



# 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: 2021-0530

Permit type:

Municipal address: 751 GREEN ST

Legal address: PLAN 51M1169 LOT 73

Status of inspection: Completed

Issue date: 2021-07-09

### Deficiencies

No deficiencies or remarks noted.

### Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-27, 11:49 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
Zach De Meneghi Lormel Homes	331 Cityview Blvd, Unit 300, Vaughan (416) 576-7587	Applicant
BELLAIRE PROPERTIES INC	331 CITYVIEW BOULEVARD, VAUGHAN	Property owner



## 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: 751 Green Street, Innisfil  
Lot or Block No.: Lot 73  
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:

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,

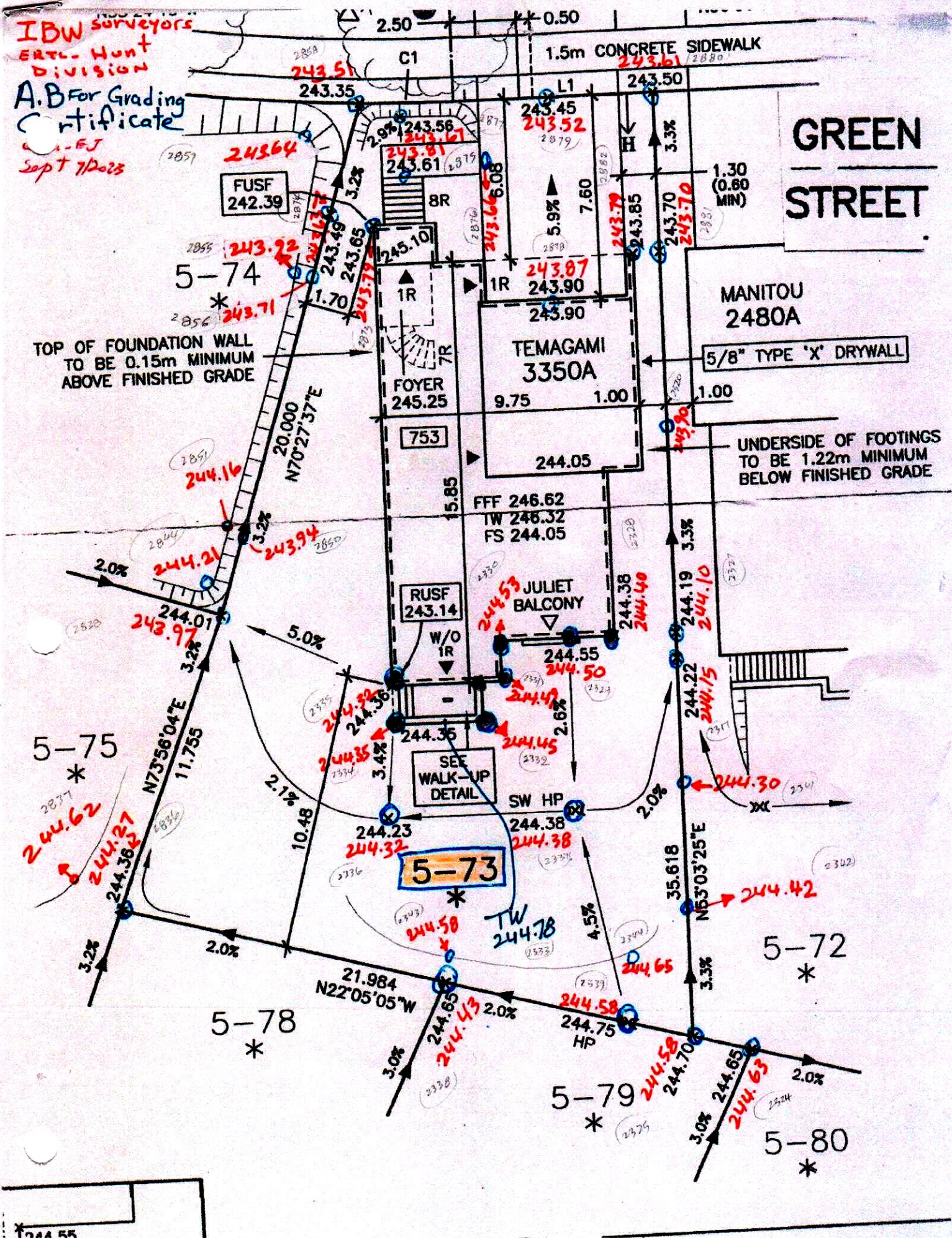
**IBW Surveyors Ltd.**

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

October 19, 2023  
\_\_\_\_\_



IBW Surveyors  
ERTL Hunt  
Division  
A.B For Grading  
Certificate  
6-1-FJ  
Sept 7/2025  
(285)





# 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:** 751 Green Street  
**Lot or Block No.:** Lot 73  
**Registered Plan No.:** 2021-0530  
**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



## ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
LOT AREA (sq m)	335.00	537.91
LOT FRONTAGE (m)	11.500	13.541
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.08
FRONT YARD SETBACK TO GARAGE (m)	6.00	7.60
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	1.00
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.70
REAR YARD SETBACK (m)	6.00	10.48
LOT COVERAGE (%)	40.00	25.62
BUILDING HEIGHT (m)	11.00	10.17
LANDSCAPED OPEN SPACE (%)	30.00	67.69
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.95

