



## PLANNING AND BUILDING SERVICES

Town of Newmarket

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### Planning Report

TO: Committee of Adjustment

FROM: Janany Nagulan  
Planner

DATE: July 16, 2021

RE: Application for Minor Variance **D13-A20-21**  
582 Gorham Street  
Town of Newmarket  
Made by: VINITSKY Kosta and YUZAYEVA, Nailya

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#### 1. Recommendations:

That Minor Variance Application D13-A20-2021 be deferred until the applicant has the opportunity to review comments provided by the Transportation Division and revise their proposal accordingly.

#### 2. Application:

An application for Minor Variance has been submitted by the owners of the above noted lands. The applicant is proposing a new single detached dwelling on the subject property. The following variances have been requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.2 Encroachments into Required Yards to permit a covered porch to further encroach into the front yard with a setback of 1.37 metres from the lot line whereas the By-law requires a setback of 1.5 metres from the lot line.
2. 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.
3. Relief from Section 6.2.2 Zone Standards to permit a minimum front yard setback of 3.05 metres whereas the By-law requires a setback of 4.8 metres.
4. Relief from Section 6.2.2 Zone Standards to permit a minimum exterior side yard setback of 4.69 metres whereas the By-law requires a setback of 6.0 metres.
5. Relief from Section 6.2.2 Zone Standards to permit lot coverage of 37.25% whereas the By-law permits maximum lot coverage of 35%.
6. Relief from Section 6.2.2 Zone Standards to permit a maximum building height of 9.81 metres whereas the By-law permits a maximum building height of 8.5 metres.
7. Relief from Section 6.2.2 Zone Standards to permit a maximum finished first floor height of 2.7 metres whereas the By-law permits a maximum finished first floor height of 1.2 metres.

#### 3. Planning Considerations:

The subject property is a corner lot located in a residential neighbourhood, on Gorham Street, east of Water Street. The Minor Variance was circulated to commenting partners for their review and comment. The Transportation Division has requested a daylight triangle, land for road allowance widening, and to meet traffic design guidelines. The proposed variances for the single-family dwelling could potentially be impacted by these requests.

Planning staff recommends this matter be deferred until such time that the applicant has an opportunity to review the comments and have further discussion with Engineering Services and Transportation staff. This will allow the applicant to revise their proposal if necessary.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Janany', with a stylized flourish at the end.

Janany Nagulan  
Planner