
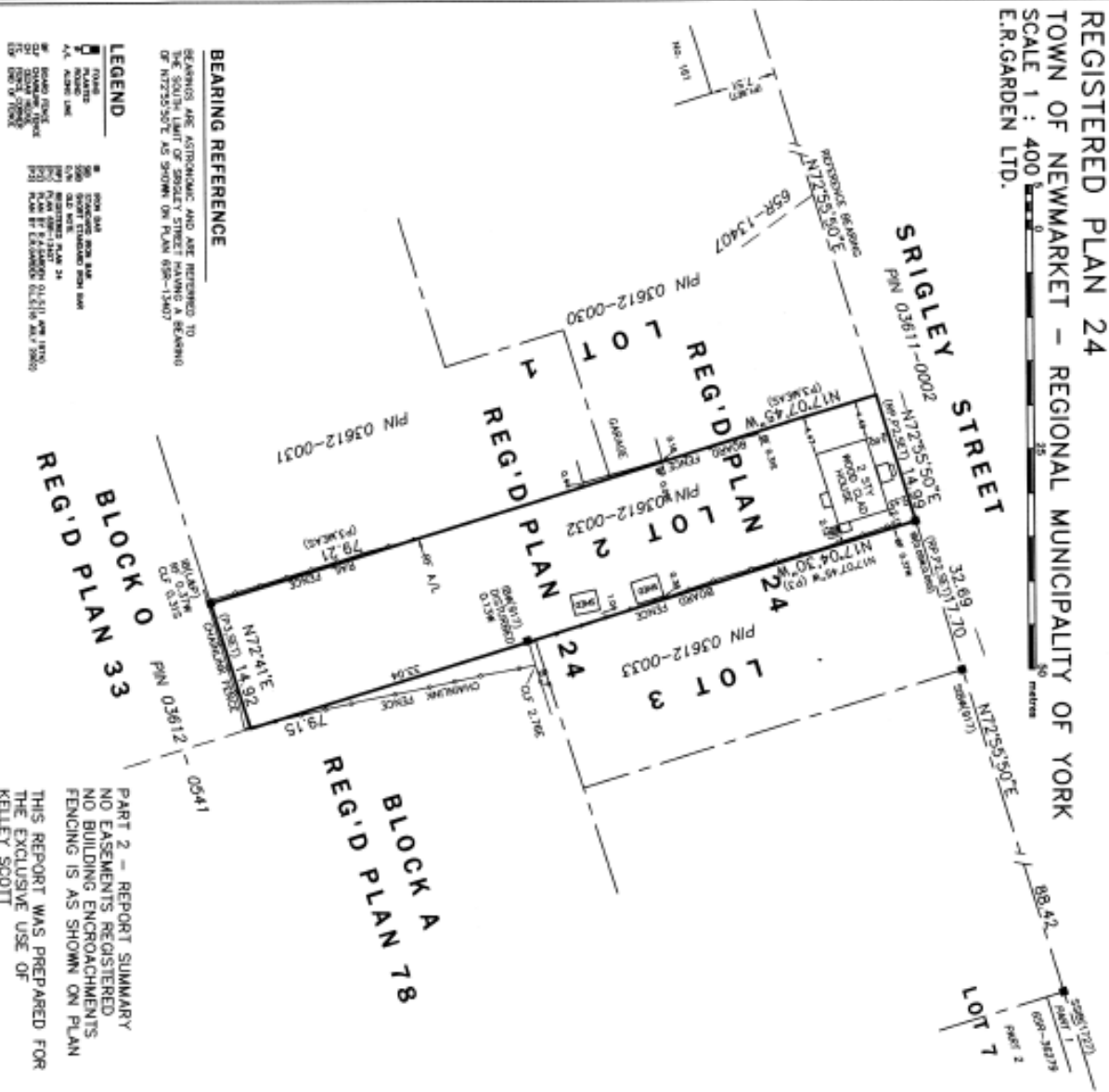


624 Srigley Street

Jordan Driediger & Kelley Scott

- 
1. Property & Current House Size
 2. Proposed Drawings
 3. LSRCA Approval
 4. The Neighbours/Neighbourhood
 5. Current Situation

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF
 LOT 2 SOUTH OF SRIGLEY STREET
 REGISTERED PLAN 24
 TOWN OF NEWMARKET - REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 400
 E.R.GARDEN LTD.



