



LORNE AVE

PARK AVE

SITE STATISTICS

CURRENT ZONING	RESIDENTIAL (R1-D)			
TO BE ASSESSED WITH	RESIDENTIAL (R1-J)			
MIN. LOT AREA	PERMITTED	EXISTING	SEVERED	RETAINED
MIN. FRONTAGE	N/A	665.5m ²	370.18m ²	295.31m ²
MIN. FRONT YARD	N/A	25.3m	14.74m	11.70m
MIN. REAR YARD	4m	5.9m	5.9m	5.9m
MIN. EXT SIDE YARD	7.0m	4.4m	4.4m	4.4m
MIN. INT SIDE YARD	3.0m	3m	3.0m	3.0
MIN. INT SIDE YARD	0m	10m	10.0m	10m
MAX. LOT COVERAGE	0%	22.9%	22.4%	23.6%
MIN. BUILDING SEPARATION	1.8m	0m	0m	0m
MAX. HEIGHT	8.0m	7m±	7m±	7m±
MAX. FIRST FLOOR HEIGHT	1.2m	0.5m	0.5m	0.5m
DRIVEWAY WIDTH RANGE	3m to 5.5m	3.1m / 3.1m ±	3.1m±	3.1m±
MIN DRIVEWAY LENGTH	10m	9.8m/5.5m ±	9.8m±	5.5m±

SURVEY INFORMATION PROVIDED BY:

R.A GARDEN LIMITED
 ONTARIO LAND SURVEYORS
 17099 YONGE STREET
 NEWMARKET, L3Y 4V7
 PHONE: 895-5600

FIELD: P.B MATT	DRAWN: W SILVEY

Nº:	DATE	DESCRIPTION	BY
REVISIONS			
PROJECT TITLE:			
329 PARK AVE / 157 LORNE AVE NEWMARKET, ONTARIO			

DRAWING TITLE:
SEVERANCE SKETCH



DRAWN BY: DT	PROJECT Nº:
DESIGNED BY: TD	024-987
APPROVED BY: TD	DRAWING Nº:
DATE: MAR 2024	SK-1
SCALE: 1:100	