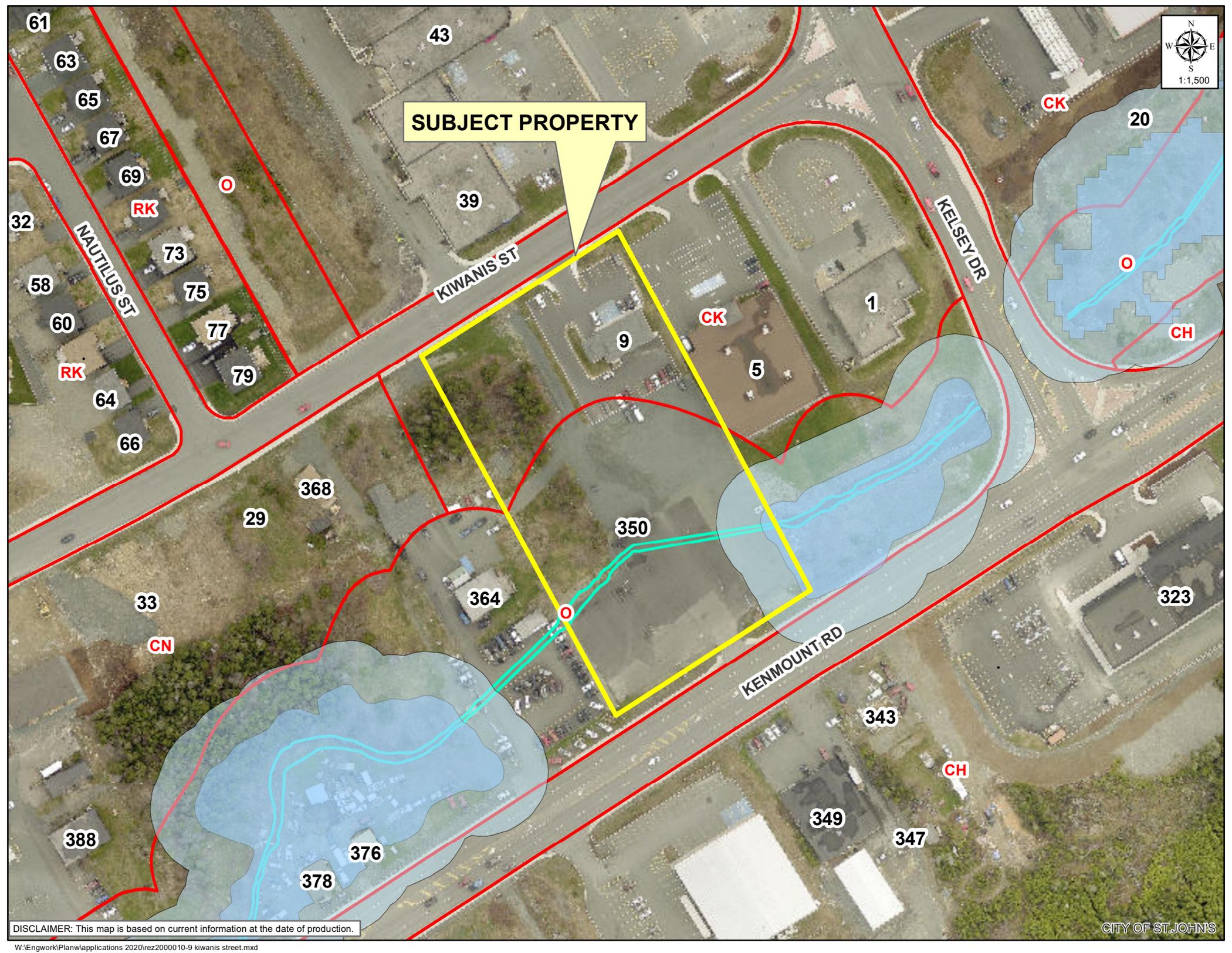




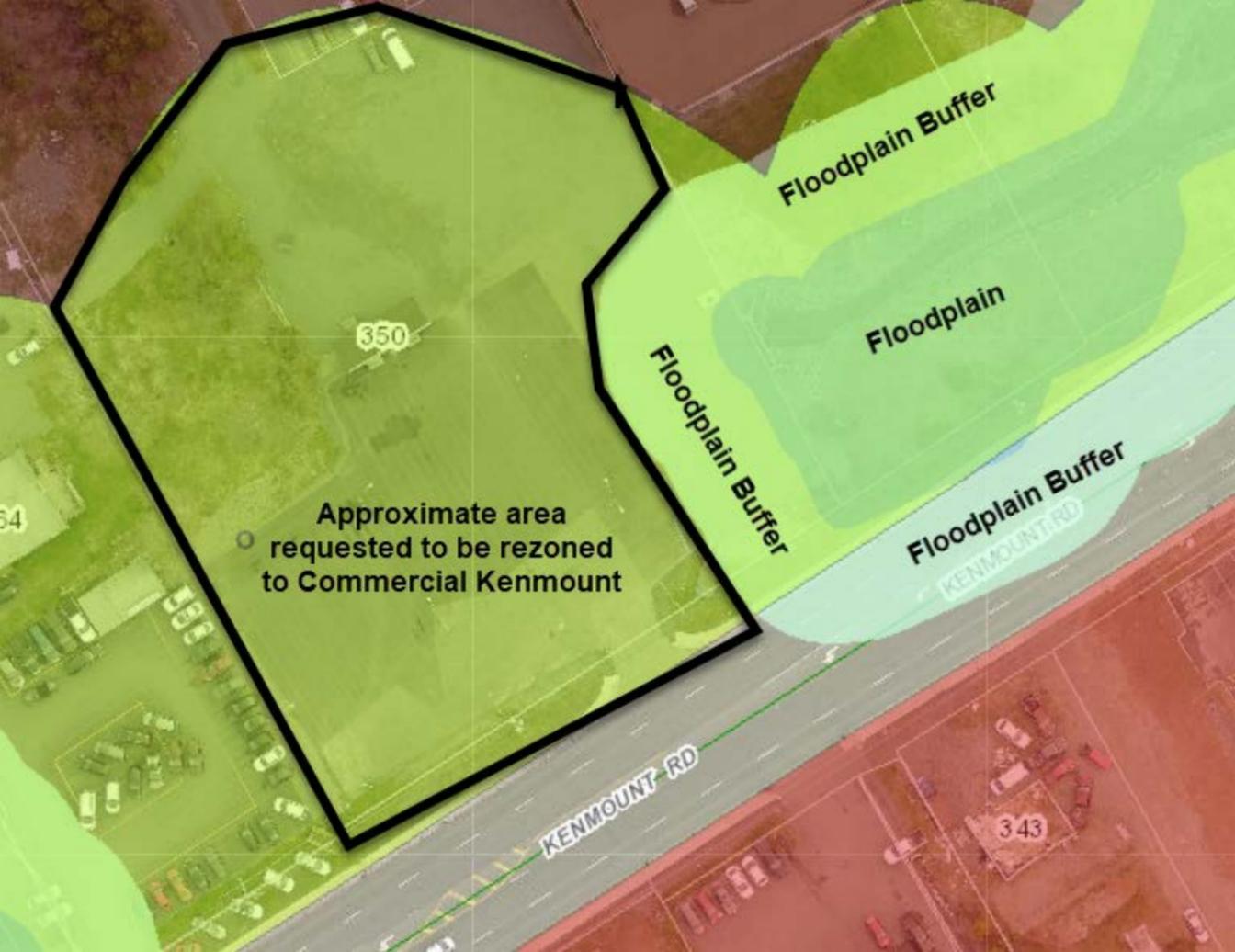
SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2020\rez2000010-9 kiwanis street.mxd



