



Location Map
55 Eagle St



Designed & produced by Information Technology - GIS
Printed: May 5, 2011.

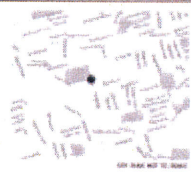
Legend

-  55 Eagle Street
-  Land Parcel



SOURCES: First Base Software Inc., 2011 Orthophotography; Railway, Roads, Water Features - Geomatics Division, The Regional Municipality of York, ©2011; Land Parcel Boundaries - STI Land Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY, 2011; All other Data Layers - The Town of Newmarket, 2011.
DISCLAIMER: This mapping is based on the POLARIS parcel file provided compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data management errors may exist. This map has been produced for illustrative purposes only and is not a substitute for a LEGAL SURVEY.





SURVEY INFORMATION:
 SURVEY INFORMATION IS TAKEN FROM A COMPILED PLAN OF SURVEY ENTITLED: PART OF LOTS 2 AND 3 RESERVE PLAN 49 TOWN OF NEWMARKET REGIONAL MUNICIPALITY OF YORK PREPARED BY: YOUNG & YOUNG SURVEYING INC., 222 MILLIKEN DRIVE, UNIT 5, GILLESPIE, ON, L2C 1K1 DATED: APRIL 2010

PROPERTY AREA:
 TALLEY LAKE 20 437 SQ. METERS (80' 0" X 110' 0")
 WILKINSON 2 014 SQ. (20' 0" X 50' 0")
 RES. DEVELOPMENT AREA 18 743 SQ. METERS (110' 0" X 170' 0")
 PROPERTY AREA 20 437 SQ. METERS (80' 0" X 110' 0")
 TOTAL PROPERTY AREA 41 194 SQ. METERS (100' 0" X 200' 0")

PROJECT INFORMATION:
PARCEL A:
 PROPOSED LOTS: 158
 NET LOT AREA: 8,158.83 SQ. METERS (201,799 SQ. FT.) AC
 PROPOSED DENSITY: 160 UNITS/HECTARE
 GROSS FLOOR AREA: 1,800.24 SQ. METERS (19,442 SQ. FT.)
 GROSS FLOOR AREA PER UNIT: 11.40 SQ. METERS (123.5 SQ. FT.)
 PROPOSED FLOORING: 12
 TOTAL G.F.A.: 18,002.24 SQ. METERS (194,420 SQ. FT.)
 PROPOSED FLOOR SINCE 2008: 2.08

PARCEL B:
 PROPOSED LOTS: 30
 NET LOT AREA: 11,300.28 SQ. METERS (254,797 SQ. FT.) AC
 PROPOSED DENSITY: 25 UNITS/HECTARE

TABLE 1: GROUND UNIT TYPE SCHEDULE

CLASSES 2-12 (TYPE 14 UNITS/LOT)	# OF UNITS
CLASSES 2-12 (TYPE 14 UNITS/LOT)	0
A & B (TYPE 14 UNITS/LOT)	64
A & B (TYPE 14 UNITS/LOT)	08
TOTAL NUMBER OF UNITS	72

TABLE 2: PARKING SCHEDULE

CLASS	TYPE	MIN. SPACES	MAX. SPACES
1	RESIDENT	1.0	1.0
2	RESIDENT	1.0	1.0
3	RESIDENT	1.0	1.0
4	RESIDENT	1.0	1.0
5	RESIDENT	1.0	1.0
6	RESIDENT	1.0	1.0
7	RESIDENT	1.0	1.0
8	RESIDENT	1.0	1.0
9	RESIDENT	1.0	1.0
10	RESIDENT	1.0	1.0
11	RESIDENT	1.0	1.0
12	RESIDENT	1.0	1.0
13	RESIDENT	1.0	1.0
14	RESIDENT	1.0	1.0
15	RESIDENT	1.0	1.0
16	RESIDENT	1.0	1.0
17	RESIDENT	1.0	1.0
18	RESIDENT	1.0	1.0
19	RESIDENT	1.0	1.0
20	RESIDENT	1.0	1.0
21	RESIDENT	1.0	1.0
22	RESIDENT	1.0	1.0
23	RESIDENT	1.0	1.0
24	RESIDENT	1.0	1.0
25	RESIDENT	1.0	1.0
26	RESIDENT	1.0	1.0
27	RESIDENT	1.0	1.0
28	RESIDENT	1.0	1.0
29	RESIDENT	1.0	1.0
30	RESIDENT	1.0	1.0
31	RESIDENT	1.0	1.0
32	RESIDENT	1.0	1.0
33	RESIDENT	1.0	1.0
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93	RESIDENT	1.0	1.0
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95	RESIDENT	1.0	1.0
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99	RESIDENT	1.0	1.0
100	RESIDENT	1.0	1.0

