





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		

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

<p>BENCHMARK NOTE</p> <p>TOWNSHIP : LEFROY</p> <p>ELEVATION : 247.759</p>	<p>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.</p>
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## 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.

**Grading Notes:**

*It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.*

*VA3 Design Inc. is to be notified promptly of any discrepancies within one (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.*

*Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict final grading conditions of any particular lot.*

ALL DIMENSIONS ARE IN METRIC  
UNLESS OTHERWISE NOTED

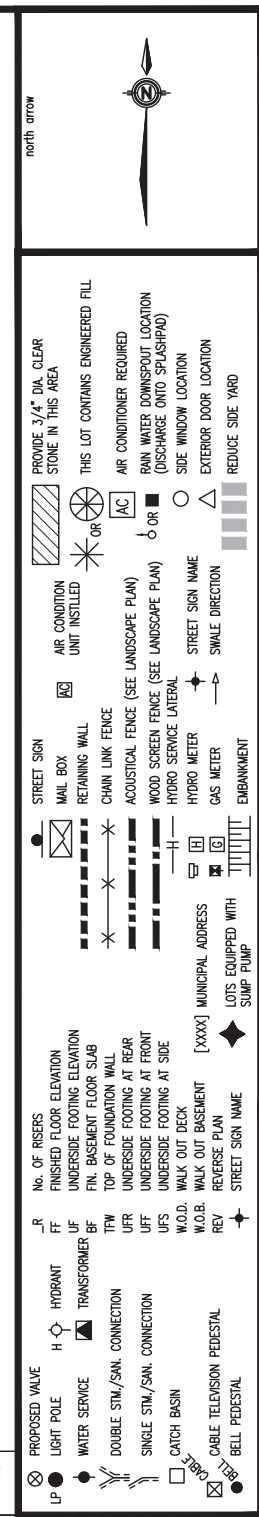
URBAN ECOSYSTEMS LTD. HAS REVIEWED THE  
PROPOSED GRADES AS SHOWN ON THIS PLAN  
AND HAS FOUND THEM TO BE IN GENERAL  
CONFORMANCE WITH THE APPROVED PLANS

LOT NO. \_\_\_\_\_

DATE \_\_\_\_\_

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.



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1	ISSUED FOR SPA	DEC 03-18 RC
no.	description	date by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information	Wellington Jno-Baptiste <i>Jno Baptiste</i> signature	25591 BCIN
name	registration information	42658
VA3 Design Inc.		
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense. Builder to verify service connection elevations prior to constructing foundations.		

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

<b>BAYVIEW WELLINGTON</b>		project no. <b>ALCONA SHORES</b>	municipality <b>INNISFIL</b>	lot/block no. <b>B148-2</b>	registered plan no. <b>—</b>
		date <b>SEP 2017</b>	checked by <b>RC</b>	scale <b>1:250</b>	drawing no. <b>1</b>
		drawn by <b>RC</b>	file name <b>13049-SP</b>	SITE PLAN	
		RICHARD — H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg — Thu — Jun 1 2023 — 2:11 PM			

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