BEARING REFERENCE
 BEARINGS ARE ASTROPHONIC AND ARE REFERRED TO
 THE SOUTH END OF SHERBROOK STREET HAVING A BEARING
 OF N23°50'21" AS SHOWN ON PLAN 658-13407

- LEGEND**
- 1. ROAD RIGHT OF WAY
 - 2. EASEMENT
 - 3. FENCE
 - 4. CHAIN LINK FENCE
 - 5. CONCRETE DRIVE
 - 6. DRIVE
 - 7. DRIVE
 - 8. DRIVE
 - 9. DRIVE
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 - 47. DRIVE
 - 48. DRIVE
 - 49. DRIVE
 - 50. DRIVE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYOR'S ACT AND THE SURVEYOR'S ACT
 AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE
 27th DAY OF June 2017

June 29 2017
 E.R.GARDEN LTD.
 ONTARIO LAND SURVEYOR



**METRIC : DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048**

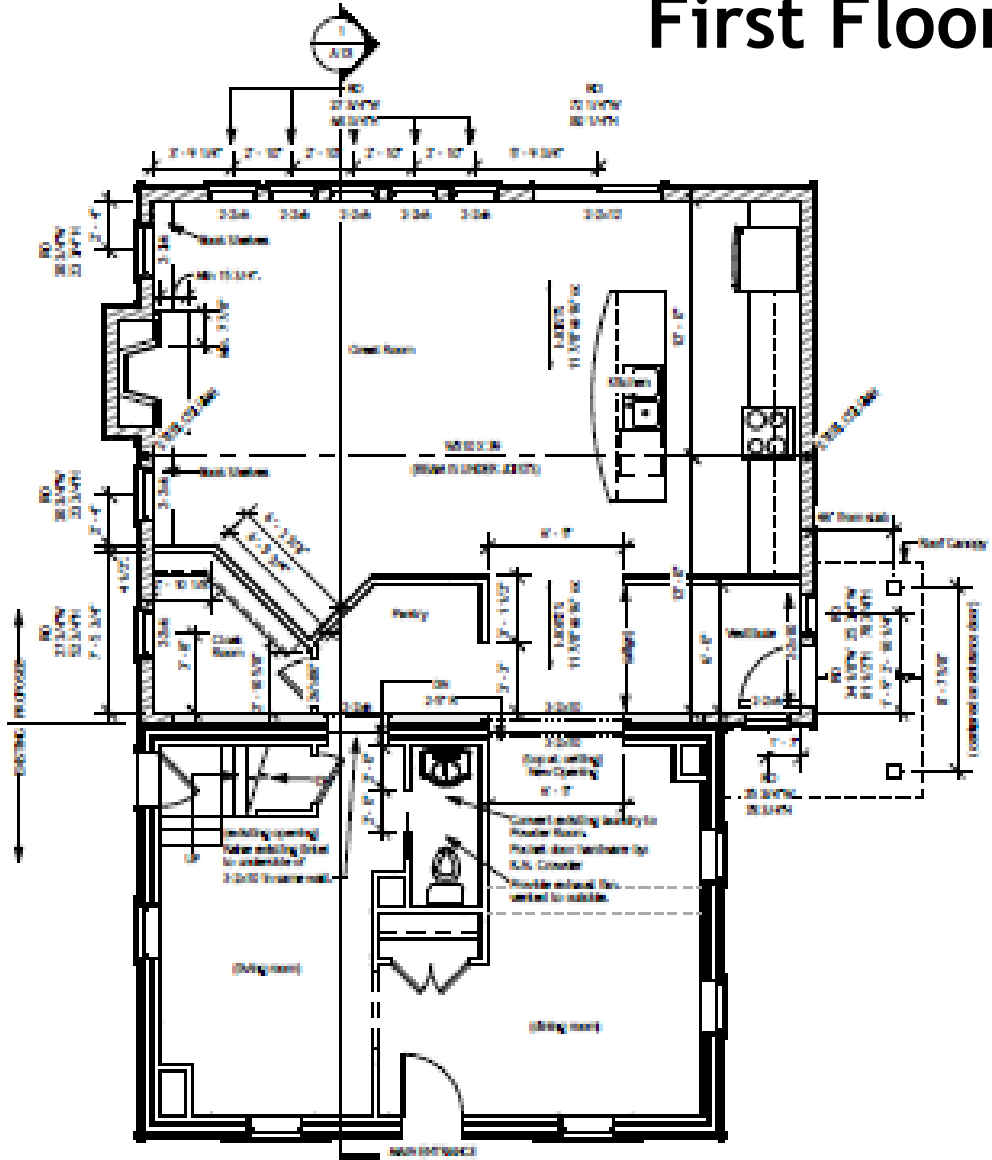
E.R.GARDEN LIMITED
 ONTARIO LAND SURVEYOR
 1280 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 8Z7
 PHONE 905-895-9609 FAX 905-895-7127
 TOLL FREE 1-877-925-9909 WWW.ERGARDENLIMITED.CA

