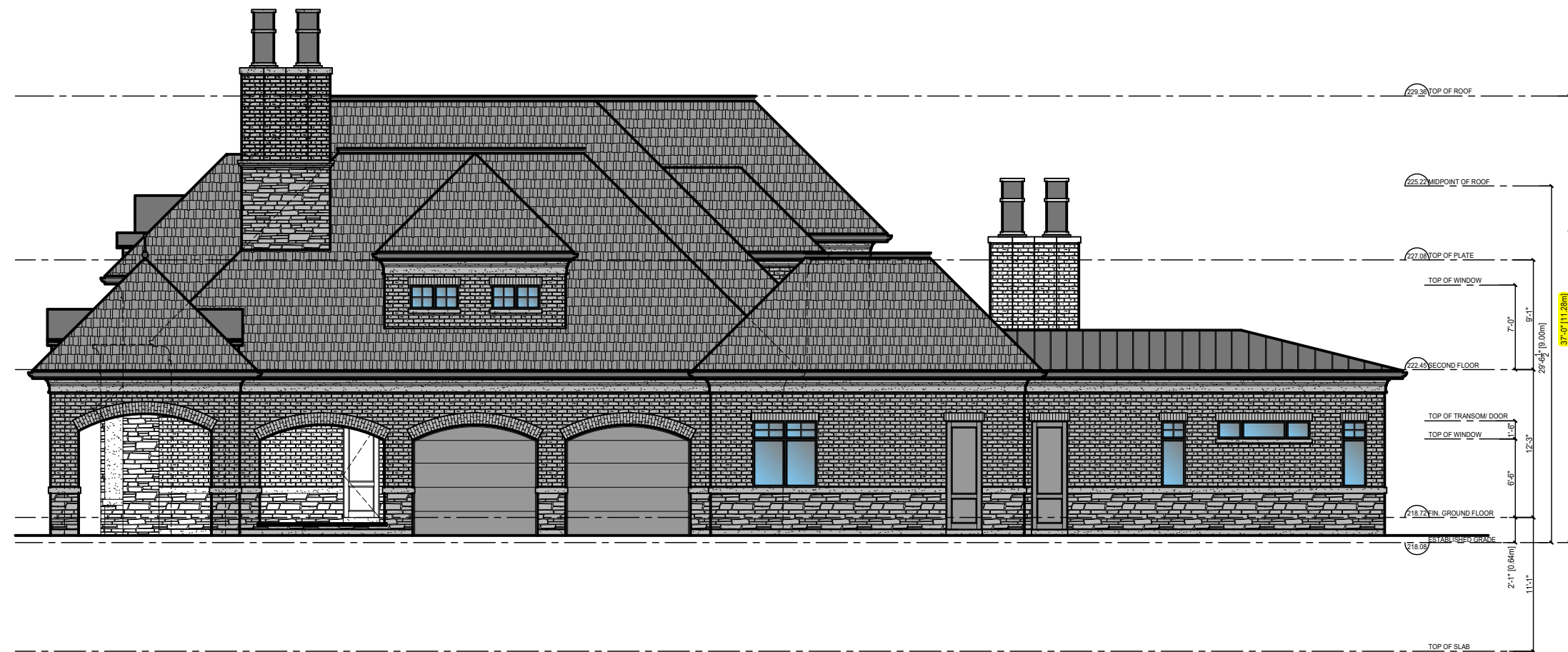
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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

DOMENIC TASSONE	
LOT 16	
205 OLD HUMBER CRESCENT, CITY OF VAUGHAN	
LEFT & RIGHT SIDE ELEVATIONS	
DATE: MG	12/20/22
SCALE: 22-20	
3/32" = 1"0"	6 OF 6

20 RIVERMEDE ROAD UNIT 01, VAUGHAN, ONTARIO, L4K 3K3
PHONE: (416) 883-0111; FAX: 1 (866) 662-1183; WWW.IANROBERTSONDESIGN.CA



205 Old Humber Crescent
Front Elevation - Red Brick Option



*205 Old Humber Crescent
Rear Elevation - Red Brick Option*

IANROBERTSONDESIGN
20 RIVERMEDE ROAD #101, CONCORD, ON L4K 3N3