



Town of Newmarket

Agenda

Committee of Adjustment

Date: Wednesday, May 28, 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-2024-044 1

481 Jim Barber Court (Ward 4)

5.2 MV-2025-001 4

49 Mae Brooks Dr (Ward 7)

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 2010-40, as amended.

File Number: MV-2024-044
Made By: DANIEL ARTHUR COLLINS & GLADYS MAY COLLINS
Subject Land: 481 JIM BARBER COURT, NEWMARKET, ON
Ward: 4

The purpose and effect of the application is as follows:

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a driveway width of 9.58m whereas By-law permits a maximum driveway width of 3.00m; and
2. Relief from Section 4.5 Accessory Dwelling Units to permit the alteration of a façade (new doorway at grade) facing a street whereas the By-law does not permit the alteration of a façade facing a street.

Hearing Date and Time: Wednesday, May 28, 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 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.



**Committee of Adjustment 2
Town of Newmarket**

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

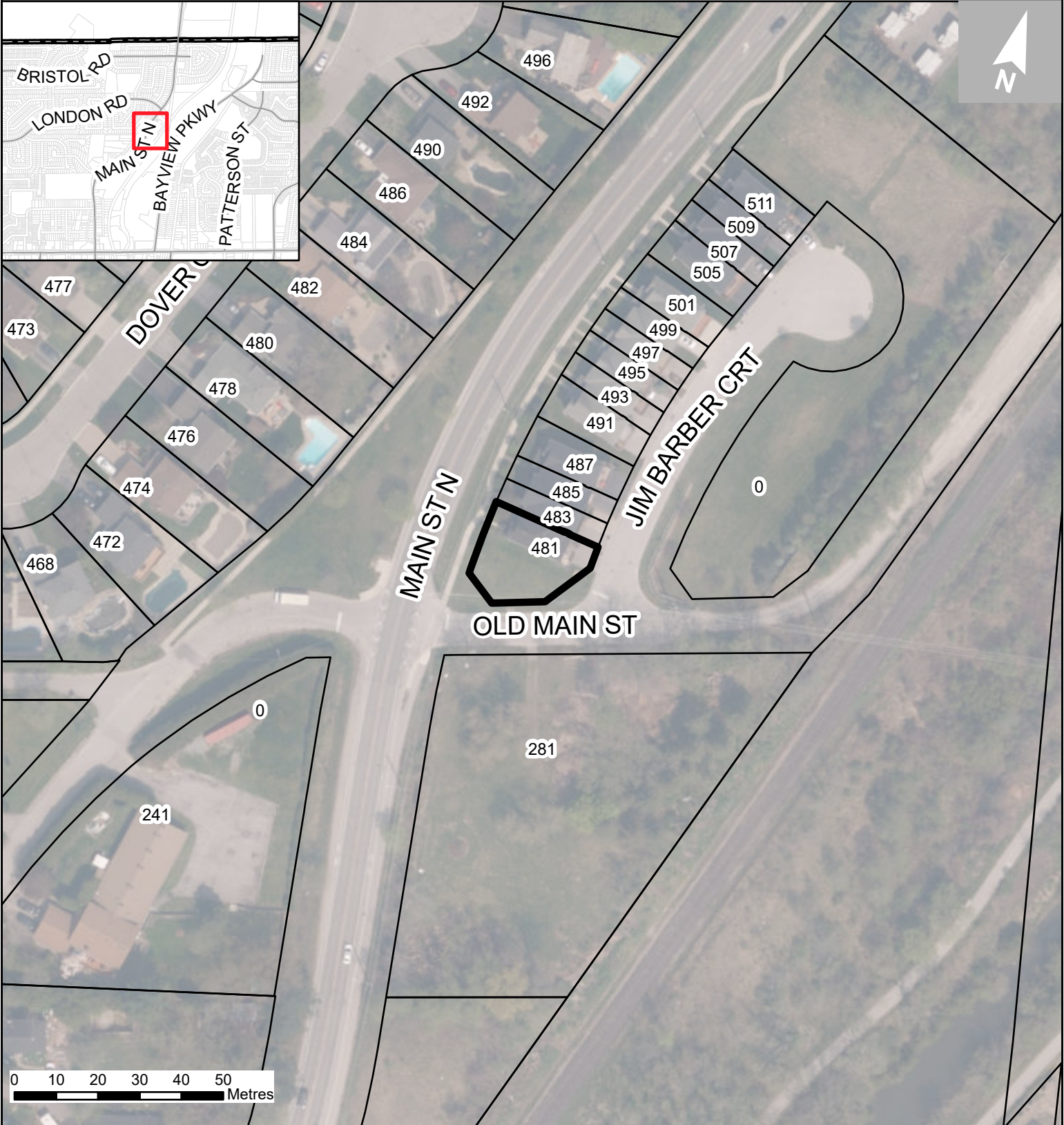
www.newmarket.ca
umahmood@newmarket.ca
T: 905.895.5193 Ext. 2458

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 May, 2025.

Secretary-Treasurer
Committee of Adjustment

481 Jim Barber Court





**Committee of Adjustment 4
Town of Newmarket**

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

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In the Matter of an application for Minor Variance or for Permission for relief from By-law Number 2010-40, as amended.

File Number: MV-2025-001
Made By: MAYSAM SALEHIAN & PARISA JANGHORBAN
Subject Land: 49 MAE BROOKS DRIVE, NEWMARKET, ON
Ward: 7

The purpose and effect of the application is as follows:

The applicant is proposing the construction of an Additional Residential Unit (basement apartment). The following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an Accessory Dwelling Unit be provided within the garage whereas the By-law requires parking spaces be provided exterior to a garage; and
2. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a walkway of 0.60m whereas By-law requires a minimum side yard measured to a walkway of 1.20m.

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**Committee of Adjustment 5
Town of Newmarket**

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

Secretary-Treasurer
Committee of Adjustment

49 Mae Brooks Drive

