

20th SIDE ROAD

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 Contractor/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. Block 148-5


**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.

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "R. SACCO" and the license number "40295305" are printed. Below the license number, there is a line of smaller text: "ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED".

 north arrow

	STREET SIGN		MAIL BOX
	RETAINING WALL		AIR CONDITION UNIT INSTALLED
	CHAIN LINK FENCE		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		HYDRO SERVICE LATERAL
	HYDRO METER		GAS METER
	ADDRESS		PREPARED WITH ENGRAVING

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

THIS LOT CONTAINS ENGINEERED FILL

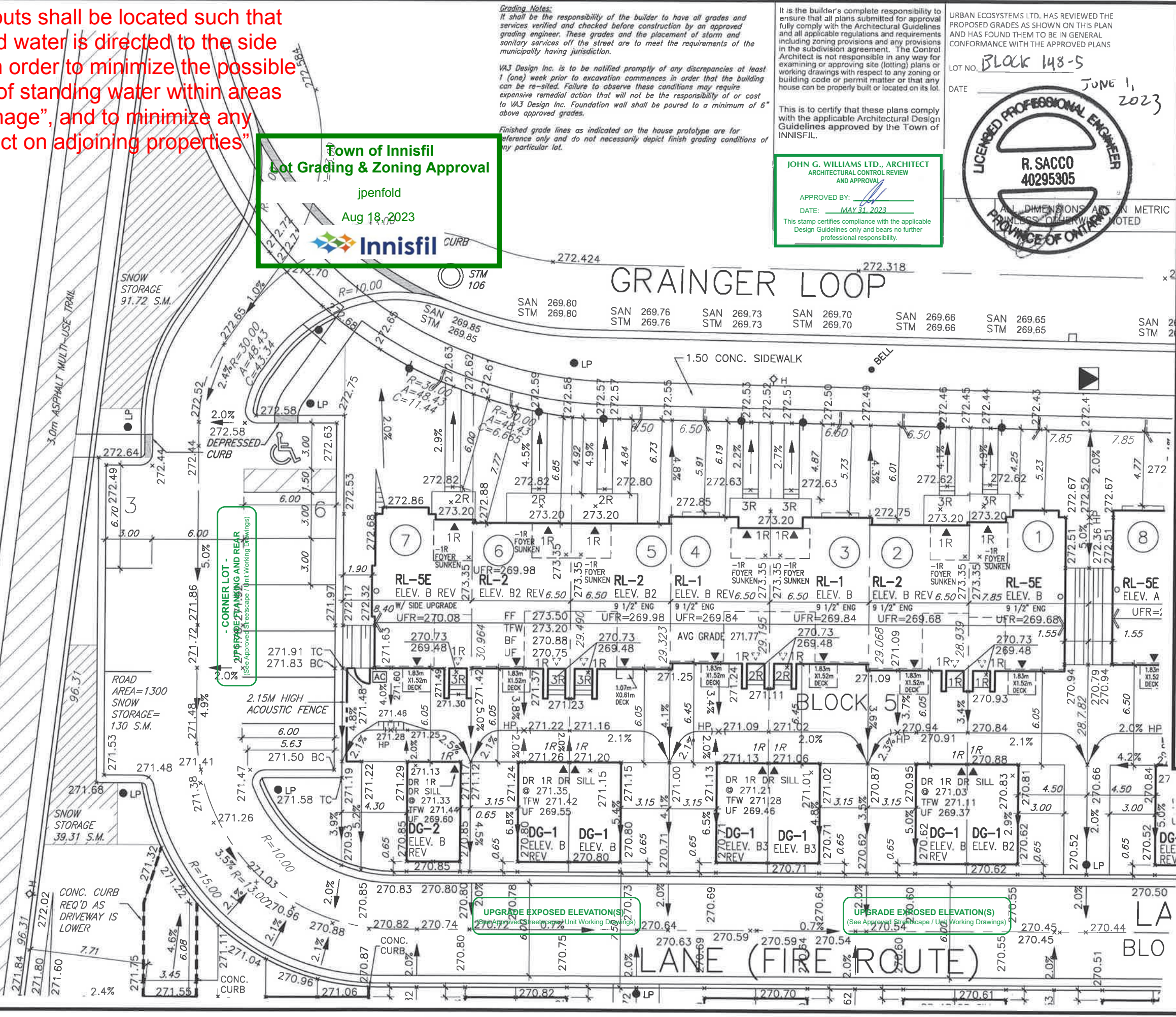
AIR CONDITIONER REQUIRED

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPILLWAY)

SIDE WINDOW LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

[illegible]



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 5													
1	RL5E	B	68.19	2.78	DG1	21.65	2.32	226.55	40.88	41.91	11.26	3.0x6.0	2
2	RL2	B	67.28	2.78	DG1	21.65	2.32	188.52	48.65	49.88	11.35	3.0x6.0	2
3	RL1	B	65.67	2.78	DG1	21.65	2.85	189.35	47.58	49.09	11.35	3.0x6.0	2
4	RL1	B	65.67	2.78	DG1	21.65	2.85	190.18	47.38	48.87	11.35	3.0x6.0	2
5	RL2	B2	69.67	0.65	DG1	21.65	3.38	191.02	48.15	49.92	11.35	3.0x6.0	2
6	RL2	B2	69.67	2.78	DG1	21.65	3.38	195.66	48.09	49.82	11.15	3.0x6.0	2
7	RL5E	B	68.19	2.78	DG2	2.30	3.38	275.40	26.60	27.83	11.26	3.0x6.0	2
	RL5E	B	68.19										
Sub-Total			542.53	17.33		132.20	20.48						

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	

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.

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	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.
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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.

Town of Innisfil  
Lot Grading & Zoning Approval  
  
jpenfold  
  
Aug 18, 2023  
  
Innisfil

15.49 HA  
1.06766 HA  
38  
35.59 UNITS / HA

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. _____		This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.	
DATE _____			
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RC

scale  
1:250

down by  
RC

file name  
13049-SP

drawing no.  
1

no./block no.  
B148-5  
registered plan no.

BAYVIEW WELLINGTON

project no.  
13049

project name  
ALCONA SHORES

date  
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