



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: LUCAS & KAYLA O'NEILL
File No.: CON-2024-007
329 PARK AVENUE, 155 & 157 LORNE AVENUE, NEWMARKET, ON
Town of Newmarket Ward 5
Engineering Services File No.: R. Park Avenue., R. Lorne Avenue

LUCAS & KAYLA O'NEILL requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of 14.74m and an approximate area of 370.18sq.m. The severed parcel is indicated in red and the retained parcel is indicated in green on the attached sketch.

We have reviewed the application and supporting documentation and have no objection to this application given the following conditions are met:

- 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,
- The Town would require a 5mx5m daylight triangle at the intersection of Lorne Avenue and Park Avenue,
- Sanitary connection for the future lot on 329 Park Avenue is only available on Lorne Avenue.

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.: AG012M