



**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 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%.



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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. 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.

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.

Secretary-Treasurer
Committee of Adjustment