



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

DATE: Nov 21st, 2022

RE: Application for Minor Variance
Made by: NAVID TAVAKOLI & AIDA HACOPIAN
File No.: MV-2022-031
301 PRIMROSE LANE, NEWMARKET, ON
P PCL 1-1 SEC M67; LT 1 PL M67; TOWN OF NEWMARKET
Town of Newmarket Ward 4
Engineering Services File No.: R. Primrose Lane

We herein acknowledge receipt of the Application for Minor Variance wherein the applicant is proposing the creation of an 'Accessory Dwelling Unit' 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 in this instance.

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. Existing swales at property line shall not be affected/impacted or blocked and changed.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Moustafa Popal, B.Eng.
Engineering Development Coordinator
MP File No.: MP0022M