



COMMERCIAL NEIGHBOURHOOD (CN) ZONE (Envision St. John's Development Regulations)		PROVIDED
(a) Lot Area (min)	900 sm	1423.461 sm
(b) Lot Frontage (min)	30 m	74.574 m
(c) Building Height (max)	14 m	5 m (max)
(d) Building Line (min)	7 m	4.30 m (based on existing building line)
(e) Side Yards (min)	2, 1 m for every 5 m of Bldg. Ht., expt. corner Lot Side Yard abutting Street shall be 6 m	1m and 6m
(f) Rear Yard (min)	6 m	6 m
(g) Lot Coverage (max)	50%	25.7%; (365.328 / 1423.461)
(h) Landscaping (min)	20%	22.2%; (316.168/ 1423.61)

<p>ct</p> <p><b>PAUL CHAFE</b> ARCHITECTURE + DESIGN</p> <p>opsail Road   St. John's   NL   A1E 2B1 lchafe@gmail.com   709-697-3532</p>	<p>Professional Stamp</p>	<p>Client/Project <b>KIELEY PROPERTIES</b></p> <p><b>1-5 PETTY HARBOUR RD</b></p>	<p>Title <b>SCHEMATIC SITE PLAN</b></p>
<p>ISSUED FOR DISCUSSION      2024.08.22</p> <p>Revision      YYYY.MM.DD</p>		<p>Project No. 2404-01</p>	<p>Scale 1 : 250</p> <p>Figure No. SK001</p>