



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: Moustafa Popal, B.Eng., Engineering Development Coordinator

DATE: Sept 26th, 2022

RE: Application for Minor Variance
Made by: AARON LOVI
File No.: MV-2022-026
162 KEFFER CIRCLE, NEWMARKET, ON
PCL 173-1 SEC 65M2734; LT 173 PL 65M2734; TOWN OF NEWMARKET
Town of Newmarket Ward 6
Engineering Services File No.: R. Keffer Circle

The applicant is proposing the creation of an 'Accessory Dwelling Unit' and below grade entrance within the existing residential dwelling. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an 'Accessory Dwelling Unit' be provided within the garage whereas the By-law requires parking spaces be provided exterior to any garage;
2. Relief from Section 6.2.2 Zone Standards Requirements to permit a side yard setback measured to stairs to facilitate a below grade entrance of 0.75m whereas By-law requires a minimum side yard of 1.8m; and
3. Relief from Section 4.2 Encroachments into Required Yards to permit steps in an interior side yard whereas By-law does not permit steps to be located in an interior side yard.

We have concerns with this application, as allowing this request may result in additional cars parking on the road. We have been advised that parking requirements are typically commented on by the Planning Department and Planning have been supporting requests of this nature. For the sake of consistency, it is our opinion that Engineering should defer comments to the Planning Department and not object to this request at this time.

Relief from section 6.2.2 and 4.2 are not applicable anymore as the applicant has updated the plan.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

A handwritten signature in black ink, appearing to read 'moustafa popal' in a cursive, lowercase style. The signature is written on a horizontal line.

Moustafa Popal, B.Eng.
Engineering Development Coordinator
MP File No.: M011