



**Committee of Adjustment
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.



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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