Lot Size:
 50' Wide x 300' Deep

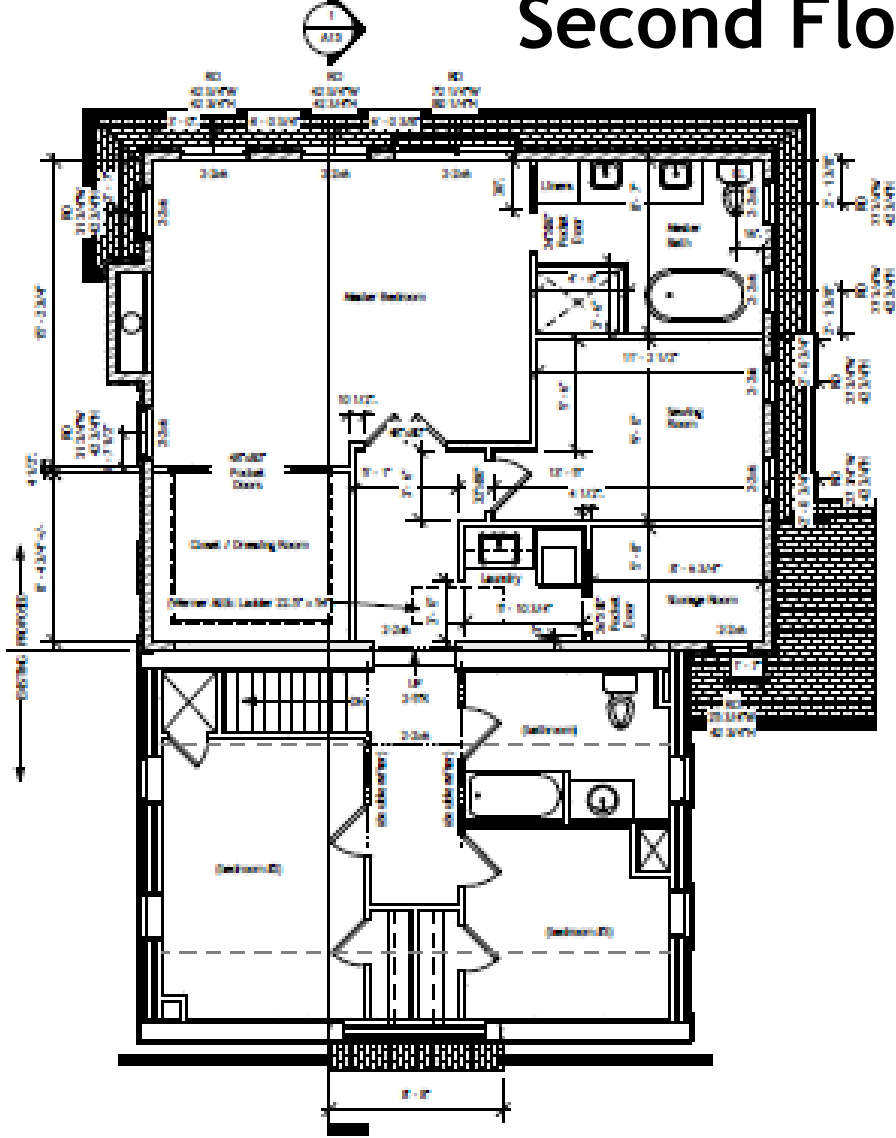
Current House Size:
 ~1100 Sq. Ft.
 2 Stories (550 Sqft/Story)

