



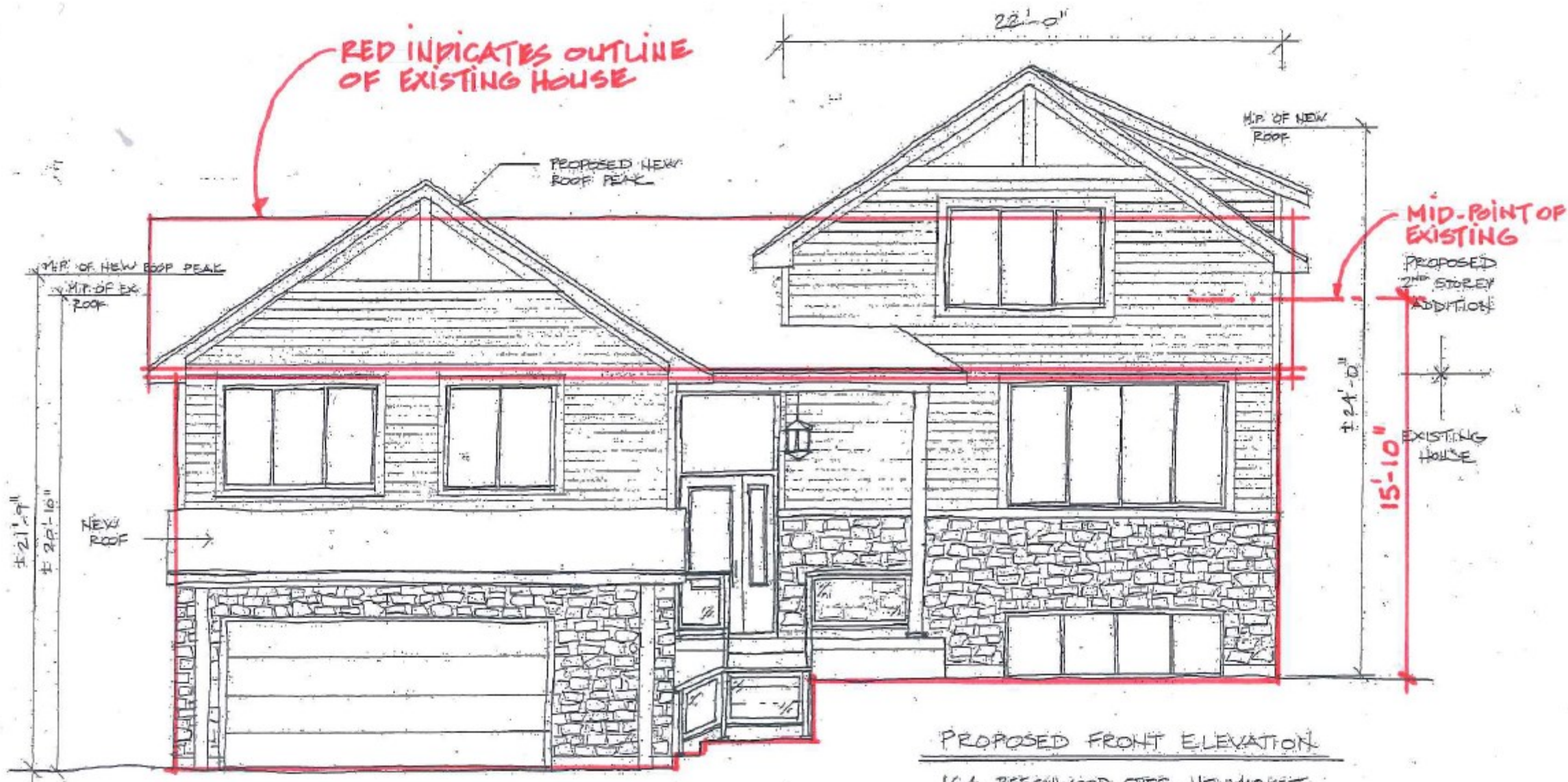
FINAL  
DEPUTATION FOR  
SITE SPECIFIC  
EXEMPTION TO  
INTERIM  
CONTROL BY-LAW  
2019-04 FOR  
164 BEECHWOOD

SHAWNA AND JAY CICCARELLI

# Just the facts:

- 1959, 1230 sq. ft. raised bungalow
- Addition on the back is 525 sq. ft.
- Second storey is 550 sq. ft.
- Proposed sq. ft. is now 2305
- We will not be the highest peak on the street
- No trees will be removed





