



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: BRIAN & CHELSEA SHICKLUNA
File No.: MV-2024-041
724 ARTHUR STREET, NEWMARKET, ON
Town of Newmarket Ward 2
Engineering Services File No.: R. Arthur St.

The applicant is proposing the construction of an accessory structure (to legalize an existing shed). 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 a shed (2.9m in height) setback to a side property line of 0.3m whereas the By-law requires sheds (2.9m in height) to be at minimum setback to a side property line of 2.4m; and
2. Relief from Section 4.2 Encroachments into Required Yards to permit an eave setback 0.00m from the side property line whereas the By-law requires eaves to be setback a minimum 0.3m from the side lot line.

For both points we would defer to planning for setback requirements, however, having reviewed the application and supporting documentation we have no objection to this application. Please note that existing drainage patterns and swales would be required to remain and there should 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

Artem Gouchtine

Artem Gouchtine, M.Eng., C.E.T.
Sr. Engineering Development Coordinator – Residential
File No.: AG008M