



# Innisfil

**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: 2021-0480

Municipal address: 1598 STOVELL CRES

Status of inspection: Completed

Permit type:

Legal address: PLAN 51M1014 LOT 134

Issue date: 2021-07-13

### Deficiencies

No deficiencies or remarks noted.

### Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-12-06, 11:05 a.m.	Tristan Munro	Passed (Substantially complete)	Exterior of building appears complete. OK to final.

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



Date: September 8, 2023

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

Attention: Frank Ruffolo, Development Inspector

Dear Sir:

**RE: Municipal Address: 1598 Stovell Cres, Lefroy, L0L1W0**  
**Lot or Block No.: Lot 134**  
**Registered Plan No.: 51M-1014**  
**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:

16. The lot grading and building elevations on the above referenced lot are:
  - o In conformity with the approved grading and site plans
  - o Not in conformity with the approved plan, but have been constructed in accordance with 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.
17. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.
18. 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.

**September 8, 2023**

Date

Aug 30/2022  
Eka

*Division*  
*ading Certificate*

**STOVELL CRES**

5.60  
AT CURB,  
PROPERTY LINE  
AND GARAGE

0.50 2.50

1.5m CONCRETE SIDEWALK

C1  
R=281.500  
A=14.302  
C=14.300  
N58°14'58"E

242.94 242.91 242.84

242.90 243.05 243.05

243.15 243.17

242.83

1.25

242.96 242.96 242.95

243.04 243.07 243.22 243.21

243.21 243.22 243.37

243.36

243.40 243.41

243.55 243.48

243.12 243.12 243.08

242.98

243.36 243.34 243.38 243.20 243.21

243.17 243.17

243.08 243.09

242.96

1.25 11.79 1.26

2.0% 2.0% 2.0% 2.0% 2.0%

5-65 \* 30.098 N31°45'05"W 5-66

1-134 \*

14.300 N57°53'45"E

1-135 \*

1-136

DATA WALL  
5m MINIMUM  
SHED GRADE

OF FOOTINGS  
2m MINIMUM  
SHED GRADE

USFG 242.00

4R 1R

1597

CARLYLE  
3080  
A

15.95

MUD ROOM  
243.90

3R 1R

FF 244.05  
TW 243.75  
FS 241.48  
USF 241.25

3R

243.35 243.20

243.41 243.48

243.50

243.55 243.48

243.12 243.12 243.08

242.98

243.08 243.09

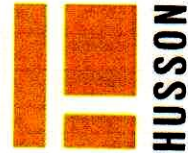
242.96

30.010 N31°45'05"W

1-135 \*

1-136

# 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:**      1598 Stovell Crescent  
**Lot or Block No.:**      Lot 134  
**Registered Plan No.:**      2021-0480  
**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.

<p><b>HUSSON Limited</b></p> <hr/> <p>Name of Engineering Firm</p> <p>Carmen Sframeli, P. Eng.</p> <hr/> <p>Professional Engineer's Name</p>	
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**ENGINEERING + MANAGEMENT**

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204

MARKHAM, ON L6C 0Z8

HUSSON.CA

ZONE DESIGNATION <b>R1-26</b>	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	428.84
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.92
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	8.01
LOT COVERAGE (%)	40.00	39.54
BUILDING HEIGHT (m)	10.00	8.21
LANDSCAPED OPEN SPACE (%)	30.00	51.56
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.93

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 241.19	2.955	239.955	2.73	240.18



**14.3 m**  
**47 foot**  
**LOT**

MODEL NO.		CARLYLE 3080A
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	MADAWASKA 3190A
	WEST	MADAWASKA 3190A
	NORTH	n/a
	SOUTH	n/a
FIREBREAK LOT		NO

