



Town of Newmarket

Agenda

Committee of Adjustment

Date: Wednesday, April 29, 2026
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. Item

5.1 CON-2025-002, MV-2025-010 & MV-2025-011

1

378 SIMCOE STREET

WARD 5

5.2 MV-2026-015

7

374 OTTON ROAD

WARD 7

6. Adjournment



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 **1000655381 ONTARIO INC.** owner of that parcel of land being and situated in the Town of Newmarket, known as 378 SIMCOE STREET; NEWMARKET, ON.

File Number: CON-2025-002
Made By: 1000655381 ONTARIO INC.
Subject Land: 378 SIMCOE STREET, NEWMARKET, ON
Legal Description: PT LT 18 S/S SIMCOE ST PL 78 NEWMARKET AS IN R581469;
NEWMARKET
Related Files: MV-2025-010 & MV-2025-011
Ward: 5

The purpose and effect of the application is as follows:

1000655381 ONTARIO INC. is proposing to convey the subject land indicated as Parcel "A" on the attached sketch for residential purposes and to retain the land marked as Parcel "B" on the attached sketch for residential purposes.

Hearing Date and Time: Wednesday, April 29, 2026 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.

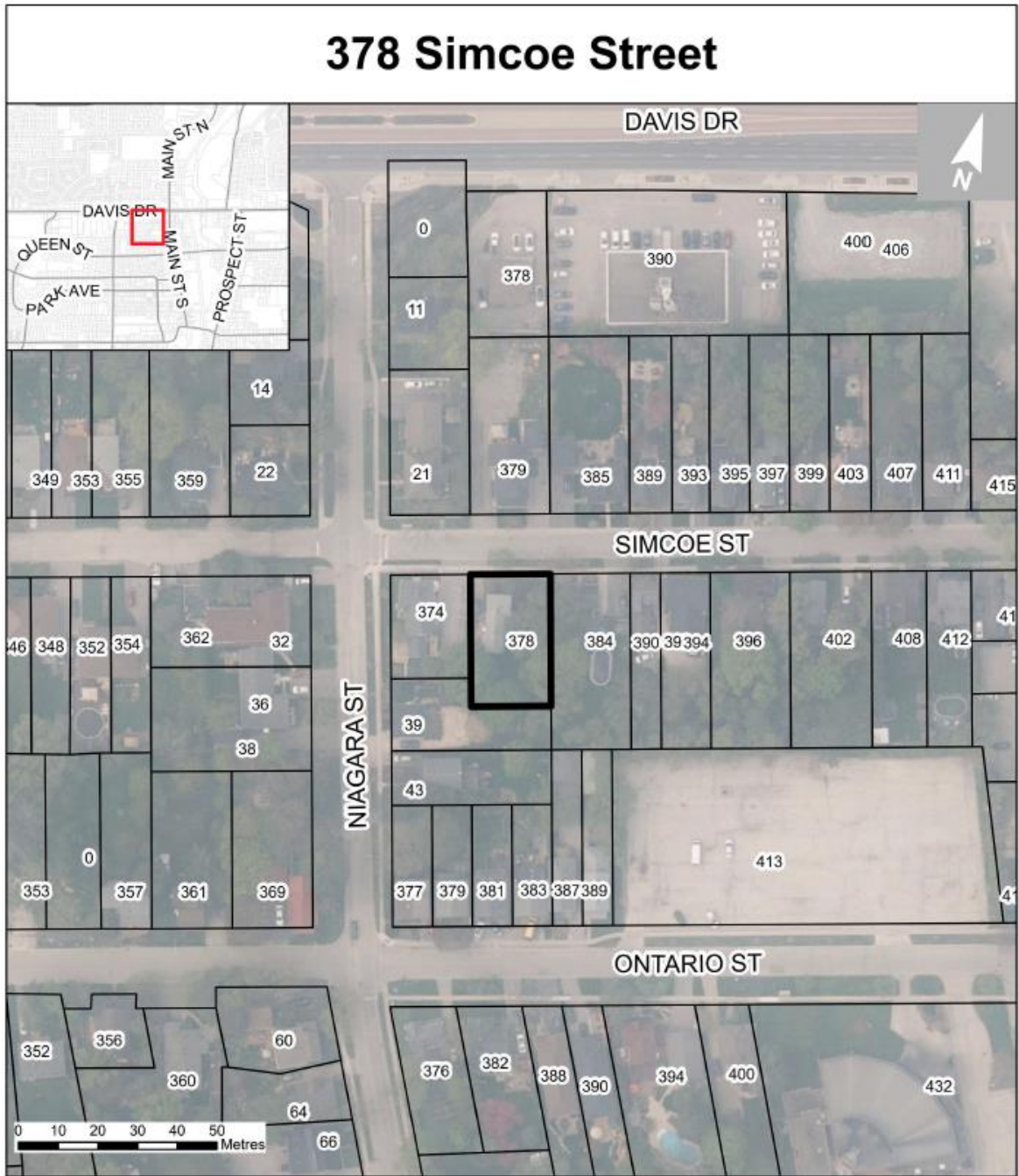
If you are the owner or manager of any land that contains seven (7) or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

