



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

DATE: September 26<sup>th</sup>, 2022

RE: Application for Minor Variance  
Made by: BIROC INVESTMENTS INC.  
File No.: MV-2022-013  
1155 & 1255 STACKHOUSE RD, Town of Newmarket  
BLOCK 5, PLAN 65M3871, NEWMARKET. S/T EASE IN GROSS OVER PT 4  
65R28658 AS IN YR754862.  
Town of Newmarket Ward 2  
**Engineering Services File No.: R. Stackhouse Road**

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BIROC INVESTMENTS INC. requests the approval of the Committee to sever a parcel of land for the creation of a new lot and creation of easements.

We have no objection to the proposed Severance Application provided the easements identified in the application are created. Engineering services is also aware of the ongoing design revision regarding the sewer adjacent to the property line. We have no objection to this severance application so long as this design revision provides enough clearance to excavate the storm sewer without affecting the neighbouring property. Further information and requirements regarding the conditions to be met for the severance application are stated on the attached letter below.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

Moustafa Popal, B.Eng.  
Engineering Development Coordinator  
MP File No.: M009



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

September 26, 2022

Via: Email

Moustafa Popal  
Town of Newmarket  
P.O. Box 328  
395 Mulock Drive, STN Main  
Newmarket ON L3Y 4X7

Dear Moustafa:

Re: **Birock Subdivision, Block 5 - Plan 65M-3871**  
**1155 & 1255 Stackhouse Road**  
**Application for Severance**  
**Town Eng. Serv. File No.: D.22.102**  
**Project No.: 300054652.0000**

We have reviewed the material provided with your email dated September 23, 2022 relating to the Severance Application for the above noted Block. Our comments are as follows:

We recently provided comments on the Third Site Plan Submission for this Block. The Applicant is proposing to sever Block 5 in Plan 65M-3871 to create two separate lots. The information provided as part of the Severance Application is consistent with the plans which were provided with the Third Site Plan Submission.

There are two existing easements affecting the subject lands, both of which are located along the northern property line. These easements are as follows:

- 14 m drainage easement currently in favour of the Town. As a result of the servicing design and if the severance is approved, this easement will no longer be required and is to be abandoned.
- 6 m utility easement for Bell and Newmarket Hydro currently in favour of 1210 Twinney Drive. This easement is to remain.

Three easements will be required as a result of the proposed severance. These easements are as follows:

- A mutual access easement to allow for the shared uses of entrances and drive aisles. This easement is illustrated in orange on the accompanying Severance Sketch.
- Overland flow easement to allow overland storm water from Lot B onto Lot A lands. This easement is illustrated in green on the accompanying Severance Sketch.
- Overland flow easement to allow overland stormwater from Lot A onto Lot B lands. This easement is illustrated in blue on the accompanying Severance Sketch.

In addition to the information provided in support of the Application, we have obtained a servicing plan with the proposed severance lot line superimposed on it from the Applicant's Engineering Consultant. It shows a storm sewer near the new lot line being created which would necessitate the need for an additional easement for the storm sewer. We have spoken with the Applicant's Engineering Consultant, A.M. Candaras Associates Inc., and they have advised that they will revise the design to shift the storm sewer away from the new property to provide enough clearance to excavate the storm sewer without effecting the neighboring property.

### Summary

We have no objections to the proposed Severance Application provided the easements identified in the Application are created.

Should you have any questions regarding these comments, please do not hesitate to contact the undersigned.

Yours truly,

**R.J. Burnside & Associates Limited**

  
Dave Scmazzon, P.Eng.  
DS:bs

Enclosure(s)      Severance Sketch

cc:      Sepideh Majdi, M.Sc., P.Eng., Town of Newmarket (enc.) (Via: Email)

# SEVERANCE SKETCH

## Stackhouse Block 5

1155 & 1255 Stackhouse Rd,  
Newmarket, Ontario

### LEGEND

- Retained Land "A"
- Severed Land "B"
- 14m Drainage Easement (to be Abandoned)
- 6m Utility Easement
- Mutual Access Easement
- Water Easement for Retained Lands
- Water Easement for Severed Lands

RETAINED LAND "A"		
Zone Standard (SQ)	Requirement	Proposed
Minimum Lot Area	0.4 ha	2.1 ha
Minimum Frontage	60.0 m	109.2 m
Minimum Front Yard	12.0 m	19.0 m
Minimum Rear Yard	12.0 m	21.0 m
Minimum Interior Side Yard	6.0 m	9.0 m
Minimum Interior Back Yard	6.0 m	26.0 m
Maximum Lot Coverage	30 %	40%
Parking (Standard)	48	120 (+1)
Parking (Maximum Permitted)	4	4
On-site Parking	41	40
On-site Storage Parking Spaces	0	0
Loading Space	7	30

  

SEVERED LAND "B"		
Zone Standard (SQ)	Requirement	Proposed
Minimum Lot Area	0.4 ha	2.4 ha
Minimum Frontage	60.0 m	109.2 m
Minimum Front Yard	12.0 m	19.0 m
Minimum Rear Yard	12.0 m	19.0 m
Minimum Interior Side Yard	6.0 m	9.0 m
Minimum Interior Back Yard	6.0 m	26.0 m
Maximum Lot Coverage	30 %	44 %
Parking (Standard)	104	109
Parking (Maximum Permitted)	0	0
On-site Parking	40	40
On-site Storage Parking Spaces	0	0
Loading Space	7	30

Date: August 12, 2022

Scale: 1:1500



PREPARED BY: PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE