

## Appendix C – Lot Analysis Study



**WESTON  
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planning + urban design

## Lot Analysis Study



1250 McCraney St East  
Trinity United Church  
6963  
July 2016

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## 1.0 Purpose

The purpose of this Lot Analysis Study is to undertake a comparative analysis of three (3) proposed residential lots on a portion of the lands at 1250 McCraney Street East ('the subject lands') in the context of the surrounding neighbourhood in terms of lot frontage, lot depth, lot area, lot coverage and side yard setbacks. This Study was requested by the Town of Oakville as part of the review of the Zoning By-law Amendment file Z.1513.27 and Draft Plan of Subdivision file 24T-16002/1513. Property information and building footprint data was retrieved from Geowarehouse Property Information and Open Data Oakville First Base Solutions Orthophotograph 2015. The following provides an overview of the applicable and proposed zoning standards, proposed lots and surrounding lots in terms of lot configurations. The area of study was confirmed with Town of Oakville staff as the surrounding area zoned RL5 -115 as shown below. Please note that the information gathered on all lot areas, lot frontages, lot depths, lot coverage and side yard setbacks are approximate and are used for estimate purposes only.



Figure 1- Study Area

## 2.0 Proposed Zoning By-law Amendments

The proposed Zoning By-law Amendment application proposes to rezone a portion of the subject property that will be divided via the concurrent submitted Draft Plan of Subdivision application to permit three (3) single detached residential dwellings and to create three (3) residential lots. The rezoning application proposes to rezone the southern corner of the subject property from O2 to



## Lot Analysis– 1250 McCraney Street East

R5 under Zoning By-law 1984-63 and CU to RL5 under Zoning By-law 2014-014. Given that provisions of the RL5 zone under By-law 2014-014 are under appeal, we must give regard to both by-laws for the proposed amendments. The proposed Zoning By-law Amendment is consistent with the existing zone of the surrounding residential area which is zoned R5 (a) sp: 287 under Zoning By-law 1984-63 and RL5 sp: 115 under Zoning By-law 2014-014. The provisions for both the proposed residential lots at 1250 McCraney Street East and the surrounding zones of Zoning By-law 1984-63 and 2014-014 are reviewed below:

### 2.1 Zoning By-law 1984-63

The zone applicable to the surrounding area of the subject lands in Zoning By-law 1984-63 is the R5 zone with special provision 287. The chart below indicates the provisions for the R5 Zone sp. 287 in comparison to the proposed residential lots at 1250 McCraney Street East lot provisions. The proposed lot specifications meet or exceed the minimum lot area, lot frontage lot coverage and minimum side yards of the surrounding zoning standards.

Table 1- Zoning By-law 1984-63 Provisions

Provision	Surrounding Neighbourhood- R5 Zone sp. 287	Proposed on Subject Land Lots
Minimum Lot Area	321.6 m <sup>2</sup> 430.6 m <sup>2</sup> (avg. lot area)	685.0 m <sup>2</sup>
Minimum Lot Frontage	10.5 m 12.5 m (avg. lot frontage)	15.0 m
Maximum Lot Coverage	35%	35%
Minimum Side Yards	2.0 m	2.0 m

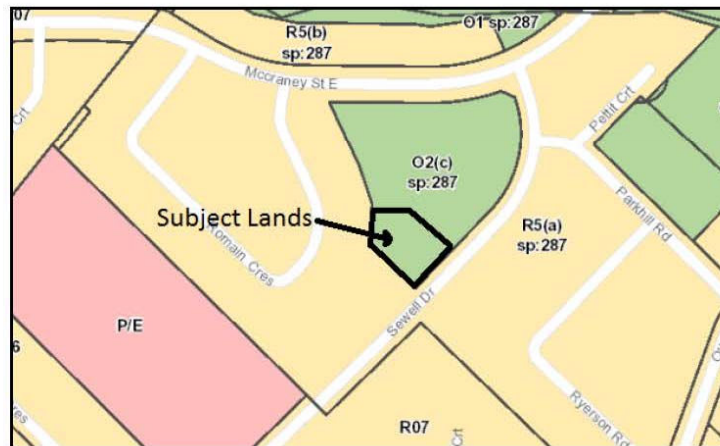


Figure 2- Zoning By-law 1984-63 Map

## 2.2 Zoning By-law 2014-014

The zone applicable to the surrounding area adjacent to the subject lands in Zoning By-law 2014-014 is the RL5 Zone with exception 115. The provisions of the RL5 zone are under appeal and as such the zoning standards of the R5 sp.287 are currently in force. The below chart indicates the provisions for the RL5 zone exception 115 in comparison to the proposed lot provisions. The proposed lot specifications meet or exceed the minimum lot area, lot frontage and side yard provisions of the surrounding zone.