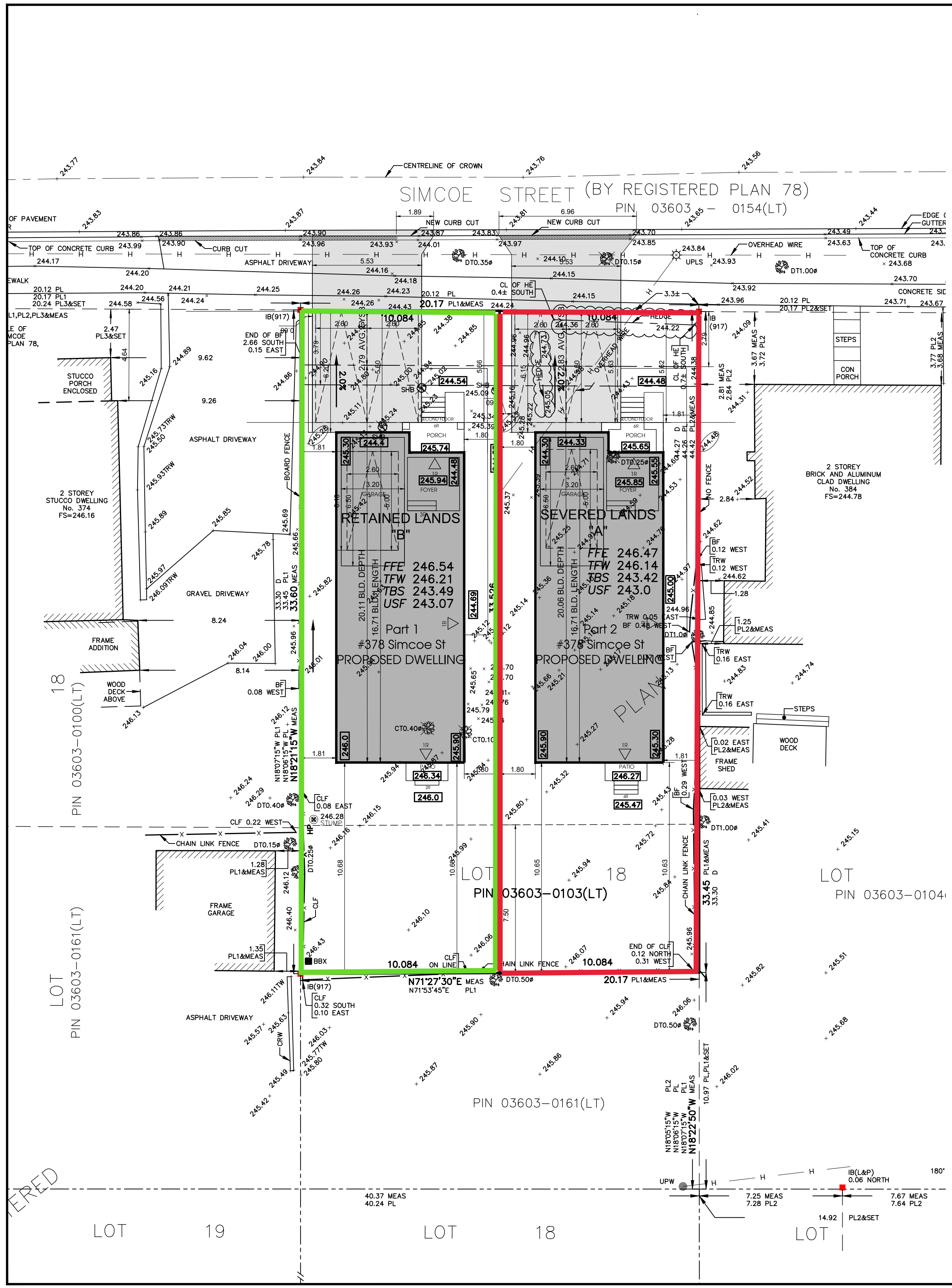
Additional information and material regarding the application will be available to the public online for inspection by contacting the Secretary-Treasurer anytime at umahmood@newmarket.ca.

