

PART OF LOT 28,  
OF REGISTERED  
PLAN 81  
IN THE  
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK

SITE INFORMATION			
TOWN OF NEWMARKET ZONING BY-LAW: ZONE R-3: DETACHED THIRD DENSITY RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	- m <sup>2</sup> (MIN)	264.7 m <sup>2</sup>	264.7 m <sup>2</sup> (NO CHANGE)
LOT FRONTAGE:	- m (MIN)	7.424 m	7.424 m (NO CHANGE)
SET BACKS:			
MIN. FRONT YARD (WEST)	- m	0.905 m	0.905 m (NO CHANGE)
MIN. INTERIOR SIDE YARD (NORTH)	- m	0 m	0 m (NO CHANGE)
MIN. INTERIOR SIDE YARD (SOUTH)	- m	0 m	0 m (NO CHANGE)
MIN. REAR YARD (EAST)	- m	7.994 m	2.957 m (DECREASE)
BUILDING HEIGHT:	9.0 m (MAX) 3 STOREYS	8.9 m 2 STOREYS	11.5 m (MAX) 3 STOREYS (INCREASE)
BUILDING AREA:	- m <sup>2</sup> (MAX)	197.23 m <sup>2</sup>	38 m <sup>2</sup> (INCREASE)
TOTAL AREA:		197.23 m <sup>2</sup>	235.23 m <sup>2</sup> (INCREASE)
LOT COVERAGE:	-% (MAX)	74.5%	14.4% (INCREASE)
TOTAL COVERAGE:		74.5%	88.9% (INCREASE)
GROSS FLOOR AREA:	--	394 m <sup>2</sup> (n/i walk-out bsmt)	639 m <sup>2</sup> (n/i walk-out bsmt) (INCREASE)
		591 m <sup>2</sup> (incl. walk-out bsmt) (INCREASE)	836 m <sup>2</sup> (incl. walk-out bsmt) (INCREASE)
FSI RATIO:	1.0 (MAX)	1.49 (n/i walk-out bsmt)	2.41 (n/i walk-out bsmt) (INCREASE)
		2.25 (incl. walk-out bsmt)	3.17 (incl. walk-out bsmt) (INCREASE)

**GENERAL NOTES & SYMBOLS LEGEND**

- ▼ MAN DOOR
- PROPERTY LINE
- ▨ PROPOSED BUILDING OUTLINE
- ▧ EXISTING BUILDING OUTLINE
- - - EXISTING BUILDING BELOW ADDITION OUTLINE
- EXISTING ASPHALT PAVING

FOR REVIEW ONLY.  
NOT FOR CONSTRUCTION.

NO.	DATE	REVISION
2.	19.10.18	MINOR VARIANCE APPLICATION
1.	19.07.03	HERITAGE REVIEW SUBMISSION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

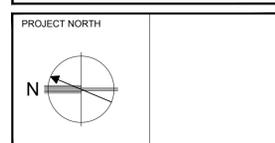
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**CSPACE ARCHITECTURE**

58-8851 GEORGE BOLTON PKWY  
BOLTON, ONT. L7E 2X8  
647.588.1784  
info@cspace.ca



PROJECT  
**PROPOSED BUILDING ADDITION**  
209 MAIN STREET SOUTH,  
NEWMARKET, ON

DRAWING TITLE  
PROPOSED SITE PLAN

SCALE AS SHOWN	PROJECT NO. 19,048
DRAWN BY DP	APPROVED CCP
	DATE 19.10.18

DRAWING NO.

**A101**



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4.	19.10.18	MINOR VARIANCE APPLICATION
3.	19.10.10	HERITAGE REVIEW RE-SUBMISSION
2.	19.10.06	HERITAGE REVIEW RE-SUBMISSION
1.	19.07.02	HERITAGE REVIEW SUBMISSION
NO.	DATE	REVISION

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BOLTON, ONT. L7E 2X8  
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1 WEST ELEVATION  
A301 SCALE 1:40

