



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket

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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: May 12, 2021

RE: Application for Minor Variance
Made by: Leach, Steven
File No.: D13-A17-21
239 Pine Street, Newmarket, ON
PT LT 6 S/S LYDIA ST PL 85 NEWMARKET; PT LT 7 S/S LYDIA ST PL 85
NEWMARKET; PT LT 8 S/S LYDIA ST PL 85 NEWMARKET AS IN R592066 ;
NEWMARKET
Town of Newmarket Ward 2
Engineering Services File No.: R. Pine St

The applicant is proposing construction of a new, detached, 2-car garage. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.1.2 Accessory Buildings and Structures to permit a maximum total lot coverage for accessory structures of 89.11% of the ground floor whereas the By-law requires a maximum total lot coverage for accessory structures of 75% of the ground floor.

We have no objection to this proposal given that the applicant submits a sealed grading plan designed and stamped by a P. Eng of Ontario to the Town, complying with Town standards for grading and drainage requirements. There should be no negative impacts to the grading and drainage of this property or neighbouring properties as a result of the proposed changes.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Sepideh Majdi, P.Eng.
Manager, Development Engineering

