

ZONING ANALYSIS

W. R. Hicks Design Inc.

PROPERTY ADDRESS			1342 SEDGEWICK CRES Oakville ON.	
ZONING	RL2-0		NEW BYLAW	
	WIDTH	DEPTH	METRIC	IMPERIAL
LOT SIZE Varies in width Pie shaped lot to rear	22.86 M	47.5M		
LOT AREA			1086 M2	11,688 SQ FT.
MIN. LOT AREA ⁽²⁾			825 M 2	8,880 SQ FT.
MIN. LOT FRONTAGE ⁽²⁾			22.0 M	72'-3"
MIN. FRONT YARD SETBACK	MATCH EXISTING +/- 1 TO 5 m		9.0 M	29'-6"
MIN. INTERIOR SIDE YARD SETBACK			3.0 M	9'-10"
MIN. FLANKING YARD SETBACK			3.0 M	9'-10"
MIN. REAR YARD SETBACK			7.5 M	24'-7"
MAX. HOUSE WIDTH ON LOT				
MAX. HEIGHT			10.0 m	32'-10"
MAX. DWELLING DEPTH ⁽¹⁾			20.0 M	65'-7"
MAX. GARAGE SIZE			N/A	
MAX. RESIDENTIAL FLOOR AREA Inc garages	41%	INCLUDES GARAGE NOW	445.26 M2	4,793 sq ft
MAX. LOT COVERAGE see line3 below	30%		325.80 M2	3,507 sq ft
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURE			Included now in maximum coverage on site at 30%	
MAX. HEIGHT FOR ACCESSORY STRUCTURE(FROM GRADE)			4.0 m	13.1 ft
APPROVALS REQUIRED				
SITE PLAN APPROVAL/ DEV ENGINEERING			X	
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. NOT APPLICABLE

3. THE NEW BYLAW NOW INCLUDES ALL ACCESSORY STRUCTURES IN THE MAXIMUM COVERAGE PERMITTED