PROJECT  
**PROPOSED BUILDING ADDITION**  
209 MAIN STREET SOUTH,  
NEWMARKET, ON

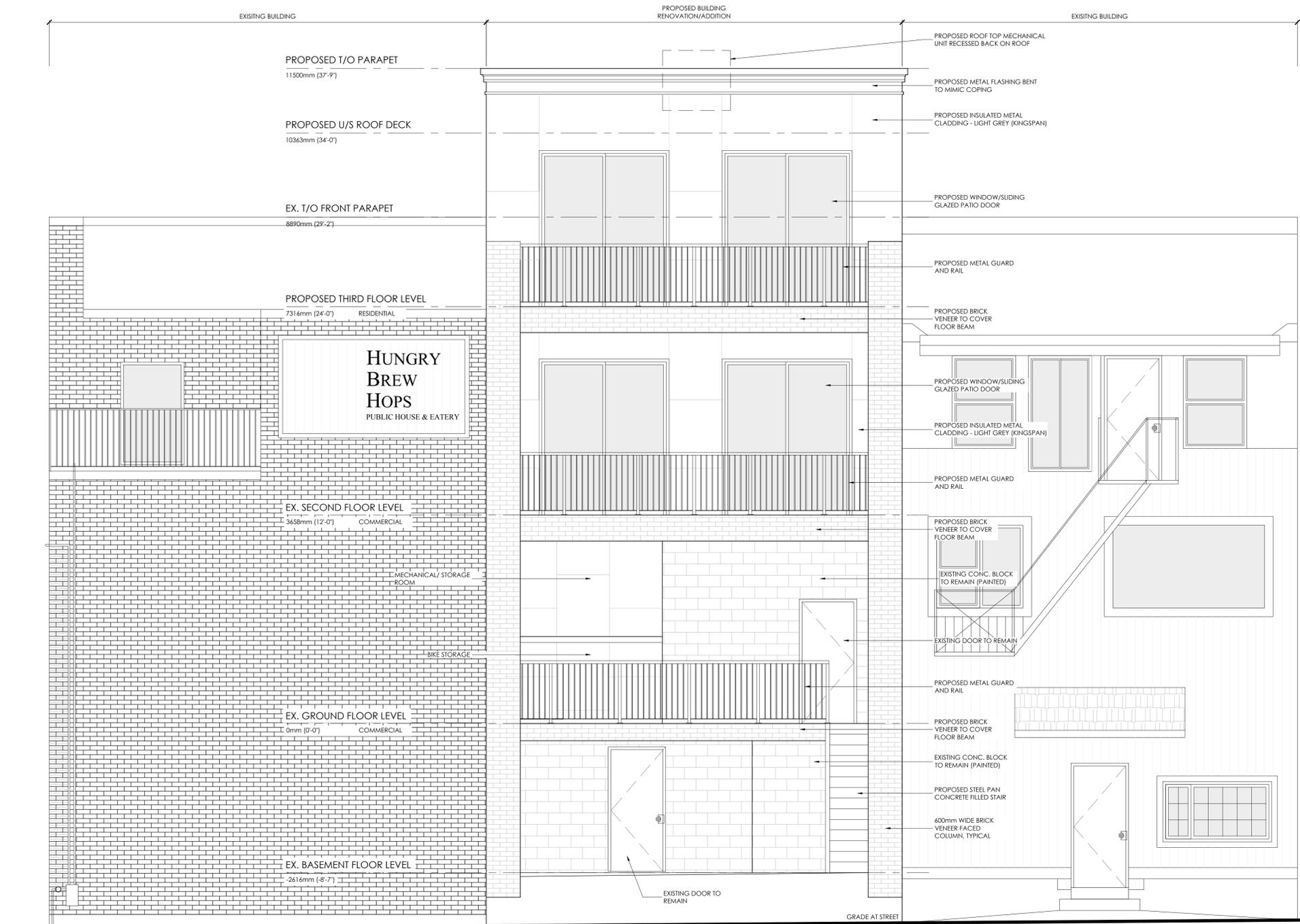
DRAWING TITLE  
PROPOSED WEST ELEVATIONS

SCALE AS SHOWN PROJECT NO. 19.048

DRAWN BY DP APPROVED CCP DATE 19.10.18

DRAWING NO.