Table 2- Zoning By-law 2014-014 Provisions

Provision	Surrounding Neighbourhood- RL5 Zone – 115 (under appeal)	Proposed Lots on Subject Lands
Minimum Lot Area	464.5 m <sup>2</sup>	685.0 m <sup>2</sup>
Minimum Lot Frontage	15.0 m	15.0 m
Minimum Interior Side Yard	2.0 m	2.0 m
Maximum lot coverage for the dwelling	35 %	35%

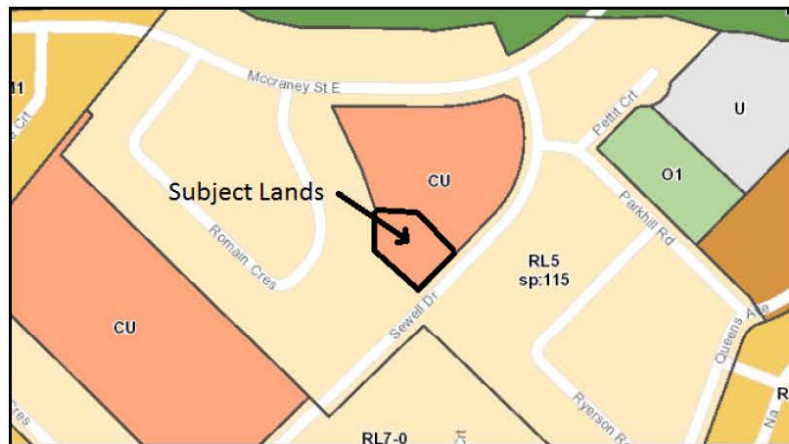


Figure 3- Zoning By-law 2014-014

### 3.0 Proposed Residential Lots

The proposed three (3) residential lots, created by way of a Draft Plan of Subdivision, are configured by the southern corner of the existing place of worship lands to best take advantage of the geometry of the church lands while maintaining an efficient and comprehensive parcel for Trinity United Church. The proposed lots range in size of 685 m<sup>2</sup> to 890 m<sup>2</sup> with a consistent lot frontage of 15 metres, and lot depths are 43.6 m to 63.5 m. Lot coverage is about 22.8% to 26.6%. The Zoning By-law Amendment as submitted to the Town on March 7, 2016 proposed side setbacks of 1.2 metres. After discussion with Town staff, we have agreed to increase side yard setbacks to 2.0 metres to provide greater privacy to the abutting place of worship lands and the adjacent residential lot. The details of the proposed lot configurations on the subject lands are outlined in Table 3 below:

*Table 3- Proposed Lot Specification on Subject Lands*

Proposed Lot	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side Setbacks
Lot 1	15 m	43.6 m	685 m <sup>2</sup>	26.6%	2.0 m
Lot 2	15 m	63.5 m	890 m <sup>2</sup>	23.8%	2.0 m
Lot 3	15 m	51.8 m	777 m <sup>2</sup>	22.8%	2.0 m

Appendix 2 illustrates the modification of the increase of side yard setbacks from 1.2 metres to 2.0 metres.

### 4.0 Surrounding Lots

The existing lots in the immediate surrounding area was created by way of Plan of Subdivision (20M370) in 1986. Surrounding residential lots within the study area are all under the R5 (a) sp. 287 zone and RL5 sp. 115 zone except for the row of houses to the north along McCraney Street East which are subject to different provisions. The full list of lot provisions for each lot in the Study area can be found in Appendix 1 attached. Below table outlines the overall minimum and maximums of lot frontages, lot depths, lot areas, lot coverage and side setbacks as well as the averages for the existing lots located on Sewell drive. It should be noted that maximums and minimums are skewed by street geometry and corner lots.

