

DUNNWOODY

DRIVE

139  
3 3/4  
Dunnwoody Dr  
STREET LINE

69' 1/2"

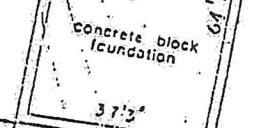
70' 0"

40' 2"

25' 4 1/2"

20' 1/2"

116' 10 1/2"



concrete block foundation

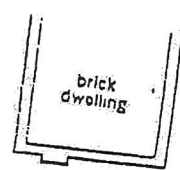
51' 0"

53' 0"

123' 9 1/2"

123' 1/4"

21' 2 1/4"



brick dwelling

LOT 19

LOT 20  
PLAN 718 HALTON  
TWP. OF TRAFALGAR  
140' 1/4"

LOT 21

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ONTARIO LAND SURVEYOR

# ZONING ANALYSIS

295 ROBINSON STREET, SUITE 200  
OAKVILLE, ON, L6J 1G7  
TEL 905 339 1212

PROPERTY ADDRESS		173 DUNWOODY DRIVE Oakville ON.			
ZONING		RL1-0			
		WIDTH	DEPTH	METRIC	IMPERIAL
LOT SIZE Irregular shape		139'-4"	123'-2"		
LOT AREA					16,725 sqft
MIN. LOT AREA (2)				1393.5 m <sup>2</sup>	15,000 sqft
MIN. LOT FRONTAGE (2) Legal Non Conforming				30.5 m <sup>2</sup>	328 sqft
MIN. FRONT YARD SETBACK 10.5M		MATCH EXISTING	+/- 1 TO 5 m	11.3 m	37'-0
MIN. INTERIOR SIDE YARD SETBACK				4.2 m	13.8 ft
MIN. FLANKING YARD SETBACK		5.0 for HC		na	na
MIN. REAR YARD SETBACK				10.5 M	35'-0
MAX. HOUSE WIDTH ON LOT		Varies			111'-0"
MAX. HEIGHT				9.0 M	29'-6"
MAX. DWELLING DEPTH (1) Restricted by lot depth					51'-0"
MAX. GARAGE SIZE				56.0 m <sup>2</sup>	603 sqft
MAX. RESIDENTIAL FLOOR AREA		29%			4,850 sq ft.
MAX. LOT COVERAGE (INC GARAGE/PORCHES)		25%			4,181 sq ft.
MAX. LOT COVERAGE FOR ACCESSORY STRUCTURE 3		THE GREATER OF 5% OF THE LOT AREA OR 42m <sup>2</sup> OF BUILDING AREA			
MAX. HEIGHT FOR ACCESSORY STRUCTURE(FROM GRADE)				4.0 m	13.1 ft
<b>APPROVALS REQUIRED</b>					
SITE PLAN APPROVAL		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) 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.