

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: 1037 Hardy Way
Lot or Block No.: Lot 81
Registered Plan No.: 2021-0545
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.

HUSSON Limited Name of Engineering Firm Carmen Sframeli, P. Eng. Professional Engineer's Name	
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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
R1-26		
LOT AREA (sq m)	420.00	571.50
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	4.61
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	18.27
LOT COVERAGE (%)	40.00	29.80
BUILDING HEIGHT (m)	10.00	8.28
LANDSCAPED OPEN SPACE (%)	30.00	63.11
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	61.92

STRUCTURE

MODEL NO.	NIPISSING 3210A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST N/A
	WEST NIPISSING 3210B
	NORTH NIPISSING 3210B
	SOUTH FRASER 2250A
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
- SP 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 UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

ARCHITECTURAL DESIGN INC.

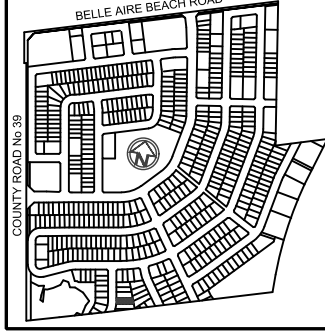
56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
adci@bellnet.ca

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 243.92	2.745	242.845	2.68	242.91



KEY PLAN

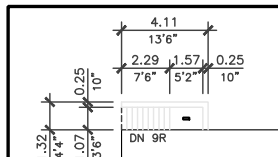


14.3 m
47 foot
LOT

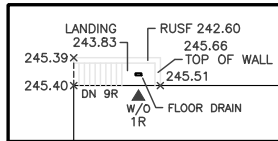
**THIS IS AN ENGINEERED FILL LOT.
* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.**

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



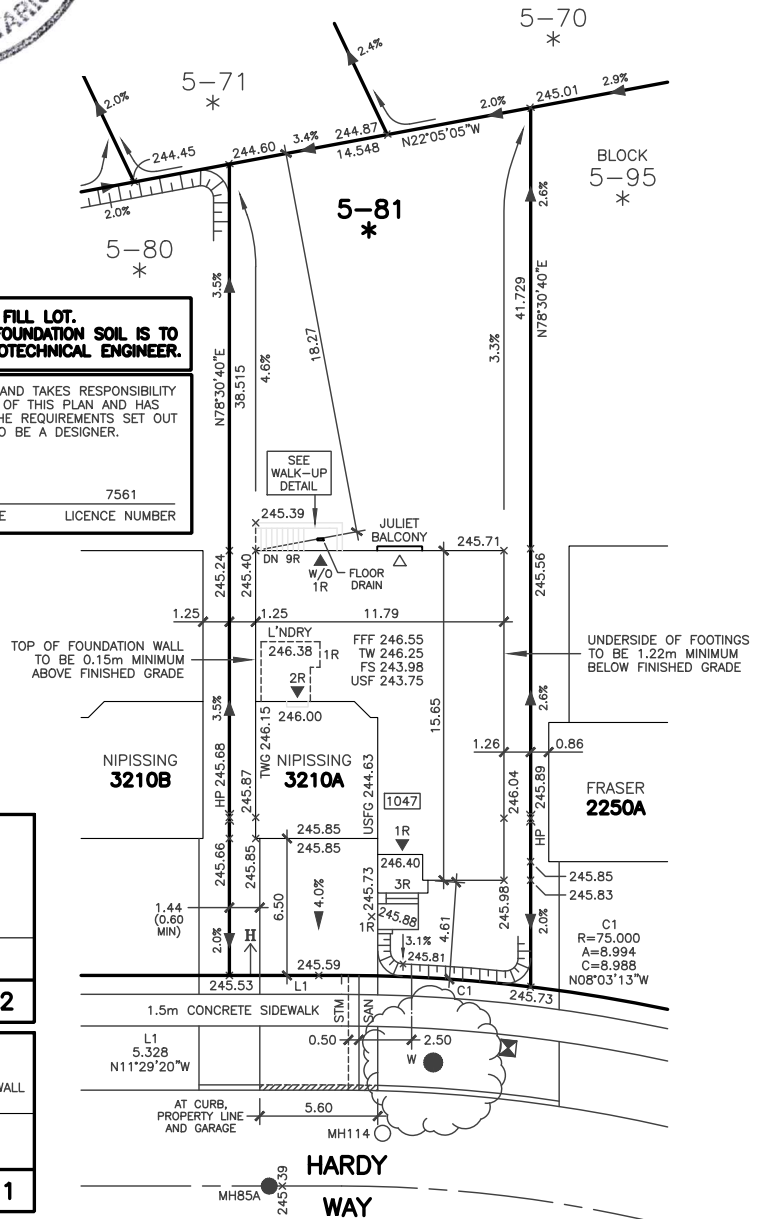
WALK-UP DETAIL 2



WALK-UP DETAIL 1

4	AS BUILT	SE 15 23	BJJ
3	LOWERED LAUNDRY ROOM BY 1R	SE 17 21	TP
2	ADDED WALK-UP DIMENSIONS	AU 09 21	TP
1	ADDED BASEMENT WALK-UP	JN 30 21	TP
-	ISSUED	JN 16 21	TP

NO.	REVISIONS	DATE	INITIAL
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HARDY WAY

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: [Signature]

DATE: SEPTEMBER 15, 2023

1037 HARDY WAY
LOT 81, 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