

**From:** [Andrew Jurrius](#)  
**To:** [Umar Mahmood](#)  
**Cc:** [Addie Loo](#)  
**Subject:** RE: 329 Park Avenue & 155/157 Lorne Ave - CoA Comments  
**Date:** December 10, 2024 4:34:55 PM  
**Attachments:** [image001.png](#)

---

## Comments from the Building Division in respect to the severance application of 329 Park Avenue:

- Minimum Lot Area must be met for both the existing and retained lots.
- Minimum Lot Frontage must be met for both the existing and retained lots.
- Rezoning required for the establishment of both lots to allow semi-detached land use.
- The current wall separating the two units must be upgraded to a party wall having a 1 hour fire-resistance rating.
- The window in the exterior wall must be fitted with a fire-rated closure.
- All services must be separated and serve each lot separately (electrical, sanitary, storm and water).
- A maintenance easement is required for the projection of the retained lot's upper roof over the future severed lot.

Kind regards,  
**Andrew**

**Andrew Jurrius**

Chief Building Official | Planning & Building Services  
Town of Newmarket | 905-953-5300 x2402 | [ajurrius@newmarket.ca](mailto:ajurrius@newmarket.ca)

**Note:** Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours.

---

**From:** Umar Mahmood <[umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)>  
**Sent:** December 10, 2024 10:10 AM  
**To:** Andrew Jurrius <[ajurrius@newmarket.ca](mailto:ajurrius@newmarket.ca)>  
**Subject:** FW: 329 Park Avenue & 155/157 Lorne Ave - CoA Comments

Good morning Andrew,

Wondering if we can get a cleaned up version of your official comments. CofA comments will be posted online this Friday.

Regards,  
Umar

**Umar Mahmood**

Planner COA & Cultural Heritage | Planning & Building Services  
Town of Newmarket | 905-953-5300 x2458 | [umahmood@newmarket.ca](mailto:umahmood@newmarket.ca)

**Note:** Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours.