



COMMITTEE OF ADJUSTMENT

Town of Newmarket  
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T: 905.953.5300 Ext. 2462  
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**File Number:** D10-B01-20

**Name of Applicant:** DEERFIELD 2 GP INC.

**Subject Property:** Part Lot 5 and 6, Plan 32  
175 Deerfield Road  
Town of Newmarket

Enclosed is a certified copy of the "**Notice of Decision**" by the Committee of Adjustment concerning the above noted application.

The last date for appealing the decision or any condition imposed is indicated on the attached Notice of Decision.

If you wish to appeal, please note that the *Planning Act*, R.S.O. 1990, c. P.13, as amended, requires the NOTICE OF APPEAL to be filed with the Secretary-Treasurer not later than **twenty days** after the giving of notice. The notice of appeal must set out the reasons for the appeal and be accompanied by a certified cheque or money order in the amount of **\$300.00**, made payable to the **Minister of Finance** and a cheque in the amount of **\$173.00** made payable to the **Town of Newmarket**.

You will be entitled to receive notice of any changes to the conditions of the provisions consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Appeal Planning Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

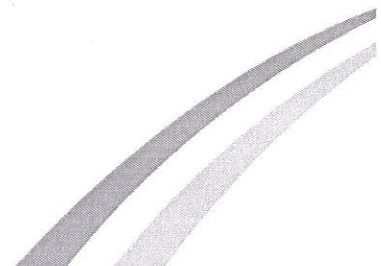
If you have any questions concerning the above, please contact the Secretary-Treasurer at [pcho@newmarket.ca](mailto:pcho@newmarket.ca).

Yours truly,

Secretary-Treasurer  
Committee of Adjustment

encl.

**DATED** at the Town of Newmarket this 24<sup>th</sup> day of June, 2020.



**NOTICE OF DECISION**

**DATE OF DECISION:** June 17, 2020  
**FILE NUMBER:** D10-B01-20  
**APPLICANT:** DEERFIELD 2 GP INC.  
**SUBJECT PROPERTY:** Part Lot 5 and 6, Plan 32  
175 Deerfield Road  
Town of Newmarket

Application for Consent to convey the subject land as follows:

The owner of the above noted property is proposing to convey the subject land indicated as "A" on the sketch attached to the Notice of Application for proposed residential purposes and to retain the land marked as "B" on the sketch attached to the Notice of Application for proposed residential purposes.

The above noted application was heard by the Committee of Adjustment on June 17, 2020.

On the basis of the evidence before it, the Committee concludes that the Consent Application conforms with the Official Plan, the Zoning By-law, and applicable Regional and Provincial legislation, regulations and planning policies.

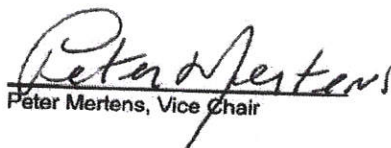
It is the Decision of the Committee that a Provisional Consent be **GRANTED** subject to the following conditions:

- a. That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following:
  - i. proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;
  - ii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted; and
  - iii. the required transfer to effect the severance and conveyance applied for under Consent Application D10-B01-20, conveying the subject lands, and issuance by the Secretary-Treasurer of the certificate required under subsection 53(42) of the Planning Act.

**LAST DATE FOR APPEALING THIS DECISION IS: TUESDAY, JULY 14<sup>TH</sup>, 2020.**

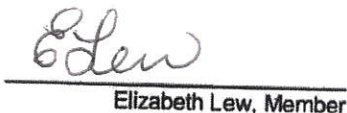
Majority of members concurring in this Decision:

  
Gino Vescio, Chair

  
Peter Mertens, Vice Chair

Mohsen Alavi  
Mohsen Alavi Member

  
Ken Smith, Member

  
Elizabeth Lew, Member

I hereby certify this to be a true copy of the Decision of the Committee of Adjustment and this Decision was concurred in by a majority of the members who heard the application.



Secretary-Treasurer  
Patricia Cho

Pursuant to Section 53(41) of the *Planning Act*, the applicant shall have a period of one (1) year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the (above-noted) conditions of Provisional Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

**ALL CONDITIONS MUST BE FULFILLED**