



Town of Newmarket

Agenda

Committee of Adjustment

Date: Wednesday, January 29, 2025
Time: 9:30 AM

Pages

1. Public Notice

To participate in the meeting please email umahmood@newmarket.ca or call (905)895-5193 ext.2458 the Friday prior to the meeting.

[ZOOM Link](#)

[How to Login guide](#)

2. Conflict of Interest Declarations

3. Appeals

4. Approval of Minutes

5. Items

5.1	MV-2024-049	1
	0 JORDANRAY BLVD (WARD 6)	
5.2	MV-2024-050	4
	423 PENN AVE (WARD 4)	
5.3	CON-2025-001	7
	17725 Yonge St (Ward 4)	

6. Adjournment



**Committee of Adjustment 1
Town of Newmarket**
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

Notice of Complete Application for Minor Variance and Virtual Public Hearing

In the Matter of Subsection 1 or 2 of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and

In the Matter of an application for Minor Variance or for Permission for relief from By-law Number 2019-06, as amended.

File Number: MV-2024-049
Made By: CRITERION DEVELOPMENT CORPORATION
Subject Land: 0 JORDANRAY BOULEVARD, NEWMARKET, ON
Ward: 6

The purpose and effect of the application is as follows:

The applicant is proposing the construction of a three unit townhouse. The following relief is requested from Zoning By-law 2019-06, as amended:

1. Relief from Section 6.2.4.5 Setbacks to permit a side yards of 1.2m whereas the By-law requires a minimum side yards of 5.5m;
2. Relief from Section 6.2.4.3 Floor Space Index to permit a floor space index of 0.80 whereas the By-law requires a minimum floor space index of 1.5;
3. Relief from Section 5.3.1.1 to permit 6 parking spaces whereas the By-law permits a maximum of 4.05 parking spaces;
4. Relief from Section 5.6 to permit 0 loading spaces whereas the By-law requires a minimum of 1 loading space;
5. Relief from Section 6.2.4.6 to permit a 0 degrees angular plane from side yard whereas the By-law require a 45 degree angular plane measured from a height of 1.7m at the lot line;
6. Relief from Section 4.2 to permit a side yard setback measured to steps of 0.6m whereas the By-law requires steps to be setback a minimum of 1.2m from the property line; and
7. Relief from Section 6.4.4.1 and Schedule B Map 10 to permit a minimum height of 7.6m whereas the By-law requires a minimum height of 11m.

Hearing Date and Time: Wednesday, January 29, 2025 at 9:30 AM

Hearing Location: Virtual via ZOOM (contact the Secretary-Treasurer for more information)

The Town will be hosting a virtual Public Hearing via ZOOM. Members of the public may access the virtual Public Hearing online or by phone and are encouraged to make oral submissions in support of or in opposition to this application. Additional participation information is also available on the Town's website: <https://www.newmarket.ca/committeeofadjustment>

You may also submit written comments in support of or in opposition to this application to the Secretary-Treasurer at umahmood@newmarket.ca. Please provide comments by the Friday prior to the hearing.



**Committee of Adjustment 2
Town of Newmarket**

395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed minor variance, you must make a written request to the Committee of Adjustment at 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7 or via e-mail at umahmood@newmarket.ca.

For more information about this matter, contact the Secretary-Treasurer at umahmood@newmarket.ca or at 905 895 5193 extension 2458.

If you are the owner of any land that contains seven or more residential units you are hereby requested to post this notice in a location that is visible to all of the residents.

Applicants Please Note: If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

Dated at the Town of Newmarket this 8th day of January, 2025.

A handwritten signature in cursive script that reads "U. Mahmood".

Secretary-Treasurer
Committee of Adjustment



**Committee of Adjustment 4
Town of Newmarket**

395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

Notice of Complete Application and Virtual Public Hearing

In the Matter of Subsection 1 or 2 of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and

In the Matter of an application for permission to extend or enlarge a legal non-conforming use under Section 45(2) of the Planning Act, R.S.O. 1990, c.P.13.

File Number: MV-2024-050
Made By: SCOTT & MADELYN WHEELER
Subject Land: 423 PENN AVE, NEWMARKET, ON
Ward: 4

The purpose and effect of the application is as follows:

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%.

