

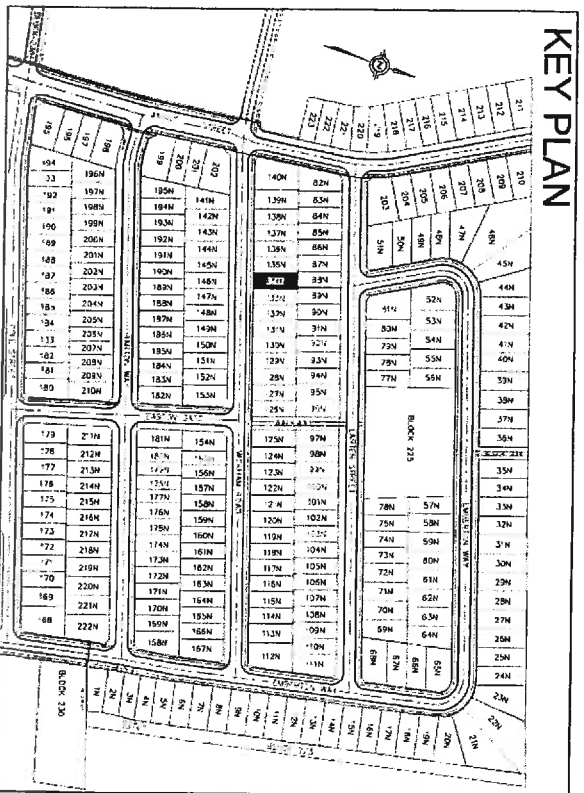
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.09
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	12.63
GROSS FLOOR AREA (sq. m)		173.0
LOT COVERAGE (%)	45.0	40.9
BUILDING HEIGHT (m)	9.0	8.38

STRUCTURE		
MODEL NO.	42-04 A	
HOUSE STYLE (i.e. traditional, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-05 A
	WEST	42-02 B
	NORTH	42-02 A
	SOUTH	42-06 A
FIREBREAK LOT	127N & 134N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SEWER	Y	2.69
STORM	Y	1.63

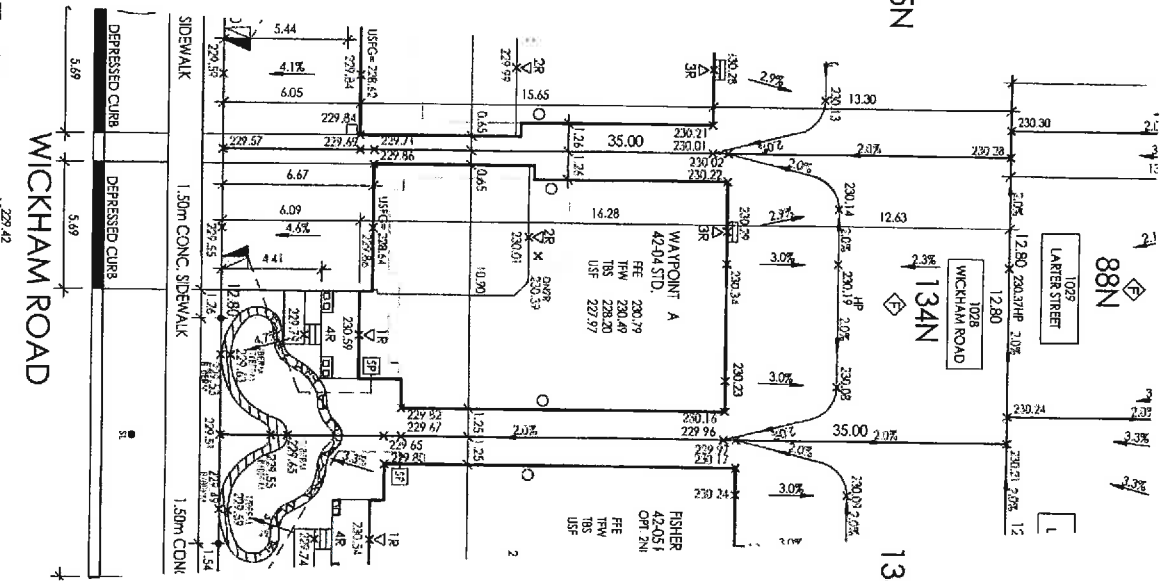
LEGEND		
FINISHED FLOOR ELEVATION	1.63	227.82
TOP OF FOUNDATION WALL		
TOP OF BASEMENT SLAB		
UNDER SIDE FOOTING @ REAR		
UNDER SIDE FOOTING @ GARAGE		
NUMBER OF RISERS TO GRACE		
WALKOUT DECK		
LOOKOUT BASEMENT		
WALK OUT BASEMENT		
REVERSE PLAN		
STANDARD PLAN		
DOOR		
WINDOW		
BELL FEEDSTAL		
CABLE FEEDSTAL		
CATCH BASIN		
DBL. CATCH BASIN		
ENGINEERED P/L		
HYDRO CONNECTION		
FIRE HYDRANT		
STREET LIGHT		
WALL BOX		
TRANSFORMER		
WATER VALVE		
WATER CONNECTION		
SEWER CONNECTION		
STORM SEWER CONNECTION		
AREA DOWN		
AIR CONDITIONING		
SUMP PUMP		
FIREBREAK LOT		
DOWN SPOUT TO SPLASH PAD		
TREE		
SHADE DIRECTION		
CHALKLINE FENCE		
PRIVATE FENCE		
SOUND BARRIER		

- 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 OF AN LID APPLICATION OF THE RANGEROON SHALL MEET THE REQUIREMENTS OF THE LID APPLICATION PRESENTED ON THE LID APPLICATION DATED NOVEMBER 2015 LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



RAIN GARDEN AREA = 12.53 m<sup>2</sup>

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.Y., IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION LAND, TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORNING (BENCHMARK # 00119050469 ELEVATION: 236.06)



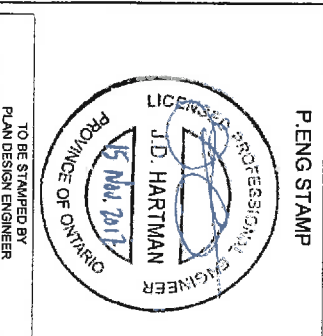
It is the builder's complete responsibility to ensure that all plans submitted for approval and at applicable times, comply with the applicable zoning bylaws and any provisions in the subdivision agreement. The Council is not responsible in any way for working drawings with respect to any zoning or building 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  
ARCHITECTURAL CONTROL DESIGN  
APPROVED BY: [Signature]  
DATE: Nov. 22, 2017  
The stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



**FN design**  
Inspire • Create  
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FAX: (609) 736-5449  
DVS@FNDESIGN.COM



**PENG STAMP**

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION

URGENT - UNREVIEWED

COMPANY NAME: **GROUP LTD**

APPROVED BY: **SIM HARTMAN PENG**

SIGNATURE: **[Signature]**

DATE: **15 Nov. 2017**

**ZANCOR HOMES**  
LOT 134N

**PLAN 51M-XXX**  
BELLELAIRE SHORES  
TOWN OF INNISFIL

SCALE: 1:250

DWG. NO. **14084**

DATE: [Blank]

DRAWN: [Blank]

DESIGNED: [Blank]

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 27/17	BWS
2	ISSUED FOR FINAL	NOV 09/17	BP