

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	504.30
LOT FRONTAGE (m)	14.300	19.307
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.91
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.62
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.65
REAR YARD SETBACK (m)	6.00	7.83
LOT COVERAGE (%)	40.00	33.62
BUILDING HEIGHT (m)	10.00	8.45
LANDSCAPED OPEN SPACE (%)	30.00	58.55
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	71.76

STRUCTURE

MODEL NO.	CARLYLE 2950A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	
EAST	N/A
WEST	N/A
NORTH	NIPISSING 3210B
SOUTH	NIPISSING 3210A
FIREBREAK LOT	NO

LEGEND

- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- ENGINEERED FILL
- EXISTING ELEVATION
- PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- USF U/S FOOTING
- RUSF REAR U/S FOOTING
- TWG TOP OF GARAGE FOUNDATION WALL
- USFG U/S FOOTING GARAGE
- SUMP PUMP
- VALVE AND BOX
- HYDRANT AND VALVE
- BELL PEDESTAL
- CABLE PEDESTAL
- UNDERGROUND PEDESTAL
- HYDRO TRANSFORMER
- STREETLIGHT
- STREETLIGHT PEDESTAL
- HYDRO SERVICE CONNECTION
- SUPER MAILBOX
- MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

GENERAL NOTES

ALL SLOPES TO BE 3:1 MAX
THE BUILDER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF HOUSE TYPE AND ELEVATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION

BENCHMARK

ELEVATION: 286.399
ELEVATION IS BASED ON BENCHMARK No. 0011931U463S HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

SERVICING CHECK BOX

WATER SERVICE AT P/L		SANITARY SERVICE AT P/L		STORM SERVICE AT P/L	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 244.35	3.075	243.025	3.01	243.09

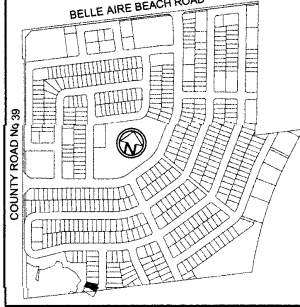
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

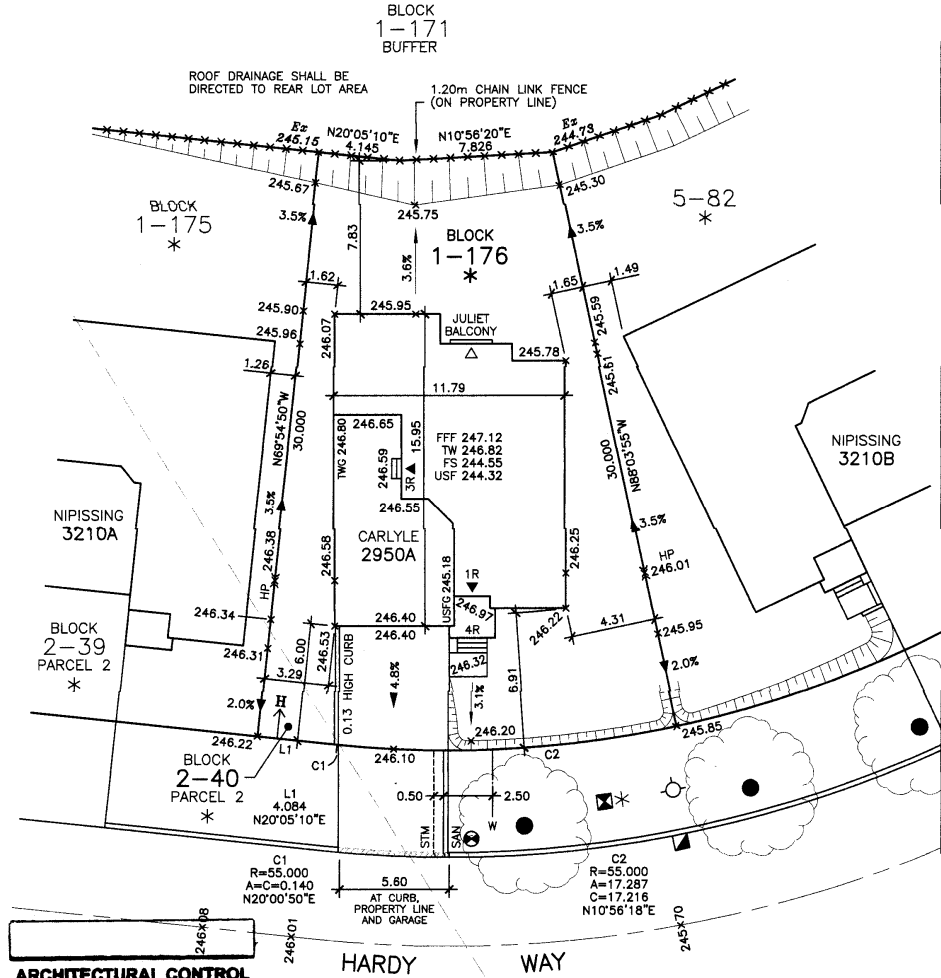
LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

* THIS IS AN ENGINEERED FILL LOT.
* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

KEY PLAN



14.3 m
47 foot
LOT



ARCHITECTURAL CONTROL

☒ Approved
☐ Approved as Noted

MARTIN ASSOCIATES

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for other purposes.
Date: 12-OCT-2021



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	OC 12 21	TP
-	ISSUED	OC 05 21	TP

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: IBI Group
APPROVED BY: Kishan Pai
SIGNATURE: Kishan Pai
DATE: 12-OCT-2021

HARDY WAY
BLOCK 176, PLAN 51M-1014
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

SCALE: 1:250
DATE: OCT 2021
DRAWN: T.P.
DESIGNED: T.P.

A-1