D.G./GLES
 FILE NO.
 17-7044A

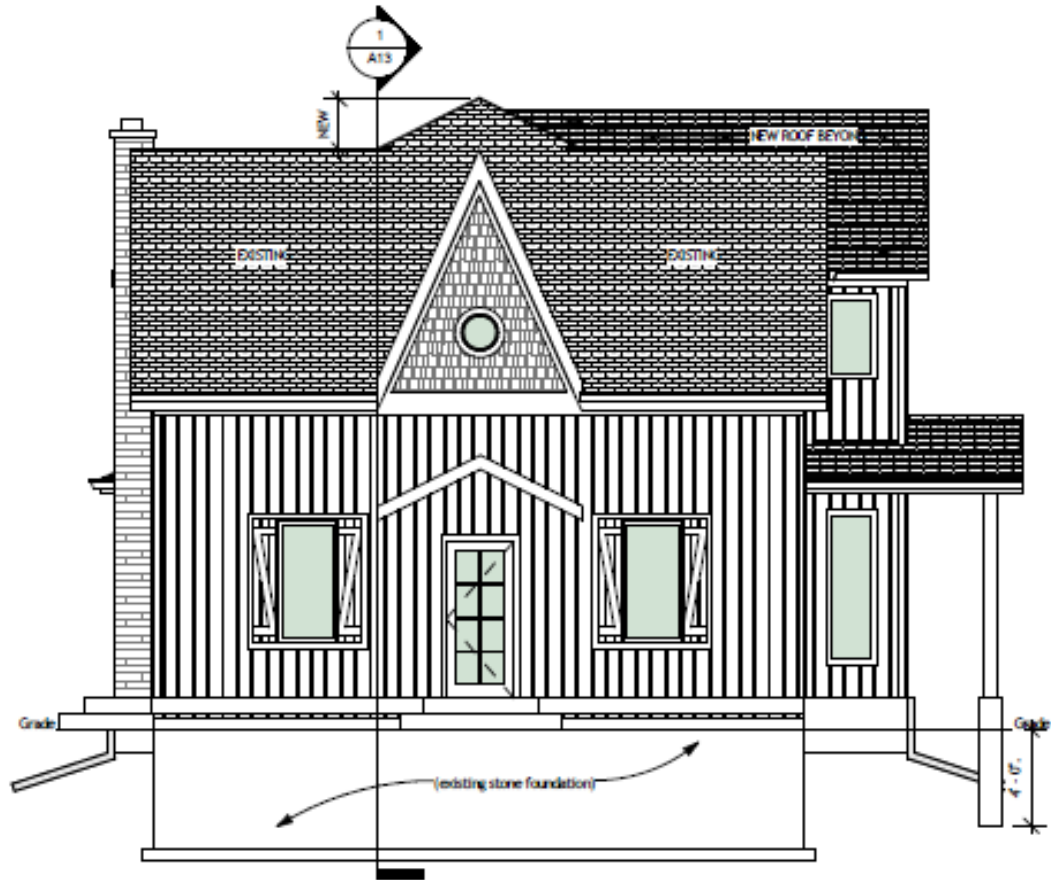
First Floor



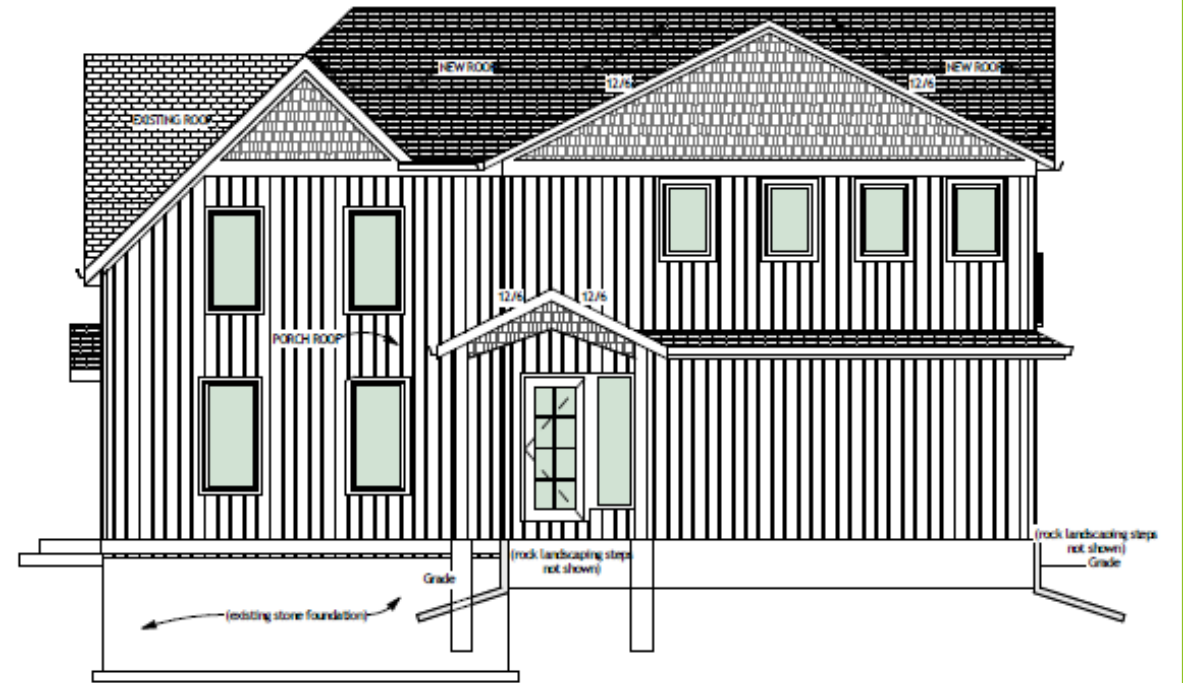
Second Floor



North Elevation



