

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: 1379 Harrington Street
Lot or Block No.: Lot 21
Registered Plan No.: 2021-0277
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>	 <p>Stamp and Signature</p>
---	---

ENGINEERING + MANAGEMENT

P 905.709.5825
200 CACHET WOODS COURT, SUITE 204
MARKHAM, ON L6C 0Z8
HUSSON.CA

ZONING INFORMATION

ZONE DESIGNATION R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	357.48
LOT FRONTAGE (m)	11.50	11.60
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.64
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	0.70
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.33
REAR YARD SETBACK (m)	6.00	8.45
LOT COVERAGE (%)	40.00	38.83
BUILDING HEIGHT (m)	10.00	8.08
LANDSCAPED OPEN SPACE (%)	30.00	50.96
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.07

STRUCTURE

MODEL NO.	MANITOU 2480B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST BUCKHORN 1800B WEST n/a NORTH n/a SOUTH n/a
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
- SUPER MAILBOX
- MUNICIPAL ADDRESS
- 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
adci@bellnet.ca

SERVICING CHECK BOX

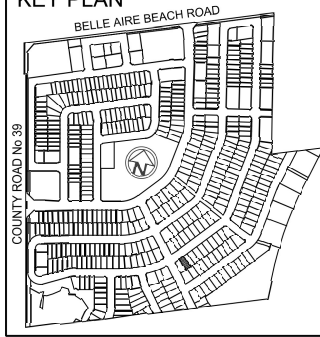
WATER SERVICE AT P/L		SANITARY SERVICE AT P/L		STORM SERVICE AT P/L	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 240.68	2.87	239.44	2.57	239.74

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

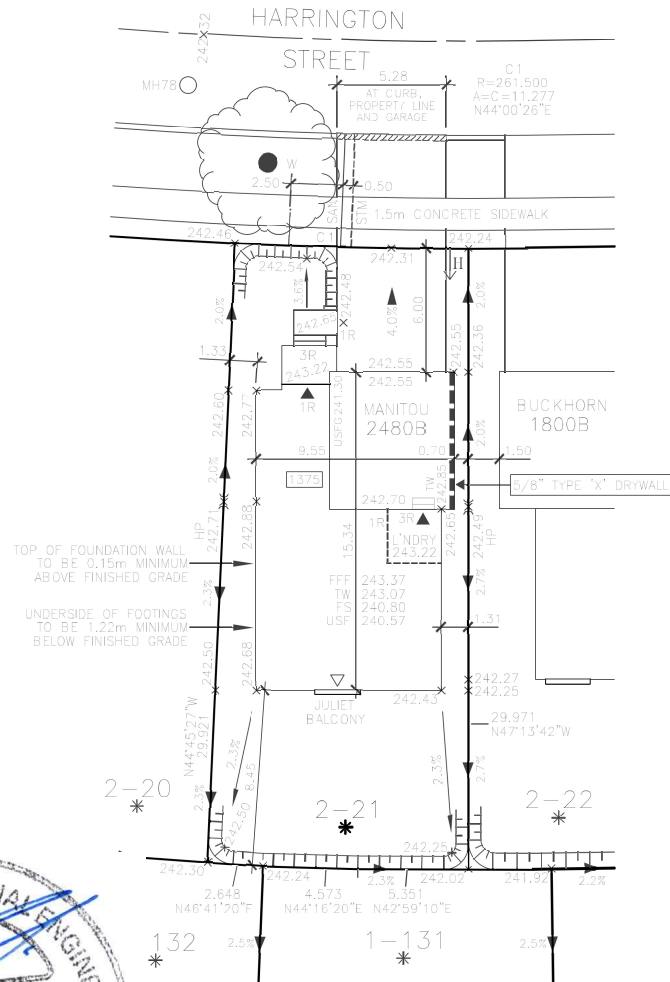
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



11.6 m
38 foot
LOT



NO.	REVISIONS	DATE	INITIAL
2	CORRECTED HOUSE DEPTH DIMENSION	JUL 19 21	TP
1	REVISED PER IBI GROUP REVIEW	APR 15 21	TP
-	ISSUED	APR 11 21	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: JULY 11, 2023

1379 HARRINGTON STREET
LOT 21, PLAN 51M-1088
PHASE 2, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:
A-1