



Newmarket

# Newmarket Planning Services: Go-To Notes on Zoning By-Laws

## What is Zoning?

Zoning is a regulatory tool that municipalities, including the Town of Newmarket, use to control and direct how land can be used and developed. Zoning ensures that land uses align with the vision and policies outlined in the Official Plan while balancing community priorities, safety, and environmental sustainability. Zoning By-laws implement Official Plan goals at a detailed, site-specific level. Any proposed zoning changes must align with the Official Plan to ensure consistency with the Town's broader objectives.

## Why is Zoning Important?

Zoning plays a critical role in shaping the Town of Newmarket by:

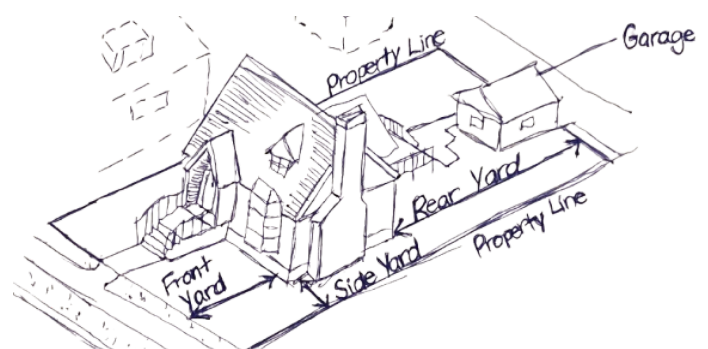
- **Defining Land Uses:** Determining where homes, businesses, schools, parks, and industries can operate
- **Maintaining Compatibility:** Ensuring that neighboring land uses are harmonious (e.g., residential areas are separated from heavy industrial zones)
- **Enhancing Community Character:** Guiding development in a way that respects the identity of established areas and heritage sites
- **Managing Growth:** Making sure new development aligns with the community's needs and infrastructure capacity
- **Promoting Sustainability:** Ensuring environmentally friendly development and protection of natural areas

## How Zoning Works

Each property in Newmarket is assigned a zoning category in one of the Town's Zoning By-Laws. These categories specify:

- **Permitted Uses:** Activities allowed on the property (e.g., residential, commercial, industrial)
- **Development Standards:** Standards for height, density, setbacks, and lot sizes, etc.
- **General Provisions:** Requirements for parking spaces, green spaces, signage, and accessory structures, etc.

Zoning By-laws are legally enforceable, and any development must comply with the zoning regulations in place.



# Changing Zoning: What You Need to Know

If a property owner or developer wishes to use land in a way that does not conform to current zoning, they can apply for a **Zoning By-law Amendment**. This process includes:

1. **Pre-Application Meeting:** Meeting with town staff is encouraged to discuss the proposal and identify requirements.
2. **Application Submission:** Providing detailed plans and studies to support the amendment.
3. **Public Consultation:** Engaging with the community through notices, meetings, and feedback opportunities.
4. **Review and Decision:** Town staff review the application, make recommendations, and present it to Council for a final decision.

## Minor Variances: When and How to Apply

Undergoing a minor variance is a process considered for small-scale changes, unlike the process noted above, which is used for more broad, wholesale changes. The Town of Newmarket's Zoning By-law establishes standardized regulations, but unique lot conditions may require flexibility. In such cases, property owners can apply for a Minor Variance through the Committee of Adjustment. This process allows for flexibility while ensuring that zoning regulations continue to support the Town's planning goals. The Committee evaluates applications based on:

- Is the variance minor?
- Does it conform to the Official Plan?
- Is the intent of the Zoning By-law maintained?
- Is it appropriate for the site's development?

To apply, submit a [Minor Variance Application Form](#) and required documents through the [Town's Development Portal](#), along with a [Tree Report Form](#). Depending on the nature of the application, an **Arborist Report** may also be necessary. For more details, please refer to the [Town's Tree Policy](#). Visit [Committee of Adjustment](#) for more information!

## Want More Information?

- **Zoning By-laws:** [newmarket.ca/zoning](http://newmarket.ca/zoning)
- **Planning Services Contact:**
  - Phone: (905) 895-5193
  - Email: [planning@newmarket.ca](mailto:planning@newmarket.ca)
  - Address: 395 Mulock Drive, Newmarket, ON