Hearing Date and Time: Wednesday, January 29, 2025 at 9:30 AM
Hearing Location: Virtual via ZOOM (contact the Secretary-Treasurer for more information)

The Town will be hosting a virtual Public Hearing via ZOOM. Members of the public may access the virtual Public Hearing online or by phone and are encouraged to make oral submissions in support of or in opposition to this application. Additional participation information is also available on the Town's website: <https://www.newmarket.ca/committeeofadjustment>

You may also submit written comments in support of or in opposition to this application to the Secretary-Treasurer at umahmood@newmarket.ca. Please provide comments by the Friday prior to the hearing.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed construction, you must make a written request to the Committee of Adjustment at 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7 or via e-mail at umahmood@newmarket.ca.

For more information about this matter, contact the Secretary-Treasurer at umahmood@newmarket.ca or at 905 895 5193 extension 2458.

If you are the owner of any land that contains seven or more residential units you are hereby requested to post this notice in a location that is visible to all of the residents.

Applicants Please Note: If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.



**Committee of Adjustment 5
Town of Newmarket**

395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

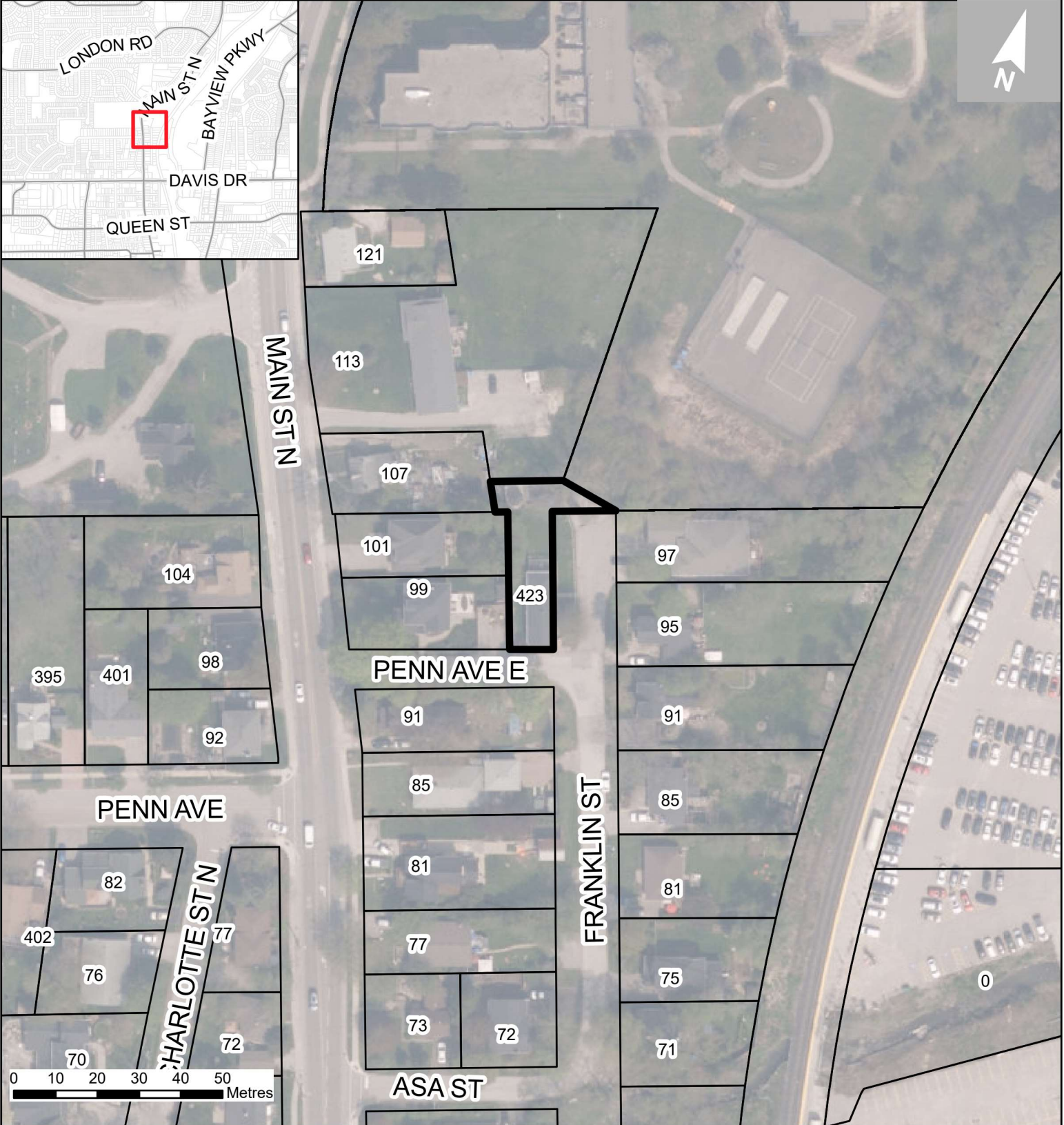
www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

