

ZONING ANALYSIS

W. R. Hicks Design Inc.

PROPERTY ADDRESS			1304 AVON CRESCENT Oakville ON.			
ZONING			RL3-0		NEW BYLAW	
	WIDTH	DEPTH	METRIC	IMPERIAL	METRIC	IMPERIAL
LOT SIZE Varies in width Pie shaped lot to rear	55'-0"	132'-0"				
LOT AREA			675M2	7,265 SQ FT	675M2	7,265 SQ FT
MIN. LOT AREA ⁽²⁾			557.5 m ²		557.5 m ²	
MIN. LOT FRONTAGE ⁽²⁾ Legal Non Conforming	Legal non conforming		18.0 M	59'-3"	18.0 M	59'-3"
MIN. FRONT YARD SETBACK	MATCH EXISTING	+/- 1 TO 5 m	7.5 m	25'-0"	adjacent neighbours	
MIN. INTERIOR SIDE YARD SETBACK			1.2 M	4'-0"	1.2 M	4'-0"
MIN. FLANKING YARD SETBACK			3.5 M	11'-6"	3.5 M	11'-6"
MIN. REAR YARD SETBACK			7.5 m	25'-0"	7.5 m	25'-0"
MAX. HOUSE WIDTH ON LOT			12M	39'-7"	12M	39'-7"
MAX. HEIGHT			9.0 M	29'-6"	9.0 M	29'-6"
MAX. DWELLING DEPTH ⁽¹⁾			NA	NA	NA	NA
MAX. GARAGE SIZE			42 M2		42 M2	
MAX. RESIDENTIAL FLOOR AREA	41%		276.7 m ²	2,978 SQ. FT.	49%	330.75 m2 3560 SQ. FT.
MAX. LOT COVERAGE (INC GARAGE/PORCHES)	35%		236.2 m ²	2,542 SQ. FT.	35%	236.2 m ² 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					X	
SITE ALT / DESP					X	
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.