

# Consultants Final Lot Grading Certification Letter



April 30, 2024

File No. 231437

## Town of Innisfil

2101 Innisfil Beach Road

Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

**Re:      Municipal Address:**      1533 Stovell Crescent  
**Lot or Block No.:**      Lot 50  
**Registered Plan No.:**      2021-0807  
**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:

- 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.
- 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>	
---	--

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	348.61
LOT FRONTAGE (m)	11.500	11.603
FRONT YARD SETBACK TO DWELLING (m)	4.50	7.72
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.75
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	0.75
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.35
REAR YARD SETBACK (m)	6.00	8.26
LOT COVERAGE (%)	40.00	37.55
BUILDING HEIGHT (m)	10.00	8.00
LANDSCAPED OPEN SPACE (%)	30.00	50.30
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.70

## STRUCTURE

MODEL NO.	FRASER 2250B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST BUCKHORN 1800B
	WEST MANITOU 2480A
	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
	EXISTING ELEVATION
	PROPOSED ELEVATION
	FF 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
	RFP REEF PEDestal
	CABLE PEDESTAL
	UNDERGROUND PEDESTAL
	HYDRO TRANSFORMER
	STREETLIGHT
	STREETLIGHT PEDESTAL
	HYDRO SERVICE CONNECTION
	SUPER MAIL BOX
	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, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

## ARCHITECTURAL DESIGN INC.

156 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONTARIO L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419  
ada@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 246.42	2.545	245.615	2.48	245.68

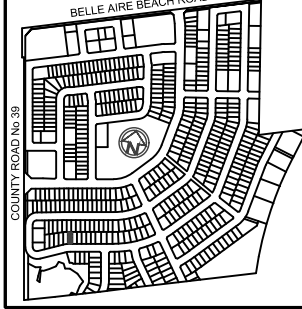
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

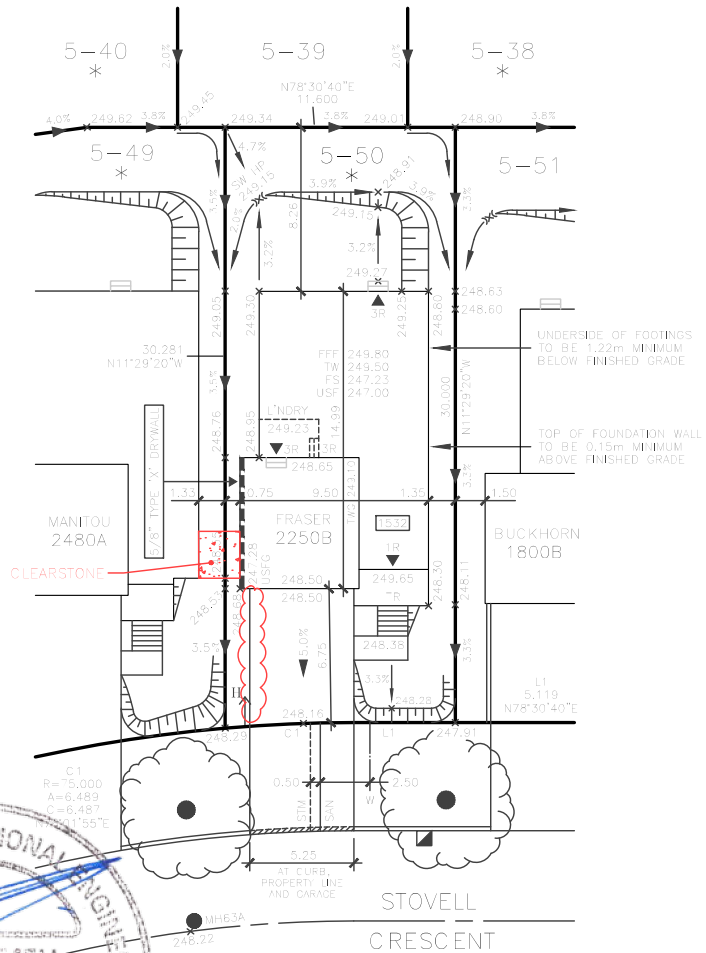
LEO ARIEMMA 7561  
NAME SIGNATURE LICENCE NUMBER

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

## KEY PLAN



11.6 m  
38 foot  
LOT



NO.	REVISIONS	DATE	INITIAL
1	AS-BUILT	APR 30 24	BJJ
2	ISSUED	APR 22 24	T.P.

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. SFRAELLI

SIGNATURE: [Signature]

DATE: APRIL 30, 2024

1533 STOVELL CRESCENT  
LOT 50, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

SCALE: 1:250  
DATE: APR 2024  
DRAWN: T.P.  
DESIGNED: T.P.

DRAWING No:

A-1

ONTARIO 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.