



# 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: 2021-0483

Permit type:

Municipal address: 768 GREEN ST

Legal address: PLAN 51M1169 LOT 69

Status of inspection: Completed

Issue date: 2021-07-13

### Deficiencies

No deficiencies or remarks noted.

### Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-27, 11:54 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
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) 576-7552	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: 768 Green Street, Innisfil  
Lot or Block No.: Lot 69  
Registered Plan No.: 51M-1169  
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:

13. 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.
14. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.
15. 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



$F_{49}$

5-69  
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BLOCK  
1-18:  
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**FFF 245.10**  
**TW 244.80**  
**FS 242.53**  
**USF 242.30**

KAHSHE  
3000B

768

24 1R

**L**

22

7

3R

1R

2

543

244.

200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653
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ADFE

GREE

**CTDFF**

Figure 1. The structure of the proposed model.

**GREEN**

STDEET

# CONTROL

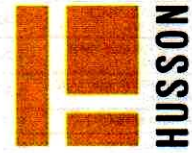
**NOTES**

GREEN

STDEET



# 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:** 768 Green Street  
**Lot or Block No.:** Lot 69  
**Registered Plan No.:** 2021-0483  
**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>HUSSON Limited Name of Engineering Firm</p> <p>Carmen Sframeli, P. Eng. 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	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	8.61
LANDSCAPED OPEN SPACE (%)	30.00	49.27
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.85

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 242.48	2.845	241.305	2.74	241.41

LEO ARIENMA	7561
NAME	SIGNATURE LICENCE NUMBER

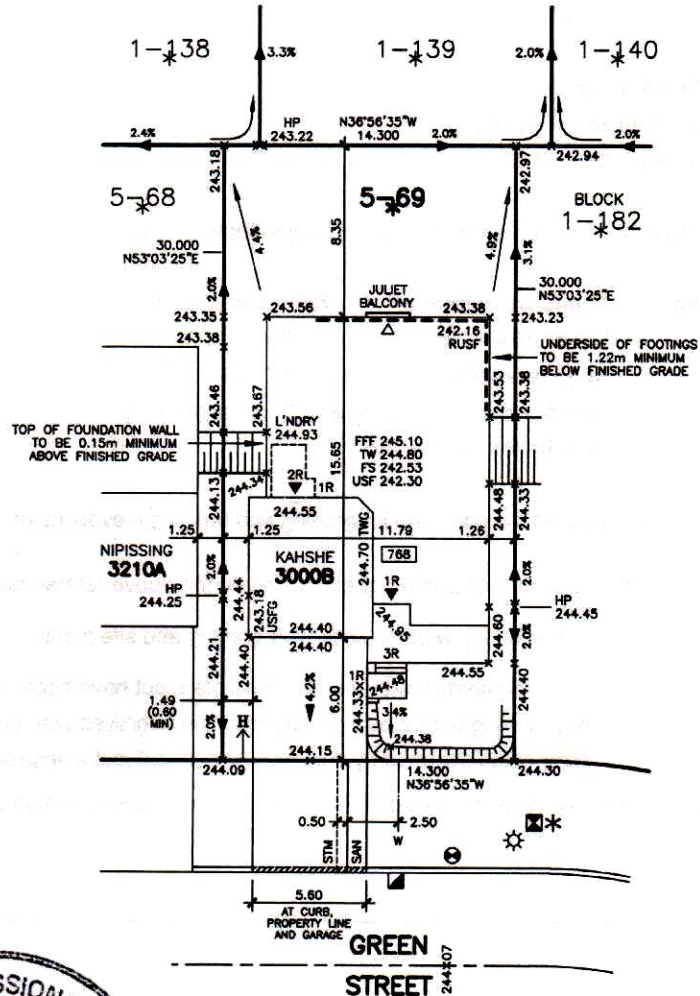
**14.3 m  
47 foot  
LOT**

MODEL NO.		KAHSHE 3000B
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	KAHSHE 3000A
	WEST	MADAWASKA 3180A
	NORTH	NIPISSING 3210A
	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 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  
 MB SUPER MAILBOX  
 1234 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 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.



**56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONTARIO  
L4K 3V9**

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

**adci@bellnet.ca**

LEO ARIDANA  
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

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

A-1