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 April, 2026.

U Mahmood
Secretary-Treasurer
Committee of Adjustment





Project:	378 Simcoe St Newmarket, Ontario		
Lot Description:	Part of Lot 18, Registered Plan 78		
	Zoning (R1-D)	Part 1	Part 2
Lot Geometry			
Min. Lot Area	511 m ²	338.6	337.8
Min. Lot Frontage	15 m	10.08 m	10.08 m
Min. Yard Setbacks			
From Front Lot Line	2.79 m	5.66 m	5.62 m
(*16) (By-law 2020-63)			
From Rear Lot Line	7.5 m	10.66 m	10.63 m
From West Lot Line	1.8 m	1.81 m	1.8 m
From East Lot Line	1.8 m	1.8 m	1.81 m
Coverage:		105.5 m ²	105.5 m ²
Porch/Deck:		5.6 m ²	5.6 m ²
Max. Building Height	8 m	7.63 m	8 m
Basement Height		3.05 m	3.05 m
Floor Area		212.31 m ²	212.31 m ²
Max. Driveway Width (*7)	6 m	5.53 m	5.53 m
GFA		0.627	0.629
Max. Lot Coverage	25%	31.2%	31.2%
Coverage Deck/Porches		1.7%	1.7%

- GENERAL NOTES
- ALL DRAWINGS AND SPECIFICATIONS IS AN INSTRUMENT OF SERVICE AND REMAIN THE EXCLUSIVE PROPERTY OF ARC DESIGN GROUP DEVELOPMENT SERVICES INC. AND ARE PROTECTED UNDER THE COPYRIGHT ACT. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, ALTERED OR SUBMITTED FOR APPROVALS WITHOUT WRITTEN PERMISSION OF THE DESIGNER.
 - ONLY VERIFIED FINAL DRAWINGS BEARING THE STAMP "FOR CONSTRUCTION PURPOSES" SHALL BE USED ON THE JOB SITE. DRAWINGS WITHOUT THE STAMP ARE CONSIDERED PRELIMINARY DRAWINGS ONLY.
 - ALL WORK INHERENT TO THIS PROJECT SHALL BE PERFORMED ACCORDING TO THE ONTARIO BUILDING CODE, THE NATIONAL BUILDING CODE AND OTHER GOVERNING BODIES HAVING JURISDICTION.
 - ALL DIMENSIONS ARE TAKEN FROM FACES OF EXTERIOR WALLS AND ALL MASONRY WALLS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARC DESIGN GROUP DEVELOPMENT SERVICES INC. BEFORE COMMENCING THE WORK.
 - NO MODIFICATION OF THE PLANS SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF ARC DESIGN GROUP DEVELOPMENT SERVICES INC.
 - DIMENSIONS ON DRAWINGS SHALL PREVAIL OVER SCALE.
 - THE APPROVAL OF SHOP DRAWINGS IS NOT INTENDED FOR THE PROTECTION OF THE CONTRACTOR OR SUBCONTRACTOR. THEREFORE, IT DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTOR FROM THE NECESSITY OF CONFORMING TO THE INFORMATION CONTAINED IN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, ELECTRICAL AND MECHANICAL DRAWINGS, SPECIFICATIONS AND THE REQUIREMENTS OF THE ONTARIO BUILDING CODE OR OTHER GOVERNING BODY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE ORIGINAL DRAWINGS. IF NOT AUTHORIZED WITH A WRITTEN CHANGE ORDER BY THE ARCHITECT.

