



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket www.newmarket.ca
395 Mulock Drive engineering@newmarket.ca
P.O. Box 328, STN Main T: 905 895.5193
Newmarket, ON L3Y 4X7 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: Charmi Shah, M.Eng., Engineering Development Coordinator

DATE: October 13, 2021

RE: Application for Minor Variance
Made by: Vinitsky, Kosta Konstantin & Yuzayeva, Nailya
File No.: D13-A20-21
582 Gorham Street, Newmarket, ON
PT LT 17 S/S GORHAM ST PL 25 AS CONFIRMED BY 65BA237, AS IN R688302;
TOWN OF NEWMARKET
Town of Newmarket Ward 2
Engineering Services File No.: R. Gorham Street

We herein acknowledge receipt of the Application for Minor Variance wherein the applicant is proposing the construction of a new residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.2 Encroachments into Required Yards to permit a maximum exterior side yard encroachment of 3.35 metres whereas the By-law requires a setback of 2.4 metres.
2. Relief from Section 4.2 Encroachments into Required Yards to permit a minimum front yard setback of 1.2 metres whereas the By-law requires a setback of 1.5 metres.
3. Relief from Section 6.2.2 Zone Standards to permit a minimum front yard setback of 2.9 metres whereas the By-law requires a setback of 4.8 metres.
4. Relief from Section 6.2.2 Zone Standards to permit a minimum interior side yard setback of 1.14 metres whereas the By-law requires a setback of 1.8 metres.
5. Relief from Section 6.2.2 Zone Standards to permit a maximum building height of 9.26 metres whereas the By-law permits a maximum building height of 8.5 metres.
6. Relief from Section 6.2.2 Zone Standards to permit a maximum finished first floor height of 2.4 metres whereas the By-law permits a maximum finished first floor height of 1.2 metres.

We have concerns with this application as increased lot coverage will have impact to the current stormwater management system. Please provide site specific grading plans prepared and sealed by the design Engineer (P.Eng) as well as a sealed letter from the design Engineer confirming the proposed construction/grading of the site will not cause adverse impacts to adjacent lands or affect slope stability of abutting sites. Additionally, please provide drawings signed and stamped by Professional Engineer for the proposed retaining wall in the front yard. Moreover, we would require an R-plan showing the land conveyance to the Town. We have been advised that building height and minimum front yard/side yard requirements are typically commented on by the Planning Department.

For the sake of consistency, it is our opinion that Engineering should defer comments related to that to the Planning Department at this time.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Charmi Shah

Charmi Shah, M.Eng.
Engineering Development Coordinator

CS, File No.: CS0018M