Table 4- Surrounding Residential Lot Specifications

	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side Setbacks
<b>Minimum</b>	12.2 m (200 Romain Cres)	28.0 m (144 Romain Cres)	388 m <sup>2</sup> (164 Romain Cres)	18% (221 Ryerson Road)	0.6 m (228 Romain Cres)
<b>Maximum</b>	20.0 m (229 Romain Cres)	50.8 m (221 Ryerson Road)	931 m <sup>2</sup> (221 Ryerson Road)	45% (237 Ryerson Road)	5.8 m (149 Romain Cres)
<b>Average (Sewell Drive)</b>	13.5 metres	33.0 metres	450 m <sup>2</sup>	32%	1.8 metres

#### 4.1 Lot Frontage

Lot frontages within the study area range from 12.2 metres located at 200 Romain Crescent up to 20.0 metres located at 229 Romain Crescent. Lot frontages along Sewell Drive average around 13.5 metres. The lot (217 Sewell Drive) directly beside the proposed residential lots at 217 Sewell Drive has a lot frontage of 14 metres.

#### 4.2 Lot Depth

Lot depths within the Study Area range from 28.0 metres located at 144 Romain Crescent to 50.8 metres located at 221 Ryerson Road. Lot depths along Sewell average around 33 metres. The lot directly adjacent to the proposed lots at 217 Sewell Drive has a lot depth of 41.6 metres.

#### 4.3 Lot Area

Lot areas within the Study Area range from 388 m<sup>2</sup> located at 164 Romain Crescent to 931 m<sup>2</sup> located at 221 m<sup>2</sup> Ryerson Road. Lot areas along Sewell Drive average around 450 m<sup>2</sup>. The lot directly adjacent to the proposed lots at 217 Sewell Drive has a lot area of 583 m<sup>2</sup>.

#### 4.4 Lot Coverage

Lot coverage within the Study Area ranges from 18% located at 221 Ryerson Road to 45% located at 237 Ryerson Road. Lot coverage along Sewell Drive average around 32% coverage. The lot directly adjacent to the proposed lots at 217 Sewell Drive has a lot coverage of 31%.

#### 4.5 Side Setbacks

Side setbacks within the Study Area range from 0.6 metres located at 228 Romain Crescent up to 5.8 metres located at 149 Romain Crescent. Side setbacks along Sewell Drive average around 1.8 metres. The lot directly adjacent to the proposed lots at 217 Sewell Drive has side setbacks of 2 metres on each side.



## 5.0 Analysis

The proposed lots are of a unique configuration due to the nature and geometry of the existing place of worship lands. The proposed location of the residential lots located at the south corner is in our opinion the ideal location so as to preserve the woodlot to the north on the retained lands. In addition, the proposed lots provide a continuous extension of the existing residential subdivision along Sewell Drive. As a result of the proposed location, utilizing the geometry of the south portion of the place of worship lands, the following analysis is provided:

### 5.1 Lot Depth

The proposed lot depths are greater than the average lot depths in the surrounding area. The proposed lot depths are a result of the distance between the rear yards of the residential lots on Romain Crescent abutting the proposed lots to the north and Sewell Drive to the south. In an effort to avoid a 'dead space' between the rear of the proposed lots and adjacent residential lots, the lot length is extended between this distance. As a result, the lot depths of the proposed lots are on average greater than the surrounding area. However, in our opinion, still reasonable given that proposed Lots 1 and 3 are within or around the maximum lot depth found in the surrounding area (221 Ryerson Drive).

### 5.2 Lot Frontage

The proposed lot frontage of 15.0 metres is the minimum lot frontage requirement of Zoning By-law 2014-014 and aims to meet the intent of the current Zoning By-law. Due to the increased lot depths, the proposed lot frontage is appropriate to prevent overly narrow lots. In addition, the minimum lot frontage under Zoning By-law 2014-014 is 15.0 metres. The proposed lots are newer than the surrounding subdivided lots which were created in 1986 and as such should adhere to the current Zoning By-law 2014-014 provisions, which represent the Town's future vision of development. In addition, the slightly increased lot frontage from the neighbouring lot can allow for greater side setbacks as agreed to and shown in the revised concept plan (2.0 metres). This increase in distance between lots and building form will provide for appropriate transition and respect for the abutting place of worship lands and existing residential dwelling.

Figure 4 below shows a visual representation of the impact of 1 metre (0.5 on each side of the dwelling) greater than the adjacent existing lot which has a lot frontage of 14.0 metres. The increased width is negligible and is compatible with the surrounding lot frontages. The proposed lot frontage of 15 metres remains consistent with the lot frontage provision intended in both Zoning By-law 1984-63 and Zoning By-law 2014-014.



Figure 4- Lot Frontage Comparison

### 5.3 Lot Area

The proposed lot areas are greater than the average lot areas located within the study area, but are within the maximum lot area found at 221 Ryerson Road (931 m<sup>2</sup>). The larger lot areas are a result of the increased lot depth and lot frontage as discussed above. It is our opinion that the increased lot areas provide better transition from the retained institutional lot. The large lot areas are a result of the increased lot depth rather than the proposed lot frontage.

