



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: Temi Fashina, Sr. Engineering Development Coordinator – Residential

DATE: June 13, 2024

RE: Application for Minor Variance and Virtual Public Hearing
Made by: LEON KUSHNIR
File No.: MV-2024-020 & MV-2024-021
165 CARLSON DRIVE, NEWMARKET, ON
Town of Newmarket Ward 2
Engineering Services File No.: R. Carlson Dr.

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

MV-2024-020

The applicant requests a minor variance for the retained lands known as part 1 of Consent application of CON-2024-004. 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 730.42sq.m whereas By-law requires a minimum lot area of 743.00sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a rear yard of 1.80m whereas By-law required a minimum rear yard setback of 7.50m.

MV-2024-021

The applicant requests a minor variance for the severed lands known as part 2 and 3 of Consent application CON-2024-004. 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 662.89sq.m whereas By-law requires a minimum lot area of 743.00sq.m.

We have reviewed the application and supporting documentation and have no objection to this application. Please note that further engineering comments can be expected during the building permit application review.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES



Temí Fashina
Sr. Engineering Development Coordinator – Residential

File No.: TF057M