



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: 2021-0544

Municipal address: 1043 HARDY WAY

Status of inspection: Completed

Permit type:

Legal address: PLAN 51M1169 LOT 80

Issue date: 2021-07-15

Deficiencies

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
2023-11-27	2023-11-30		South wall pex penetration, requires caulking.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-27, 11:29 p.m.	Tristan Munro	Failed (Not substantially complete) Reason for failure: Deficiencies	Other than noted, remainder of NOC items appear complete.
2023-11-30, 1:41 p.m.	Tristan Munro	Passed (Substantially complete)	

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



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: 1043 Hardy Way, Innisfil
Lot or Block No.: Lot 80
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:

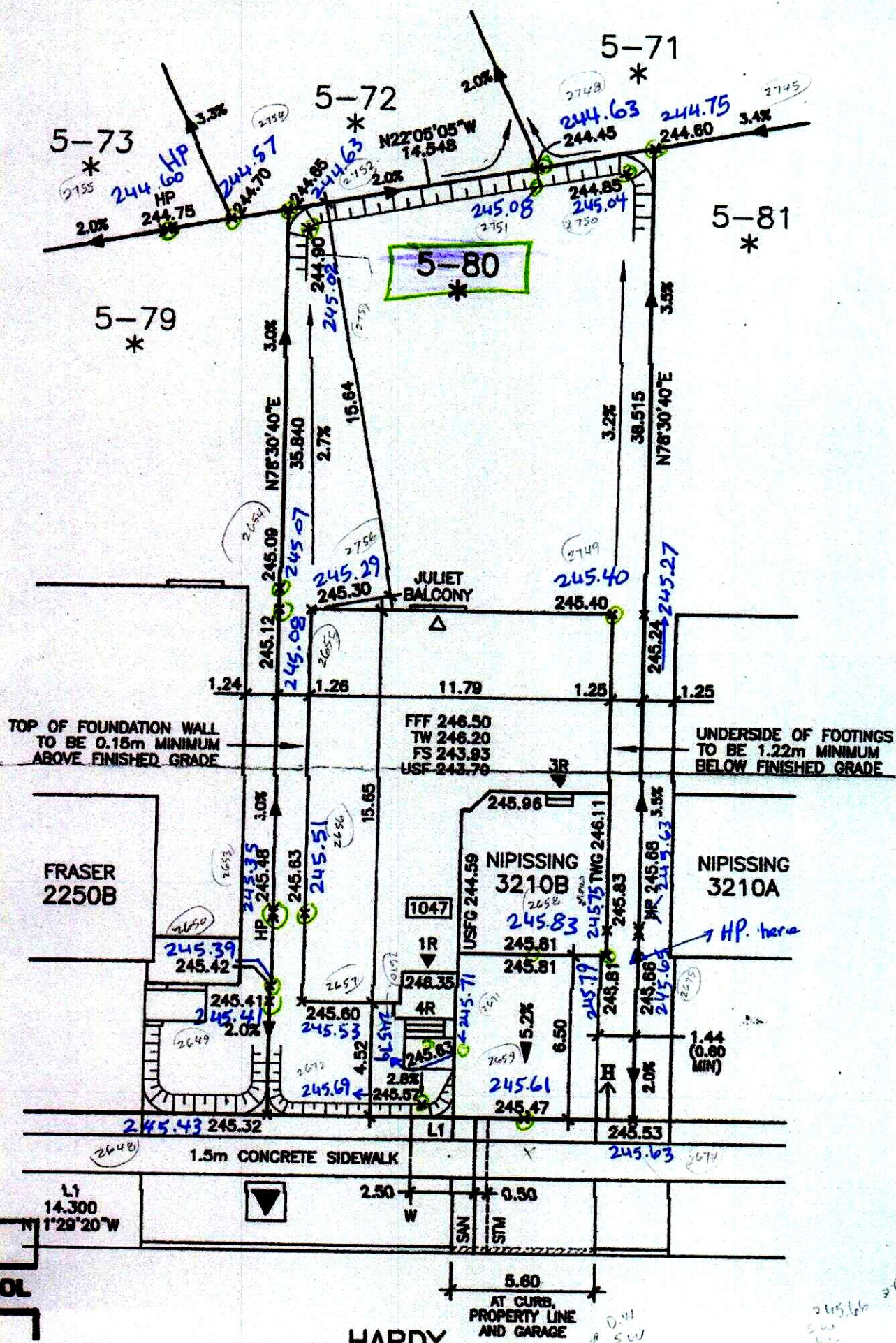
1. The lot grading and building elevations on the above referenced lot are:
 - o In conformity with the approved grading and site plans
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.
3. The driveway conforms with 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



