

"The downspouts shall be located such that the discharged water is directed to the side yard swales in order to minimize the possible development of standing water within areas of "sheet drainage", and to minimize any negative impact on adjoining properties"

20th SIDE ROAD

Town of Innisfil
Lot Grading & Zoning Approval

jpenfold

Aug 16, 2023



UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

- CORNER LOT -
UPGRADE PLANKING AND REAR
(See Approved Streetscape / Unit Working Drawings)

POURED-IN-PLACE STAIRS
WITH MASONRY VENEER
ON BOTH SIDES

ALL DIMENSIONS ARE IN METRIC
UNLESS OTHERWISE NOTED

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE
PROPOSED GRADES AS SHOWN ON THIS PLAN
AND HAS FOUND THEM TO BE IN GENERAL
CONFORMANCE WITH THE APPROVED PLANS

LOT NO.

BLOCK 148-1

DATE

JUNE 4, 2023



It is the builder's complete responsibility to
ensure that all plans submitted for approval
fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Control
Architect is not responsible in any way for
examining or approving site (lotting) plans or
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 REVIEW
AND APPROVAL

APPROVED BY:
DATE: MAY 31, 2023

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

BAYVIEW WELLINGTON

VA3
DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
va3design.com

Wellington Jno-Baptiste
name
registration information
VA3 Design Inc.
25591
BCIN
42658

Builder to verify location of all hydrants, street lights, transformers and
dimensions are not maintained, builder is to
relocate at his own expense.
Builder to verify service connection elevations prior to constructing
foundations.

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LOT No.	Model Name	Elev	Building area	Deck	Garage	Garage Area	Walk up basement access	Lot area	Lot Cov includes decks %	Lot Cov includes decks and WUB %	PROPOSED BLDG. HEIGHT (M)	Garage size	No. of parking space
Block 1													
1	RL6C	B	97.46	0.00	DG3	23.23	0.00	559.16	21.58	21.58	10.54	3.0x6.0	2
2	RL4	B	87.87	0.00	DG1	21.65	0.00	237.57	46.10	46.10	10.54	3.0x6.0	2
3	RL4	B2	87.87	0.00	DG1	21.65	0.00	225.76	48.51	48.51	10.54	3.0x6.0	2
4	RL4	B	87.87	0.00	DG1	21.65	0.00	225.14	48.65	48.65	10.54	3.0x6.0	2
5	RL6E	B	92.81	0.00	DG1	21.65	0.00	271.97	42.09	42.09	10.85	3.0x6.0	2
Sub-Total			453.88	0.00		109.83	0.00						

ZONING INFO			
REGISTERED PLAN		51M	
(PART OF SOUTH HALF LOT 21 CONCESSIONS 8)			
ZONING BY-LAW No.		AMEND PARENT BY-LAW 080-13	
ZONING DESIGNATION		RT-16(H)	
MINIMUM LOT AREA 180sq.m. INT 210sq.m. END 270sq.m. COR			
MINIMUM FRONTAGE 6.0m		INTERNAL 9.0M EXTERNAL	
MAX. BUILDING HEIGHT		11.0m.	
MINIMUM LOT DEPTH		-.m.	
FRONT YARD		HOUSE	4.50m.
		GARAGE	0.6m. REAR LANE
REAR YARD		6.00m.(BETWEEN HOUSE AND GARAGE)	
INTERIOR SIDE YARDS		1.20m./0.00m.	
CORNER LOT FLANKAGE		3.00m.	
UNIT OF UNITS		32	
MINIMUM PARKING		2 (on lot)	
VISITOR PARKING		10	
LOT AREA		9107.11 M2	(2.25AC) [0.91HA]
ROAD AREA & PARKING PAD		2318.91 M2	(25.46%)
BUILDINGS AREA		2517.29 M2	(27.64%)
GARAGE AREA		6750.30 M2	(7.41%)
OVERALL COVERAGE			
(HOUSE, GARAGE, DECK, WUB)		3248.08 M2	(35.67%)
OPEN LANDSCAPE		4270.91 M2	(46.90%)
DENSITY		35/HA	

AREA FOR ENTIRE SUBDIVISION
TOTAL AREA FOR BLOCK 148
TOTAL UNITS IN BLOCK 148
DENSITY FOR BLOCK 148

ROAD AREA=1300 S.M.
SNOW STORAGE REQUIRED = 130 S.M.
SNOW STORAGE PROVIDED = 133.86 S.M.

15.49 HA
1.06766 HA
38
35.59 UNITS / HA

BENCHMARK NOTE

TOWNSHIP : LEFROY
ELEVATION : 247.759

C.N.R.Y., VERY SMALL STONE BOX CULVERT, 4.0 KM. NORTH OF STATION AND 87.5 KM. FROM TORONTO, 180M SOUTHWEST OF CROSSING OF ROAD BETWEEN CONCESSIONS VI AND VII, TOWNSHIP OF INNISFIL, BOLT IN NORTHEAST FACE OF COVER STONE AT NORTHEAST END OF CULVERT.

INDIVIDUAL HOUSE WATER BOOSTER PUMPS

A. ACCEPTABLE BOOSTER PUMPS SIMER MODEL 3075SS OR PENTAIR INTELLIBOOST R SERIES. "OR EQUIVALENT" MODELS. ALL FITTINGS FOR DOMESTIC USE.



ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS		It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or 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.	
LOT NO. _____			
DATE _____		This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.	
9	.	.	by
8	.	.	
7	.	.	
6	.	.	
5	.	.	
4	.	.	
3	.	.	
2	.	.	
1	ISSUED FOR SPA	DEC 03-18 RC	date
no.	description		

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL

AIR CONDITIONER REQUIRED

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

SIDE WINDOW LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

STREET SIGN

MAIL BOX

REINFORCED WALL

CHAIN LINK FENCE

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

HYDRO METER

GAS METER

EMBANKMENT

STREET SIGN NAME

SWALE DIRECTION

REDUCE SIDE YARD

NO. OF RISERS

FINISHED FLOOR ELEVATION

UNDERSIDE FOOTING ELEVATION

FIN. BASEMENT FLOOR SLAB

TOP OF FOUNDATION WALL

UNDERSIDE FOOTING AT REAR

UNDERSIDE FOOTING AT FRONT

UNDERSIDE FOOTING AT SIDE

W.O.D. WALK OUT DECK

W.O.B. WALK OUT BASEMENT

REV REVERSE PLAN

STREET SIGN NAME

LOTS EQUIPPED WITH SUMP PUMP

PROPOSED VALVE

LIGHT POLE

WATER SERVICE

DOUBLE STM./SAN. CONNECTION

SINGLE STM./SAN. CONNECTION

CATCH BASIN

CABLE TELEVISION

BELL PEDESTAL

HYDRANT

TRANSFORMER

CONNECTION

CONNECTION

NO. OF RISERS

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UNDERSIDE FOOTING ELEVATION

FIN. BASEMENT FLOOR SLAB

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MAIL BOX

REINFORCED WALL

CHAIN LINK FENCE

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

HYDRO METER

GAS METER

EMBANKMENT

STREET SIGN NAME

SWALE DIRECTION

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