Dated at the Town of Newmarket this 8th day of January, 2025.

UMahmood

Secretary-Treasurer
Committee of Adjustment

423 Penn Avenue E



Automatically Generated
by Staff Online GIS
Printed: 2025-01-03.



Notice of Complete Application for Consent and Virtual Public Hearing

In the Matter of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and

In the Matter of an application by **Yonge-Kingston Centre Inc.** owner of that parcel of land being and situated in the Town of Newmarket, known as 17760 Yonge Street.

File Number: CON-2025-001
Made By: YONGE-KINGSTON CENTRE INC.
Subject Land: 17725 YONGE STREET, TOWN OF NEWMARKET
Legal Description: 1STLY) BLK A & LOTS 7-12, PL M71, S/T RT LT15764 ; 2NDLY) PT LT 97 CON 1, EYS (NEG), PTS 1 - 7, 65R3359, SAVE & EXCEPT PT 1, 65R25861 ; 3RDLY) PT LT 97 CON 1 EYS (NEG), PT 4, 66R8068 ; EXCEPT PARTS 1,2 & 3, YR2547033 AND PART 1 PLAN 65R37773; S/T R144769 R249507E; TOWN OF NEWMARKET
Ward: 4

The purpose and effect of the application is as follows:

Yonge-Kingston Centre Inc. (the Landlord) is proposing to permit the lease agreement registered on title between the Landlord and Tim Horton's and Wendy's (the Tenant) to be extended for a period of 21 years or greater.

Hearing Date and Time: Wednesday, January 29, 2025 at 9:30 AM
Hearing Location: Virtual via ZOOM (contact the Secretary-Treasurer for more information)

The Town will be hosting a virtual public hearing via ZOOM. Members of the public may access the virtual public hearing online or by phone and are encouraged to make oral submissions in support of or in opposition to this application.

For more information, please contact the Secretary-Treasurer anytime at umahmood@newmarket.ca or 905 953 5300 extension 2458. Additional participation information is also available on the Town's website at: <https://www.newmarket.ca/committeeofadjustment>

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Please provide comments by the Friday prior to the hearing.

For more information about this matter, including how to participate in a virtual electronic public hearing, contact the Secretary-Treasurer anytime at umahmood@newmarket.ca.

If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed consent, you must make a written request to the Committee of Adjustment at 395 Mulock Drive, STN MAIN, Box 328, Newmarket, Ontario L3Y 4X7 or via e-mail at umahmood@newmarket.ca.

If you are the owner or manager of any land that contains seven (7) or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

Additional information and material regarding the application will be available to the public online for inspection by contacting the Secretary-Treasurer anytime at umahmood@newmarket.ca.

