



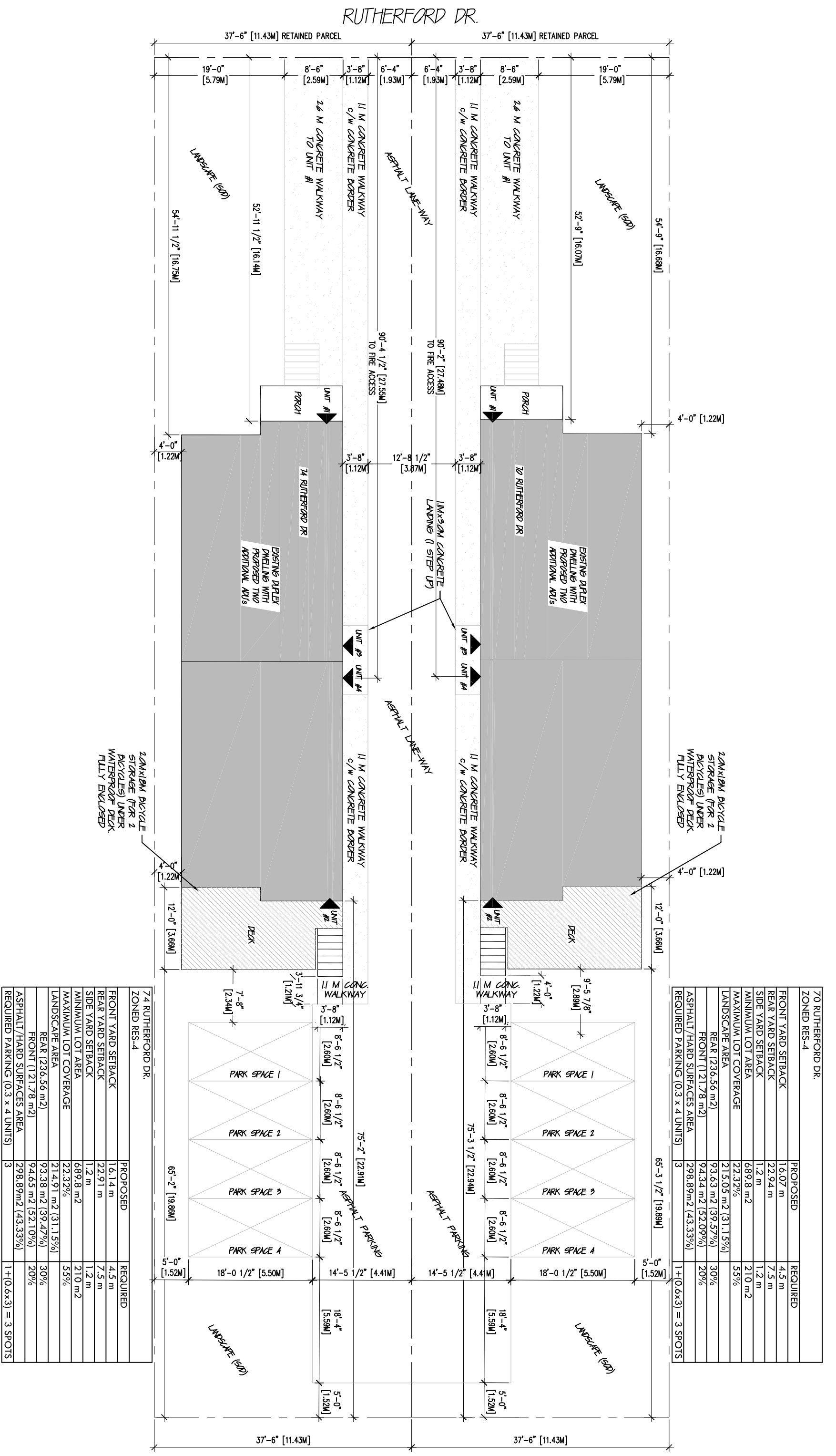
Declaration Statement:
 I, BOBAN JOKANOVIC, REVIEW AND TAKE RESPONSIBILITY FOR DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C. OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/ CATEGORIES:
 SMALL BUILDINGS
 INDIVIDUAL BCIN: 40997
 FIRM BCIN: 113444
 Signature:

Drawing Name:
PROPOSED SITE PLAN

Project Address:
**70 & 74 RUTHERFORD DR.
 KITCHENER, ONTARIO**

Date: **AUGUST 23, 2024**
 Scale: **N.T.S.**
 Revision: **ISSUED FOR PLANNING**

Sheet No.:
SP1



| 74 RUTHERFORD DR. ZONED RES-4 | | PROPOSED | REQUIRED |
|----------------------------------|--------------------------------|---------------------|----------|
| FRONT YARD SETBACK | 16.14 m | 4.5 m | |
| REAR YARD SETBACK | 22.91 m | 7.5 m | |
| SIDE YARD SETBACK | 1.2 m | 1.2 m | |
| MINIMUM LOT AREA | 689.8 m ² | 210 m ² | |
| MAXIMUM LOT COVERAGE | 22.32% | 55% | |
| LANDSCAPE AREA | 214.91 m ² (31.15%) | 30% | |
| REAR (236.56 m ²) | 93.38 m ² (39.47%) | 20% | |
| FRONT (121.78 m ²) | 94.65 m ² (52.10%) | | |
| ASPHALT/HARD SURFACES AREA | 298.89m ² (43.33%) | | |
| REQUIRED PARKING (0.3 x 4 UNITS) | 3 | 1+(0.6x3) = 3 SPOTS | |

| 70 RUTHERFORD DR. ZONED RES-4 | | PROPOSED | REQUIRED |
|----------------------------------|--------------------------------|---------------------|----------|
| FRONT YARD SETBACK | 16.07 m | 4.5 m | |
| REAR YARD SETBACK | 22.94 m | 7.5 m | |
| SIDE YARD SETBACK | 1.2 m | 1.2 m | |
| MINIMUM LOT AREA | 689.8 m ² | 210 m ² | |
| MAXIMUM LOT COVERAGE | 22.32% | 55% | |
| LANDSCAPE AREA | 215.05 m ² (31.15%) | 30% | |
| REAR (236.56 m ²) | 93.63 m ² (39.57%) | 20% | |
| FRONT (121.78 m ²) | 94.34 m ² (52.09%) | | |
| ASPHALT/HARD SURFACES AREA | 298.89m ² (43.33%) | | |
| REQUIRED PARKING (0.3 x 4 UNITS) | 3 | 1+(0.6x3) = 3 SPOTS | |