### 5.4 Lot Coverage

As a result of the increased lot area, the proposed lot coverages are lower than the average lot coverage in the surrounding area. At 22%-27% coverage, the proposed lot coverage remains within the maximum permitted lot coverage of 35% in Zoning By-law 1984-63 and Zoning By-law 2014-014. These coverages allow for greater amenity area at the rear of the dwellings.

### 5.5 Side Setbacks

The current proposed side yard setbacks are consistent with the surrounding area and the permissions in the R5 and RL5 zone in both Zoning By-laws. We have modified the proposed site plan to allow for 2.0 m side setbacks on both sides from the originally proposed 1.2 metres. The newly proposed increased side yard setback of 2 metres will allow for greater privacy from the institutional use to the east and existing adjacent residential lot to the west. The side setbacks in the surrounding area range from 0.6 metres to 5.8 metres and average around 1.8 metres to 2 metres along Sewell Drive. As such, the proposed side yard setback fit well within what is appropriate in the surrounding area.

## **6.0 Conclusion**

The purpose of this Lot Analysis Study is to provide a review of the proposed residential lots relative to the surrounding area in terms of lot frontage, lot depth, lot area, lot coverage and side setbacks. It is acknowledged through this analysis that the proposed lots although may not have the same specifications as the surrounding or abutting lots, are compatible and meet the intent of the current Zoning By-law. The context that the lots are newer residential lots abutting an institutional use and have been created out of the unique geometry at a corner of the existing place of worship block, warrants their unique characteristics. In addition, the proposed lots adhere to the provisions of the R5 sp. 287 and RL5 sp.115 zone of Zoning By-law 1984-63 and Zoning By-law 2014-014. The proposed lot provisions also generally fall within or around the maximum and minimum lotting provisions found within the surrounding area. As the proposed lots provide new residential infill development utilizing excess church lands, it is our opinion that the proposed lots as presented are compatible and appropriate to the surrounding lotting fabric in terms of lot frontage, lot depth, lot area, lot coverage and side setbacks.

Lot Analysis– 1250 McCraney Street East

## **Appendix**





Municipal Address	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side setbacks
<b>Existing Lots</b>					
128 Romain Crescent	17.9m	30m	450m2	29%	2m, 3.5m
132 Romain Crescent	13.4m	30m	427m2	37%	2m, 2m
136 Romain Crescent	13.4m	30m	427 m2	37%	2m, 2m
140 Romain Crescent	13.7m	30m	519 m2	30%	2m, 3m
144 Romain Crescent	14m	28m	463 m2	27%	2m, 2m
148 Romain Crescent	14m	43m	732 m2	24%	2m, 3m
152 Romain Crescent	14m	31m	533 m2	27%	2m, 5m
156 Romain Crescent	14m	30.5m	428 m2	37%	3m, 1m
160 Romain Crescent	14m	30.5m	428 m2	40%	2m, 1m
164 Romain Crescent	12.7m	30.5m	388 m2	31%	2m, 1m
168 Romain Crescent	12.7m	30.5m	388 m2	36%	2m, 1m
172 Romain Crescent	14m	30.5m	428 m2	37%	2m, 1m
176 Romain Crescent	14m	30.5m	428 m2	36%	2m, 1m
180 Romain Crescent	14m	30.5m	428 m2	38%	2.5m, 1m
184 Romain Crescent	14m	30.5m	428 m2	42%	2m, 1m
188 Romain Crescent	14m	30.5m	428 m2	37%	2m, 1m
192 Romain Crescent	14.3m	30.8	537 m2	27%	2m, 4m
196 Romain Crescent	14.2m	42.5m	742 m2	24%	4m, 1m
200 Romain Crescent	12.2m	30.9m	602 m2	25%	4m, 2m
204 Romain Crescent	13.9m	30.3m	462 m2	25%	4m, 2m
208 Romain Crescent	14m	30.3m	491 m2	34%	3m, 2m
212 Romain Crescent	14.3m	31.7m	500 m2	28%	4m, 3m
216 Romain Crescent	13.9m	30.3m	489 m2	26%	2m, 5m
220 Romain Crescent	14.2m	29.6	472 m2	29%	1m, 3m
224 Romain Crescent	14.2m	31m	432 m2	37%	.6m, 3m
228 Romain Crescent	15.0m	31.2m	439 m2	28%	1.5m, 2.5m
232 Romain Crescent	15m	33.1	459 m2	37%	.6m, 2.5m
236 Romain Crescent	13.6m	32.8m	418 m2	32%	.6m, 2.5m
240 Romain Crescent	13.6m	32.8m	417 m2	31%	1m, 2.5m
244 Romain Crescent	16.1m	30m	423 m2	31%	1m, 4.8m
127 Romain Crescent	17.6m	31.7m	606 m2	30%	5.8m, 2m
131 Romain Crescent	15.7m	38.2m	656 m2	25%	2m, 3.5m
149 Romain Crescent	15.2m	31m	501 m2	26%	1m, 5.8m
159 Romain Crescent	14m	31m	435 m2	37%	1m, 2.5m
163 Romain Crescent	14m	31m	435 m2	31%	3.5m, 1m
167 Romain Crescent	14m	31m	435 m2	35%	3m, 1m
171 Romain Crescent	14m	31m	435 m2	40%	3m, 1m
175 Romain Crescent	14m	31m	435 m2	35%	3m, 1m
179 Romain Crescent	18.8m	31m	507 m2	34%	3m, 1.5m
195 Romain Crescent	18.1m	33.1m	516 m2	27%	3m, 2.5m
211 Romain Crescent	12.8m	35.4m	452 m2	26%	1.5m, 2m
221 Romain Crescent	17.7m	32m	435 m2	31%	3m, 1m
229 Romain Crescent	20m	28.8m	497 m2	23%	1m, 3m
233 Romain Crescent	16.1m	36.2m	446 m2	36%	2m, 2m
237 Romain Crescent	16.1m	43.6m	657 m2	27%	1.5m, 2.5m
241 Romain Crescent	16.2m	38.3m	629 m2	26%	1.5m, 2.5m
245 Romain Crescent	15.3m	30.6m	546 m2	32%	1m, 4m