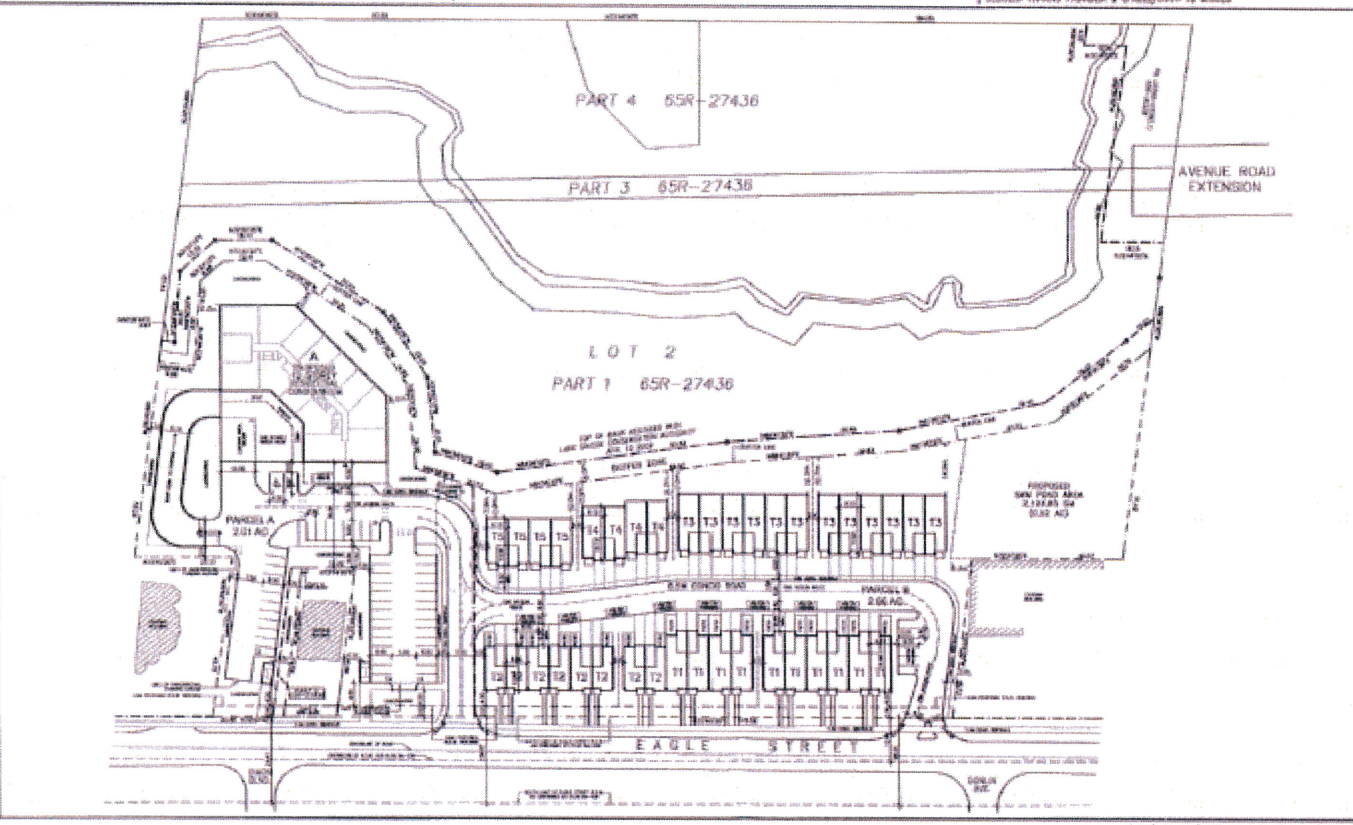
PARCEL C:
 PROPOSED TOWNHOUSES: 30
 NET LOT AREA: 11,300.28 SQ. METERS (254,797 SQ. FT.) AC
 PROPOSED DENSITY: 25 UNITS/HECTARE

TABLE 3: PROPOSED TOWNHOUSES

UNIT #	PROPOSED TYPE	AREA (SQ. METERS)	FLOOR AREA (SQ. METERS)
T1	114.85 - 137.88 SQ. METERS (1,222 - 1,494 SQ. FT.)	12	12
T2	111.43 SQ. METERS (1,192 SQ. FT.)	8	8
T3	137.85 - 167.22 SQ. METERS (1,494 - 1,809 SQ. FT.)	12	12
T4	129.25 - 148.85 SQ. METERS (1,390 - 1,600 SQ. FT.)	4	4
T5	120.77 - 130.08 SQ. METERS (1,290 - 1,402 SQ. FT.)	4	4
TOTAL NUMBER OF UNITS		30	30

