



**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:** March 14, 2025

**RE:** Application for Minor Variance  
Made by: MATTHEW LOREIRO, NORBERTO LOREIRO, & MARIA LOREIRO  
File No.: MV-2025-009  
207 QUEEN STREET, NEWMARKET, ON  
Town of Newmarket Ward 5  
**Engineering Services File No.: R. Queen St.**

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The applicant is proposing the construction of a new detached garage. The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a rear yard measured to a detached garage of 4.57m whereas the By-law requires a minimum rear yard measured to a detached garage of 7.5m; and
2. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a detached garage of 1.00m whereas the By-law requires a minimum side yard measured to a detached garage of 1.20m.

We have no objection to this proposal given that the applicant submits a sealed grading plan designed and stamped by a P.Eng of Ontario to the Town, complying with the Town's standards for grading and drainage requirements. There should be no negative impacts to 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*

Artem Gouchtine, M.Eng., C.E.T.  
Sr. Engineering Development Coordinator – Residential  
File No.: AG022M