



**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:** Artem Gouchtine, M.Eng., C.E.T., Sr. Engineering Development Coordinator

**DATE:** December 06, 2024

**RE:** Application for Minor Variance  
Made by: ASHKAN BABAK  
File No.: MV-2024-042  
204 MCCAFFREY ROAD, NEWMARKET, ON  
Town of Newmarket Ward 7  
**Engineering Services File No.: R. McCaffrey Rd.**

---

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. 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 a garage.

We have been advised that parking requirements are typically commented on by the Planning Department and Planning have been supporting requests of this nature. For the sake of consistency, it is our opinion that Engineering should defer comments to the Planning Department and not object to this request at this time.

Should you have any questions please contact the undersigned.  
Sincerely,

**ENGINEERING SERVICES**

*Artem Gouchtine*

Artem Gouchtine, M.Eng., C.E.T.  
Sr. Engineering Development Coordinator – Residential  
File No.: AG011M