



KEYPLAN  
SCALE 1 : 10,000

**SKETCH**  
PREPARED FOR SEVERANCE APPLICATION  
SCALE 1 : 400

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

SUBJECT PROPERTY - 239 KATHLEEN STREET  
LEGAL DESCRIPTION - PART OF LOTS 10 & 11, REGISTERED PLAN 264  
CURRENT ZONING - R.1B

ITEM	REGULATION	PROVIDED PROPOSED PART 1	PROVIDED PROPOSED PART 2	CONFORMS
MIN. LOT AREA	460 sq.m.	314.0 sq.m.	314.4 sq.m.	NO-MV REQUIRED
MIN. LOT FRONTAGE	15.00	10.97	10.98	NO-MV REQUIRED
MAX. BUILDING HEIGHT	3 STOREYS			
MIN. FRONT YARD	6.00*			
MIN. EXTERIOR SIDE YARD	N/A			
MIN. SIDE YARD	1.50**			
MIN. REAR YARD	5.72			

\* THE MINIMUM FRONT YARD SETBACK CAN BE THE AVERAGE OF THE SETBACKS OF THE ADJACENT PROPERTIES BUT A GARAGE OR CARPORT SHALL BE 6.0 FROM THE STREET LINE.  
\*\* 1.50 FOR 1 TO 2 STOREYS, 2.40 OVER 2 STOREYS

- LEGEND**
- DENOTES EXISTING DWELLING
  - - - - DENOTES PROPOSED BUILDING ENVELOPE
  - TBD DENOTES TO BE DEMOLISHED
  - MV DENOTES MINOR VARIANCE

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**J.D. BARNES LIMITED**  
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DM	DRAWN
RJS	CHECKED
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