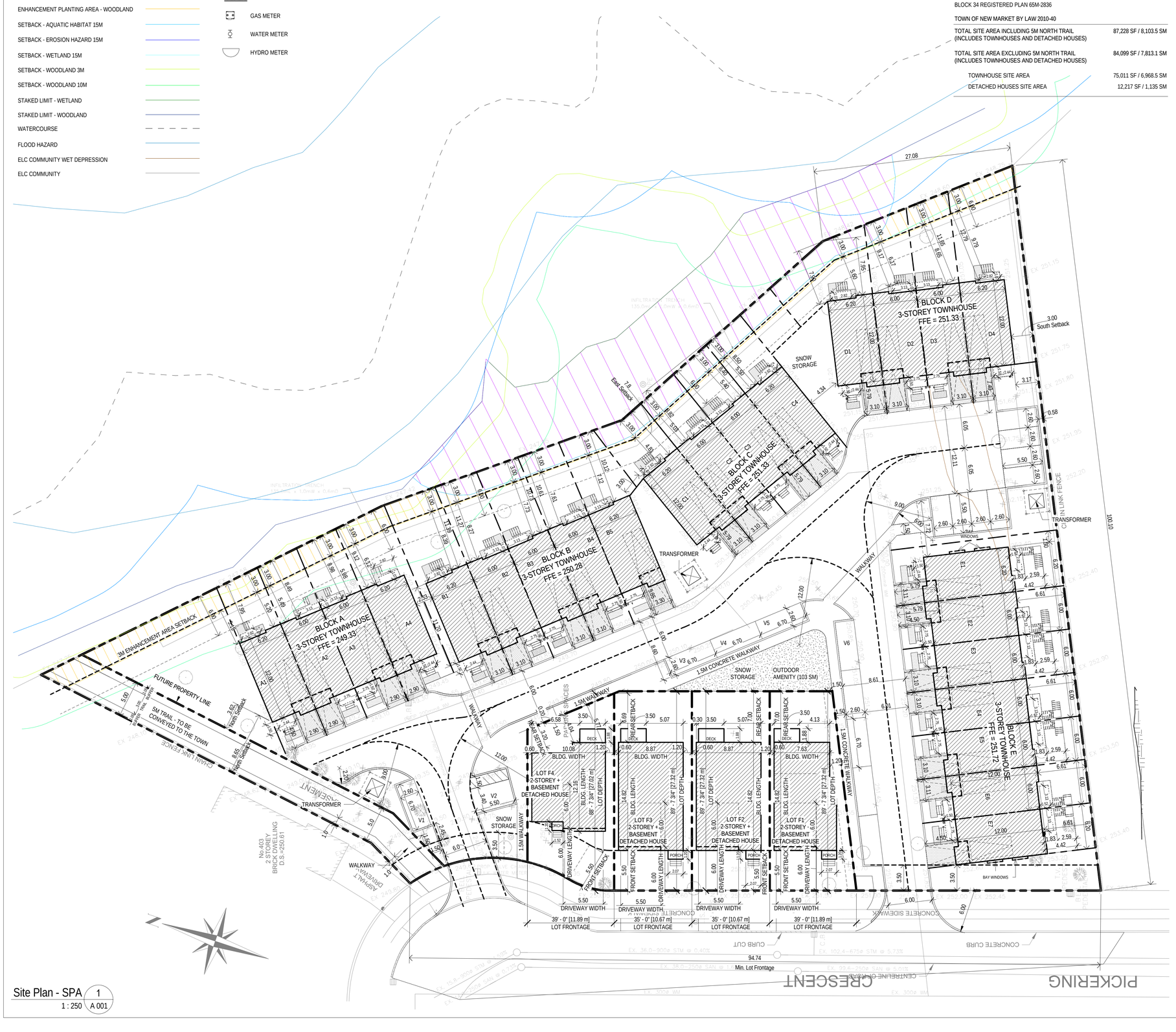
ENHANCEMENT PLANTING AREA - WETLAND
ENHANCEMENT PLANTING AREA - WOODLAND
SETBACK - AQUATIC HABITAT 15M
SETBACK - EROSION HAZARD 15M
SETBACK - WETLAND 15M
SETBACK - WOODLAND 3M
SETBACK - WOODLAND 10M
STAKED LIMIT - WETLAND
STAKED LIMIT - WOODLAND
WATERCOURSE
FLOOD HAZARD
ELC COMMUNITY WET DEPRESSION
ELC COMMUNITY

LEGEND:

GAS METER
WATER METER
HYDRO METER



Site Plan - SPA (1 / A 001)
1 : 250

PROJECT STATISTICS

PROPERTY LEGAL DESCRIPTION
BLOCK 34 REGISTERED PLAN 65M-2836

TOWN OF NEW MARKET BY LAW 2010-40

TOTAL SITE AREA INCLUDING 5M NORTH TRAIL (INCLUDES TOWNHOUSES AND DETACHED HOUSES)	87,228 SF / 8,103.5 SM
TOTAL SITE AREA EXCLUDING 5M NORTH TRAIL (INCLUDES TOWNHOUSES AND DETACHED HOUSES)	84,099 SF / 7,813.1 SM
TOWNHOUSE SITE AREA	75,011 SF / 6,968.5 SM
DETACHED HOUSES SITE AREA	12,217 SF / 1,135 SM

