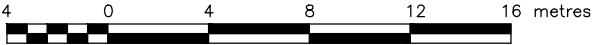


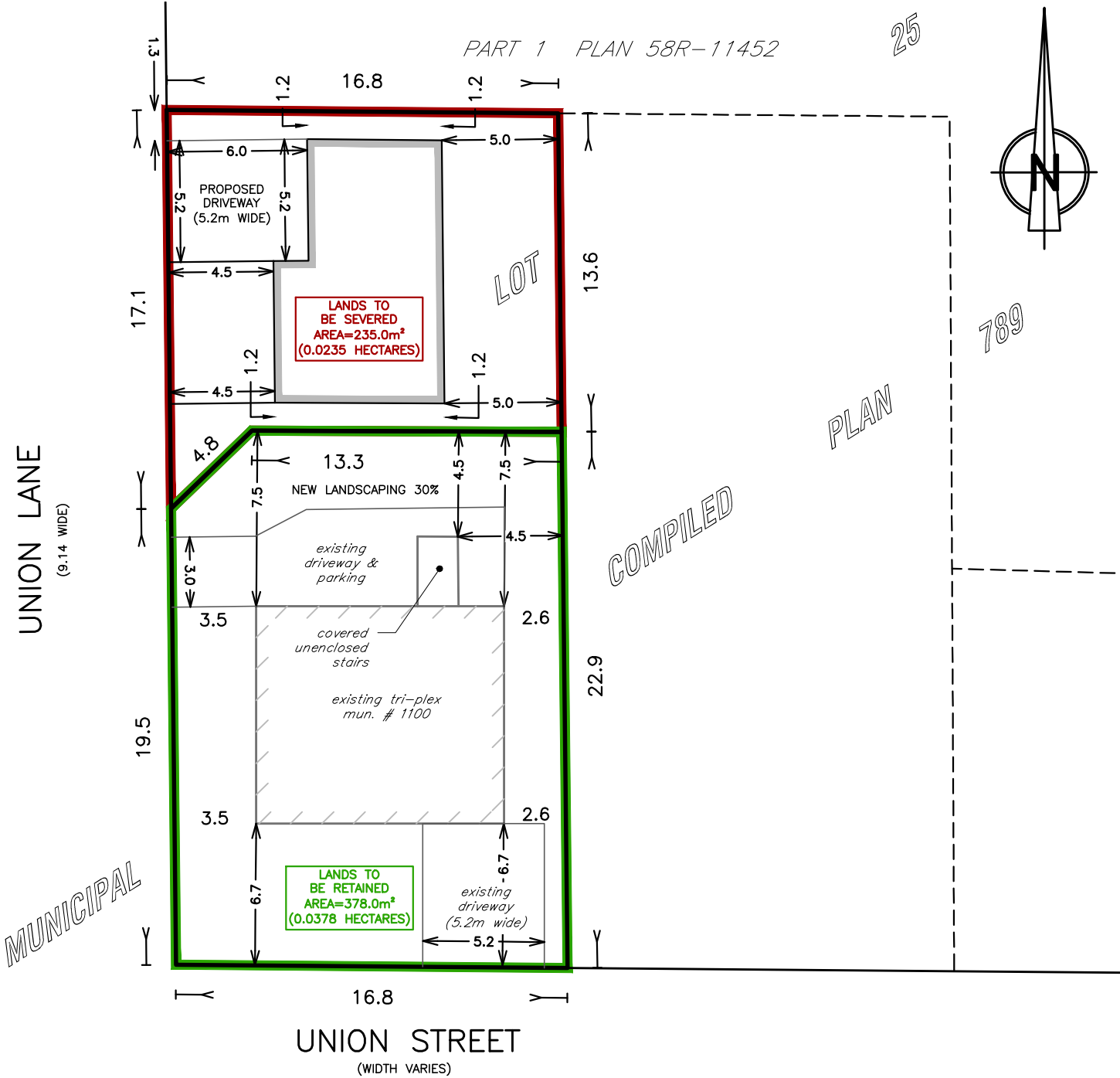
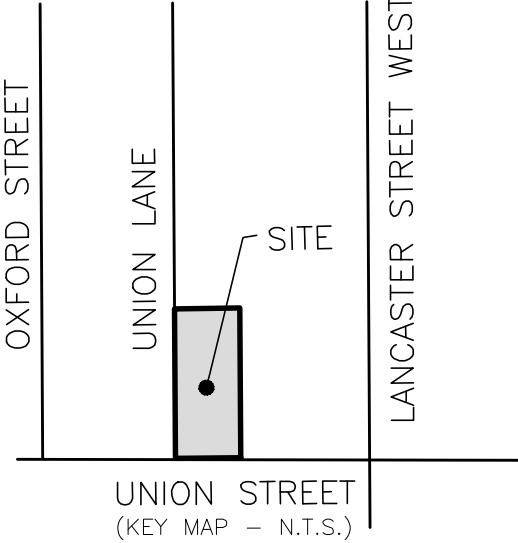
SEVERANCE SKETCH FOR PROPERTY AT
1100 UNION STEET
CITY OF KITCHENER
REGIONAL MUNICIPALITY OF WATERLOO

1 : 300 METRIC



ZONING INFORMATION:

ZONING TYPE:		RESIDENTIAL ZONE	
ZONE:		RES-5	
	LANDS TO BE SEVERED	LANDS TO BE RETAINED	REQUIRED BY ZONING BYLAW
LOT AREA	235.0m ²	378.0m ²	235.0m ² (MIN.)
LOT FRONTAGE	17.1m	16.8m	9.0m (MIN.)
FRONT YARD DEPTH	4.5/ 6.0m	6.7m	4.5/ 6.0m (MIN.)
REAR YARD DEPTH	5.0m	7.5m	7.5m (MIN.)
EXTERIOR SIDE YARD WIDTH	N/A	3.5m	4.5m (MIN.)
INTERIOR SIDE YARD WIDTH	1.2m	1.2m	1.2m (MIN.)
LOT COVERAGE	74.0m ² 31.4%	98.6m ² 26.1%	55% (MAX.)



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Metric:

DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Caution:

THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.



133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritengineering.ca

Project: 1100 UNION STREET
Project: LOT SEVERANCE
Client: MALIA INC
Client: AMANDA CRAWFORD
Drawn By: C.S.R.
Checked By: N.P.

File No.: GE24-815-1
DATE: MARCH 19, 2025