

KEY PLAN



It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable zoning and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control of Land Use Act, R.S.O. 1990, Chapter C.43, Section 34(1) requires that any plan for subdividing land must be accompanied by a zoning or planning code or permit number or that any building 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 DESIGNER  
APPROVED BY:   
DATE: Nov. 22, 2017  
This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.

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)	- 183.3
LOT COVERAGE (%)	45.0 40.9%
BUILDING HEIGHT (m)	10.0 8.29

STRUCTURE	
MODEL NO.	42-05 A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST 42-05 B
	WEST 42-06 B
	SOUTH 42-02 A
FIREBREAK LOT	LOTS 88N & 95N

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.80 227.96
SANITARY	Y	2.59 227.08
STORM	Y	1.67 228.01

LEGEND	
FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION
TOP OF FOUNDATION WALL	TOP OF FOUNDATION WALL
UNDER SIDE FOOTING	UNDER SIDE FOOTING
UNDER SIDE FOOTING @ REAR	UNDER SIDE FOOTING @ REAR
NUMBER OF RISERS TO GRADE	NUMBER OF RISERS TO GRADE
WALKOUT DECK	WALKOUT DECK
LOOKOUT BASEMENT	LOOKOUT BASEMENT
WALK OUT BASEMENT	WALK OUT BASEMENT
REVERSE PLAN	REVERSE PLAN
STANDARD PLAN	STANDARD PLAN
DOOR	DOOR
WINDOW	WINDOW
BELL PEDESTAL	BELL PEDESTAL
CABLE PEDESTAL	CABLE PEDESTAL
CATCH BASIN	CATCH BASIN
ENGINNERED FILL	ENGINNERED FILL
HYDRO CONNECTION	HYDRO CONNECTION
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
MAIL BOX	MAIL BOX
TRANSFORMER	TRANSFORMER
WATER VALVE	WATER VALVE
SEWER CONNECTION	SEWER CONNECTION
2 LOTS	2 LOTS
STORM SEWER CONNECTIONS	STORM SEWER CONNECTIONS
AREA MEAN	AREA MEAN
AIR CONDITIONING	AIR CONDITIONING
SUMP PUMP	SUMP PUMP
FIREBREAK LOT	FIREBREAK LOT
DOWN GROUT TO SPLASH PAD	DOWN GROUT TO SPLASH PAD
TREE	TREE
SMALL DIRECTION	SMALL DIRECTION
CHALK LINE FENCE	CHALK LINE FENCE
PRIVACY FENCE	PRIVACY FENCE
SOUND BARRIER	SOUND BARRIER
NOTHING TO BE SETBACK TO 1.71 M AND BELOW GRADE	

**GENERAL NOTES**

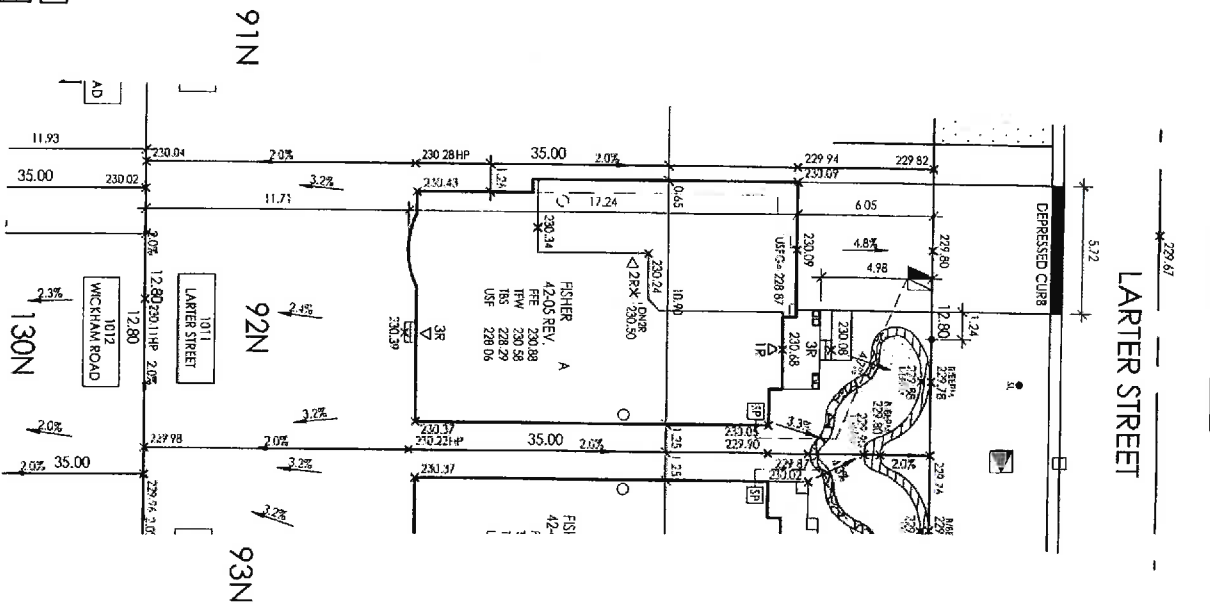
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RESERVING OCCUPANCY FROM THE TOWN OF INNISFIL. THE LID APPLICATION SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN AND INTERMEDIATE CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE GRADING CERTIFICATION TO ENSURE ITS COMPLIANCE OF APPROVED DESIGN. IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



RAIN GARDEN AREA= 12.33 m2

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.M.P.Y. IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.6 M FROM TORONTO, CONDESSON LAND, TOWNSHIP OF INNISFIL, STONE HEADWALL, FIRST COURSE BELOW CORNER. (BENCHMARK # :0011908U649 ELEVATION: 236.06)

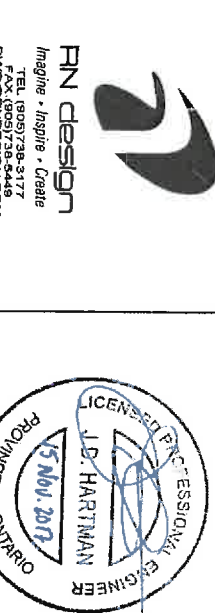


I, JOHN G. WILLIAMS, ARCHITECT, certify that I have reviewed and approved the design of the proposed lot grading and the LID application and that I am a duly registered Architect under the Architects Act, R.S.O. 1990, Chapter C.43, Section 34(1) and the Town of Innisfil Design Guidelines. (Signature of John G. Williams)

1	ISSUED FOR REVIEW	DATE: 10/11/17	BWS
2	ISSUED FOR FINAL	DATE: 09/11/17	BP
REVISIONS		DATE	INITIAL

ZANCOR HOMES  
LOT 92N  
PLAN 51M-XXX  
BELLEAIRE SHORES  
TOWN OF INNISFIL

COMPANY NAME: **URBAN WATERFORD**  
6250 ECTA  
APPROVED BY:   
SIGNATURE:   
DATE: **15 Nov. 2017**



COMPANY LOGO FOR PLAN DESIGNER  
(include address/phone no.)

TO BE COMPLETED BY  
DESIGNER'S ENGINEER

SCALE: 1:250  
DATE:   
DRAWN:   
DESIGNED: **14084**

TO BE STAMPED BY  
PLAN DESIGNER ENGINEER