4		
3	REVIEWS REDUCED SIZE	18.06.2025
2	ISSUED FOR ZAP	12.02.2024
1	ISSUED FOR REVIEW	09.21.2024
No.	Issued For/Revisions	Date

PROJECT

378 Simcoe St
NEWMARKET, ONTARIO



Qualified Designer BCIN:	30381
Firm BCIN:	35038
Date:	Dec 2024
Signature:	

DRAWN BY: AL SCALE: 1:150
CHECKED BY: PJJ DATE: AUG 28, 2024

SHEET TITLE	
SITE PLAN	
PROJECT NO.:	DRAWING NO.:
23-037	SP



**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 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-2025-010 & MV-2025-011
Made By: 1000655381 ONTARIO INC.
Subject Land: 378 SIMCOE STREET, NEWMARKET, ON
Related Files: CON-2025-004
Ward: 5

File Number: MV-2025-010

The purpose and effect of the application is as follows:

The applicant is proposing a lot severance that requires minor relief from the Zoning By-law. The following relief is requested for the severed lands (CON-2025-004) from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.2.2 Zone Standards to permit a lot area of 337.8sq.m whereas the By-law requires a minimum lot area of 511.0sq.m;
2. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.08m whereas the By-law requires a minimum lot frontage of 15.00m;
3. Relief from Section 6.2.2 Zone Standards to permit a front yard of 5.62m whereas the By-law permits a maximum front yard of 3.71m;
4. Relief from Section 6.2.2 Zone Standards to permit a lot coverage of 32.9% whereas the By-law permits a maximum lot coverage of 25.0%; and
5. Relief from Section 6.2.2 Zone Standards to permit a finished first floor height of 1.56m whereas the By-law permits a maximum finished floor height of 1.20m.

File Number: MV-2025-011

The purpose and effect of the application is as follows:

The applicant is proposing a lot severance that requires minor relief from the Zoning By-law. The following relief is requested for the retained lands (CON-2025-004) from Zoning By-law 2010-40, as amended:

6. Relief from Section 6.2.2 Zone Standards to permit a lot area of 338.6sq.m whereas the By-law requires a minimum lot area of 511.0sq.m;
7. Relief from Section 6.2.2 Zone Standards to permit a lot frontage of 10.08m whereas the By-law requires a minimum lot frontage of 15.00m;
8. Relief from Section 6.2.2 Zone Standards to permit a front yard of 5.66m whereas the By-law permits a maximum front yard of 3.71m; and
9. Relief from Section 6.2.2 Zone Standards to permit a lot coverage of 32.8% whereas the By-law permits a maximum lot coverage of 25.0%.



**Committee of Adjustment 5
Town of Newmarket**

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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.

