



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: Brahms Bennett, C.E.T., Senior Development Coordinator - ICI

DATE: January 18, 2022

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

We herein acknowledge receipt of the Application for Minor Variance wherein 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.

We have reviewed the application and supporting documentation and have no objection to the application. Please note, this application shall be subject to approval from additional parties/agencies including but not limited to, the Building Department, Planning Department and the Condo Board etc.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Brahms Bennett

Brahms Bennett, C.E.T.,
Senior Development Coordinator - ICI