PARKING:
 VEHICLE PARKING REQUIRED: 0.25 X NUMBER OF UNITS = 10 SPACES
 VEHICLE PARKING PROVIDED: 14 SPACES
 RESIDENT PARKING PROVIDED: 2 SPACES/UNIT = 78 SPACES
 RESIDENT PARKING PROVIDED: 2 SPACES/UNIT = 78 SPACES

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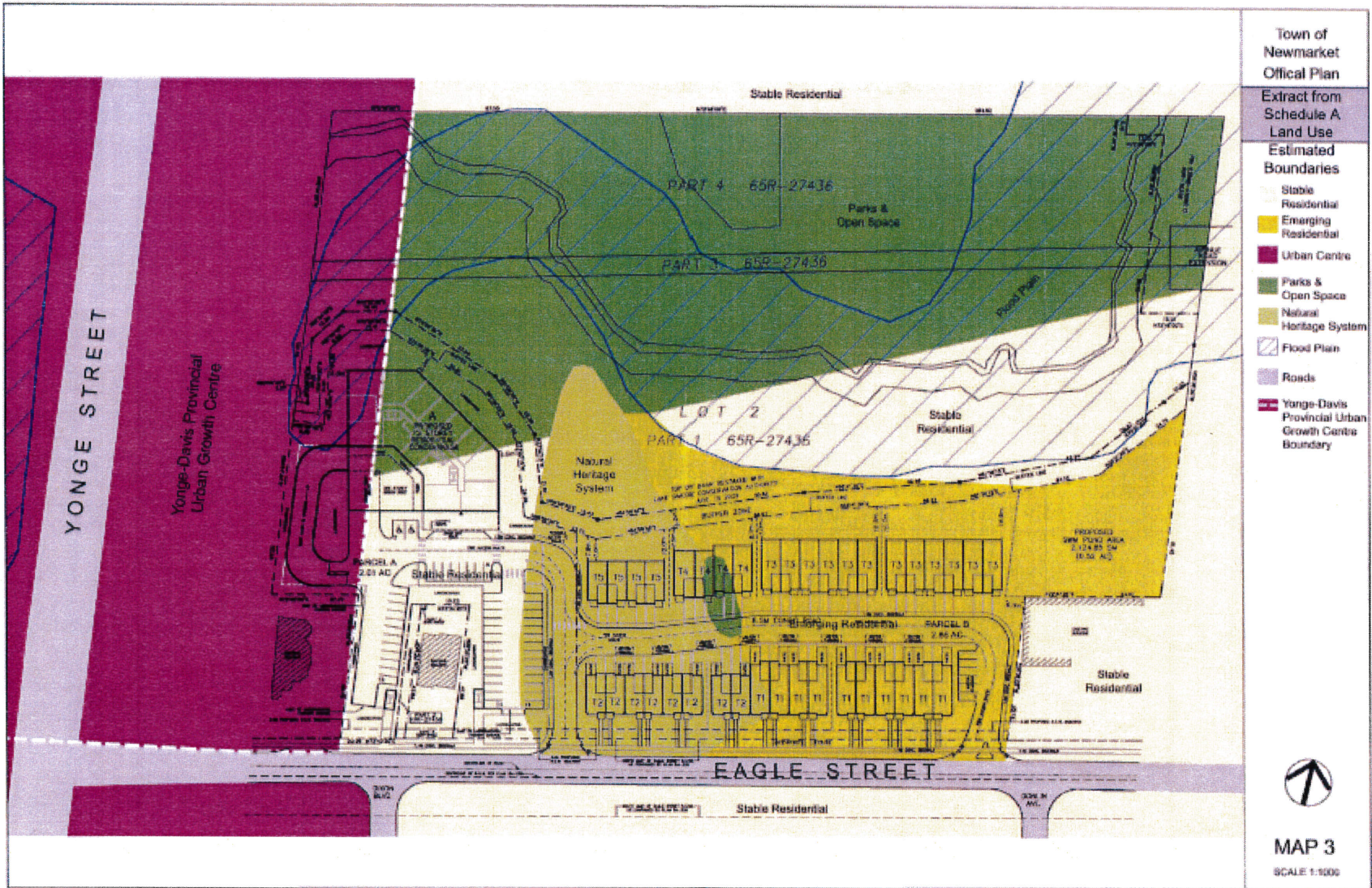


