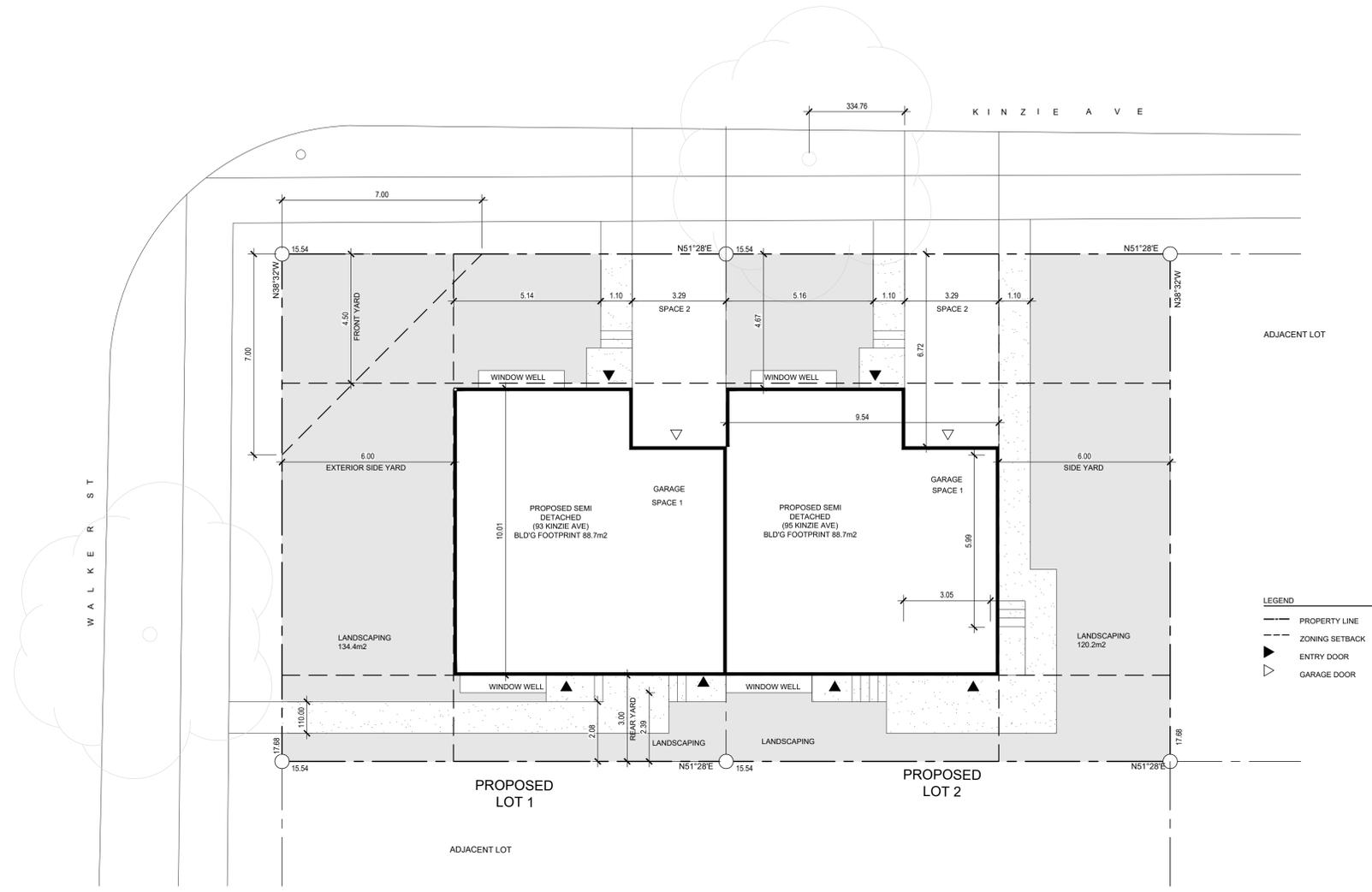


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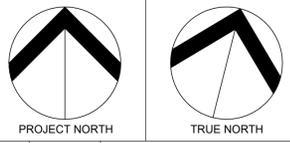


MUNICIPAL ADDRESS: 93 KINZIE AVE (EXISTING LOT 1)
 BASED ON REFERENCE PLAN
 PART OF LOTS 104, 105, 106, 107
 REG. PLAN 308
 CITY OF KITCHENER,
 LAND SURVEY BY J DOUGLAS ANSLEY

	RES-4	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	235m ² (2929.5 6ft ²)	274.8m ² (2957.9ft ²)
MINIMUM CORNER LOT WIDTH:	12.8.0m (ft)	15.4m (50.5ft)
MINIMUM FRONT YARD:	4.5m (14.7ft)	4.67m (15.3ft)
MINIMUM EXTERIOR SIDE YARD:	6.0m (19.6ft)	6.0m (19.6ft)
MINIMUM INTERIOR SIDE YARD:	n/a	n/a
MINIMUM REAR YARD:	7.5m (24.6ft)	3.0m (9.8ft)
MAXIMUM LOT COVERAGE:	55%	88.7m ² /274.8m ² 32.3%
MAXIMUM BUILDING HEIGHT:	11.0m (36ft)	9.3m (30.5ft)
MAXIMUM NO. OF STOREYS:	3	2

MUNICIPAL ADDRESS: 95 KINZIE AVE (PROPOSED LOT 2)
 BASED ON REFERENCE PLAN
 PART OF LOTS 104, 105, 106, 107
 REG. PLAN 308
 CITY OF KITCHENER,
 LAND SURVEY BY J DOUGLAS ANSLEY

	RES-4	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	235m ² (2529.5 6ft ²)	274.8m ² (2957.9ft ²)
MINIMUM LOT WIDTH:	9m (ft)	15.4m (50.5ft)
MINIMUM FRONT YARD:	4.5m (14.7ft)	4.67m (15.3ft)
MINIMUM EXTERIOR SIDE YARD:	6.0m (19.6ft)	N/A
MINIMUM INTERIOR SIDE YARD:	1.2m (3.9ft)	6.0m (19.6ft)
MINIMUM REAR YARD:	7.5m (24.6ft)	3.0m (9.8ft)
MAXIMUM LOT COVERAGE:	55%	88.7m ² /274.8m ² 32.3%
MAXIMUM BUILDING HEIGHT:	11.0m (36ft)	9.3m (30.5ft)
MAXIMUM NO. OF STOREYS:	3	2



No.	Date	Revision
1	2024.10.17	ISSUED FOR PERMIT
2	2025.01.30	ISSUED FOR MV



Client: **MATT PHIPPS**

Project Title: **KINZIE SEMI**
 95 KINZIEAVE KITCHENER, ON.

Drawings: **SITE PLAN**

Scale: 1/4" = 1'-0"
 Date: 2024.08.16
 Drawn By: CF
 Project No: 14_24
 Drawing No.: **A0.0**