

SEVERANCE PLAN

21 NELSON AVE
 PT OF LOT 6, REGISTERED PLAN 675
 CITY OF KITCHENER
 REGION OF WATERLOO
 ROLL # 301206000125700

KEY MAP



ZONING/PROPERTY INFO: R-3 Residential

RETAINED	REQUIRED	PROVIDED	VARIANCE
LOT AREA	411.94 m ²	904.89 m ²	-
LOT WIDTH	13.7 m	23.77 m	-
FRONT YARD	4.5 m	15.04 m	-
INTERIOR SIDE YARD	1.2 m	1.2 m	-
EXTERIOR SIDE YARD	4.5 m	N/A	-
REAR YARD	7.5 m	12.98 m	-
LOT COVERAGE (max.)	65 %	18.24%	-

SEVERED	REQUIRED	PROVIDED	VARIANCE
LOT AREA	411.94 m ²	571.3 m ²	-
CORNER LOT WIDTH	15.0 m	15.01 m	-
FRONT YARD	4.5 m	TRD	-
INTERIOR SIDE YARD	1.2 m	TRD	-
EXTERIOR SIDE YARD	4.5 m	TRD	-
REAR YARD	7.5 m	TRD	-
LOT COVERAGE (max.)	55 %	TRD	-

ZONING & OFFICIAL PLAN DESIGNATIONS

Zoning Designation: R-3 Residential

Official Plan Designation: Low-Rise Residential

SEVERANCE PROPOSAL

- Proposing to sever the existing R-3 zoned residential lot at 21 Nelson Ave. to create a new residential lot
- The severed portion of the lot would be located on the corner of Nelson Ave and Norbert Pl with frontages onto Nelson Ave
- No minor variances are required, as both the Retained and Severed lots are in compliance with the regulations of the R-3 Zone

REVISION



DATE: DECEMBER 8, 2022
 DRAWING NO.: 22-001-001-001
 PROJECT: SEVERANCE