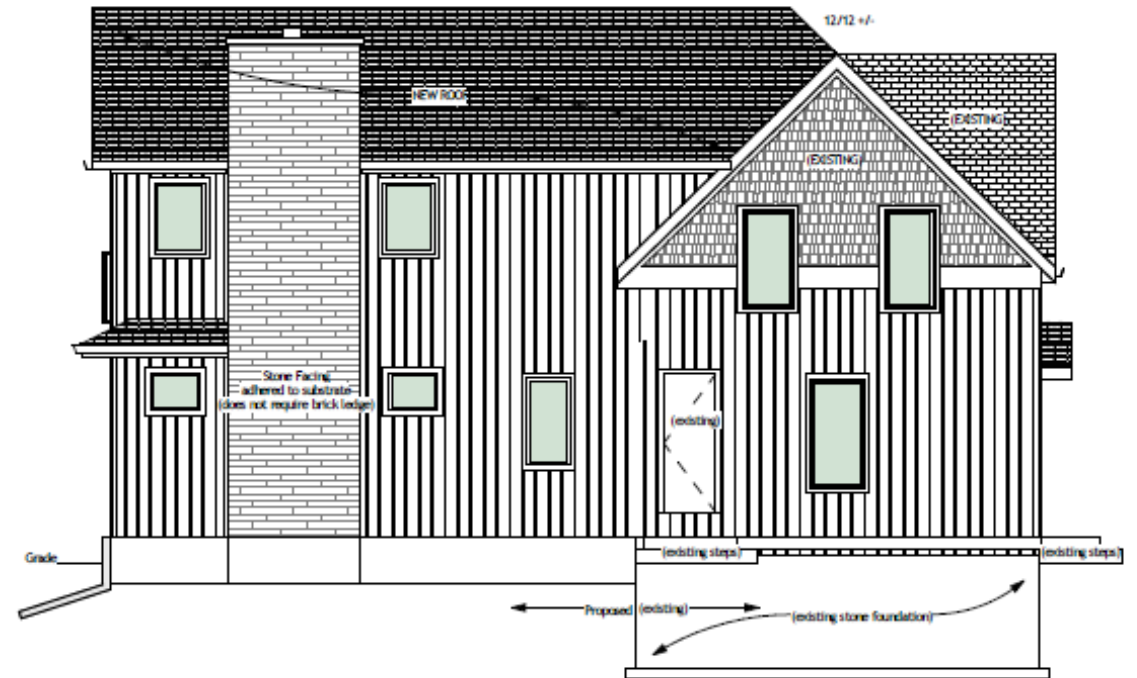
West Elevation



South Elevation



East Elevation





PERMIT NO. NP.2018.013

Date: September 19, 2018

IN ACCORDANCE WITH ONTARIO REGULATION 179/05.

