



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket www.newmarket.ca
395 Mulock Drive engineering@newmarket.ca
P.O. Box 328, STN Main T: 905 895.5193
Newmarket, ON L3Y 4X7 F: 905 953.5138

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: January 17, 2025

RE: Application for Minor Variance
Made by: SCOTT & MADELYN WHEELER
File No.: MV-2024-050
423 PENN AVE, NEWMARKET, ON
Town of Newmarket Ward 4
Engineering Services File No.: R. Penn Ave.

The applicant is requesting permission to extend/enlarge the existing legal non-conforming house to construct a rear addition. Any extension or enlargement of a legal non-conforming use requires approval under Section 45(2) of the Planning Act. The proposed lot coverage is 34.8% whereas the By-law permits a maximum lot coverage of 25.00%.

We have no objection to this proposal given that the applicant submits a sealed grading plan designed and stamped by a P.Eng of Ontario to the Town, complying with the Town's standards for grading and drainage requirements. There should be no negative impacts on the grading and drainage of this property or neighbouring properties as a result of the proposed changes. Please be advised that this application will require a review by the Building Department.

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.: AG018M