



PROJECT DATA - LC

Address		612 9th Street, Kenora, ON	
Legal			
Zoning LC - Local Commercial			
Setbacks	Front	Required	Actual
	Rear	6 m	6 m
	Side (Int)	7.5 m	3.16 m
	Side (Cor)	7 m	3.96 m
Minimum Lot Area	500 m ²	2089 m ²	
Minimum Lot Frontage	18 m	50 m	
Maximum Lot Coverage	40 %	22.29 %	
Maximum Building Height	10 m	8 m	
Building Areas Proposed	-	246 sm	
Parking	3.4 stalls/100 m ² (gross leasable)	11 Stalls	11 Stalls Total
ADDITIONAL NOTES			

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT. NO REPRODUCTIONS MAY BE MADE WITHOUT THE CONSENT OF THE CONSULTANT AND ALL REPRODUCTIONS MUST BEAR THE NAME OF THE CONSULTANT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS. THIS DRAWING SHALL NOT BE SCALED.



Revisions	
March 2, 2026	Issued for Variance
Date	Revision
Northern Sky Architecture Inc.	
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Stamp	Stamp
Project	

Gas Bar & Car Wash

612 Ninth Street North
Kenora, Ontario

drawing title		
SITE PLAN		
scale	as noted	designed by
date	January, 2026	drawn by
project no.	25.352	reviewed by
reference no.	sheet	REV.
	A1.1	

A SITE PLAN
SCALE: 1/100

9TH STREET