



**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

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**M E M O R A N D U M**

**TO:** Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services

**FROM:** Sepideh Majdi, P.Eng., Manager, Development Engineering

**DATE:** April 14, 2021

**RE:** Application for Minor Variance  
Made by: Striegler, Kelley Shawn and Striegler, Andrew Ross  
File No.: D13-A11-21  
824 Grace Street, Town of Newmarket  
PCL 64-1 SEC M1252; LT 64 PL M1252 TOWN OF NEWMARKET  
Town of Newmarket Ward 2  
**Engineering Services File No.: R. Grace St**

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We herein acknowledge receipt of the Application for Minor Variance wherein the applicant is proposing the construction of a new cabana and pool with outdoor mechanical equipment. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.4 Requirements for Swimming Pools for Residential Uses to permit a swimming pool in the side yard whereas the By-law requires swimming pools be located in the rear yard.
2. Relief from Section 4.2 Encroachments into Required Yards to permit a Residential Accessory Structure in the front yard whereas the By-law requires a Residential Accessory Structure be located in the rear or side yard.
3. Relief to Section 6.2.2 Zone Standards to permit a front yard of 4.0 m whereas the By-law requires the minimum front yard be one meter less than the average of the front yard setback of adjacent dwellings located within 60 m on the same road, but shall not be closer to the street line than 3 m.
4. Relief to Section 4.3 Accessory Outdoor Mechanical Equipment for Residential Uses to permit a 4 m encroachment into the front yard whereas the By-law requires a maximum encroachment of 1.5 m into required yard but no closer than 3.0 m to the street line and is screened from the street by fencing, landscaping, or an enclosure.

We have concerns with this application, as allowing this request may result in reduced sight lines at the corner. We have been advised that site line requirements are typically commented on by the Planning Department and/or Transportation. It is our opinion that Engineering should defer comments on relief to Building, By-laws and Transportation at this time.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**



Sepideh Majdi, P.Eng.  
Manager, Development Engineering

SM: BB, File No.: SM0028