Permission has been granted to:

Owner: Kelly Scott
624 Srigley Street
Newmarket, ON L3Y 1W8

Applicant: Koa Tree Design
Mark Weston
1151 Gorham Street, Unit 12
Newmarket, ON L3Y 8Y1

Location: Lot 34, Concession 2
624 Srigley Street
Town of Newmarket, Regional Municipality of York

For the: Construction of an addition to existing dwelling as shown on plans submitted and marked "approved" on the above property during the period of September 19, 2018 to December 31, 2019

Subject to the following conditions:

- a) All development subject to provincial, federal and municipal statutes, regulations and by-laws.
- b) This permit does not confer upon you any right to occupy, develop or flood lands owned by other persons or agencies.
- c) The applicant must maintain and comply with the local drainage requirements of the municipality.
- d) This permit is only valid provided that the current zoning permits this use and the development described above
- e) That the proposed structure be flood proofed by constructing all openings and finished floor a minimum of 30 cm (0.3m) above the regulatory storm flood elevation of 237.14 metres A.S.L.
- f) That all electrical outlets, main panel and permanent heating equipment be positioned a minimum of 30 cm (0.3m) above the regulatory storm flood elevation of 237.14 metres A.S.L.
- g) That all areas of exposed soil be stabilized immediately following construction.
- h) That sediment and erosion controls be installed prior to the commencement of any works onsite. Silt controls are to be installed after every rainfall event and maintained until all exposed areas have been stabilized in order to prevent silt from leaving the site or entering a watercourse or water body.

*NOTE: The approved plans submitted with the application for this permit are hereby incorporated into and constitute part of this permit. Any construction, placement of fill or interference with a watercourse or body of water otherwise than in accordance with such plans, constitutes a breach of this permit which may then be revoked at the option of the Authority. In addition, any person responsible for such activity is liable to prosecution.

Landowner:
Municipal Building Department
Applicant
File

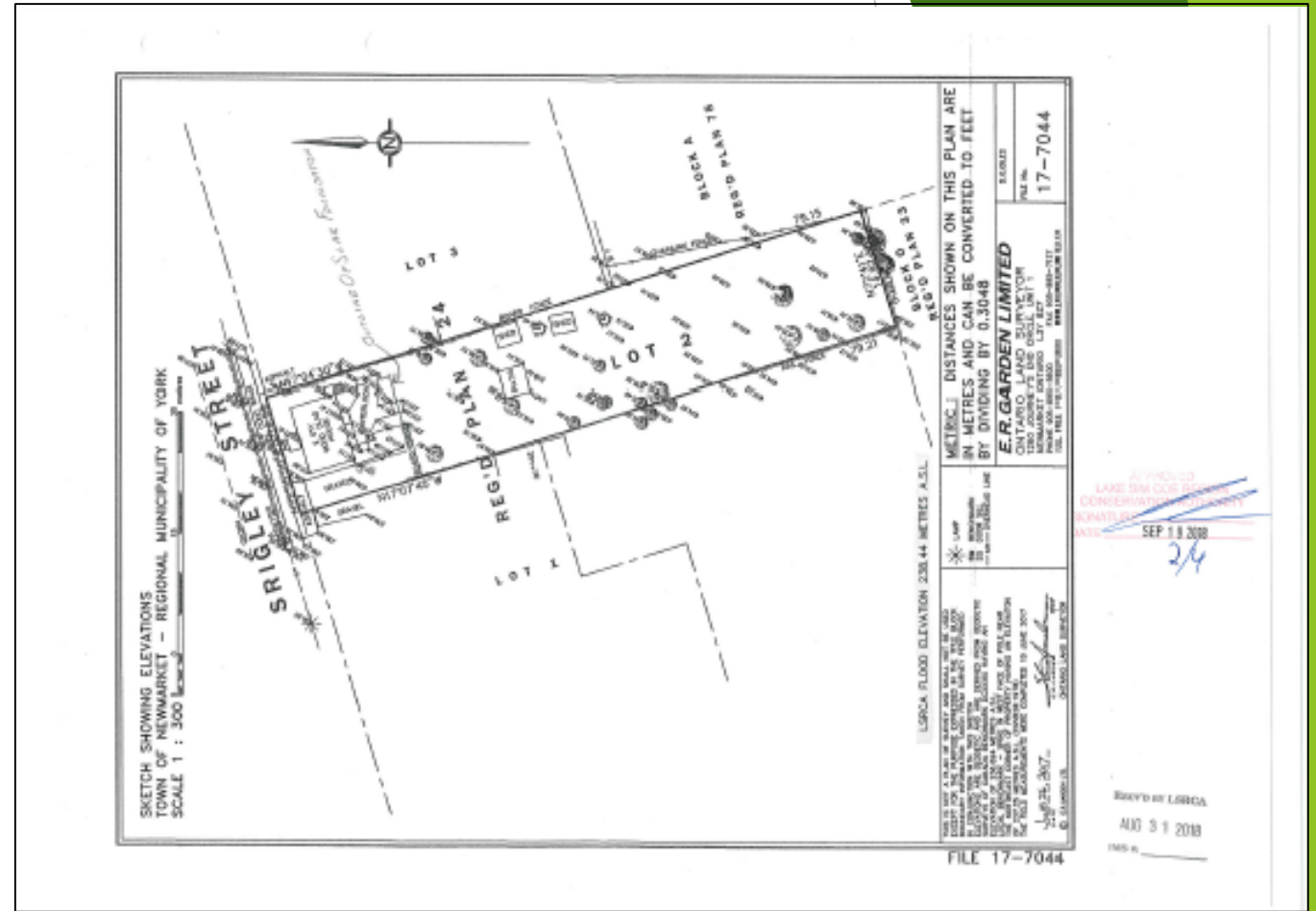
Permit prepared by:

