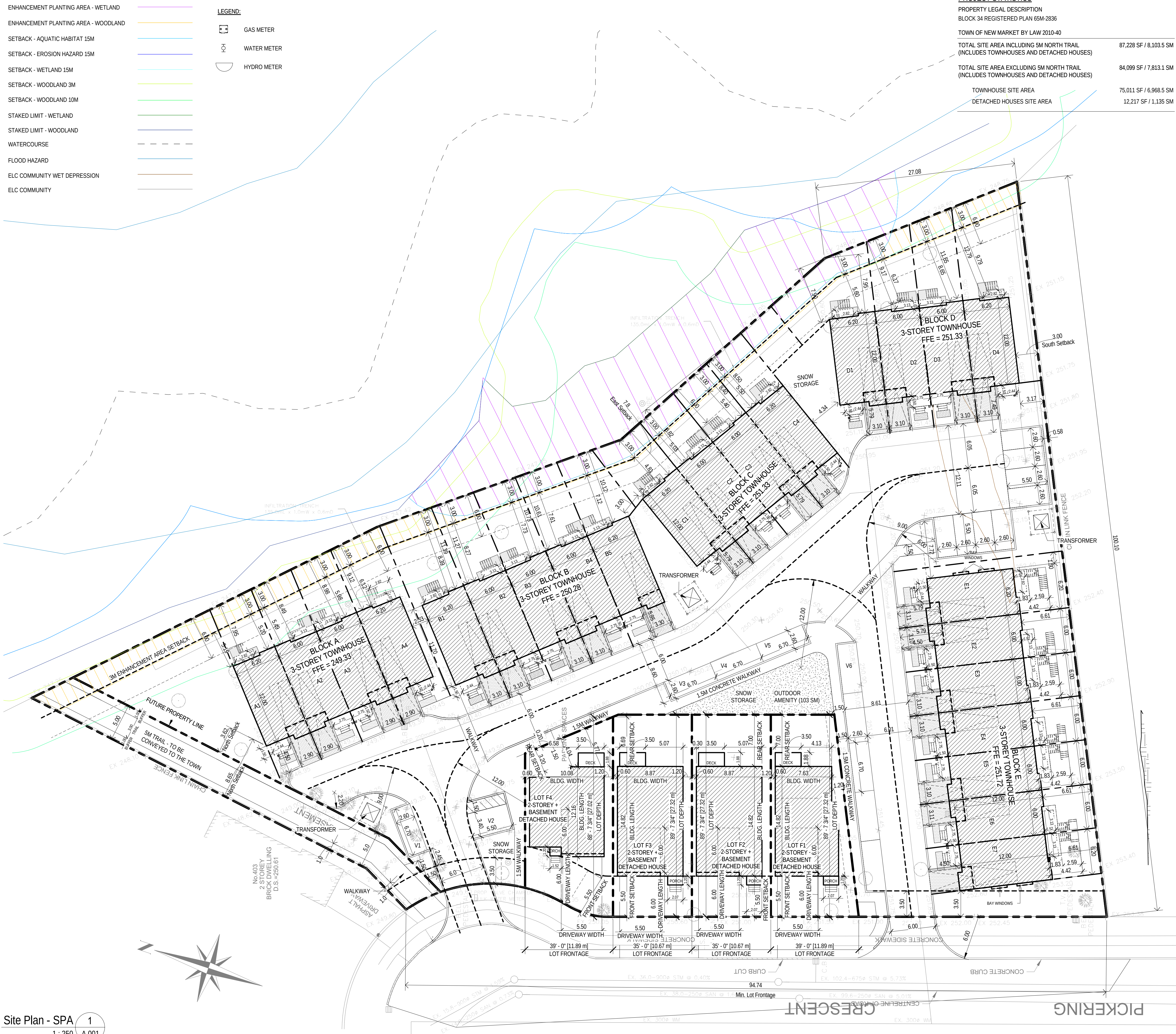




PROPERTY LEGAL DESCRIPTION	
BLOCK 34 REGISTERED PLAN 65M-2836	
TOWN OF NEW MARKET BY LAW 2010-40	
TOTAL SITE AREA INCLUDING 5M NORTH TRAIL (INCLUDES TOWNHOUSES AND DETACHED HOUSES)	87,228 SF / 8,103.53 SM
TOTAL SITE AREA EXCLUDING 5M NORTH TRAIL (INCLUDES TOWNHOUSES AND DETACHED HOUSES)	84,099 SF / 7,813.1 SM
TOWNHOUSE SITE AREA	75,011 SF / 6,968.5 SM
DETACHED HOUSES SITE AREA	12,127 SF / 1,135 SM

F.S.I.	0.66
UNITS	24
BUILDING HEIGHT	3-STOREY / 11.6 M
LOADING	0
PARKING	55 Parking Spaces (Includes 24 Interior Residential Parking)

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 %

DETACHED HOUSES SITE STATISTICS ZONING CATEGORY F

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 (FRONT) 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 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 (FRONT) 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

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

98 SCARSDALE ROAD.
TORONTO, ONTARIO, M3B 2R2
T: 416 800 3284
F:416-800-3485

415 Pickering Crescent, Newmarket

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

Drawing No.

A 001