**Sources:**

Geowarehouse Property Information  
Plan 20M370, April 1986  
Building Footprints Open Data Oakville  
First Base Solutions Orthophotograph 2015.

**Notes: All areas, lot frontages and depths, lot coverages and side setbacks are approximate and should be used for estimate purposes only.**

Municipal Address	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side setbacks
<b>Existing Lots</b>					
1249 McCraney Street East	14m	30m	417m2	31%	2m, 3m
1253 McCraney Street East	14m	30m	422m2	34%	2m, 2m,
1257 McCraney Street East	15.8m	30m	457m2	33%	2.2, 1.8
1261 McCraney Street East	17.3m	30m	469m2	33%	1.8m, 1.8m
1265 McCraney Street East	15.8	30m	459m2	40%	1.8m, 1.8m
1269 McCraney Street East	15.9m	30m	459m2	41%	2m, 2m,
1273 McCraney Street East	15m	30m	439m2	29%	2m, 2m,
1277 McCraney Street East	15m	30m	459m2	30%	2m, 2m,
1281 McCraney Street East	15m	30m	459m2	27%	2m, 2m,
1285 McCraney Street East	15m	30m	459m2	36%	2m, 2m,
1289 McCraney Street East	15m	30m	459m2	36%	2m, 1.8m
1293 McCraney Street East	15m	30m	458m2	33%	2m, 2m,
1297 McCraney Street East	14.8m	30m	423m2	30%	1.8m, 2m
1301 McCraney Street East	15.5m	29.6m	434m2	32%	2m, 2m,
1305 McCraney Street East	15.5m	29.6m	426m2	31%	1m, 2m
1309 McCraney Street East	15.8m	28m	414m2	28%	1m, 2m
261 Pettit Court	16.9m	27.7m	525m2	24%	1.8m, 4.8m
265 Pettit Court	12.8m	43.8m	554m2	24%	1.8m, 2m
269 Pettit Court	12.8m	41.7m	532m2	25%	1.8m, 2m
273 Pettit Court	12.2m	39.8m	499m2	24%	1.8m, 2m
277 Pettit Court	12.7m	32.2m	468m2	32%	1.8m, 2m
281 Pettit Court	14.3m	32.7m	465m2	31%	1.8m, 3m
285 Pettit Court	14.6m	29.3m	583m2	30%	1.8m, 3m
289 Pettit Court	13.8m	34.2m	603m2	25%	1.8m, 3m
286 Pettit Court	13.1m	44.1m	571m2	22%	1.8m, 2.8m

**Sources:**

Geowarehouse Property Information  
Plan 20M370, April 1986  
Building Footprints Open Data Oakville  
First Base Solutions Orthophotograph 2015

**Notes:** All areas, lot frontages and depths, lot coverages and side setbacks are approximate and should be used for estimate purposes only.



