

ZONING ANALYSIS

W. R. Hicks Design Inc.

PROPERTY ADDRESS		1304 AVON CRESCENT Oakville ON.			
ZONING		RL3-0			
		WIDTH	DEPTH	METRIC	IMPERIAL
LOT SIZE Varies in width Pie shaped lot to rear		55'-0"	132'-0"		
LOT AREA				675M2	7,265 SQ.FT
MIN. LOT AREA ⁽²⁾				557.5 m ²	
MIN. LOT FRONTAGE ⁽²⁾ Legal Non Conforming		Legal non conforming		18.0 M	59'-3"
MIN. FRONT YARD SETBACK		MATCH EXISTING	+/- 1 TO 5 m	7.5 m	25'-0"
MIN. INTERIOR SIDE YARD SETBACK				1.2 M	4'-0"
MIN. FLANKING YARD SETBACK				3.5 M	11'-6"
MIN. REAR YARD SETBACK				7.5 m	25'-0"
MAX. HOUSE WIDTH ON LOT				12M	39'-7"
MAX. HEIGHT				9.0 M	29'-6"
MAX. DWELLING DEPTH ⁽¹⁾				NA	NA
MAX. GARAGE SIZE				42 M2	
MAX. RESIDENTIAL FLOOR AREA		41%			2,978 SQ. FT.
MAX. LOT COVERAGE (INC GARAGE/PORCHES)		35%			2,542 SQ. FT.
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURE ³		THE GREATER OF 5% OF THE LOT AREA OR 42m ² OF BUILDING AREA			
MAX. HEIGHT FOR ACCESSORY STRUCTURE(FROM GRADE)				4.0 m	13.1 ft
APPROVALS REQUIRED					
SITE PLAN APPROVAL					
BUILDING PERMIT APPROVALS					
SITE ALT / DESP					
CONSERVATION AUTHORITY APPROVAL					

NOTES:

* ALL CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AND SHOULD BE VERIFIED BY THE TOWN OF OAKVILLE ZONING DEPARTMENT.

(1) A SINGLE STOREY EXTENSION THAT IS LESS THAN OR EQUAL TO 7.5M IN HEIGHT IS PERMITTED TO EXTEND AN ADDITIONAL 3.0M INTO A REAR YARD PROVIDED THAT MIN. INTERIOR SIDE YARDS AND MIN. FLANKAGE YARDS OF 9.0M ARE ESTABLISHED ON BOTH SIDES OF THE SINGLE STOREY EXTENSION.

(2) WITHIN PLANS OF SUBDIVISION REGISTERED AFTER NOVEMBER 1, 1965, THE MIN. LOT FRONTAGE MAY BE REDUCED BY 4.5M AND MIN. LOT AREA PROPORTIONATELY REDUCED ON A LOT PROVIDED THE AVERAGE LOT FRONTAGE AND LOT AREA THROUGHOUT THE ENTIRE PLAN OF SUBDIVISION ARE NOT LESS THAN THE MIN. SHOWN IN THE REGULATIONS TABLES FOR THESE ZONES.

3 EXCEPT AS SPECIFIED OTHERWISE BY THIS BY-LAW. THIS LOT COVERAGE SHALL BE ADDITIONAL TO THE MAX. LOT COVERAGE FOR THE DWELLING.