

ZONE DESIGNATION	PERMITTED	PROVIDED
<u>R2</u>		
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	13.30
GROSS FLOOR AREA (sq. m)	-	162.70
LOT COVERAGE (%)	45.0	36.3
BUILDING HEIGHT (m)	9.0	7.63

MODEL NO	42-02 A
HOUSE STYLE (i.e. without bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST 42-01 A
	WEST 50-05 B
	NORTH 42-02 A
	SOUTH 42-06 A
FIREBREAK LOT	12/7N & 34N

SERVICES	YES/NO	DEPTH AT PL	INVERT @ PL
WATER	Y	1.81	227.96
SANITARY	Y	2.67	227.02
STORM	Y	1.53	228.18

[illegible]

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, SERVICES (GAS, WATER, SEWERS) AND OTHER UTILITIES. BUILDER TO OBTAIN ALL NECESSARY PERMITS. MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
2. BUILDER TO INSTALL THE APPROVED LOT/IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNSFILL. BUILDING DEPARTMENT, THE INSTALLATION AND CONSTRUCTION OF THE PAVED/PAVED SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN. (SHAWMANS INC., REG & R/O) PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 28, LID APPLICATION TO BE ISSUED NOVEMBER 28, LID APPLICATION TO BE GRADING CERTIFICATION TO ENGINEER DURING LOT CONFORMANCE OF APPROVED DESIGN. IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

This is a detailed plat map of a section of land, likely in the 1800s, showing various lots and their dimensions. The map includes a north arrow at the top center. The land is divided into several large blocks, each containing smaller lots. Lot numbers and dimensions are written in various orientations. Some lots are shaded in black. The map is labeled with "SECTION 32E" and "T11N R10E".

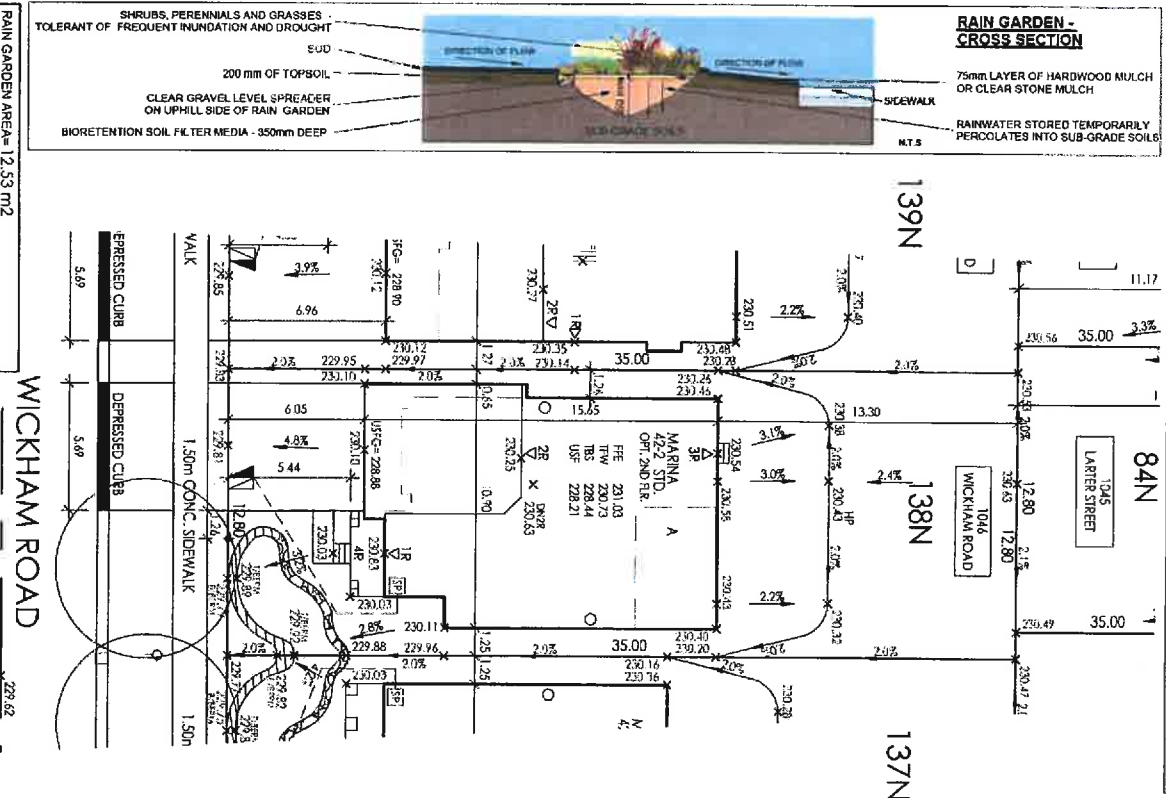
Top Section (North of Section Line):

- Top Left Block:** Lots 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180. Dimensions include 194' x 194', 193' x 194', 192' x 194', 191' x 194', 190' x 194', 189' x 194', 188' x 194', 187' x 194', 186' x 194', 185' x 194', 184' x 194', 183' x 194', 182' x 194', 181' x 194', 180' x 194'.
- Top Middle Block:** Lots 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916,

Diagram illustrating the cross-section of a rain garden installation. The layers from top to bottom are:

- SHRUBS, PERENNIALS AND GRASSES - TOLERANT OF FREQUENT INUNDATION AND DROUGHT
- 200 mm OF TOPSOIL
- CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN
- BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

Labels in the diagram include: DIRECTION OF FLUX, SUD, SIDEWALK, and N.T.S.




ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF GILFORD
BENCHMARK C.A.R.Y. IRON PIPE CULVERT, 1.6 KM
NORTH OF STATION AND 80.5 KM FROM TORONTO,
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION I AND II, TOWNSHIP OF INNISFIL,
BOT. IN NORTH END OF WEST FACE OF WEST
STONE HEADWALL, FIRST COURSE BELOW COPING.

(BENCHMARK # : 50011903050469 ELEVATION: 226.06)

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

COMPANY NAME: URBAN WATERWORKS
GROUP, LTD.

APPROVED BY: IAN HARRISON, P.Eng.

SIGNATURE: 

DATE: 29 Nov. 2017

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

ZANCOR HOMES
LOT 138N
PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1/250
DATE: DWG. NO. 14084
DRAWN:

It is the builder's complete responsibility to ensure that all plans comply with the applicable codes and all applicable regulations and requirements including zoning provisions and all provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to any zoning or building code provisions or for ensuring that a house can be properly built or located on its lot.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: Dec. 05, 2017

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

I ARTHUR LAW declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories. QUALIFIED DESIGNER BCIN 41230. FIRM BCIN 26995.

NOV 22 17
DATE

1	ISSUED FOR REVIEW	MAR.22/17	BWS
2	ISSUED FOR FINAL	NOV 06/17	RP
3	ISSUED FOR FINAL	NOV 23/17	ESG
NO.	REVISIONS	DATE	INITIAL