



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: May 17th, 2024

RE: Application for Minor Variance
Made by: NGG Homes
File No.: MV-2024-014, MV-2024-015 & MV-2024-016
137 WESLEY STREET, NEWMARKET, ON
Town of Newmarket Ward 2
Engineering Services File No.: R. Wesley St

MV-2024-014

The applicant requests a minor variance for the severed lands known as lot 1 of Consent application of CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 299sq.m whereas By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.13m whereas By-law requires a minimum lot frontage of 15.00m.

MV-2024-015

The applicant requests a minor variance for the retained lands known as lot 2 of Consent application CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 298sq.m whereas By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.13m whereas By-law requires a minimum lot frontage of 15.00m.

MV-2024-016

The applicant requests a minor variance for the severed lands known as lot 3 of Consent application CON-2024-003. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 298sq.m whereas By-law requires a minimum lot area of 511sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.14m whereas By-law requires a minimum lot frontage of 15.00m.

Due to the various lot non compliances, engineering has concerns with the storm water management for this site. As the increase in impervious area will contribute to storm water runoff, the applicant must provide a signed and stamped plan and report showing how the storm water runoff will match pre-existing conditions.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

A handwritten signature in black ink, appearing to read 'mpopal'.

Moustafa Popal, B.Eng.
Engineering Development Coordinator
MP File No.: MP0014M