



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: January 17, 2025

RE: Application for Minor Variance
Made by: CRITERION DEVELOPMENT CORPORATION
File No.: MV-2024-049
0 JORDANRAY BOULEVARD, NEWMARKET, ON
Town of Newmarket Ward 6
Engineering Services File No.: R. Jordanray Blvd.

The applicant is proposing the construction of a three-unit townhouse. The following relief is requested from Zoning By-law 2019-06, as amended:

1. Relief from Section 6.2.4.5 Setbacks to permit a side yards of 1.2m whereas the By-law requires a minimum side yards of 5.5m;
2. Relief from Section 6.2.4.3 Floor Space Index to permit a floor space index of 0.80 whereas the By-law requires a minimum floor space index of 1.5;
3. Relief from Section 5.3.1.1 to permit 6 parking spaces whereas the By-law permits a maximum of 4.05 parking spaces;
4. Relief from Section 5.6 to permit 0 loading spaces whereas the By-law requires a minimum of 1 loading space;
5. Relief from Section 6.2.4.6 to permit a 0 degrees angular plan from side yard whereas the By-law require a 45 degree angular plane measured from a height of 1.7m at the lot line;
6. Relief from Section 4.2 to permit a side yard setback measured to steps of 0.6m whereas the By-law requires steps to be setback a minimum of 1.2m from the property line; and
7. Relief from Section 6.4.4.1 and Schedule B Map 10 to permit a minimum height of 7.6m whereas the By-law requires a minimum height of 11m.

We have no objection to this proposal given that the applicant submits a sealed grading plan, and servicing plan designed and stamped by a P.Eng of Ontario to the Town, complying with the Town's standards for grading, servicing and drainage requirements. There should be no negative impacts on the grading and drainage of this property or neighbouring properties as a result of the proposed changes. Please be advised that this application will require a review by the Building Department.

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

ENGINEERING SERVICES

Artem Gouchtine, M.Eng., C.E.T.
Sr. Engineering Development Coordinator – Residential
File No.: AG019M

Artem Gouchtine