Approximate area
requested to be rezoned
to Commercial Kenmount

Floodplain Buffer

Floodplain

Floodplain Buffer

Floodplain Buffer

KENMOUNT RD

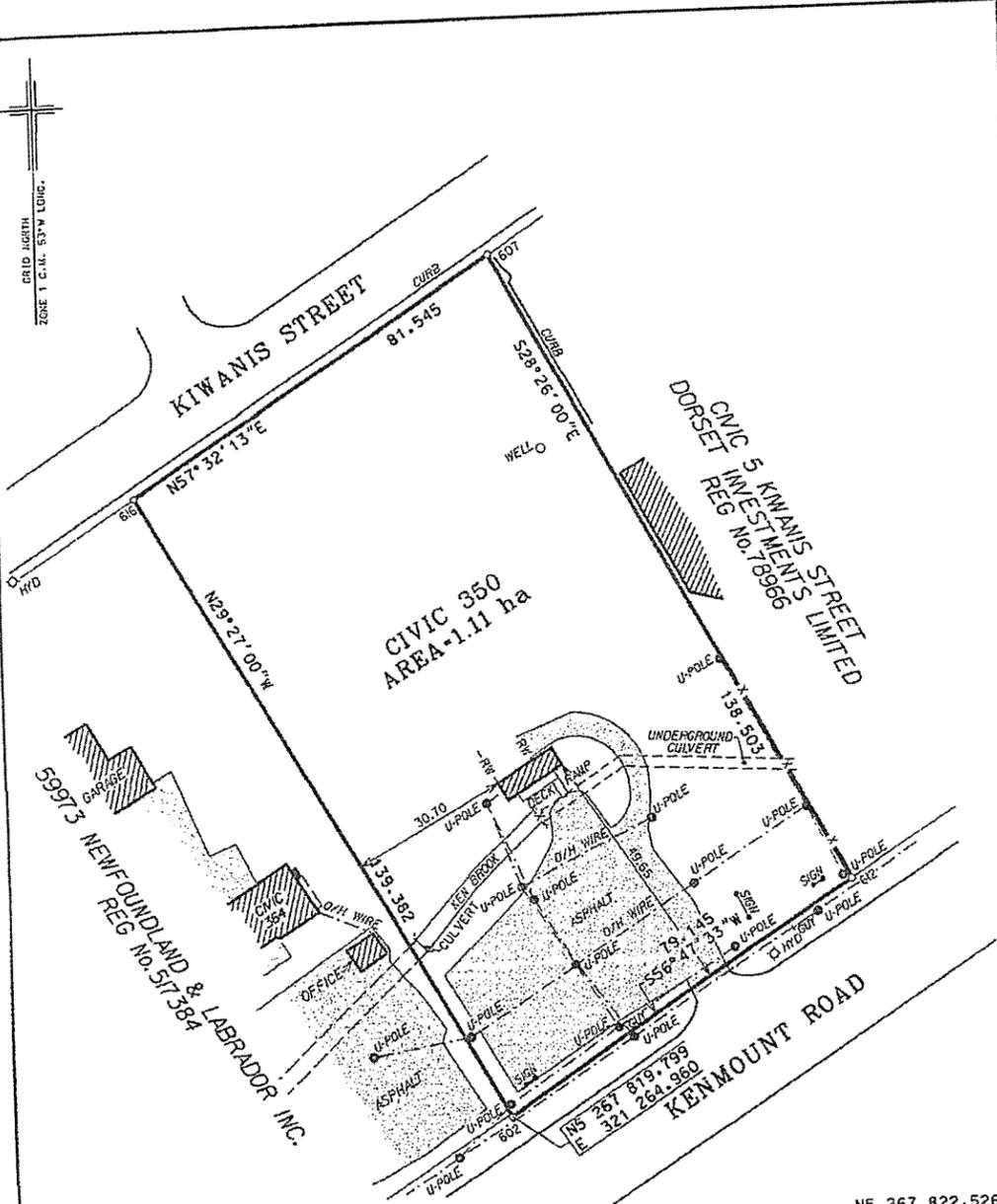
KENMOUNT RD

350

64

343

GRID NORTH
ZONE 1 C.M. 53°W LONG.



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- CONTROL MONUMENT △
- FOUND IRON BAR □ (F.I.B.)
- SET IRON BAR ○ (S.I.B.)
- POLE OR LIGHT STANDARD •
- PROPERTY DEALT WITH —————
- FENCE LINES -x-x-
- POWER - TELEPHONE LINE - - - - -
- EASEMENT - - - - -

Monuments used for tie-in, Zone 1:
 NAD - 83
 80G2181 N5 267 822.526
 E 321 320.272
 80G2182 N5 268 206.552
 E 321 863.892

All linear measurements are horizontal ground distances.
 For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection Plane by multiplying them by an average combined scale factor of 0.999881
 This Plan Certifies The Information Shown As Of
 MAY 22, 2014 And Only Of That Date.
 All Distances Shown Are Metric (SI).