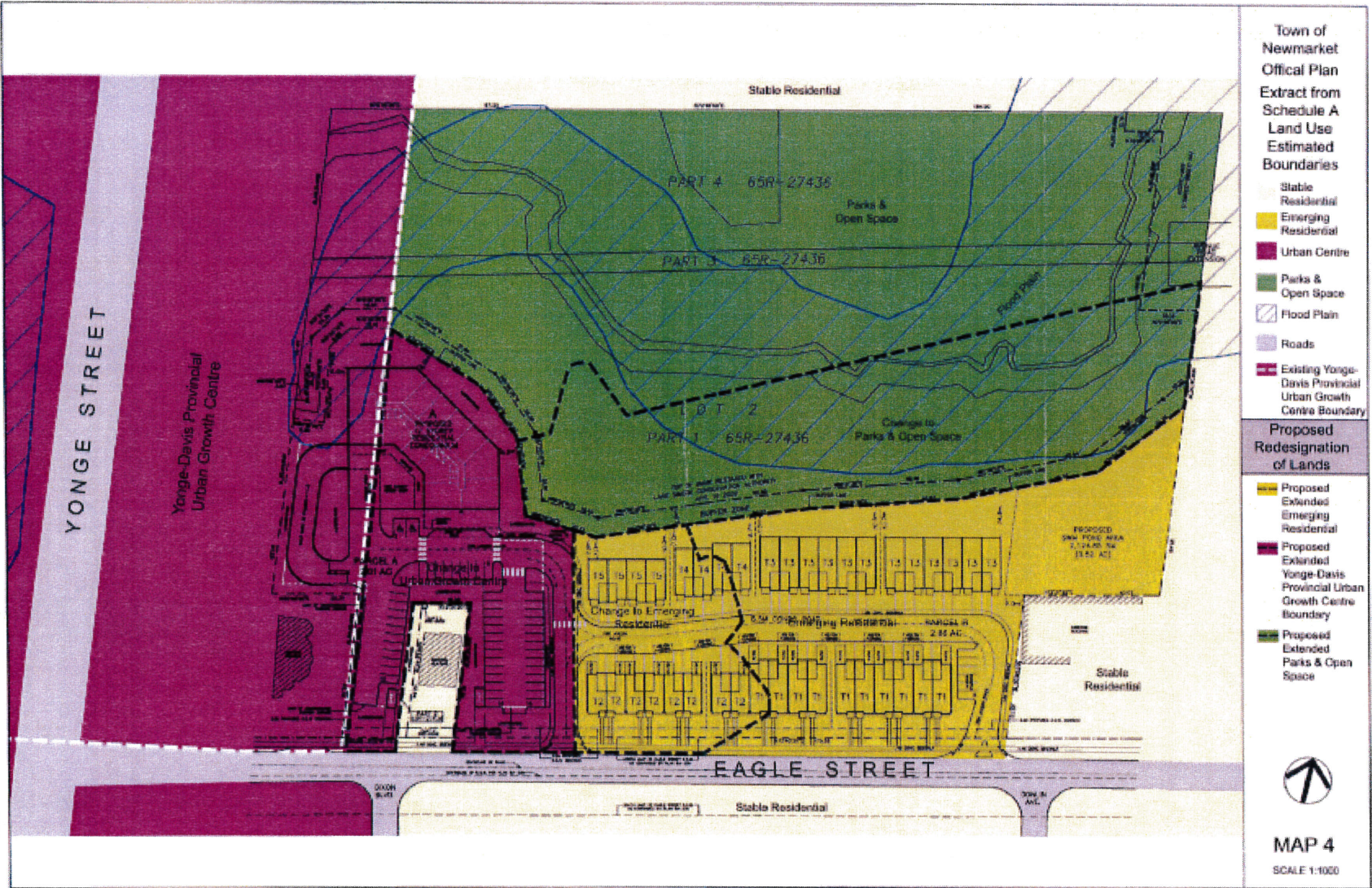
MILLFORD DEVELOPMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
 55 EAGLE STREET
 NEWMARKET, ON

SITE PLAN MAP 2

PROJECT NO: 2514
 SCALE: 1:100
 SHEET NO: SP1





- Town of Newmarket
Official Plan
Extract from Schedule A
Land Use Estimated Boundaries
- Stable Residential
 - Emerging Residential
 - Urban Centre
 - Parks & Open Space
 - Flood Plain
 - Roads
 - Existing Yonge-Davis Provincial Urban Growth Centre Boundary

- Proposed Redesignation of Lands
- Proposed Extended Emerging Residential
 - Proposed Extended Yonge-Davis Provincial Urban Growth Centre Boundary
 - Proposed Extended Parks & Open Space



MAP 4
SCALE 1:1000

