



**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

Amended 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-2025-008
Made By: BAHMAN YAGHOobi & GHAREH MOHAMMADLOU
Subject Land: 273 MCCAFFREY ROAD, 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;
2. Relief from Section 4.2 Encroachments into Required Yards to permit a shed setback 0.20m from the side and rear property lines whereas the By-law requires a minimum setback of 1.00m from the side and rear property lines;
3. Relief from Section 6.2.2 Zone Standards to permit a side yard measured to a walkway of 0m (at its narrowest point) whereas the By-law requires a minimum side yard of 1.20m measured to a walkway; and
4. Relief from Section 4.2 Encroachments into Required Yards to permit a walkway setback 0m from a side property line in the rear yard and a walkway setback of 0.28m from a side property line in the front yard whereas the By-law requires walkways to be setback a minimum of 0.60m from a side property line.

Hearing Date and Time: Wednesday, April 30, 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 15th day of April, 2025.

Secretary-Treasurer
Committee of Adjustment