## STRUCTURE

MODEL NO.	TEMAGAMI 3350A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST CARLYLE 3080A WEST N/A NORTH N/A SOUTH MANITOU 2480A
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
- 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
- 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. 0011931U463S HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL NORTH 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 241.73	2.635	240.815	2.54	240.91

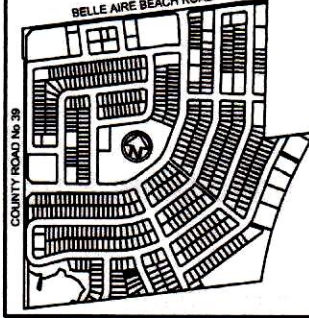
THIS IS AN ENGINEERED FILL LOT.  
\* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

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.

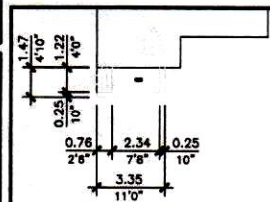
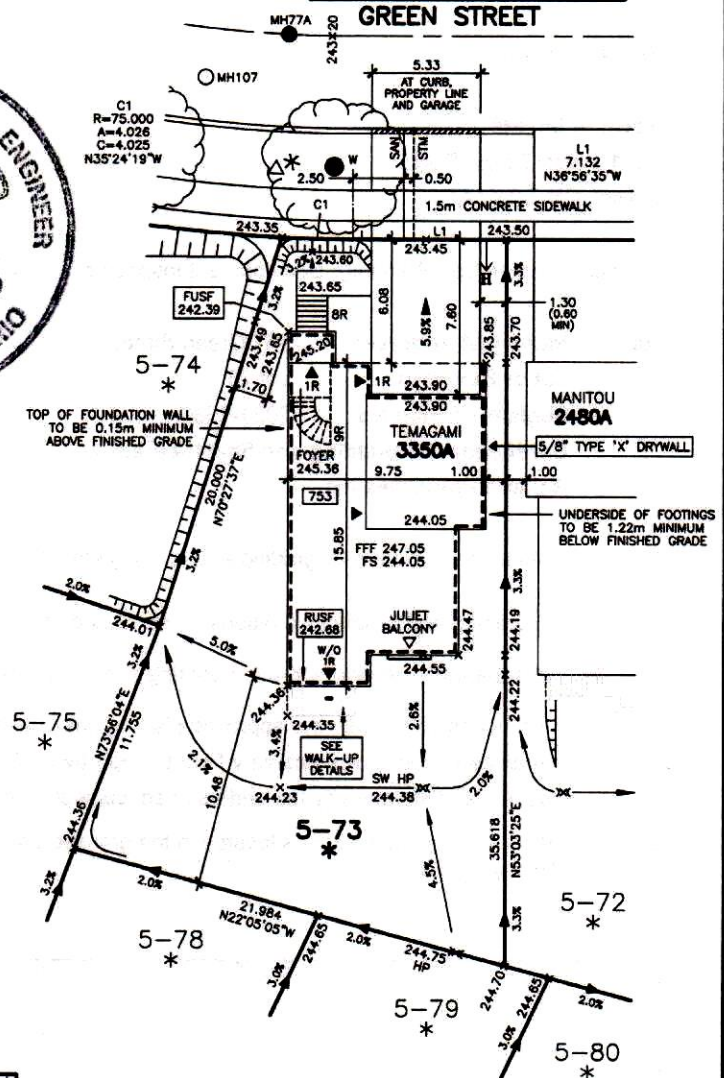
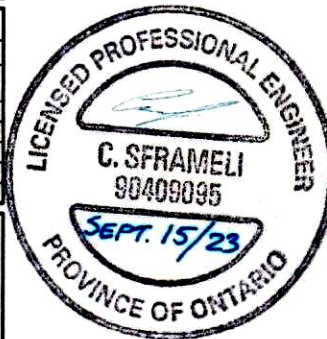
QUALIFICATION INFORMATION

LEO ARIEMMA 7561  
NAME SIGNATURE LICENCE NUMBER

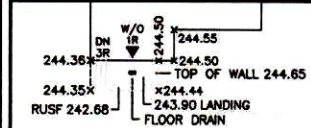
## KEY PLAN



11.6 m  
38 foot  
LOT



WALK-UP DETAIL 2



WALK-UP DETAIL 1

NO.	REVISIONS	DATE	INITIAL
7	AS BUILT	SE 15 23	B/J
6	DELETED NOTE RE 9' BASEMENT	AU 17 22	TP
5	FIN 1st FLOOR RAISED BY 0.43	NO 03 21	TP
4	DELETED TW ELEVATION	AU 31 21	TP
3	ADDED WALK-UP DIMENSIONS	AU 09 21	TP
2	ADDED BASEMENT WALK-UP	JN 29 21	TP
1	REVISED PER IBI GROUP REVIEW	MY 31 21	TP
-	ISSUED	MY 24 21	TP

## ARCHITECTURAL DESIGN INC.

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



## ASSOCIATION OF ARCHITECTS

LEO ARIEMMA  
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. SFRAMELI

SIGNATURE:

DATE: SEPTEMBER 15, 2023

751 GREEN STREET  
LOT 73, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

DRAWING No:  
A-1