

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.71
GROSS FLOOR AREA (sq. m)		186.3
LOT COVERAGE (%)	45.0	41.6%
BUILDING HEIGHT (m)	9.0	8.15

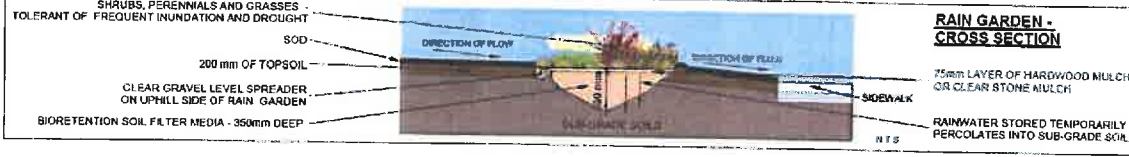
STRUCTURE		
MODEL NO.	42-05 B	
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	LOT 91N
	WEST	42-06 B
	NORTH	LOT 81N
FIREBREAK LOT	SOUTH	LOT 132N
	LOTS 88N & 93N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SANITARY	Y	2.67
STORM	Y	1.64

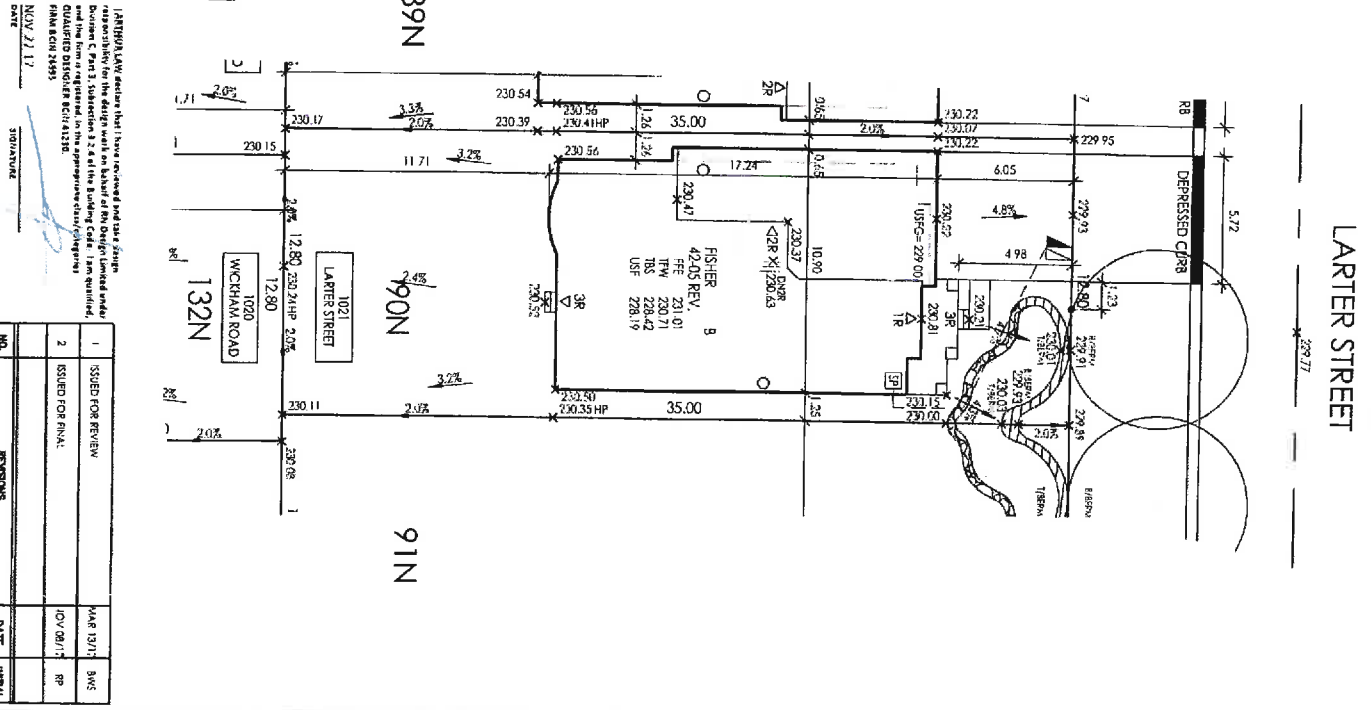
LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFC	UNDER SIDE FOOTING @ GARAGE	
WOD	WALKOUT DECK	
LOB	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REFERENCE PLAN	
STD	STANDARD PLAN	
DOOR	DOOR	
W	WINDOW	
○	WELL, PESTICIDE	
□	CABLE PEDISTAL	
□	CATCH BASIN	
★	ENGINTEERED PILL	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	MAIL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	2 LOTS	
+	STORM SEWER CONNECTIONS	
+	STORM SEWER CONNECTIONS	
+	AND DRAIN	
+	AIR CONDITIONING	
+	SLUMP PLUM	
+	FIREBREAK LOT	
+	DOWN SPOUT TO SPRINKLER PAD	
+	TREE	
+	SWALE DIRECTION	
+	CHALKLINE FENCE	
+	PRIVACY FENCE	
+	SOLID BARRIER	
+	FOOTING TO BE EXPOSED TO 15 MM BULDOZING	

GENERAL NOTES

- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL BE IN ACCORDANCE WITH THE APPROVED LID APPLICATION PREPARED BY THE LID FEATURE DESIGNER. DRAWINGS FOR LID APPLICATION TO BE DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPER'S ENGINEER DURING LOT GRADING CERTIFICATION OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION



BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.M.T., IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, ON THE NORTH LINE OF ROAD BETWEEN CONCESSION 1 AND 11, TOWNSHIP OF INNISFIL, BUT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # 10011900469 ELEVATION: 236.06)



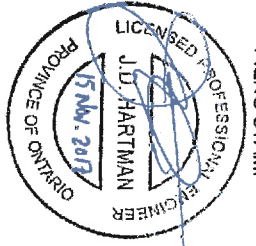
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements in the subdivision agreement. The Certified Architect is not responsible in any way for examining or approving site (lotting) plans or building code or permit matters of zoning or house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: Nov. 23, 2017
The Designer certifies compliance with the applicable Design Guidelines and assumes full professional responsibility.



FN design
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DWS@FNDESIGN.COM
COMPANY LOGO FOR PLAN DESIGNER
(include address/phone no.)



PENG STAMP
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.
COMPANY NAME: **URBAN WATERWAYS GROUP LTD.**
APPROVED BY: [Signature]
SIGNATURE: [Signature]
DATE: 15 Nov. 2017

ZANCOR HOMES
LOT 90N
PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL
SCALE: 1:250
DATE: [Blank]
DWG. NO. 14084
DRAWN: [Blank]
DESIGNED: [Blank]

REVISIONS		DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 13/17	SWG
2	ISSUED FOR FINAL	10/06/17	RP