

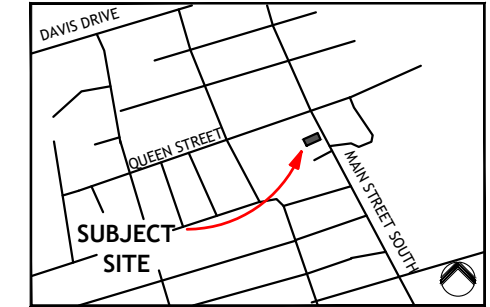
**LEGEND**

- SUBJECT LANDS
- EXISTING STRUCTURES
- PARCEL FABRIC
- SPOT ELEVATIONS

**DRAWING 01**

# SITE PLAN

106 Main Street South,  
Newmarket, ON



NEWMARKET KEY PLAN NOT TO SCALE

**SITE STATISTICS:**

	EXISTING	PROPOSED
LOT ZONING	R1-F	UC-D1
LOT AREA	650.70m <sup>2</sup>	
LOT COVERAGE	19% (123.75m <sup>2</sup> )	
LANDSCAPED AREA	23.4% (152.12m <sup>2</sup> )	
FRONT YARD SETBACK	2.59m	
SIDE YARD SETBACK (n)	1.65m	
SIDE YARD SETBACK (s)	3.07m	
REAR YARD SETBACK	28.14m	
BUILDING HEIGHT	+/-6.00m	
PARKING REQUIREMENTS	4 SPACES	8 SPACES (incl. 1 B.F.)

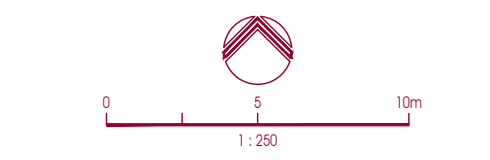
**PARKING SPACE CALCULATION:**

**1ST FLOOR PROPOSED USE (RETAIL)**

1 SPACE/18m<sup>2</sup> OF NET FLOOR AREA  
= 5.5  
= 6 PARKING SPACES

**2ND FLOOR EXISTING USE (RESIDENTIAL)**

1.5 SPACES PER DWELLING UNIT  
= 1.5 X 1 UNIT  
= 2 PARKING SPACES



location:  
106 Main St S  
Newmarket, ON

Sources:  
Sketch showing topography prepared by  
Guido Papa Surveying Ltd. dated May 8, 2015 and  
Plan prepared by E.R. Garden Limited OLS.

30 WEST BEAVER CREEK ROAD, UNIT 109  
RICHMOND HILL, ONTARIO L4B 3K1  
T: 905.597.8204 F: 905.597.8904  
www.groundswellplan.com

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15-30 am JULY 2016

