



**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: ANDY CHU & RACHEL FERNANDEZ  
File No.: MV-2024-043  
215 BILLINGS CRESCENT, NEWMARKET, ON  
Town of Newmarket Ward 4  
**Engineering Services File No.: R. Billings Cresc.**

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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.: AG009M