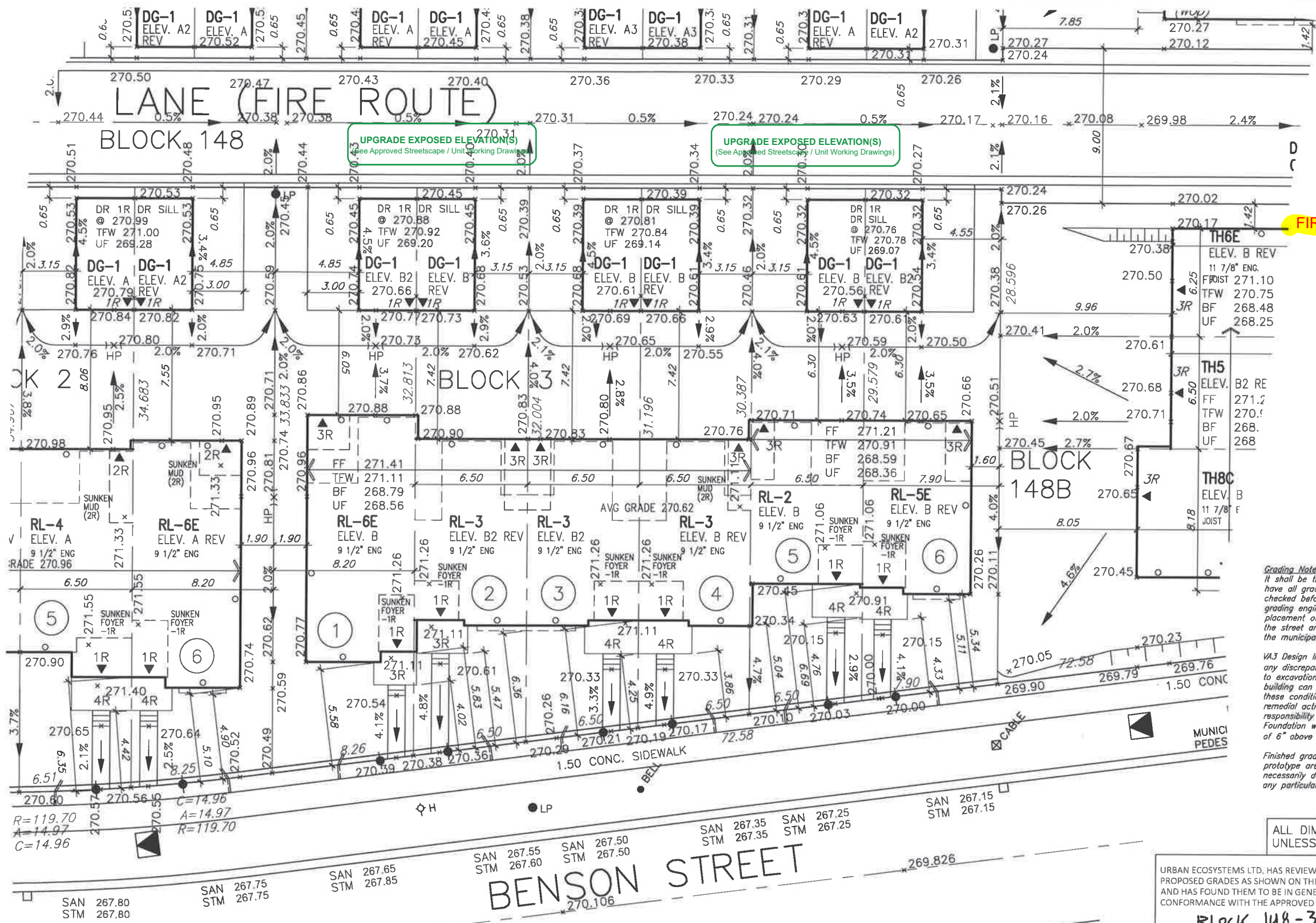




Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Aug 03, 2023
Innisfil

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.



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: [Signature]
DATE: MAY 31, 2023
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

no.	description	date	by
1	ISSUED FOR SPA	DEC 03-18	RC
2			
3			
4			
5			
6			
7			
8			
9			

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
ALCONA SHORES
project name
municipality
project no. 13049
drawing no. 1

SITE PLAN
date: SEP 2017
checked by: RC
scale: 1:250
drawn by: RC
date: JUN 1 2023
drawn by: JFW

LEGEND
STREET SIGN: PROVIDE 3/4" DIA. CLEAR SPACE IN THIS AREA
MAIL BOX: AIR CONDITION UNIT INSTALLED
CHAIN LINK FENCE: AIR CONDITIONER REQUIRED
WOOD SCREEN FENCE: RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
HYDRO SERVICE LATERAL: SIDE WINDOW LOCATION
GAS METER: EXTERIOR DOOR LOCATION
ENHANCEMENT: REDUCE SIDE YARD
MUNICIPAL ADDRESS: [XXXX] MUNICIPAL ADDRESS
LOTS EQUIPPED WITH: SUMP PUMP
STREET SIGN NAME: [XXXX] STREET SIGN NAME
SWALE DIRECTION: [XXXX] SWALE DIRECTION

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 at least 1 (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 finish grading conditions of any particular lot.

ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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 3													
1	RL6E	B	92.81	0.00	DG1	21.65	0.00	270.77	42.27	42.27	10.36	3.0x6.0	2
2	RL3	B2	75.62	0.00	DG1	21.65	0.00	208.69	46.61	46.61	10.45	3.0x6.0	2
3	RL3	B2	75.62	0.00	DG1	21.65	0.00	203.44	47.81	47.81	10.45	3.0x6.0	2
4	RL3	B	75.10	0.00	DG1	21.65	0.00	198.18	48.82	48.82	10.75	3.0x6.0	2
5	RL2	B	67.28	0.00	DG1	21.65	0.00	192.92	46.10	46.10	10.00	3.0x6.0	2
6	RL5E	B	68.19	0.00	DG1	21.65	0.00	227.37	39.51	39.51	10.12	3.0x6.0	2
Sub-Total			454.62	0.00		129.90	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	

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.

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.

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.

15.49 HA
1.06766 HA
38
35.59 UNITS / HA

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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 _____

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

THIS LOT CONTAINS ENGINEERED FILL

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

SIDE WINDOW LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

STREET SIGN

MAIL BOX

REINAIN WALL

CHAIN LINK FENCE

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

HYDRO METER

GAS METER

EMBANKMENT

NO. OF RISERS

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UNDERSIDE FOOTING ELEVATION

FIN. BASEMENT FLOOR SLAB

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UNDERSIDE FOOTING AT FRONT

UNDERSIDE FOOTING AT SIDE

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W.O.B. WALK OUT BASEMENT

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REVERSE PLAN

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PROPOSED VALVE

LIGHT POLE

WATER SERVICE

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SINGLE STM./SAN. CONNECTION

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CABLE TELEVISION

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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

PROPOSED VALVE

LIGHT POLE

WATER SERVICE

DOUBLE STM./SAN. CONNECTION

SINGLE STM./SAN. CONNECTION

CATCH BASIN

CABLE TELEVISION

BELL PEDESTAL

HYDRANT

TRANSFORMER

CONNECTION

CONNECTION

STREET SIGN

MAIL BOX

REINAIN WALL

CHAIN LINK FENCE

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)

WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)

HYDRO SERVICE LATERAL

HYDRO METER

GAS METER

EMBANKMENT

NO. OF RISERS

FINISHED FLOOR ELEVATION

UNDERSIDE FOOTING ELEVATION

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