



**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:** July 18<sup>th</sup>, 2024.

**RE:** Application for Minor Variance  
Made by: DARCY TOOMBS & MICHELLE GILBERT  
File No.: MV-2024-035  
411 MILLARD AVENUE, NEWMARKET, ON  
Town of Newmarket Ward 5  
**Engineering Services File No.: R. Millard Avenue.**

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The applicant is proposing a lot addition. The following relief is requested from Zoning By-law 2010-40, as amended for the retained lot under consent application CON-2024-005:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 339.10sq.m whereas By-law requires a minimum lot area of 511.00sq.m; and
2. Relief from Section 6.2.2 Zone Standards to permit a rear yard of 1.89m whereas By-law requires a minimum rear yard of 7.5m.

We have concerns regarding the application due to the limited backyard space and require clarification on how the properties will work together. To address this, please submit a comprehensive grading plan demonstrating how each property will be graded in accordance with Town standards. Our objections will remain in place unless both properties can show compliance with our Lot Grading standards. It is essential that both properties provide a grading plan that adheres to the Town of Newmarket Engineering Design Criteria. This documentation is necessary to ensure proper drainage and compliance with our regulations, given the spatial constraints of the site.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

A handwritten signature in black ink that reads "mpopal".

Moustafa Popal, B.Eng.  
Engineering Development Coordinator  
MP File No.: MP0018M