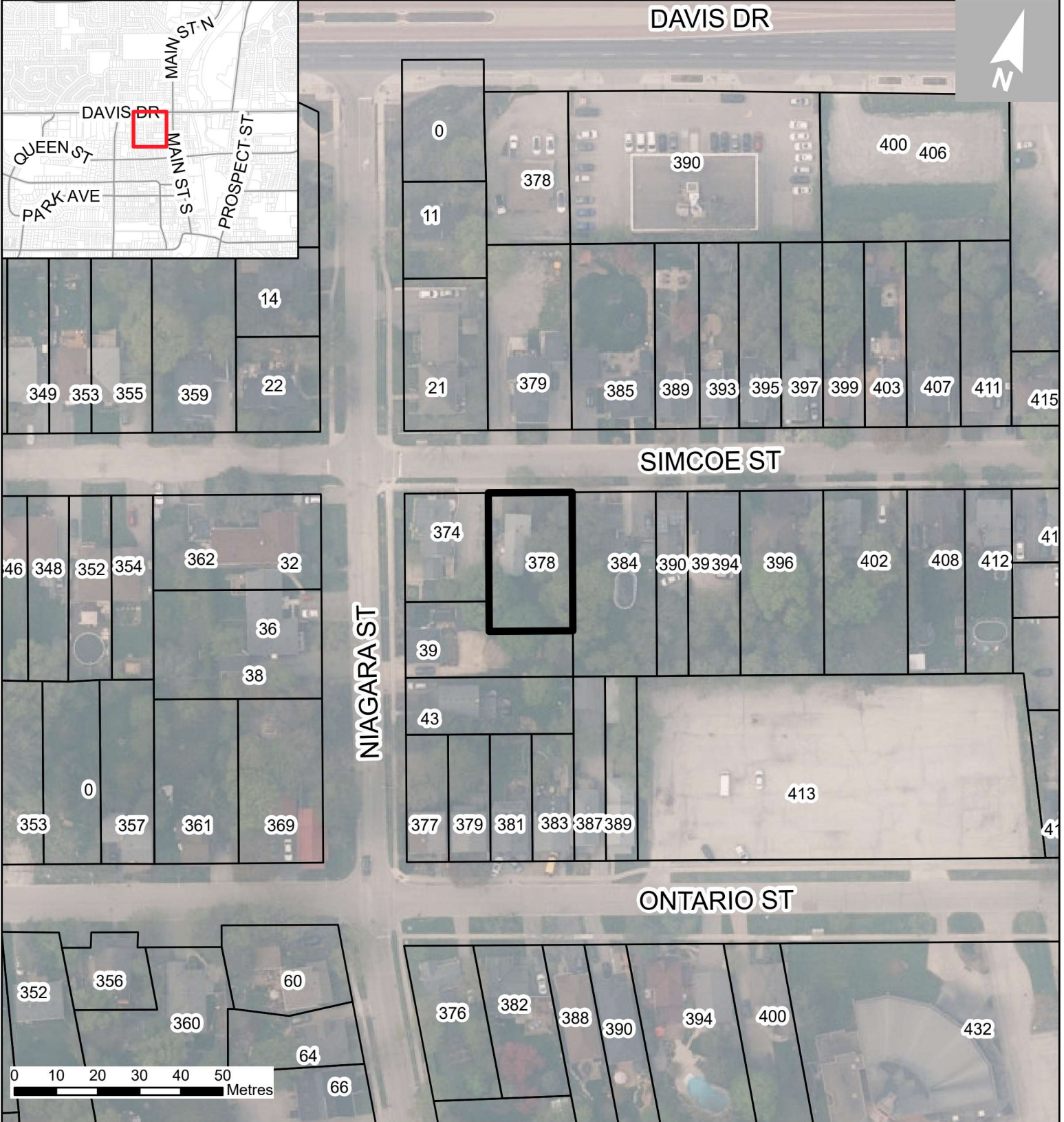
Applicants Please Note: If you do not attend or are not represented at this meeting, the Committee may adjourn the file or proceed in your absence and make a decision, or may consider the application to have been abandoned or withdrawn, and close the file.

Dated at the Town of Newmarket this 9th day of April, 2026.

A handwritten signature in black ink that reads 'U. Mahmood'.

Secretary-Treasurer
Committee of Adjustment

378 Simcoe Street



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**Committee of Adjustment
Town of Newmarket**

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In the Matter of an application for Minor Variance or for Permission for relief from By-law Number 1979-50, as amended.

File Number: MV-2026-015
Made By: MASOUD KARIMI & SOMAYEH SARDASHTI
Subject Land: 374 OTTON ROAD, NEWMARKET, ON
Ward: 7

The purpose and effect of the application is as follows:

The applicant is proposing interior construction that requires minor relief from the Zoning By-law. The following relief is requested from Zoning By-law 1979-50, as amended:

1. Relief from Section 6.25 Parking Space Requirements (as amended by Section 5 of By-law 2003-98) to permit one parking space within the garage whereas the By-law requires parking spaces to be provided exterior to a garage.

