

Decision of Toronto Local Appeal Body Panel Member: D. Lombardi
TLAB Case File Number: 18 116579 S45 29 TLAB

A minimum of 75% of the front yard not covered by a permitted driveway or a permitted parking pad shall be maintained as soft landscaping (43.42 m²). In this case, 39% of the front yard not covered by a permitted driveway or a permitted parking pad will be maintained as soft landscaping (23.02 m²).

CONDITIONS OF MINOR VARIANCE APPROVAL (16 Woodville Avenue)

1. The proposed development shall be constructed substantially in accordance with the revised site plan dated February 22, 2018, attached as **Attachment 1**, and architectural elevation dated March 3, 2017, attached as **Attachment 2**, prepared for 16 Woodville Avenue by Adtek Building Consultants and submitted as Exhibit B1 and B2 in the Toronto Local Appeal Body's hearing for TLAB Case File No. 18 116579 S45 29 TLAB. Any variance(s) that may appear on these plans but are not listed in the written decision are NOT authorized.
2. The Owner shall construct and maintain the driveway portion within the public right-of-way with semi-permeable pavers as shown on the site plan referenced in Condition No. 1 to the satisfaction of the Manager of Right-of-Way Management, Transportation Services.
3. Any accessory or garage structure constructed in the rear yard shall not be used as habitable space and shall not be connected to any municipal services, including but not limited to sanitary services.

X 

D. Lombardi
Panel Chair, Toronto Local Appeal Body

Toronto Local Appeal Body

EXHIBIT #B2

Case File Number: 18 116579 S45 29 TLAB

Property Address: 16 Woodville Ave

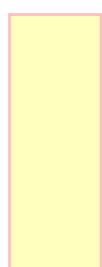
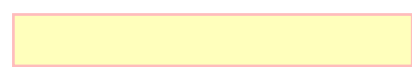
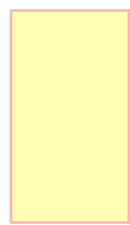
Date Marked: June 11, 2018



Toronto Local Appeal Body

EXHIBIT # B1

Case File Number: 18 116579 S45 29 TLAB
Property Address: 16 Woodville Ave
Date Marked: June 11, 2018



THIS IS A TRUE COPY OF THE FRONT
ELEVATION DATED MARCH 3rd 2017