

ZONING ANALYSIS

W. R. Hicks Design Inc.

PROPERTY ADDRESS			161 DORNIE ROAD Oakville ON.			
ZONING			RL1-0		NEW BYLAW	
	WIDTH	DEPTH	METRIC	IMPERIAL		
LOT SIZE Varies in width Pie shaped lot to rear	100'-4"	150'-4"				
LOT AREA			1402.6	15097.0 m ²	1402.6	15097.0 m ²
MIN. LOT AREA ⁽²⁾			1350 M2	14531 SQ FT.	1350 M2	14531 SQ FT.
MIN. LOT FRONTAGE ⁽²⁾			30.0M	98'-6"	30.0M	98'-6"
MIN. FRONT YARD SETBACK	MATCH EXISTING	+/- 1 TO 5 m	10.5M	34'-6"	10.5M	34'-6"
MIN. INTERIOR SIDE YARD SETBACK			4.2 M	13'-10"	3.0 M	9'-10"
MIN. FLANKING YARD SETBACK			4.2 M	13'-10"	3.0 M	9'-10"
MIN. REAR YARD SETBACK			10.5 M	34'-6"	10.5 M	34'-6"
MAX. HOUSE WIDTH ON LOT						
MAX. HEIGHT			9.0 M	29'-6"	10.0 m	32'-10"
MAX. DWELLING DEPTH ⁽¹⁾			20.0 M	65'-7"	20.0 M	65'-7"
MAX. GARAGE SIZE			56 M2	602 SQ FT	56 M2	602 SQ FT
MAX. RESIDENTIAL FLOOR AREA Inc garages	29%		406.75 M2	4,378 SQ FT.	490.91 M2	5284 sq ft
MAX. LOT COVERAGE (INC GARAGE/PORCHES)	25%		350.65 M2	3,774 SQ FT.	350.65 M2	3,774 sq ft
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURE			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/ DEV ENGINEERING					X	
BUILDING PERMIT APPROVALS					X	
SITE ALT / DESP					X	
CONSERVATION AUTHORITY APPROVAL						

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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.