

SIGNATURE PAGE

File Number: A0357/10TEY Zoning: R2 Z0.6(WAIVER)
Owner(s): TURTLEDOVE MANAGEMENT Ward: St. Paul's (21)
CORPORATION
Agent: ANDREW PATON
Property Address: 7 ELLSWORTH AVE (PART 2) Community:
Legal Description: PLAN 1306 LOT 58 PT LOT 57

Barbara Leonhardt

Donna McCormick

Christian Chan

Robert Brown

DATE DECISION MAILED ON: **Tuesday, April 24, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 8, 2012**

CERTIFIED TRUE COPY

ANITA M. MACLEOD
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.



City Planning Division
Gregg Uintern, Acting Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0046/10TEY	Zoning	R2 Z0.6 (WAIVER)
Owner(s):	TURTLEDOVE MANAGEMENT CORPORATION	Ward:	St. Paul's (21)
Agent:	ANDREW PATON		
Property Address:	7 ELLSWORTH AVE	Community:	
Legal Description:	PLAN 1306 LOT 58 PT LOT 57		

Notice was given and a Public Hearing was held on **Wednesday, April 18, 2012**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots.

Retained - Part 1

7 Ellsworth Avenue

The lot frontage is 12.28 m and the lot area is 239.6 m². The existing dwelling will be maintained.

Conveyed - Part 2

Address to be assigned (Hocken Avenue)

The lot frontage is 12.3 m and the lot area is 166.8 m². A new two-storey dwelling with an integral single car garage will be constructed.

File Numbers B0046/10, A0356/10TEY & A0357/10TEY were considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

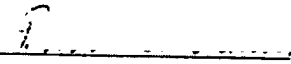
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

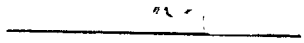
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Owner(s): TURTLEDOVE MANAGEMENT CORPORATION
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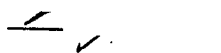
Zoning: R2 Z0.6 (WAIVER)
Ward: St. Paul's (21)
Community:



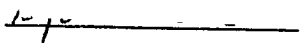
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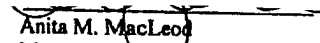


Robert Brown

DATE DECISION MAILED ON: **Tuesday, April 24, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, May 14, 2012**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel

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NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.