

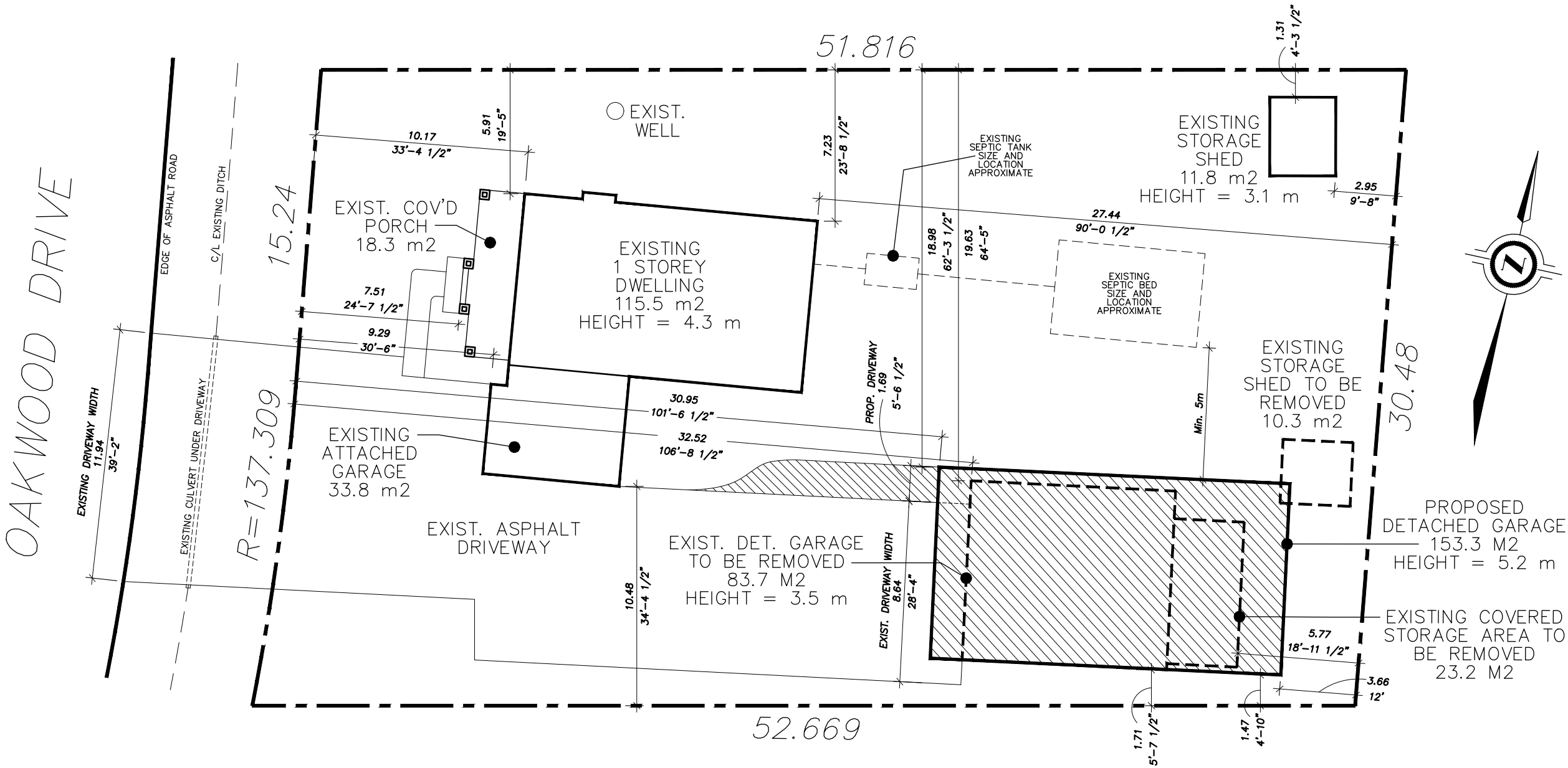
LOT 39
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO
PLAN 1204

ZONING TABLE – ACCESSORY BUILDINGS

EXISTING LOT AREA = 1578 m2

BY-LAW REGULATION TYPE	REQUIRED	EXISTING	PROPOSED
MAX. FLOOR AREA	MAX. 4%	@ 8.2% = 129 m2	@ 10.5% = 165.1 m2
MAX. HEIGHT	MAX. 5.2 m	3.5 m	5.2 m
SIDE YARD SETBACK	MIN. 1 m	19.6 m	18.9 m
SIDE YARD SETBACK	MIN. 1 m	1.7 m	1.4 m
REAR YARD SETBACK	MIN. 1 m	5.7 m	3.6 m
FRONT YARD SETBACK		32.5 m	30.9 m
DRIVEWAY WIDTH	MAX. 6.1 m	11.94 m	11.94 m

SOFT LANDSCAPING IN FRONT YARD CALCULATION
FRONT YARD AREA = 268 m2
SOFT LANDSCAPING AREA @ 148 m2 = 55.22%



NOTE
Distances shown on this plan are in meters (unless otherwise specified) and can be converted to feet by dividing by 0.3048.

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REVISIONS
NO. DATE DESCRIPTION

SCALE
1:225

DATE
JULY 4/2025

DRAWN BY
C.A.

CHK'D BY
C.A.

FILE NO.
2025-0145

PROJECT
HERTEIS

LOCATION
NORTH DUMFRIES

DRAWING
SITE PLAN

MODEL TYPE
ND-014

PROJECT NO.
2025-014

DRAWING NO.
S1

OWNERS INFORMATION
PARRY HERTEIS
40 OAKWOOD DRIVE
NORTH DUMFRIES

SITE PLAN