BROWN & WAY SURVEYS
 Professional Surveying Services

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 email: brown@brownandway.com

LEGAL SURVEY AND SURVEYORS REAL PROPERTY REPORT
 CIVIC No. 350 KENMOUNT ROAD
 NEWFOUNDLAND & LABRADOR



ST. JOHN'S

Current Zone

10.33 OPEN SPACE (O) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.33.1 Permitted Uses

Recreational:

- (a) Park
- (b) Recreational Use
- (c) Other Uses accessory to Uses above
- (d) Accessory Building **(1995-09-15)**
- (e) A Horse Stable for the Royal Newfoundland Constabulary's Mounted Unit at the Government House Grounds at Military Road **(2007-08-03)**

10.33.2 Discretionary Uses (subject to Section 5.8)

- (a) Cemetery
- (b) Place of Assembly
- (c) Private Park **(2007-10-05)**
- (d) Public Utility
- (e) Uses accessory to Agriculture, Forestry and Fishing
- (f) Small Scale Wind Turbine **(2012-06-01)**

10.33.3 Zoning Requirements

As determined by Council

10.33.4 Battery Development Area

- (a) With respect to the development of any properties identified on Map I – Section 3 – Battery Development Area that are zoned as Open Space (O), no buildings or structures shall be permitted unless these buildings and structures will not be visible from the Downtown; and
- (b) In addition to the requirements of Section 10.33.3, the development of any properties that are included on Map I, Section 3 – Battery Development Area that are zoned as Open Space (O), is subject to Section 7.28 and Appendix A – Footprint and Height Control Overlay for the Battery Development Area. **(2009-07-24)**

O

10.26 COMMERCIAL KENMOUNT (CK) ZONE

(2003-04-25)

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.26.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Commercial:

- (a) Auction House
- (b) Bakery
- (c) Bank (Subject to Section 7.30) **(2012-06-29)**
- (d) Car Sales Lot
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Clinic
- (g) Club
- (h) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (i) Commercial School
- (j) Communications Use
- (k) Custom Workshop
- (l) Dry-Cleaning Establishment
- (m) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30) **(2012-06-29)**
- (n) Hotel
- (o) Laundromat
- (o.1) Lounge **(2011-05-06)**
- (p) Office
- (q) Parking Area
- (r) Pharmacy **(2020-11-13)**
- (s) Printing Establishment
- (t) Recycling Depot
- (u) Retail of Building Supplies
- (v) Retail Store
- (w) Retail Warehouse
- (x) Service Shop
- (y) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30) **(2012-06-29)**
- (z) Shopping Centre
- (aa) Sign Maker's Shop
- (bb) Taxi Business
- (cc) Warehouse
- (dd) Woodworking Shop
- (ee) Adult Massage Parlour **(2020-09-11)**

Public:

- (a) Library
- (b) School

CK

Recreational:

- (a) Park
- (b) Recreational Uses

Other:

- (a) Church
- (b) Day Care Centre (subject to Section 7.6)
- (c) Public Use
- (d) Public Utility
- (e) Recycling Depot
- (f) Undertaker's Establishment
- (g) Veterinary Clinic

Discretionary Uses: (subject to section 5.8)

- (a) Place of Amusement
- (b) Place of Assembly
- (c) Private Park **(2007-10-05)**
- (d) Small Scale Wind Turbine **(2012-06-01)**

10.26.2 Zone Requirements

- (1) The following requirements shall apply to all uses allowed in the CK Zone, except Parks, Public Utilities and Public Uses, Services Stations and Gas bars.

(a) Lot Area (minimum)	1800 square metres	
(b) Lot Frontage (minimum)	45 metres	
(c) Lot Coverage (maximum)	50%	
(d) Floor Area Ratio (maximum)	1.0	
(e) Building Height (maximum)	18 metres	(2018-11-30)
(f) Building Line (minimum)	6 metres	
(g) Side Yards (minimum)	1 metre per storey	
(h) Side Yard on Flanking Road (min)	6 metres	
(i) Rear Yard (minimum)	6 metres	
(j) Landscaping on Lot (minimum)	20%	
(k) Parking Lot Setback (minimum)	4 metres from the property line	

- (2) All other uses:

As determined by Council

CK