



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: Veronika Axenova, Engineering Development Coordinator

DATE: April 30, 2025

RE: Application for Minor Variance
Made by: BAHMAN YAGHOobi & GHAREH MOHAMMADLOU
File No.: MV-2025-08
273 MCCAFFREY RD, NEWMARKET, ON
Town of Newmarket Ward 7
Engineering Services File No.: R. McCaffrey 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;
2. Relief from Section 4.2 Encroachments into Required Yards to permit a shed setback 0.20m from the side and rear property lines whereas the By-law requires a minimum setback of 1.00m from the side and rear property lines;
3. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a walkway of 0m (at its narrowest point) whereas the By-law requires a minimum side yard of 1.20m measured to a walkway; and
4. Relief from Section 4.2 Encroachments into Required Yards to permit a walkway setback 0m from a side property line in the rear yard and a walkway setback of 0.28m from a side property line in the front yard whereas the By-law requires walkways to be setback a minimum of 0.60m from a side property line.

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. Regarding points 2, 3 and 4 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

Veronika Axenova

Veronika Axenova
Engineering Development Coordinator – Residential
File No.: VA001M