

ZONING REQUIREMENTS

ZONING	=	HR3
MIN. LOT FRONTAGE	=	20.0 m (65'-8")
MIN. FRONT YARD	=	7.5 m (24'-8")
MIN. REAR YARD	=	7.5 m (24'-8")
MIN. INTERIOR SIDE YARD	=	1.8 m (5'-11")
MIN. EXTERIOR SIDE YARD	=	3.6 m (11'-10")
MAX. LOT COVERAGE	=	30%

AREAS

LOT 1 - RETAINED

LOT TOTAL	=	280,460 sq.ft
PROPOSED HOUSE	=	TBD
EXISTING SHED	=	2,625 sq.ft (0.94%)

LOT 2 - SEVERED

LOT TOTAL	=	40,500 sq.ft
EXISTING HOUSE	=	2,000 sq.ft (5.0%)
EXISTING GARAGE	=	750 sq.ft (1.86%)



SITE PLAN
ALL DIMENSIONS, PROPERTY BOUNDARIES, ETC. SOURCED FROM YORK REGION GIS MAP SERVICE.

THIS PLAN IS NOT TO BE TAKEN AS A SURVEY.

ZONING REQUIREMENTS AS PER ZONING BY-LAW FOR THE COUNTRYSIDE, TOWNSHIP OF KING (BY-LAW NO. 2022-053).



2	Issued for Planning	DF	26/04/24
1	Issued for Planning	DF	25/11/23

REV:	DESCRIPTION	BY:	DATE
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STATUS: **ISSUED FOR PLANNING**

CLIENT:
Wayne Bakker

PROJECT:
Proposed Lot Severance

SITE:
962 Graham Sideroad
Newmarket, ON

TITLE:
Site Plan

SCALE AT 11"x17": As Noted	DATE: 26/04/24	DRAWN: DF
PROJECT NO: 23-0068	DRAWING NO: P-1	REVISION: 2