

Consultants Final Lot Grading Certification Letter



July 11, 2023

File No. 231437

Town of Innisfil

2101 Innisfil Beach Road

Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re: Municipal Address: 1344 Harrington Street
Lot or Block No.: Lot 63
Registered Plan No.: 2021-0380
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



Stamp and Signature

ENGINEERING + MANAGEMENT

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204
MARKHAM, ON L6C 0Z8

HUSON.CA

ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	432.00
LOT FRONTAGE (m)	14.300	14.400
FRONT YARD SETBACK TO DWELLING (m)	4.50	5.52
FRONT YARD SETBACK TO GARAGE (m)	6.00	7.50
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.30
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.31
REAR YARD SETBACK (m)	6.00	8.83
LOT COVERAGE (%)	40.00	39.43
BUILDING HEIGHT (m)	10.00	8.47
LANDSCAPED OPEN SPACE (%)	30.00	48.50
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	61.11

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 238.63	2.90	237.47	2.60	237.77

LEO ARIEMMA	7561
NAME	LICENCE NUMBER

KEY PLAN

BELLE AIRE BEACH ROAD

COUNTY ROAD No. 39



MODEL NO.		MF5ISSING 3210A
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY WALK-UP
ADJACENT MODEL	EAST	KAHSHE 3000A
	WEST	CARLYLE 3080A
	NORTH	BALSAM 2740C
	SOUTH	CARLYLE 3080A
FIREBREAK LOT		NO

	SINGIF CATCHBASIN
	DOUBLE CATCHBASIN
	SANITARY MH
	STORM MH
	SANITARY SERVICE CONNECTION
	STORM SERVICE CONNECTION
	WATER SERVICE CONNECTION
	FLOW DIRECTION
	POOF DRAIN
	ENGINEERED FILL
000.00	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
FFF	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
	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 1.62m BELOW BRICKWORK.



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.

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