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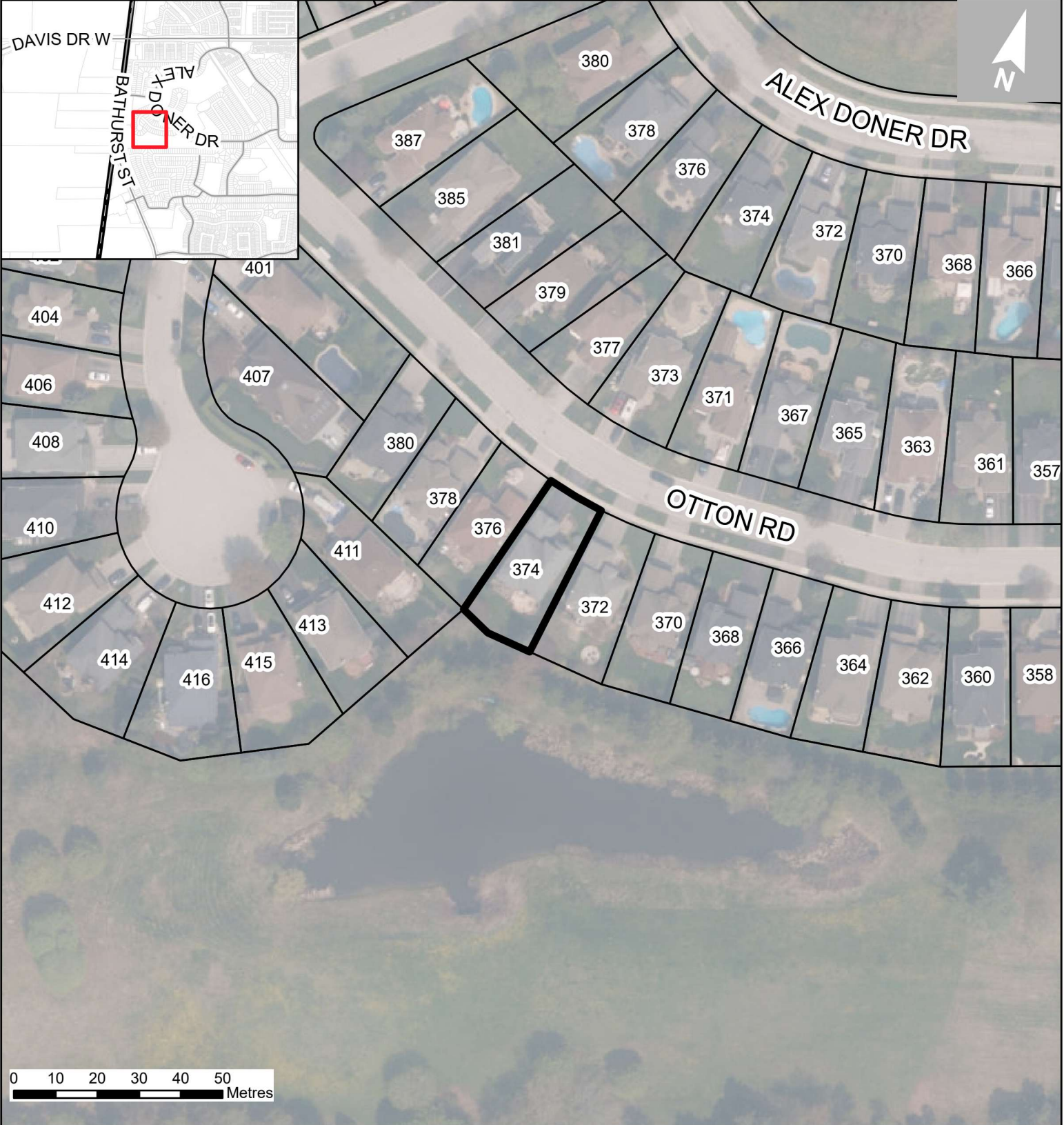
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Committee of Adjustment

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