 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  
 FFF FINISHED 1ST FLOOR  
 TW TW OF FOUNDATION WALL  
 FS FINISHED SLAB  
 USF U/S FOOTING  
 RUSF REAR U/S FOOTING  
 TWG TWG OF GARAGE FOUNDATION WALL  
 USFG U/S FOOTING GARAGE  
 SUMP PUMP  
 VALVE AND BOX  
 HYDRANT AND VALVE  
 BELL PEDESTAL  
 CABLE PEDESTAL  
 UNDERGROUND PEDESTAL  
 HYDRO TRANSFORMER  
 STREETLIGHT  
 STREETLIGHT PEDESTAL  
 → H HYDRO SERVICE CONNECTION  
 SUPER MAILBOX  
 MUNICIPAL ADDRESS  
 SLOPE 3:1 MAXIMUM  
 ----- FOOTINGS LOWERED TO MAINTAIN  
 1.22m FROST PROTECTION

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

**ELEVATION: 286.399**

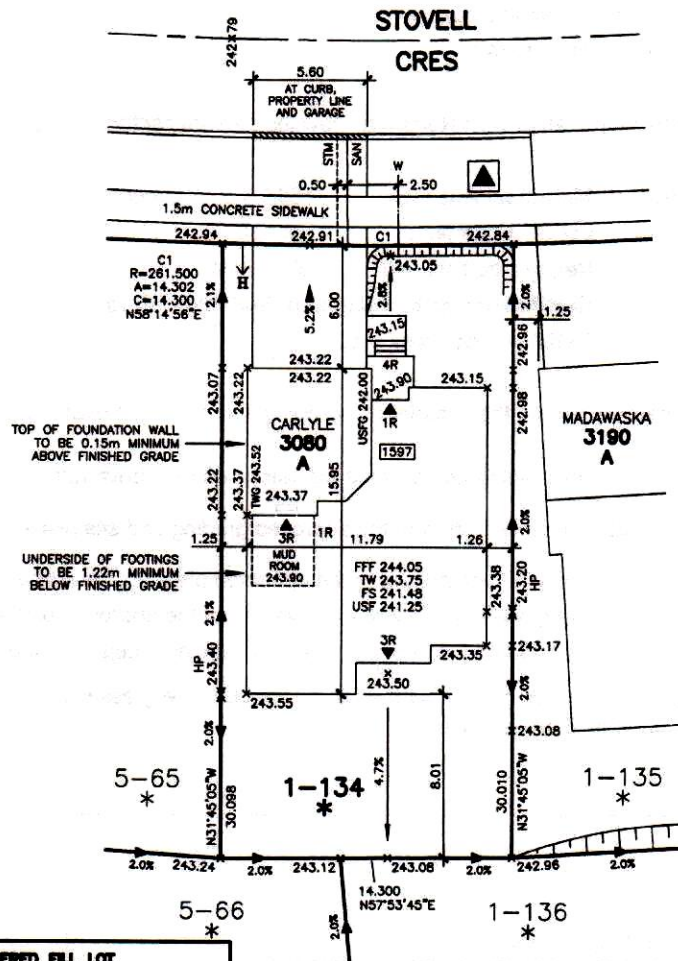
ELEVATION IS BASED ON BENCHMARK  
No. 0011931U463S HAVING AN  
ELEVATION OF 286.399 METRES.  
LOCATION: TOWNSHIP OF CHURCHILL  
UNITED CHURCH, TABLET IN NORTH  
STONE FOUNDATION WALL OF TOWER,  
23cm FROM NORTHWEST CORNER  
AND 1.82m BELOW BRICKWORK.

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

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.

QUALIFICATION INFORMATION

LEO ARIEMMA	7581
NAME	SIGNATURE LICENCE NUMBER



**56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONTARIO  
L4K 3Y9**

**TEL 905 660-9393  
FAX 905 660-9419**

**adci@bellnet.ca**



LEO ARIDMA  
LICENCE  
7561

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. SFRAMELLI

**SIGNATURE:**

DATE: SEPTEMBER 15, 2023

1598 STOVELL CRESCENT  
LOT 134, PLAN 51M-1014  
PHASE 1A, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

DRAWING No: A-1