Chris Currie,
Environmental Regulations Analyst

Permit approved by:

Beverley G. Booth, MSc, MCIP, RPP
Manager, Regulations

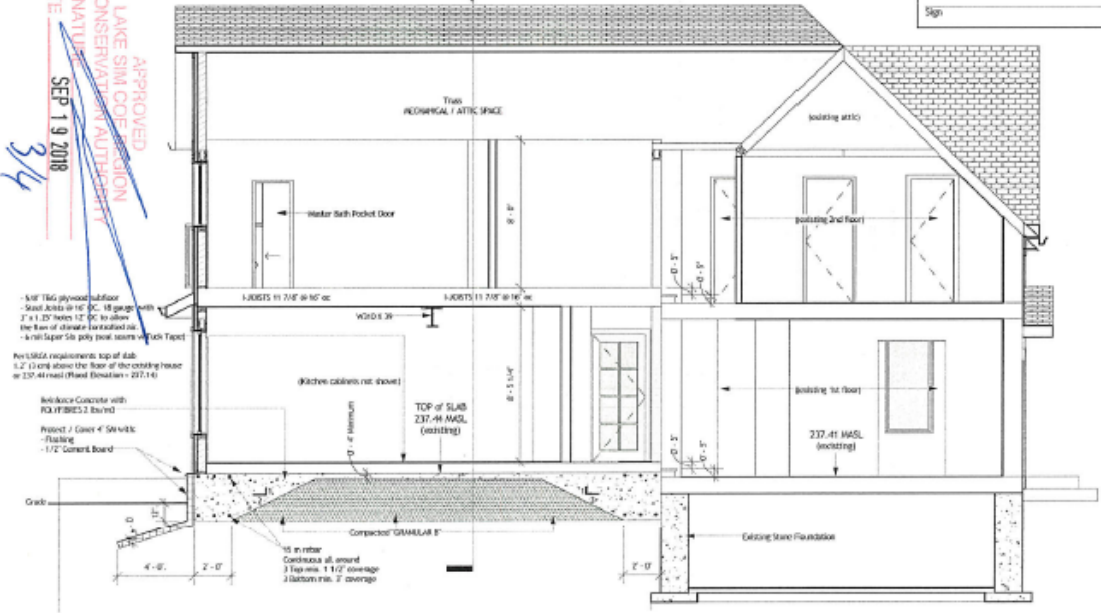
LSRCA Approval



LSRCA Approval

1
1/4" = 1'-0"

APPROVED
LAKE SIM COE REGIONAL
CONSERVATION AUTHORITY
SIGNATURE
DATE SEP 19 2018
3/4



The Designer has reviewed and taken responsibility for the design and has the qualifications and experience to be a designer.

