



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

engineering@newmarket.ca

T: 905 895.5193

F: 905 953.5138

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: May 12, 2021

RE: Application for Minor Variance
Made by: Cheung, Kenny Kin and Chen, Elaine Yau-Ling
File No.: D13-A13-21
40 Birkdale Place, Town of Newmarket
PART BLOCK 122, PLAN 65M4587; PART 26 ON 65R38656 TOGETHER WITH
AN UNDIVIDED COMMON INTEREST IN YORK REGION COMMON ELEMENTS
CONDOMINIUM CORPORATION NO. 1429 SUBJECT TO AN EASEMENT AS IN
YR2993590 SUBJECT TO AN EASEMENT IN GROSS OVER PART 26 PLAN
65R38656
Town of Newmarket Ward 7
Engineering Services File No.: R. Birkdale PI

The applicant is proposing a sunroom addition to the existing residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Exception 123, Development Standards (c), to permit a maximum lot coverage of 41.6% whereas the By-law requires a maximum lot coverage of 37%.
2. Relief from Section 6.2.2 Zone Standards to permit a 1.2 m interior side yard whereas the By-law requires a 1.8 m interior side yard for structures up to 5.7 m in Building Height.

We have reviewed the application and supporting documentation and do not support the requested relief at this time, as the lot grading for this lot has not yet been certified and any changes to the certified lot grading shall be coordinated with the Builder prior to assumption of the subdivision.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.

Manager, Development Engineering

SM: BB, File No.: SM0030