TOWNHOUSE SITE STATISTICS

TOTAL TOWNHOUSE GFA*	49,846 SF / 4,631 SM
*GARAGE (EXCLUDED IN GFA)	5,550 SF / 516 SM
GROUND FLOOR	11,952 SF / 1,110 SM
2ND FLOOR	18,947 SF / 1,761 SM
3RD FLOOR	18,947 SF / 1,760 SM
F.S.I.	0.66
UNITS	24
BUILDING HEIGHT	3-STOREY / 11.6 M
LOADING	0
PARKING	66 Parking Spaces (Includes 24 Interior Residential Parking, 36 Exterior Residential Parking + 6 Visitor Parking)
TOTAL TOWHOUSE BUILDING AREA (2ND FLOOR)	1,761 SM
BLOCK A, C & D	294 X 3 SM
BLOCK B	366 SM
BLOCK E	513 SM
TYPICAL TOWHOUSE UNIT *GFA	
TYPICAL BLOCK A, B, C, D & E UNIT *GFA	2,043 SF / 190 SM
TYPICAL BLOCK A,B, C, D & E GARAGE AREA	230 SF / 21 SM
TOTAL TOWNHOUSE COVERAGE (2ND FLOOR)	26 %

OUTDOOR AMENITY AREA
REQUIRED : 2 SQM / TOWNHOUE DWELLING X 24 UNITS = 48 SQM
PROPOSED : 103 SQM

DETACHED HOUSES SITE STATISTICS ZONING CATEGORY F

LOT F1	REQUIRED	PROPOSED
MIN. LOT AREA	265 SM	279 SM (3,003 SF)
MIN. LOT FRONTAGE	9.7M	11.89M
*GFA	-	~294 SM (3,165 SF)
FSI	-	~1.05
BUILDING AREA	-	~120 SM (1,292 SF)
MAX. LOT COVERAGE	47%	43%
MIN. WEST (FRON)T SETBACK	-	5.5M
MIN. EAST (REAR) SETBACK	7M	7M
MIN. SOUTH (SIDE) SETBACK	1.2M	1.2M
MIN. NORTH (SIDE) SETBACK	0.6M	0.6M
MIN. DRIVEWAY WIDTH	5.5M	5.5M
MIN. DRIVEWAY LENGTH	-	6.0M

LOT F2	REQUIRED	PROPOSED
MIN. LOT AREA	265 SM	291 SM (3,132 SF)
MIN. LOT FRONTAGE	9.7M	10.67M
*GFA	-	~327 SM (3,520 SF)
FSI	-	~1.12
BUILDING AREA	-	~131 SM (1,410 SF)
MAX. LOT COVERAGE	47%	45%
MIN. WEST (FRON)T SETBACK	-	5.5M
MIN. EAST (REAR) SETBACK	7M	7M
MIN. SOUTH (SIDE) SETBACK	1.2M	1.2M
MIN. NORTH (SIDE) SETBACK	0.6M	0.6M
MIN. DRIVEWAY WIDTH	5.5M	5.5M
MIN. DRIVEWAY LENGTH	-	6.0M

LOT F3	REQUIRED	PROPOSED
MIN. LOT AREA	265 SM	291 SM (3,132 SF)
MIN. LOT FRONTAGE	9.7M	10.67M
*GFA	-	~327 SM (3,520 SF)
FSI	-	~1.12
BUILDING AREA	-	~131 SM (1,410 SF)
MAX. LOT COVERAGE	47%	45%
MIN. WEST (FRON)T SETBACK	-	5.5M
MIN. EAST (REAR) SETBACK	7M	6.69M
MIN. SOUTH (SIDE) SETBACK	1.2M	1.2M
MIN. NORTH (SIDE) SETBACK	0.6M	0.6M
MIN. DRIVEWAY WIDTH	5.5M	5.5M
MIN. DRIVEWAY LENGTH	-	6.0M

LOT F4	REQUIRED	PROPOSED
MIN. LOT AREA	265 SM	272 SM (2,928 SF)
MIN. LOT FRONTAGE	9.7M	11.89M
*GFA	-	~292 SM (3,143 SF)
FSI	-	~1.07
BUILDING AREA	-	~109 SM (1,173 SF)
MAX. LOT COVERAGE	47%	40%
MIN. WEST (FRON)T SETBACK	-	5.5M
MIN. EAST (REAR) SETBACK	7M	3.2M
MIN. SOUTH (SIDE) SETBACK	1.2M	1.2M
MIN. NORTH (SIDE) SETBACK	0.6M	0.6M
MIN. DRIVEWAY WIDTH	5.5M	5.5M
MIN. DRIVEWAY LENGTH	-	6.0M

*GFA includes basement, ground, second and third floor, excludes garage

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No.	Issued	Date	By
1	Issued for SPA	2020-08-25	S.A.
3	Issued for Co-ordination	2022-01-14	S.A.
4	Issued for Review	2022-05-20	S.A.
5	Issued for Review	2023-02-22	S.A.

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TOWNHOUSE DEVELOPMENT

415 Pickering Crescent, Newmarket

Project number		T2018052
Drawn	Scale	As indicated
Checked	Date	23/05/29 12:36:21 PM

Site Plan

Drawing No. A 001

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