QUALIFICATION INFORMATION
Mark Weston - BCIN # 43381

Sign: _____ Date: _____
Koa Tree design - FIRM BCIN # 42772
Sign: _____ Date: _____



RECEIVED BY LSRCA
AUG 22 2018
DATE
11
SHEET #

05.5855
DATE: August 22, 2018
BY: [Signature]
PROJECT: [Signature]
MARK WESTON

1
3/16" = 1'-0"

APPROVED
LAKE SIM COE REGIONAL
CONSERVATION AUTHORITY
SIGNATURE
DATE SEP 19 2018
4/4

The Designer has reviewed and taken responsibility for the design and has the qualifications and experience to be a designer.

QUALIFICATION INFORMATION
Mark Weston - BCIN # 43381

Sign: _____ Date: _____
Koa Tree design - FIRM BCIN # 42772
Sign: _____ Date: _____



KoaTree - design // www.koatree.ca // info@koatree.ca // 905.525.5855

Project: New Yard Addition
Site: [Signature]
Date: [Signature]

DATE: August 21, 2018
BY: [Signature]
MARK WESTON

3
SHEET #

1
3/16" = 1'-0"

APPROVED
LAKE SIM COE REGIONAL
CONSERVATION AUTHORITY
SIGNATURE
DATE SEP 19 2018
4/4

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QUALIFICATION INFORMATION
Mark Weston - BCIN # 43381

Sign: _____ Date: _____
Koa Tree design - FIRM BCIN # 42772
Sign: _____ Date: _____

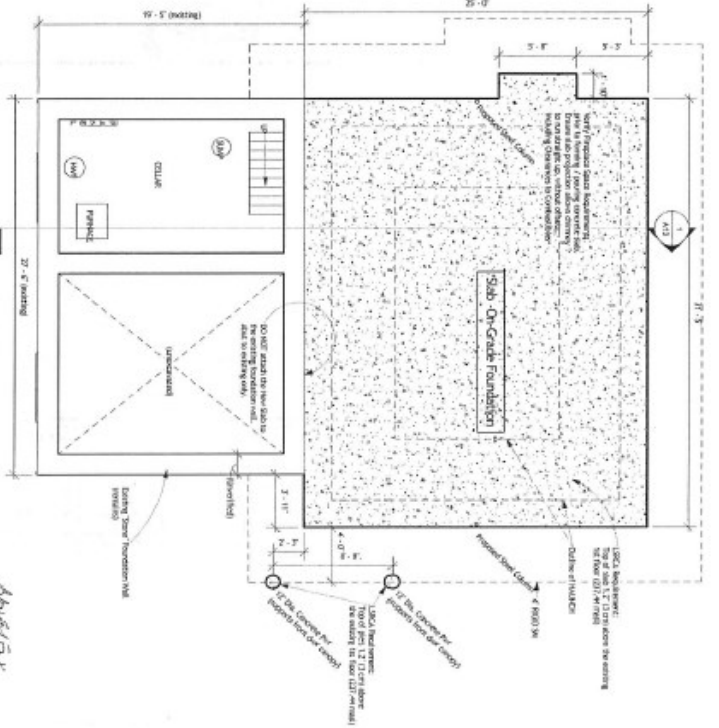


KoaTree - design // www.koatree.ca // info@koatree.ca // 905.525.5855

Project: New Yard Addition
Site: [Signature]
Date: [Signature]

DATE: August 21, 2018
BY: [Signature]
MARK WESTON

3
SHEET #



Neighbours And Neighbourhood

- Only 1 neighbor on each side
 - Proposed addition will not equal to or exceed the depth of their dwelling
- No one behind or in front of us
- Proposed addition is in keeping with the current dwelling in terms of style and is in keeping with the neighbourhood in both style & size

Current Situation

- As a family we have spent close to 2 years on this process to gain approval from the LSRCA
- We have spent money in order to get our land surveyed again, have drawings completed for elevations and trusses as well as HVAC approved for approval from LSRCA. This required many revisions to be compliant.
- Our current home is too small for us to feasibly grow our family
- We do not want to move to increase our home size. We like the location of our home and our daughter's school and future high school.
- We have the funds lined up for this project, and as the economy changes and becomes for volatile, this projects finish date becomes more risky. As it stands today, this is a large undertaking, but if we cannot get this completed before the economic landscape changes our risk of higher interest rates increases.