



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

DATE: December 06, 2024

RE: Application for Minor Variance
Made by: VENUS MOHAJERIN & MALAKUTI FERESHTEH
File No.: MV-2024-042
80 SAVAGE ROAD, NEWMARKET, ON
Town of Newmarket Ward 6
Engineering Services File No.: R. Savage 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; and
2. Relief from Section 6.2.2 Zone Standards to permit an interior side yard measured to a walkway of 0.67m whereas the By-law requires a minimum interior side yard measured to a walkway of 1.2m.

We would like to respond with the following for each of the points listed above:

1. We have been advised that parking requirements are typically commented on by the Planning Department and Planning has 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.
2. We have reviewed the application and supporting documentation and 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 neighboring properties as a result of the proposed changes. Please be advised that this application will require review by the Building Department.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

A handwritten signature in cursive script that reads "Artem Gouchtine".

Artem Gouchtine, M.Eng., C.E.T.
Sr. Engineering Development Coordinator – Residential
File No.: AG010M