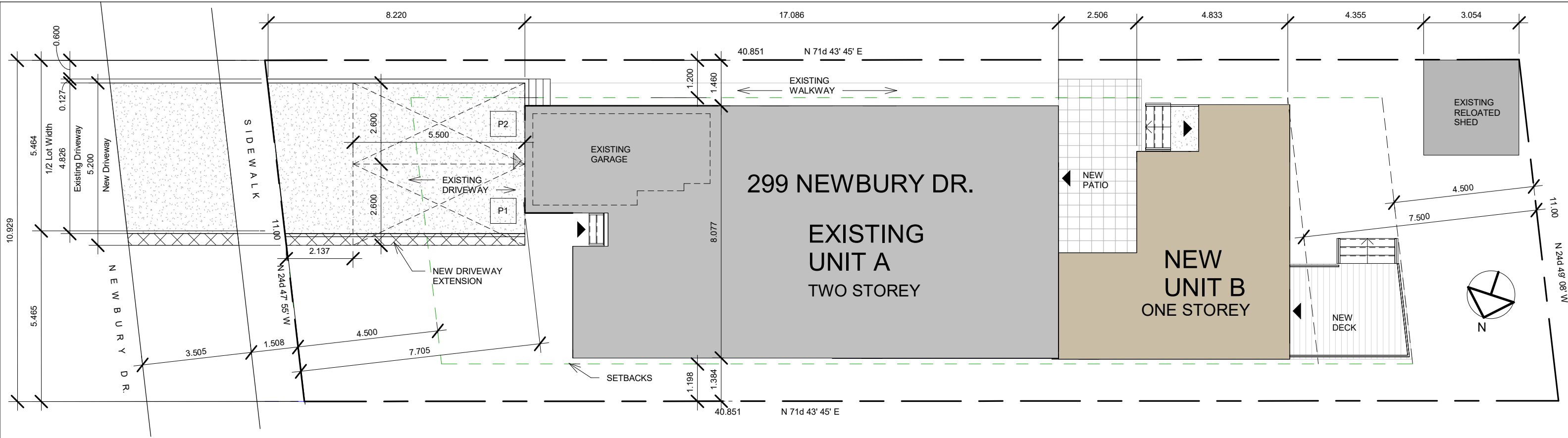
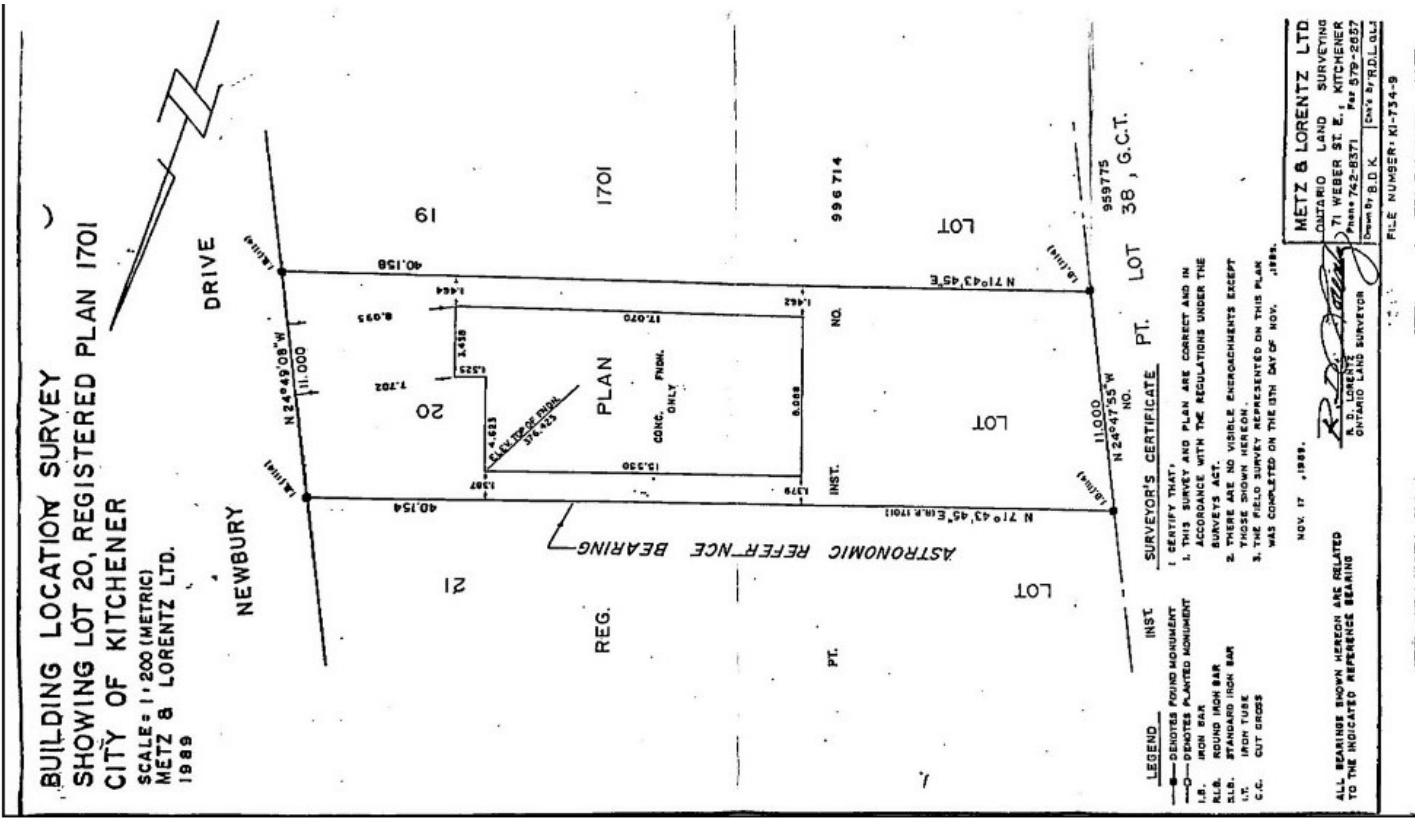




1 Site Plan C of A
1 : 120

299 Newbury
Zoning R4
7.2 SINGLE DETACHED DWELLING

	REQUIRED		PROVIDED		
LOT AREA (min)	235.0 m2	2529.6 ft2	438.8 m2	4723.7 ft2	
LOT FRONTAGE (min)	9.0 m	29.5 ft.	15.2 m	50.0 ft.	
FRONT YARD SETBACK (min)	4.5 m	14.8 ft.	7.7 m	25.3 ft.	
SIDE YARD SETBACK - NORTH (min)	1.2 m	3.9 ft.	1.38 m	4.5 ft.	
SIDE YARD SETBACK - SOUTH* (min)	1.2 m	3.9 ft.	1.46 m	4.8 ft.	
REAR YARD (min)	7.5 m	24.6 ft.	7.5 m	24.6 ft.	
BUILDING HEIGHT (max)	10.5 m	34.4 ft.	6.3 m	20.7 ft.	
LOT COVERAGE (max)	45%	105.8 m2	1138.3 ft2	185.0 m2	1991.2 ft2
EXISTING BUILDING AREA			130.7 m2	1406.8 ft2	42%
PROPOSED ADDITION AREA			45.0 m2	484.4 ft2	
NEW BUILDING AREA			175.7 m2	1891.2 ft2	
ACCESSORY BUILDING AREA			9.3 m2	100.0 ft2	



Site Plan

299 Newbury Cr, Kitchener

Date Jan 31 2023

SURVEY

Gord and Becky Thompson

Scale 1 : 120