



Project:	378 Simcoe St Newmarket, Ontario		
Lot Description:	Part of Lot 18, Registered Plan 78		
	Zoning (R1-D)	Part 1	Part 2
Lot Geometry			
Min. Lot Area	511 m ²	338.6	337.8
Min. Lot Frontage	15 m	10.08 m	10.08 m
Min. Yard Setbacks			
From Front Lot Line	2.79 m	5.66 m	5.62 m
(*16) (By-law 2020-63)			
From Rear Lot Line	7.5 m	10.66 m	10.63 m
From West Lot Line	1.8 m	1.81 m	1.8 m
From East Lot Line	1.8 m	1.8 m	1.81 m
Coverage:		105.5 m ²	105.5 m ²
Porch/Deck:		5.6 m ²	5.6 m ²
Max. Building Height	8 m	7.63 m	8 m
Basement Height		3.05 m	3.05 m
Floor Area		212.31 m ²	212.31 m ²
Max. Driveway Width (*7)	6 m	5.53 m	5.53 m
GFA		0.627	0.629
Max. Lot Coverage	25%	31.2%	31.2%
Coverage Deck/Porches		1.7%	1.7%

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3	REVIEWS REDUCED SIZE	18.06.2025
2	ISSUED FOR ZAP	12.02.2024
1	ISSUED FOR REVIEW	09.21.2024
No.	Issued For/Revisions	Date

378 Simcoe St
NEWMARKET, ONTARIO



Qualified Designer BCIN:	30381
Firm BCIN:	35038
Date:	Dec 2024
Signature:	<i>[Signature]</i>

DRAWN BY: AL SCALE: 1:150
CHECKED BY: PJJ DATE: AUG 28, 2024

SHEET TITLE: SITE PLAN

PROJECT NO.: 23-037 DRAWING NO.: SP