### PROPOSED FRONT ELEVATION

164 BEECHWOOD CRES., NEWMARKET

1/4" = 1'-0"

MARCH 17, 2020

**FRISQUE & COMPANY LIMITED**

19020 McCowan Road, R.R. #1

MOUNT ALBERT, ONTARIO L0G 1M0

# Exemption Application

The Owner of the property will submit a written exemption request to Planning and Building Services, including:

the address and lot dimensions

photos of all four sides of the existing dwelling (front, sides, and rear), as well as photos of the streetscape that depict the relationship between the existing dwelling and adjacent dwellings;

the gross floor area of the existing dwelling;

the gross floor area and conceptual site plan of the proposed dwelling or addition;

four dimensioned elevations of the proposed dwelling or addition (front, sides, and rear);

explanation of how the proposed dwelling or addition is compatible with the existing character of the neighbourhood; and,

the applicant's contact information.



Town of Newmarket  
395 Mulock Drive P.O. Box 328,  
Newmarket, Ontario, L3Y 4X7

Email: [info@newmarket.ca](mailto:info@newmarket.ca) | Website: [newmarket.ca](http://newmarket.ca) | Phone: 905-895-5193

## Site Specific Exemptions to Interim Control bylaw 2019-04 Staff Report to Council

Report Number: 2019-43

Department(s): Development and Infrastructure Services/Planning and Building Services

Author(s): D. Ruggle

Meeting Date: April 29, 2019

### Recommendations

1. **That** the report entitled Site Specific Exemption to Interim Control By-law 2019-04 dated April 29, 2019 be received; and,
2. **And That** Council approve the process for exemption from Interim Control By-law 2019-04, as outlined in this report.

### Purpose

The purpose of this report is to recommend to Council a site specific amendment process for properties within the boundaries of Interim Control by-law 2019-04.

### Background

Council passed Interim Control By-law 2019-04 on January 21, 2019, put in place due to concerns with over building in established neighbourhoods. At the March 18, 2019 Committee of the Whole meeting, Committee directed staff to bring forward an exemption process for properties subject to Interim Control By-law 2019-04.

### Discussion

Residential trends in Newmarket are shifting from suburban growth to urban intensification and redevelopment. Concerns have been raised regarding the compatibility of new homes or additions to existing homes that comply with the current

Site Specific Exemption Process for Interim Control by-law 2019-04

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# Exemption Process : Criteria

- The exemption requests will be evaluated against the following two criteria:
- **Physical Character Compatibility** of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines, and built form; and,
- **Streetscape Character Compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

- explanation of how the proposed dwelling or addition is compatible with the existing character of the neighbourhood; and,
- the applicant's contact information.

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**Streetscape Character Compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

The Town will notify all abutting and adjacent property owners of the applicant's request for exemption from the ICB, and provide those property owners with 10 days to make a written submission to the Town for staff consideration. Exemption requests and written submissions are to be reviewed by staff and a recommendation is presented in a staff report to Committee/Council for approval. If an exemption is granted by Council, the Town will notify abutting/adjacent property owners that a Council-approved site-specific exemption from the ICB has been granted as well as post Notice of the amending by-law in the local paper. As required under the Planning Act, any Council-approved exemption from the ICB will be subject to a 60-day appeal period. The Town will only issue the required building permits for proposed residential dwellings or additions after a site-specific exemption has been granted by Council and the associated appeal period has lapsed.

Staff propose a fee of \$465.00 for the exemption request to cover the costs associated with posting the Notice in the paper. In the event the exemption is not granted, the fee will be reimbursed.

## Conclusion

Staff recommend the above exemption process, largely based on the Halton Hills example, for exemption requests to Interim Control bylaw 2019-04.

## Business Plan and Strategic Plan Linkages

The development of new Official Plan policies and implementing zoning by-law related to infill housing and compatibility has linkages to the Community Strategic Plan by

Site Specific Exemption Process for Interim Control by-law 2019-04

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# Comparison Properties

- 316 Darlington Cres.
  - Bungalow requiring a 2<sup>nd</sup> storey addition
  - Total of 1,691 sq. ft. added
  - 1 deputation received in opposition
  - Council Passed on XXX
- 164 Beechwood Cres.
  - Bungalow requiring additional square footage
  - Total of 1,075 sq. ft. to be added
  - Even number of deputations received in favour and against







# Height Comparison