**A301**



2 EAST ELEVATION  
A302 SCALE 1:40

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2.	19.10.18	MINOR VARIANCE APPLICATION
1.	19.07.03	HERITAGE REVIEW SUBMISSION
NO.	DATE	REVISION

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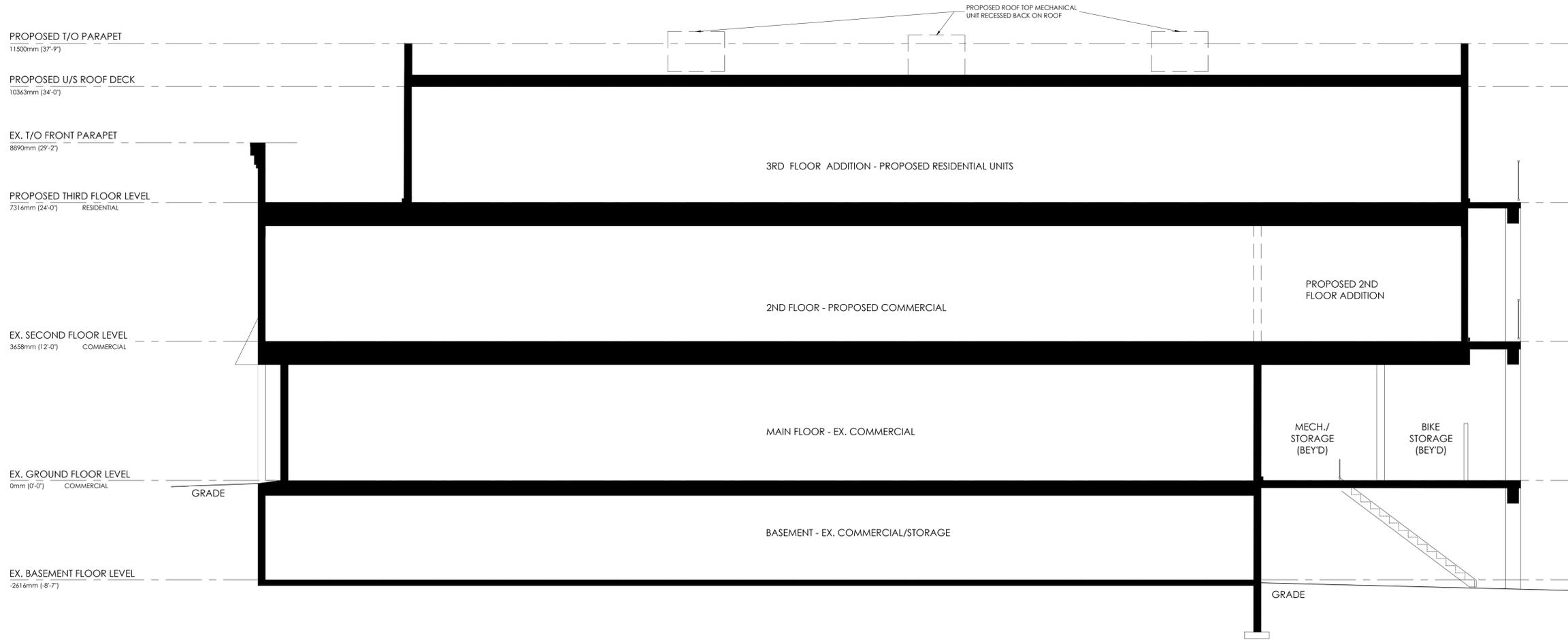
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PROJECT  
**PROPOSED BUILDING ADDITION**  
209 MAIN STREET SOUTH,  
NEWMARKET, ON

DRAWING TITLE  
PROPOSED EAST ELEVATION

SCALE AS SHOWN	PROJECT NO. 19,048
DRAWN BY DP	APPROVED CCP
	DATE 19.10.18

DRAWING NO.  
**A302**



1 BUILDING SECTION - FACING NORTH  
A401 SCALE 1:60

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2.	19.10.18	MINOR VARIANCE APPLICATION
1.	19.07.03	HERITAGE REVIEW SUBMISSION

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PROJECT  
PROPOSED BUILDING ADDITION  
209 MAIN STREET SOUTH,  
NEWMARKET, ON

DRAWING TITLE  
PROPOSED BUILDING SECTION - FACING NORTH

SCALE AS SHOWN PROJECT NO. 19.048

DRAWN BY DP APPROVED CCP DATE 19.10.18

DRAWING NO.

A401