

Site Plan Review Committee
July 19, 2021

#181 Beechwood Crescent Newmarket, ON

Owner: Sandra and Steve Smyth

Builder: Norm Stapley

See notes for Bio

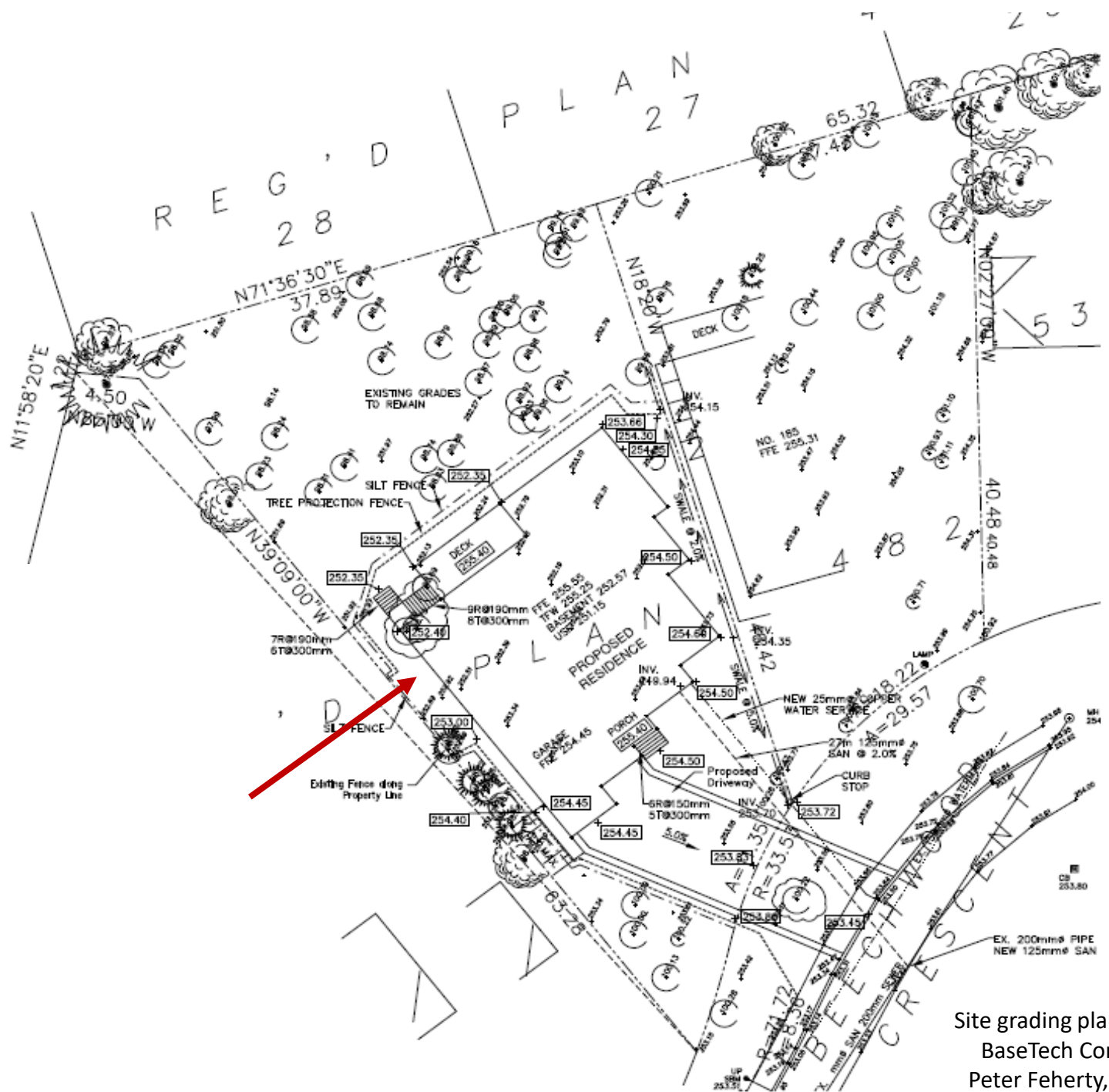
Site Plan

Background

The site is located on the north side of Beechwood Crescent, in a densely treed residential neighbourhood with properties containing **single family dwellings** all sides of this site.

Formerly, a single house was located on the site and the building has since been demolished and the land severed into two lots. The lot representing the current application, #181 Beechwood Crescent, is the former **western portion of the original lot** and currently has no structures. Lot #185, east portion, has a single family dwelling which was built in 2020 by Norm Stapley.

The new house proposed esthetically compliments and blends with the architecture of other homes on Beechwood Crescent.



Site grading plan prepared by
BaseTech Consulting Inc.
Peter Feherty, M.Sc., P.Eng

Zoning Information

Location	Imperial (sq ft)	Metric (sq m)
First floor area	2,874	267.1
Finished basement	2,524	234.6
Unfinished basement	380	35.3
Gross floor area	2,874	267.1
Footprint	4,015	373.19
Lot Area	14,782	1,374
Coverage	27.1% <35%	27.1% <35%
Ave Grade to midpt	22'-0" <22'-4"	6.70m <6.8m
Front yard setback	35.53' >33.46'	10.83m >10.2m
Rear side setback	52.28' >24.6'	15.93m >7.5m
East side setback	4.10' >3.92'	1.25m >1.2m
West side setback	4.36' >3.92'	1.33m >1.2m

Proposed house design complies with ICBL requirements

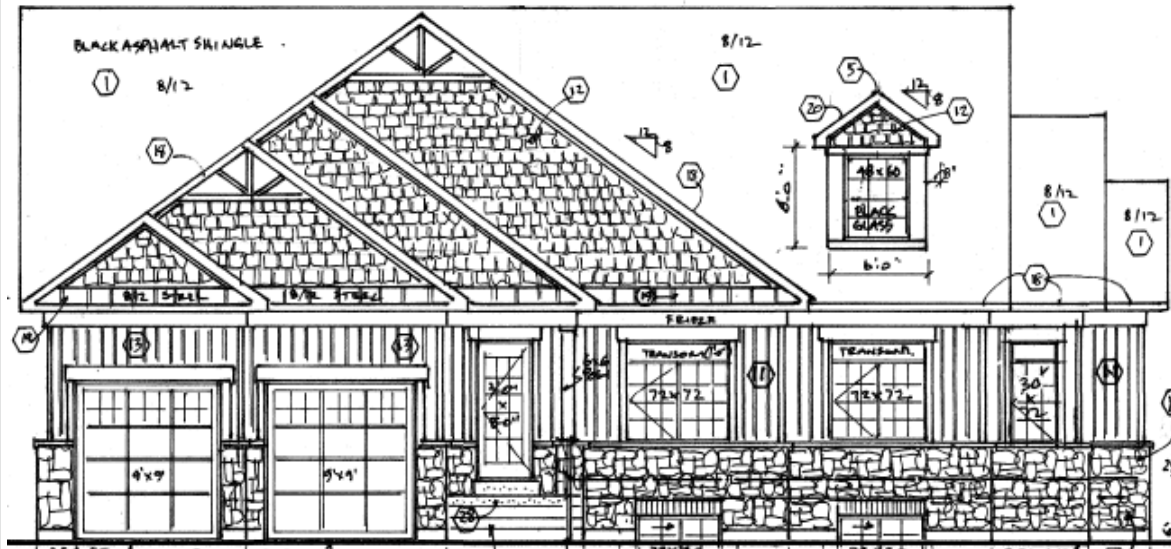
Record of Pre-consultation Meeting held May 26, 2021:

- “Property was granted ICBL exemption in September 2020 (By-law 2020-55). The exemption permitted a single-detached dwelling, with a total Gross Floor Area not exceed 598 Square metres, and a building midpoint height not exceeding 6.9 metres. It is the Town’s practice to apply the development standards determined in an ICBL exemption approval to a future development, therefore, the **zoning standards that were previously granted will be applied**”

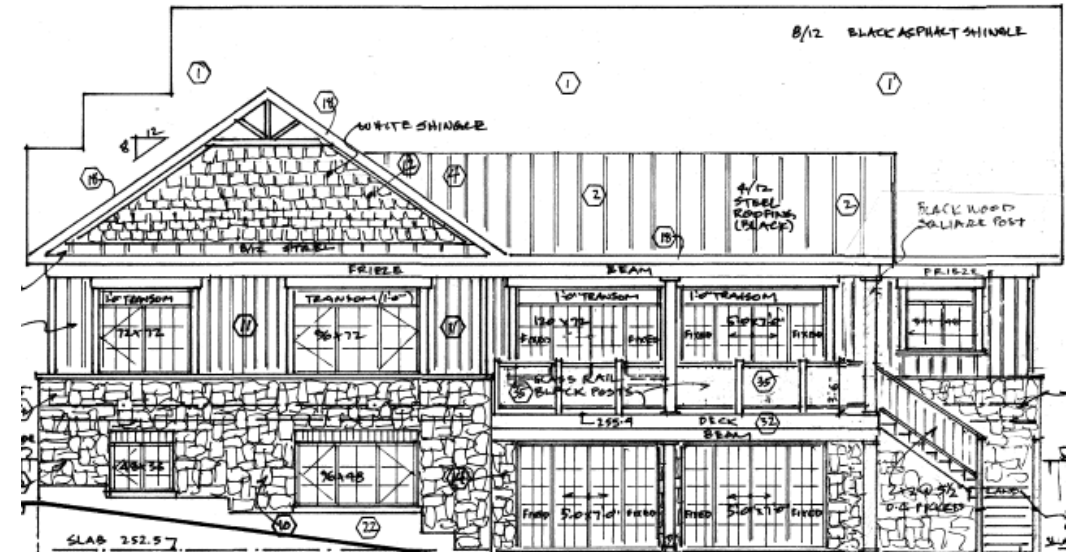
Exterior Elevation

Architectural Design Prepared by
Gary Hodson, Design Architect

Custom design, single family home, modern farmhouse inspired bungalow, with covered back porch and walk-out basement
Natural exterior materials, combination of stone and board & baton.
Cedar shake and asphalt shingles



Front/South



Rear/North

Tree Preservation Plan

44 trees inventoried (subject site and neighbouring trees)

40 trees are to be preserved, and will be afforded appropriate tree protection measures during the build

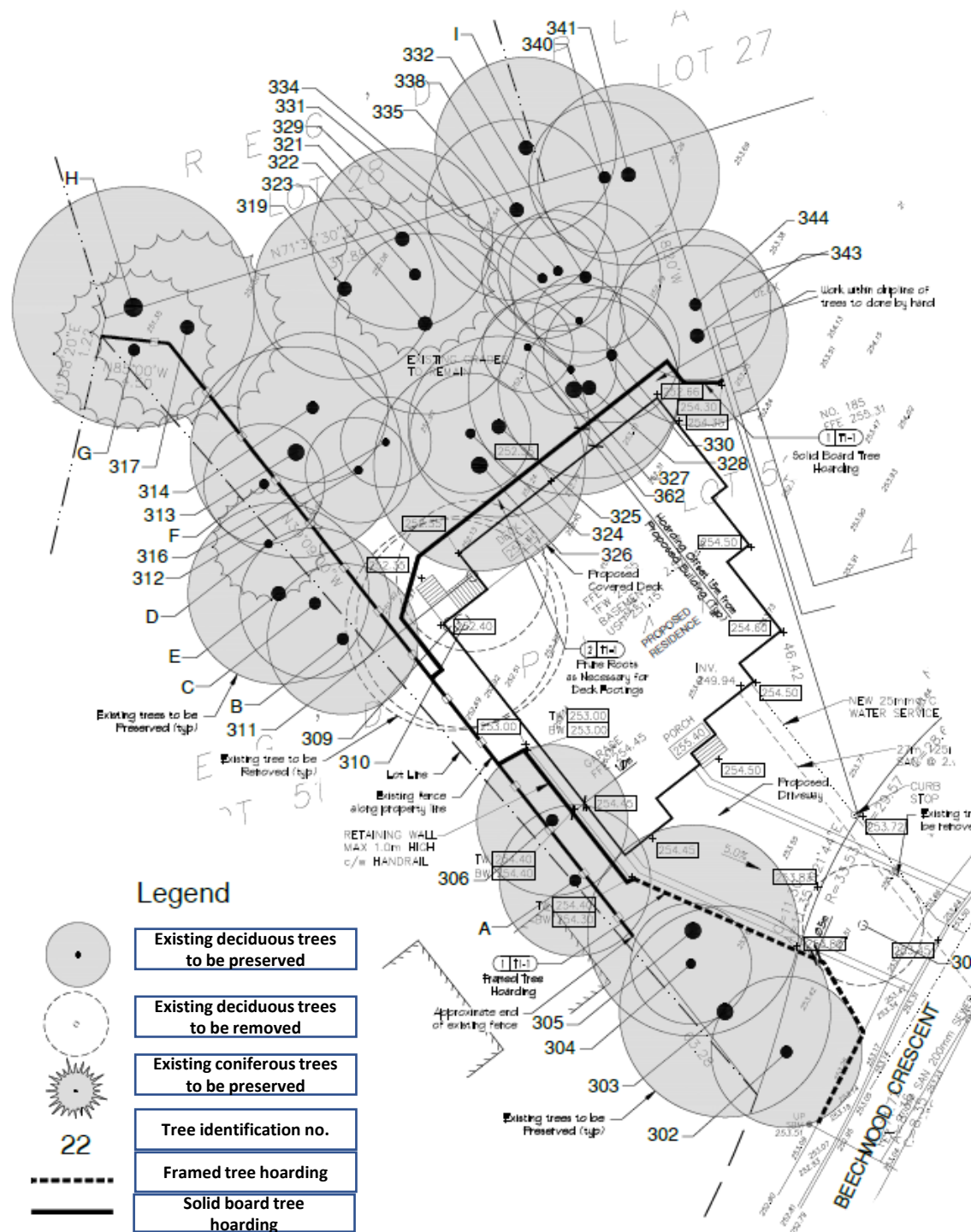
4 trees are recommended for removal due to direct conflict with building, grading and paving for proposed driveway

Removal of 3 rear trees allows for proposed house to fall within the range required for front yard setback

Written consent of the neighbouring property owner (Ron Owston) was obtained for removal of subject site trees

1 new street tree will be planted on boulevard

Removed trees will be compensated for cash-in-lieu



Timeline and Consultations

Site Plan Process	Date	Elapsed Time	Comments
✓ Lot purchased by Smyth's	Nov 20, 2020		
✓ Site Plan Package Submitted	Mid April, 2021	Day 1	Package circulated to Town depts for review
✓ Pre-consultation meeting	May 26, 2021	Day 40	Verbal comments provided during meeting
✓ Record of pre-consultation meeting	June 4, 2021	Day 50	Written comments provided June 4. Meeting held with Planning June 4. Revised comments June 7. Revised landscape comments received June 14. Additional clarification questions to Planning June 16. Responses to additional q's received June 21
✓ Site Plan Application Submitted	June 24, 2021	Day 70	All comments were addressed, and revised plans submitted. Confirmation from Planning no documents appeared missing
✓ Notice SPRC bump-up	June 29, 2021	Day 75	July 6 - Mtg with Planning and Commissioner to clarify rational/expectations for SPRC. No comments/questions for site application. July 7 – early feedback – NT Power – no comments
Site Review Committee Meeting	July 19, 2021	Day 95	
Deadline for Site Plan Application comments	July 23, 2021	Day 100	
Record of Site Plan Application comments	TBD		Final comments to be addressed when received
Building Permit issued	TBD		Building dept agreed to review design in parallel to site application
Site Plan Agreement signed	TBD		Planning agreed to draft agreement in parallel to site application

YTD Town fees paid by Smyth's: \$106,000