

SURVEYOR'S REAL PROPERTY REPORT - PART 1

PLAN OF SURVEY AND TOPOGRAPHY OF

LOT 18

REGISTERED PLAN 228

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

J. H. Gelbloom Surveying Limited

Ontario Land Surveyor

2019

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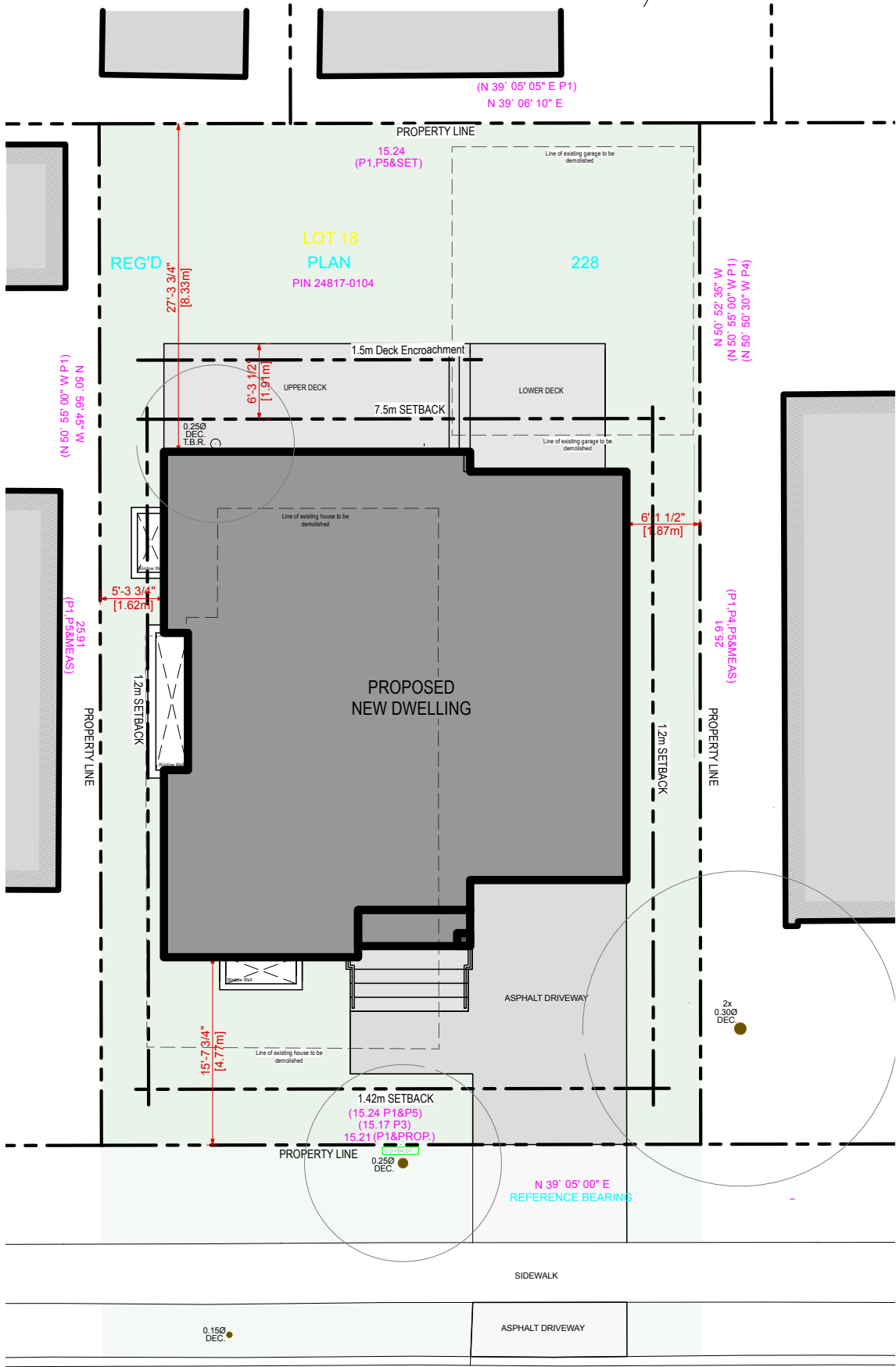
J. H. Gelbloom Surveying Limited

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SURVEYOR'S REAL PROPERTY REPORT - PART 2

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None



Site Plan • 1:150 • CAV Application
15 Washington Ave, Oakville, ON • April 14, 2025

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OAKVILLE ZONING CHECK REVIEW - 15 Washington Ave, Oakville ON					
Zoning				By-Law 2014-014	Reference
				RL5-0	
Lot Area	394.63 m2	4,247.76 ft2		465 m2	6.3
Lot Frontage	15.22 m	49.92 ft		15 m	6.3
Lot Coverage					
New Dwelling	135.17 m2	1455.00 ft2	34.25%		
Covered Porch	2.60 m2	28.00 ft2	0.66%	1486.72 sq ft	
Total	137.78 m2	1483.00 ft2	34.9%	35% (max)	6.3 / 6.4.1
Residential Floor Area Ratio					
Ground Floor	106.58 m2	1147.17 ft2	27.01%		
Second Floor	109.84 m2	1182.33 ft2	27.83%	1826.54 sq ft	
Total	216.42 m2	2329.5 ft2	54.8%	43% (max)	6.3 / 6.4.1
Building Height					
New Dwelling Height	8.92 m	29.28 ft		9m (max)	6.3 / 6.4.6.
Max number of storeys		2.00		2	6.3 / 6.4.6.
Max dwelling depth		N/A		N/A	6.3
				Allowable Encroachment	
Uncovered Platform > 0.6m high	1.91 m	6.29 ft		1.5m	4.3
Setbacks (Dwelling)					
Front Yard	4.77 m	15.65 ft		1.42m (min) / 6.92m (max)	6.3 / 6.4.3
Rear Yard	8.33 m	27.31 ft		7.5m (min)	6.3
Interior Side Yard (East)	1.87 m	6.13 ft		1.2m (min)	6.3
Interior Side Yard (West)	1.62 m	5.31 ft		1.2m (min)	6.3
Shaded items require minor variance					





Front Elevation • 3/16" = 1'-0" • 15 Washington Ave., Oakville, ON • CAV Application • April 14, 2025









Front View • 15 Washington Ave., Oakville, ON • CAV Application • April 14, 2025

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