



Town of Innisfil
2101 Innisfil Beach Road
Innisfil | ON L9S 1A1
Phone: 705-436-3710
Toll Free: 1-888-436-3710

NOTICE OF COMPLETION (FINAL)

Permit number: 2021-0802

Municipal address: 783 GREEN ST

Permit type:

Legal address: PLAN 51M1014 BLK 180 PLAN;51M1127 BLK 44

Status of inspection: Completed

Issue date: 2021-09-02

Deficiencies

No deficiencies or remarks noted.

Visits

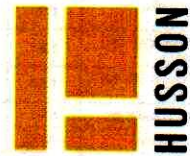
VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-27, 11:52 a.m.	Tristan Munro	Passed (Substantially complete)	- The exterior of the building appears complete at the time of inspection. "Notice of Completion" is granted.

Acceptance and approval by a building inspector is required to continue with construction. If deficiencies are identified, you are required to book a re-inspection. Construction must not be concealed until infractions have been inspected by the Town of Innisfil and accepted by the building inspector. Failure to resolve outstanding concerns may result in the issuance of an Order.

Parties

NAME AND COMPANY	CONTACT DETAILS	ROLES
BELLAIRE PROPERTIES INC	331 CITYVIEW BOULEVARD, VAUGHAN	Property owner
Roberto - Lormel Homes	+1 14166889324	Builder
Zach De Meneghi Lormel Homes	331 Cityview Blvd, Unit 300, Vaughan (416) 576-7587	Applicant

Consultants Final Lot Grading Certification Letter



September 15, 2023

File No. 231437

Town of Innisfil

2101 Innisfil Beach Road

Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re: Municipal Address: 783 Green Street
Lot or Block No.: Lot 180
Registered Plan No.: 2021-0802
Certification of building and final lot grading
Bellaire Properties Inc.

I have inspected the complete lot grading and building elevations on the above lot, and do hereby certify that:

1. The lot grading and building elevations on the above referenced lot are:
 - ☒ In conformity with the approved grading and site plans
 - ☐ Not in conformity with the approved plan, but have been constructed in accordance to sound engineering principles and vary from the approved plan as shown on the attached "as-built" plan, signed and stamped by the undersigned, subject to approval by the Town of Innisfil.
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.

HUSON Limited

Name of Engineering Firm

Carmen Sframeli, P. Eng.

Professional Engineer's Name



ENGINEERING + MANAGEMENT

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204

MARKHAM, ON L6C 0Z8

HUSON.CA

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	429.00
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.61
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.26
REAR YARD SETBACK (m)	6.00	8.35
LOT COVERAGE (%)	40.00	39.96
BUILDING HEIGHT (m)	10.00	8.31
LANDSCAPED OPEN SPACE (%)	30.00	48.01
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.85

STRUCTURE

MODEL NO.	KAHSHE 3000A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
EAST	MADAWASKA 3190A
WEST	N/A
NORTH	TEMAGAMI 2600B
SOUTH	N/A
FIREBREAK LOT	NO

LEGEND

- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- * ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- USF U/S FOOTING
- RUSF REAR U/S FOOTING
- TWG TOP OF GARAGE FOUNDATION WALL
- USFG U/S FOOTING GARAGE
- SP SUMP PUMP
- ⊕ VALVE AND BOX
- ⊕ HYDRANT AND VALVE
- ⊕ BELL PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ UNDERGROUND PEDESTAL
- ⊕ HYDRO TRANSFORMER
- ⊕ STREETLIGHT
- ⊕ STREETLIGHT PEDESTAL
- HYDRO SERVICE CONNECTION
- MB SUPER MAILBOX
- 1234 MUNICIPAL ADDRESS
- 1:1 SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

GENERAL NOTES

ALL SLOPES TO BE 3:1 MAX
THE BUILDER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF HOUSE TYPE AND ELEVATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION

BENCHMARK

ELEVATION: 286.399

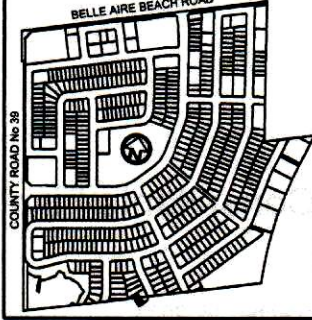
ELEVATION IS BASED ON BENCHMARK No. 0011931U4835 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

SERVICING CHECK BOX

WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH INVERT	DEPTH INVERT	DEPTH INVERT
Min 1.70 Min 243.27	2.725 242.205	2.73 242.20



