



**DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES**

**Town of Newmarket**

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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: Temi Fashina, Sr. Engineering Development Coordinator – Residential

DATE: April 11, 2024

RE: Application for Minor Variance  
Made by: M281 MSN INC.  
File No.: MV-2024-019  
281 MAIN STREET NORTH, NEWMARKET, ON  
Town of Newmarket Ward 4  
**Engineering Services File No.: R. Main Street N.**

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We herein acknowledge receipt of the Application for Minor Variance wherein the following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 8.1.1 List of Exceptions (exception 132) to permit 19 townhouse units whereas By-law permit a maximum of 16 townhouse units; and
2. Relief from Section 8.1.1 List of Exceptions (exception 132) to permit a lot frontage of 4.3m per unit whereas By-law requires a minimum lot frontage of 5.0m per unit.

We have reviewed the application and supporting documentation and have no objection to this application. Please note, further additional engineering comments will come on the property during site plan application or building permit review.

Should you have any questions please contact the undersigned.

Sincerely,

**ENGINEERING SERVICES**

Temi Fashina

Sr. Engineering Development Coordinator – Residential

File No.: TF046M