



**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 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](mailto: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](mailto:umahmood@newmarket.ca).

For more information about this matter, contact the Secretary-Treasurer at [umahmood@newmarket.ca](mailto: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.



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**Dated** at the Town of Newmarket this 8<sup>th</sup> day of January, 2025.

*U Mahmood*

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Secretary-Treasurer  
Committee of Adjustment