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: 1043 Hardy Way
Lot or Block No.: Lot 80
Registered Plan No.: 2021-0544
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><u>HUSON Limited</u> Name of Engineering Firm</p> <p><u>Carmen Sframeli, P. Eng.</u> 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
HUSON.CA

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	531.64
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	4.52
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.50
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	15.64
LOT COVERAGE (%)	40.00	32.04
BUILDING HEIGHT (m)	10.00	8.45
LANDSCAPED OPEN SPACE (%)	30.00	60.35
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.84

STRUCTURE

MODEL NO.	NIPISSING 3210B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
EAST	MANITOU 2480A
WEST	NIPISSING 3210A
NORTH	FRASER 2250B
SOUTH	NIPISSING 3210A
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. 0011931U4635 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.

ARCHITECTURAL DESIGN INC.

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



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 243.74	2.835	242.635	2.76	242.71

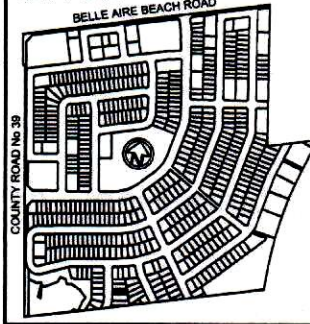
**THIS IS AN ENGINEERED FILL LOT.
* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.**

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.

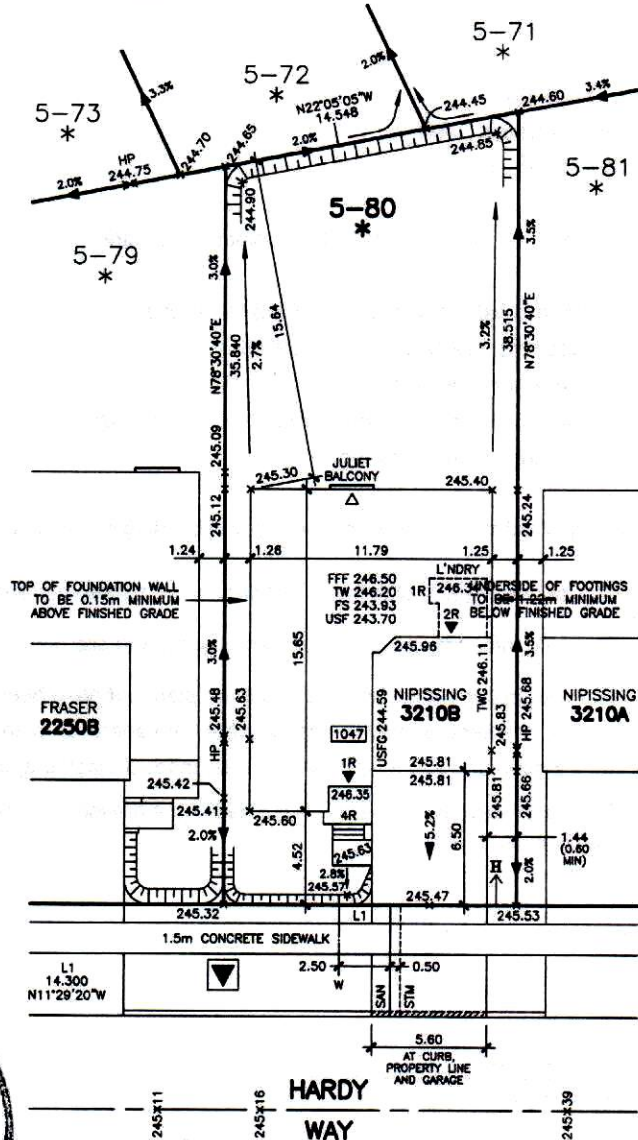
QUALIFICATION INFORMATION

LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



14.3 m
47 foot
LOT



NO.	REVISIONS	DATE	INITIAL
2	AS BUILT	SE 15 23	BJJ
1	LOWERED LAUNDRY ROOM BY 1R	SE 17 21	TP
-	ISSUED	JN 16 51	TP

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

1043 HARDY WAY
LOT 80, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:

A-1