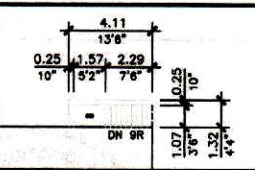
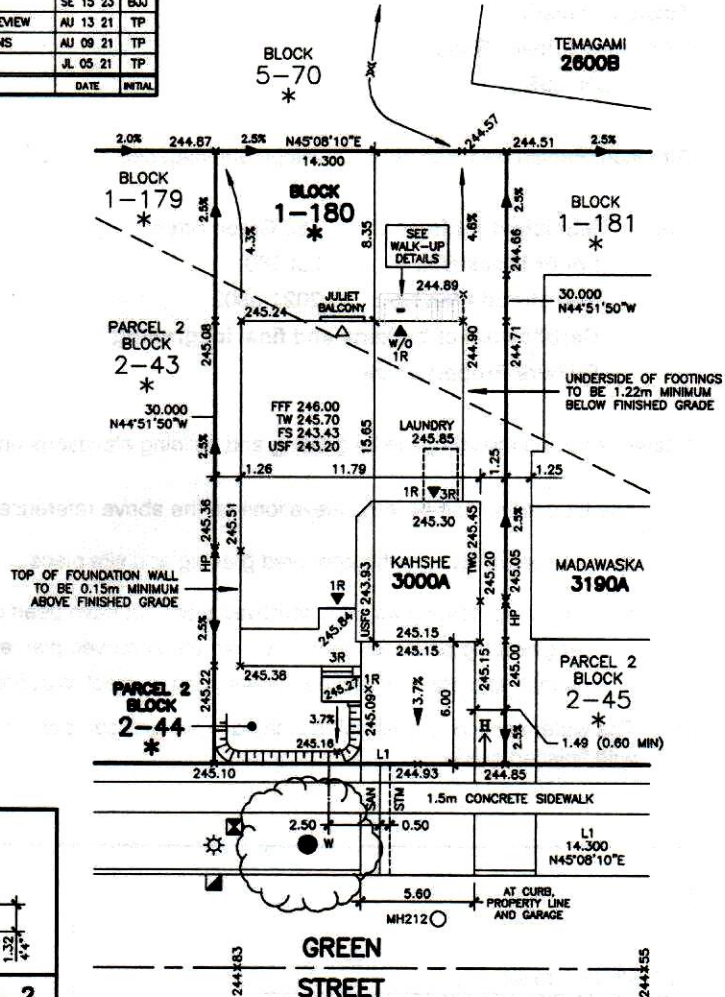
KEY PLAN



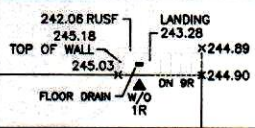
14.3 m
47 foot
LOT

* THIS IS AN ENGINEERED FILL LOT. THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

3	AS BUILT	SE 15 23	BJJ
2	REVISED PER IBI GROUP REVIEW	AU 13 21	TP
1	ADDED WALK-UP DIMENSIONS	AU 09 21	TP
-	ISSUED	JL 05 21	TP
NO.	REVISIONS	DATE	INITIAL



WALK-UP DETAIL 2



WALK-UP DETAIL 1

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

LEO ARIEMMA 7581
NAME SIGNATURE LICENCE NUMBER

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
ada@bellnet.ca



ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIEMMA
LICENCE
7581

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: HUSSON ENGINEERING

APPROVED BY: C. SFRAMELI

SIGNATURE:

DATE: SEPTEMBER 15, 2023

783 GREEN STREET
BLOCK 180, PLAN 51M-1014
PHASE 1A, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

SCALE: 1:250
DATE: JUL 2021
DRAWN: T.P.
DESIGNED: T.P.

DRAWING No:

A-1



CONSULTANT'S FINAL LOT GRADING CERTIFICATION LETTER

Date: October 19, 2023

Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON
L9S 1A1

Attention: Frank Ruffolo, Development Inspector

Dear Sir:

**RE: Municipal Address: 783 Green Street, Innisfil
Lot or Block No.: Block 180 and Block 44
Registered Plan No.: 51M-1014 and 51M-1127
Certification of Building and Final Lot Grading**

I have inspected the complete lot grading and building elevations on the above lot, and do hereby certify that:

1. The lot grading and building elevations on the above referenced lot are:
 - o In conformity with the approved grading and site plans
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.
3. The driveway conforms with minimum clearances listed in our Engineering Design Standards, Appendix C: Minimum Offset Matrix.

Sincerely,

IBW Surveyors Ltd.



Kevin Ertl, B.Eng, O.L.S.

October 19, 2023

Date

2600B

2.0% 24
244
BLOCK
1-179
*

BLOCK
1-180

BLOCK
1-181
*

PARCEL 2
BLOCK
2-43
*

30.000
N44°51'50"W

FFF 246.00
TW 245.70
FS 243.43
USF 243.20

LAUNDRY
245.85

UNDERSIDE OF
TO BE 1.22m
BELOW FINISHED

FOUNDATION WALL
15m MINIMUM
FINISHED GRADE

PARCEL
BLOCK
2-44
*

KAHSHE
3000A

**MADAWASKA
3190A**

PARCEL 2
BLOCK
2-45
*

1.49 (0.60 MIN)

1.5m ^{244.85} CONCRETE SIDEWALK

L1
14.300
N45°08'10"E

5.60 .

AT CURB.