

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	15.49
GROSS FLOOR AREA (sq. m)	-	142.80
LOT COVERAGE (%)	45.0	31.9%
BUILDING HEIGHT (m)	9.0	7.79

STRUCTURE		
MODEL NO.	42-01 B	
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-08 B
	WEST	42-06 B
	NORTH	LOT 95N
	SOUTH	LOT 155N
FIREBREAK LOT	LOTS 127N & 135N	

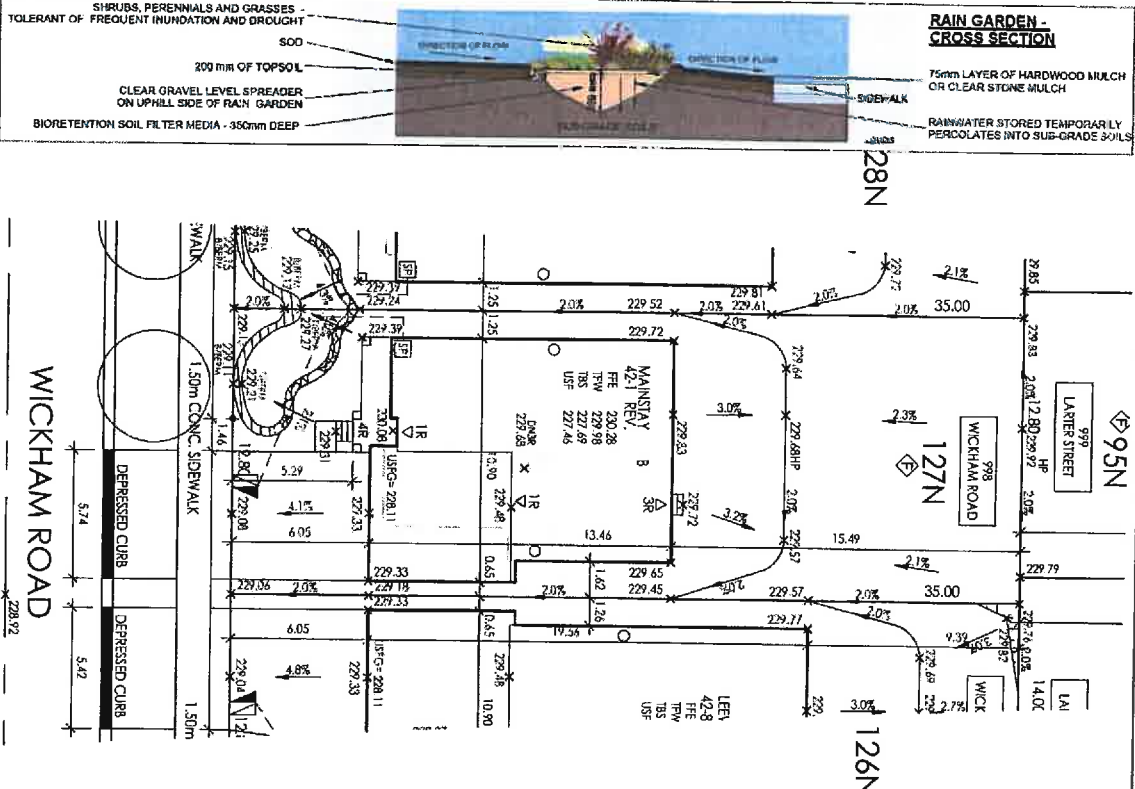
SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.81 227.27
SANITARY	Y	2.74 226.23
STORM	Y	1.61 227.36

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFR	UNDER SIDE FOOTING @ REAR	
USFG	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
W00	WALKOUT DECK	
L08	LOOKOUT BASEMENT	
W03	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR		
△	WINDOW	
○	BELL PEDESTAL	
□	CABLE PEDISTAL	
□	CATCH BASIN	
□	ORL CATCH BASIN	
□	ENGINEERED FIL	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	MAIL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	WATER CONNECTION	
+	2/10" Riser CONNECTION	
+	2/10" Riser CONNECTION	
+	STORM SEWER CONNECTIONS	
+	AREA CRAIN	
+	AIR CONDITIONING	
+	SUMP PUMP	
+	FIREBREAK LOT	
+	DOWN SPOUT TO SLUSH PAD	
+	TREE	
+	SHALE DIRECTION	
+	CHAIN LINK FENCE	
+	PRIVATE FENCE	
+	SOLID BARRIER	
+	FORMING TO BE EXTENDED TO 1.20 M ABOVE FINISH 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 RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT. THE INSTALLATION MEET CONSTRUCTION OF THE RAINGARDEN SHALL BE COMPLETED BY NOVEMBER 1, 2017. THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED LID DESIGN, DRAWINGS RSG, RSG 2, RSG 3 PROVIDED BY DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LID CONFORMANCE OF APPROVED DESIGN. INSPECTION CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

KEY PLAN

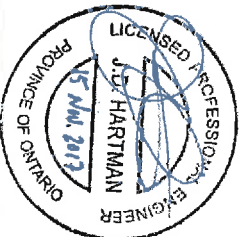


RAIN GARDEN AREA= 12.53 m²

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK DATA. IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, CONGRESSION 1 AND 11 TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORING. (BENCHMARK # 200119080469 ELEVATION: 235.06)

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 WATERSHED**

APPROVED BY: **J. HARTMAN, P.Eng.**

SIGNATURE: *[Signature]*

DATE: **15 Nov. 2017**

PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DWG. NO. 14084

It is the builder's complete responsibility to ensure that all plans submitted for approval and all work done in accordance with the applicable zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for working drawings with respect to any zoning or building code or permit matter or that any 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
REGISTERED ARCHITECT, ONTARIO
APPROVED BY: *[Signature]*
DATE: **Nov. 22, 2017**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.