



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: Sepideh Majdi, P.Eng., Manager, Development Engineering

DATE: July 12, 2021

RE: Application for Minor Variance
Made by: Banisadr Arash & Rasaei Marjan
File No.: D13-A23-21
184 Prospect St
PLAN 85 PT LOT 2
Town of Newmarket Ward 5
Engineering Services File No.: R. Prospect St

We herein acknowledge receipt of the Application for Minor Variance wherein the applicant is proposing to add an accessory dwelling unit. 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 be provided for a Dwelling Unit whereas the By-law requires 2 parking spaces be provided.
2. Relief from Section 6.2.3 Additional Requirements for Residential Zones to permit a driveway located 0.0 metres from the side lot line whereas the By-law requires a 0.6 meter setback.
3. Relief from Section 5.2.2 Parking Space Design to permit two parking spaces with widths of 2.3 metres whereas the By-law requires widths of 2.6 meters.

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.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES



Sepideh Majdi, P.Eng.
Manager, Development Engineering

SM: BB, File No.: SM0044