



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: December 06, 2024

RE: Application for Consent
Made by: ANDREI BALAKAI
File No.: CON-2024-006
589 & 593 WATSON AVENUE, NEWMARKET, ON
Town of Newmarket Ward 3
Engineering Services File No.: R. Watson Ave.

Andrei Balakai requests the approval of the Committee to sever a parcel of land for the creation of a new lot (589 and 593 Watson Avenue have merged on title due to common ownership) on the subject property. The parcel of land has a frontage of 15.24m and an approximate area of 400.51sq.m. The severed parcel is indicated as part 1 and the retained parcel is indicated as part 2 on the attached sketch.

We have reviewed the application and supporting documentation and have no objection to this application. Please note that existing drainage patterns and swales would be required to remain and there should be no negative impacts to the grading and drainage of this property or neighboring properties as a result of the proposed changes. Please be advised that this application will require a review by the Building Department. Please be advised that although our records show that there is a sanitary connection to 589 and 593 Watson Avenue, this should be field-verified by the applicant to ensure 589 Watson Avenue can be serviced.

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.: AG013M