



**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

**Town of Newmarket**      www.newmarket.ca  
395 Mulock Drive      engineering@newmarket.ca  
P.O. Box 328, STN Main      T: 905 895.5193  
Newmarket, ON L3Y 4X7      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:** Temi Fashina, Sr. Engineering Development Coordinator – Residential

**DATE:** April 08, 2024

**RE:** Application for Minor Variance  
Made by: NIKITA KARAMANOV & EKATERINA UGROVATOVA  
File No.: MV-2024-017  
693 SUNNYPPOINT DRIVE, NEWMARKET, ON  
Town of Newmarket Ward 3  
**Engineering Services File No.: R. Sunnypoint Dr.**

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We herein acknowledge receipt of the Application for Minor Variance wherein the following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 4.2 Encroachments into Required Yards to permit an accessory structure (existing shed) setback 0.11m to the side property line whereas By-law requires a minimum setback of 2.40m.

We have reviewed the application and supporting documentation and we have concerns regarding the required drainage along the side of the property where the proposed accessory structure is located.

The applicant needs to submit a sealed grading plan designed and stamped by a P. Eng of Ontario to the Town, complying with Town standards for grading and drainage requirements. The applicant is to also submit a sealed letter signed and stamped by a P. Eng of Ontario confirming that there will be no negative impacts to the grading and drainage of this property or neighbouring properties as a result of the proposed changes.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

A handwritten signature in black ink, appearing to read "Temi Fashina".

Temi Fashina  
Sr. Engineering Development Coordinator – Residential  
File No.: TF044M