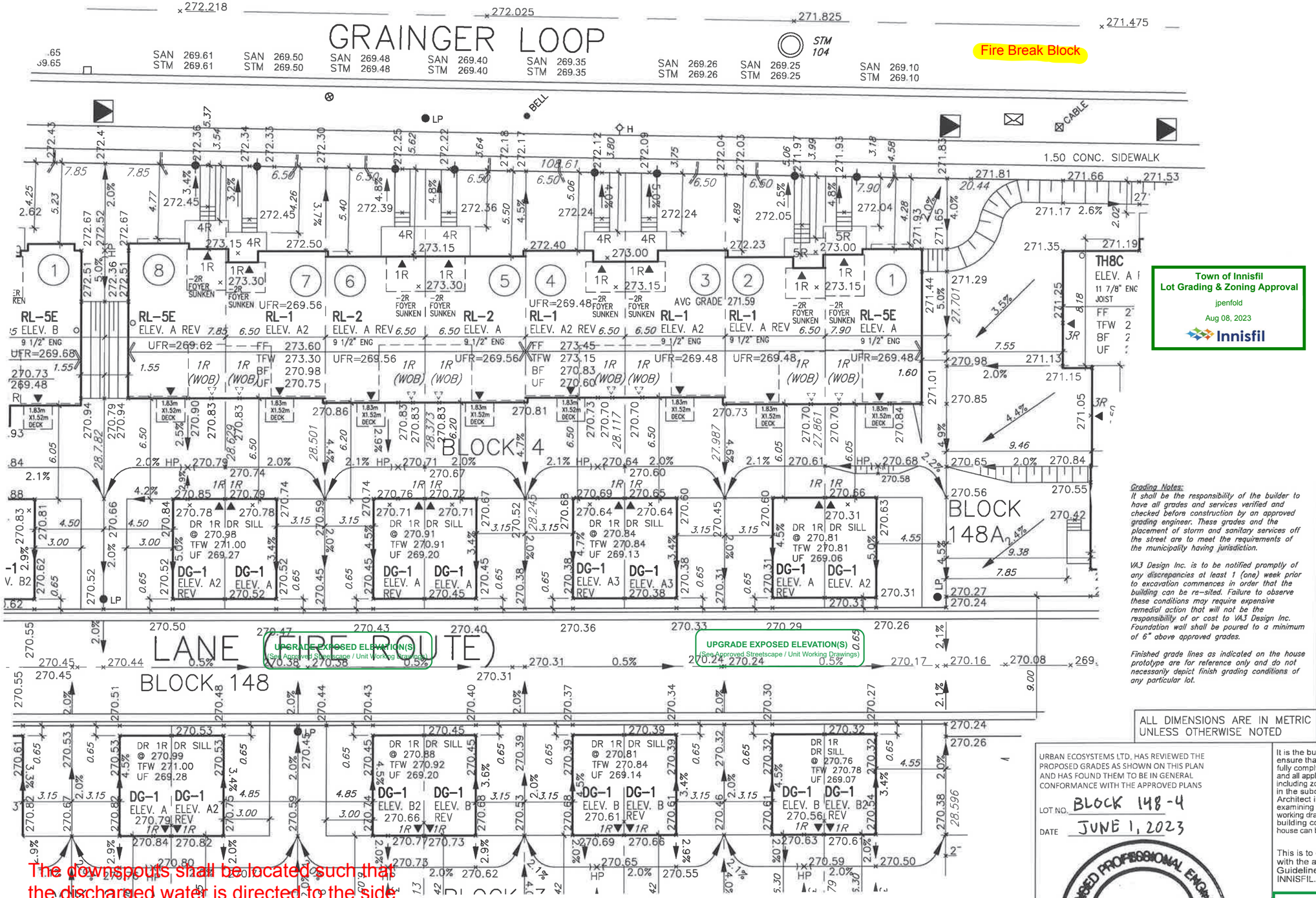

Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Aug 08, 2023
Innisfil

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.

Grading Notes:
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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. BLOCK 148-4

DATE JUNE 1, 2023

LICENSED PROFESSIONAL ENGINEER
R. SACCO
40295305
PROVINCE OF ONTARIO

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.

north arrow

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
AIR CONDITION UNIT INSTILLED
STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
STREET SIGN NAME
SWALE DIRECTION
EMBANKMENT
MUNICIPAL ADDRESS
LOTS EQUIPPED WITH SUMP PUMP
PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
HYDRANT
TRANSFORMER
REVERSE PLAN
STREET SIGN NAME
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

lot/block no. B148-4
registered plan no. –
project no. 13049
drawing no. 1

SITE PLAN

BAYVIEW WELLINGTON

municipality INNISFIL

project name ALCONA SHORES

date	checked by	scale	file name
SEP 2017	RC	1:250	13049-SP
drawn by RC			

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

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	25591	BCIN
registration information		
VA3 Design Inc.	42658	

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.

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

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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 4													
1	RL5E	A	66.89	2.78	DG1	21.65	0.00	219.48	41.61	41.61	11.41	3.0x6.0	2
2	RL1	A	64.93	2.78	DG1	21.65	0.00	181.51	49.23	49.23	11.59	3.0x6.0	2
3	RL1	A2	64.93	2.78	DG1	21.65	0.00	182.35	49.00	49.00	11.59	3.0x6.0	2
4	RL1	A2	64.93	2.78	DG1	21.65	0.00	183.18	48.78	48.78	11.62	3.0x6.0	2
5	RL2	A	66.99	2.78	DG1	21.65	0.00	184.01	49.68	49.68	11.70	3.0x6.0	2
6	RL2	A	66.99	2.78	DG1	21.65	0.00	184.84	49.46	49.46	11.73	3.0x6.0	2
7	RL1	A2	64.93	2.78	DG1	21.65	0.00	185.68	48.13	48.13	11.73	3.0x6.0	2
8	RL5E	A	66.89	2.78	DG1	21.65	0.00	225.35	40.52	40.52	11.56	3.0x6.0	2
Sub-Total			**527.48**	**22.24**		**173.20**	**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 15.49 HA
TOTAL AREA FOR BLOCK 148 1.06766 HA
TOTAL UNITS IN BLOCK 148 38
DENSITY FOR BLOCK 148 35.59 UNITS / HA

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.RY., 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.

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LOT NO._____

DATE _____

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north arrow

PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
HYDRANT
TRANSFORMER
No. OF RISERS
FINISHED FLOOR ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
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UNDERSIDE FOOTING AT SIDE
WALK OUT DECK
WALK OUT BASEMENT
REVERSE PLAN
STREET SIGN NAME
STREET SIGN
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CHAIN LINK FENCE
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HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
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AIR CONDITION UNIT INSTALLED
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LOTS EQUIPPED WITH SUMP PUMP
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RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
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SWALE DIRECTION
REDUCE SIDE YARD

lot/block no. B148-4
registered plan no. -
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BAYVIEW WELLINGTON

municipality INNISFIL
project name ALCONA SHORES

SITE PLAN
drawing no. 1

date SEP 2017
drawn by RC
checked by RC
scale 1:250
file name 13049-SP

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registration information VA3 Design Inc.
signature
25591 BCIN 42658

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RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Thu - Jun 1 2023 - 2:12 PM