



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: July 18th, 2024.

RE: Application for Minor Variance
Made by: DARCY TOOMBS & MICHELLE GILBERT
File No.: CON-2024-005
411 MILLARD AVENUE, NEWMARKET, ON
Town of Newmarket Ward 5
Engineering Services File No.: R. Millard Avenue.

The applicant is requesting the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 19.74m, a depth of approximately 7.63m, and area of approximately 154.20sq.m. The severed parcel is indicated as part 2 and 3 on the attached sketch and added to the property immediately to the north at 406 Tecumseth Street.

We have concerns regarding the application due to the limited backyard space and require clarification on how the properties will work together. To address this, please submit a comprehensive grading plan demonstrating how each property will be graded in accordance with Town standards. Our objections will remain in place unless both properties can show compliance with our Lot Grading standards. It is essential that both properties provide a grading plan that adheres to the Town of Newmarket Engineering Design Criteria. This documentation is necessary to ensure proper drainage and compliance with our regulations, given the spatial constraints of the site.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

A handwritten signature in black ink, appearing to read "mpopal".

Moustafa Popal, B.Eng.
Engineering Development Coordinator
MP File No.: MP0019M