



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 Minor Variance
Made by: ANDREI BALAKAI
File No.: MV-2024-048
593 WATSON AVENUE, NEWMARKET, ON
Town of Newmarket Ward 3
Engineering Services File No.: R. Watson St.

The applicant is proposing a lot severance (lots have merged on title due to common ownership). The following relief is requested for the retained lands of application CON-2024-006 from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit an interior side yard (westerly) of 1.13m whereas the By-law requires a minimum interior side yard of 1.20m.

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 neighbouring properties as a result of the proposed changes

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.: AG008M