Municipal Address	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side setbacks
<b>Existing Lots</b>					
189 Sewell Drive	14m	39.6m	556m2	28.00%	1.8m, 1.8m
193 Sewell Drive	14m	35.9m	505m2	35.00%	1.8m, 1.8m
197 Sewell Drive	14m	32.4m	454m2	35%	1.8m, 1.8m
201 Sewell Drive	12.4m	30.5m	393m2	34%	1.8m, 1.8m
205 Sewell Drive	12.4m	30.5m	393m2	34%	1.8m, 2m
209 Sewell Drive	14m	30.5m	429m2	35%	1.8m, 2m
213 Sewell Drive	13.2m	33.8m	481m2	39%	1.8m, 2m
217 Sewell Drive	14m	41.6m	583m2	31%	2m, 2m
214 Sewell Drive	14m	30.6m	435m2	28.70%	1.8m, 3m
218 Sewell Drive	12.7m	30.6m	394m2	37.30%	1.8m, 3m
222 Sewell Drive	14.2m	30.6m	441m2	30.20%	1.8m, 3m
226 Sewell Drive	14.2m	30.3m	441m2	32.90%	1.2m, 1.8m
230 Sewell Drive	12.7m	30.3m	394m2	35.30%	1.6m, 2m
234 Sewell Drive	12.36m	30.5m	394m2	34.80%	1.8m, 2.6m
238 Sewell Drive	12.7m	30.5m	395m2	34.20%	1m, 2.4m
242 Sewell Drive	12.7m	30.5m	399m2	34.60%	1m, 2.4m
246 Sewell Drive	12.9m	32m	421m2	32.80%	1m, 2m
250 Sewell Drive	13m	34m	467m2	30.20%	1.8m, 2.4m
254 Sewell Drive	13.2m	35.6m	487m2	23%	1.8m, 2.4m
258 Sewell Drive	14.7m	38.9m	548m2	25.70%	1.8m, 3.5m
221 Ryerson Road	14.9m	50.8m	931m2	18.20%	1.1m, 3.6m
225 Ryerson Road	14.4m	34.6m	590m2	26.80%	1.9m, 2.8m
229 Ryerson Road	14.4m	30.8m	512m2	33.20%	.6m, 3.8m
233 Ryerson Road	14m	30.5m	422m2	40.50%	.6m, 1.7m
237 Ryerson Road	14m	30.5m	422m2	45.70%	.6m, 1.6m
241 Ryerson Road	14m	30.5m	422m2	38.60%	1.6m, 1.8m
245 Ryerson Road	14m	30.5m	422m2	37%	1.2m, 2m
249 Ryerson Road	12.7m	31.9m	401m2	35.20%	1.5m, 1.5m
253 Ryerson Road	12.7m	34.5m	437m2	31.40%	0.8m, 1.6m
257 Ryerson Road	15.1m	37.4m	566m2	28.60%	1.5m, 4m

**Sources:**

Geowarehouse Property Information  
Plan 20M370, April 1986  
Building Footprints Open Data Oakville  
First Base Solutions Orthophotograph 2015

**Notes:** All areas, lot frontages and depths, lot coverages and side setbacks are approximate and should be used for estimate purposes only.



Municipal Address	Lot Frontage	Lot Depth	Lot Area	Lot Coverage	Side setbacks
Proposed Lots					
Lot 1	15m	43.6m	685m2	26.60%	2m, 2m
Lot 2	15m	63.5m	890m2	23.80%	2m, 2m
Lot 3	15m	51.8m	777m2	22.80%	2m, 2m



**1.2m side yard setbacks**



**2.0m side yard setbacks**



**WESTON  
CONSULTING**  
planning + urban design

File Number: 6962  
Date Drawn: 14 JUL 16  
Drawn By: MGT  
Planner: TYN  
Scale: see scale bar  
CAD: 6963/checked/lot analysis/proposed sideyards Jul 14\_16.dwg



**LEGEND**

— SUBJECT LAND

0 5 10 15m  
SCALE  
Metres

Air Photograph from First Base Solutions Inc.  
Date of photography: 2012

**PROPOSED LOTS SIDEYARD SETBACK COMPARISON**

1250 McCRAVEY STREET EAST  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON