

NOTES TO COMMITTEE

Property: 181 Beechwood Crescent
(South of Davis Drive and East of Yonge Street)

Owner: Sandra and Steve Smyth

Application: Site Plan Approval to permit a single detached dwelling on the subject property. The subject property is currently vacant.

File Number: D11-NP-21-09

RECOMMENDATIONS

1. That the presentation regarding application for Site Plan Approval for File Number D11-NP-21-09 be received;
2. That staff be directed to continue the technical review of the application to ensure conformity with the Zoning By-law, Official Plan, Secondary Plan and all other applicable policies;
3. That staff be directed to ensure full consideration is given to all comments provided by Committee;
4. That Sandra and Steve Smyth of 181 Beechwood Crescent, Newmarket, Ontario L3Y 1W2 be notified of this action.

Staff Comments on Site Plan Application

- The lot was created through consent, which was provisionally granted on May 17, 2017. Site Plan Approval was required as a condition of the Severance.
- The consent decision was appealed to the Ontario Municipal Board by neighbours to the west, but then withdrawn. Minutes of Settlement dated on August 21, 2017.
- Issues of the neighbours to the west were addressed through a Legal Agreement documenting their non-objection to the applicant removing three mature trees on the subject property, subject to tree pruning on the neighbour's property and deep root fertilization of the cedar hedge located along the property line.
- As required at the time, an ICBL Exemption By-law was enacted by Council on October 13, 2020.

Planning Context

- Property is designated Residential (Historic Core Character Area) within the Town's Official Plan.
- Property is zoned Residential Detached Dwelling (R1-C) within By-law 2010-40, as amended by By-law 2020-63.

Next Steps

- Staff are currently reviewing the applicant's first submission, submitted on June 25, 2021.
- Following the SPRC meeting, staff will provide all first submission comments to the applicant.
- The site plan agreement will be prepared and executed.