



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: Moustafa Popal, B. Eng., Engineering Development Coordinator

DATE: May 27th, 2024

RE: Application for Minor Variance
Made by: NGG HOMES INC.
File No.: MV-2024-014
137 WESLEY STREET, NEWMARKET, ON
LT 41 PL 117 NEWMARKET; LT 42 PL 117 NEWMARKET; NEWMARKET
Town of Newmarket Ward 2
Engineering Services File No.: R. Wesley St

NGG HOMES INC. requests the approval of the Committee to sever a parcel of land for the creation of two new lots and totaling three lots on the subject property. The first severed parcel is indicated on the attached sketch as Lot 1 and has a frontage of 10.13m and an area of 299sq.m. Lot 2 is the retained lot and has a remaining frontage of 10.13m and an area of 298sq.m. Lot 3 is a severed parcel with a frontage of 10.14m and an area of 298sq.m.

We have concerns with the proposed Severance Application due to no stormwater pipe fronting this property. As the increase in impervious area will contribute to storm water runoff, the applicant must provide a signed and stamped plan and report showing how the storm water runoff will match pre-existing conditions.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Moustafa Popal, B.Eng.
Engineering Development Coordinator
MP File No.: MP014M