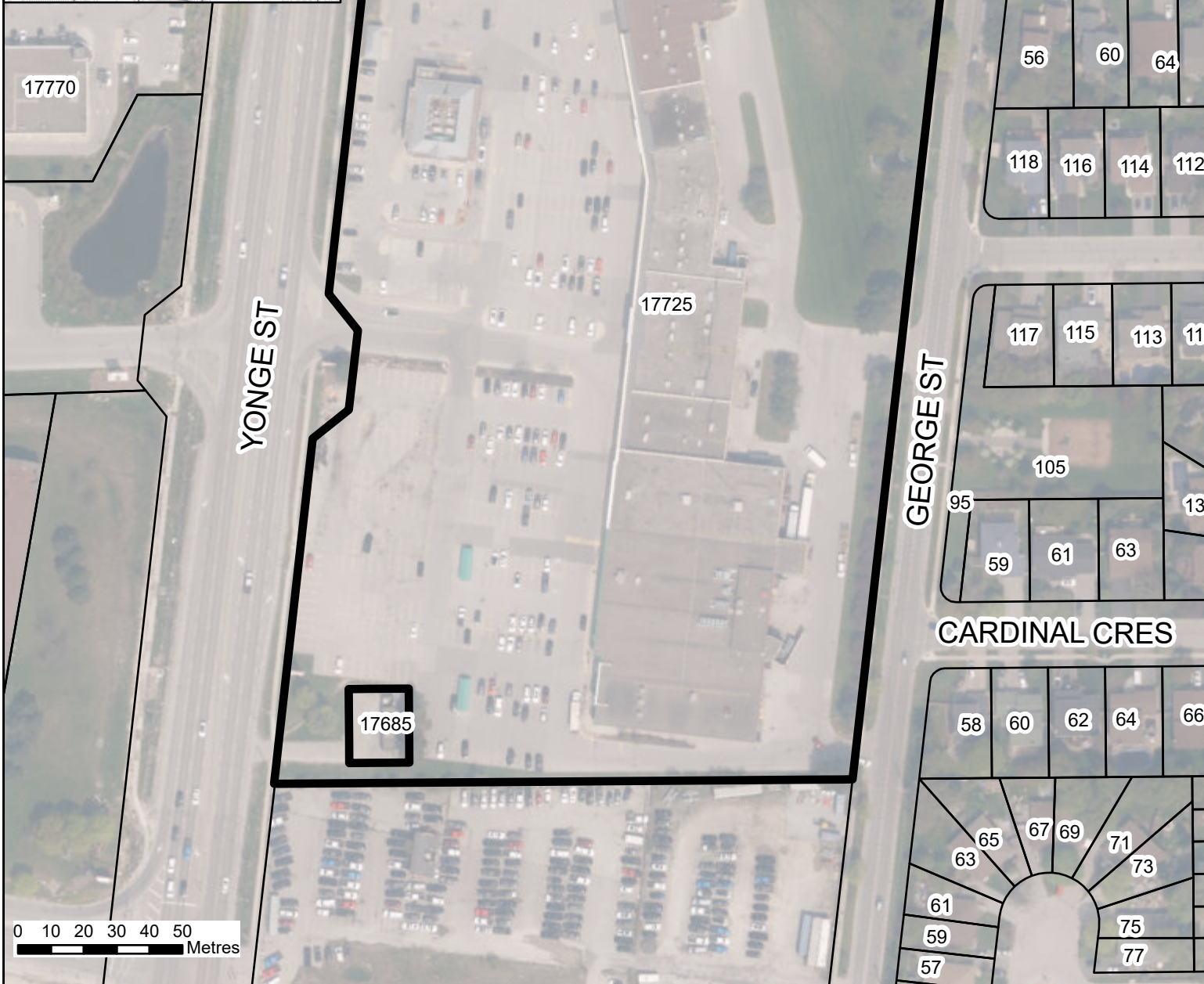
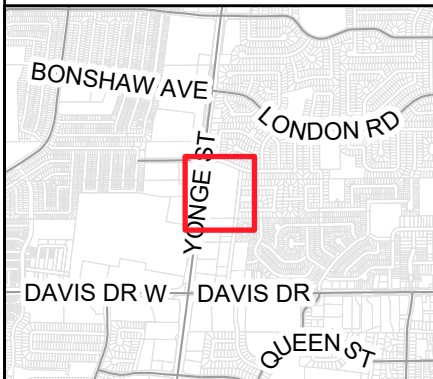
Applicants Please Note: If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

Dated at the Town of Newmarket this 9th day of January, 2025.



Secretary-Treasurer
Committee of Adjustment

17725 Yonge St



Automatically Generated
by Staff Online GIS
Printed: 2025-01-08.