

**ZONING INFORMATION**

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26	420.00	473.02
LOT AREA (sq m)	14.300	17.434
LOT FRONTAGE (m)	4.50	4.58
FRONT YARD SETBACK TO DWELLING (m)	6.00	7.00
FRONT YARD SETBACK TO GARAGE (m)	1.20	1.25
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.49
REAR YARD SETBACK (m)	6.00	9.33
LOT COVERAGE (%)	40.00	36.01
BUILDING HEIGHT (m)	10.00	8.45
LANDSCAPED OPEN SPACE (%)	30.00	54.85
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	67.95

**STRUCTURE**

MODEL NO.	NIPISSING 3210B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST N/A WEST N/A NORTH NIPISSING 3210A SOUTH CARLYLE 2950A
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
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- USF U/S FOOTING
- RUSF REAR U/S FOOTING
- TWC 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
- MB SUPER MAILBOX
- 1234 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 243.95	2.745	242.845	2.65	242.94

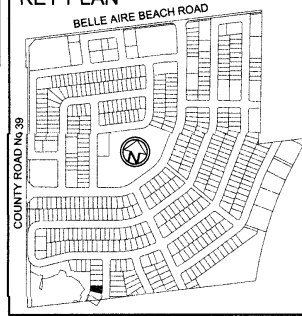
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

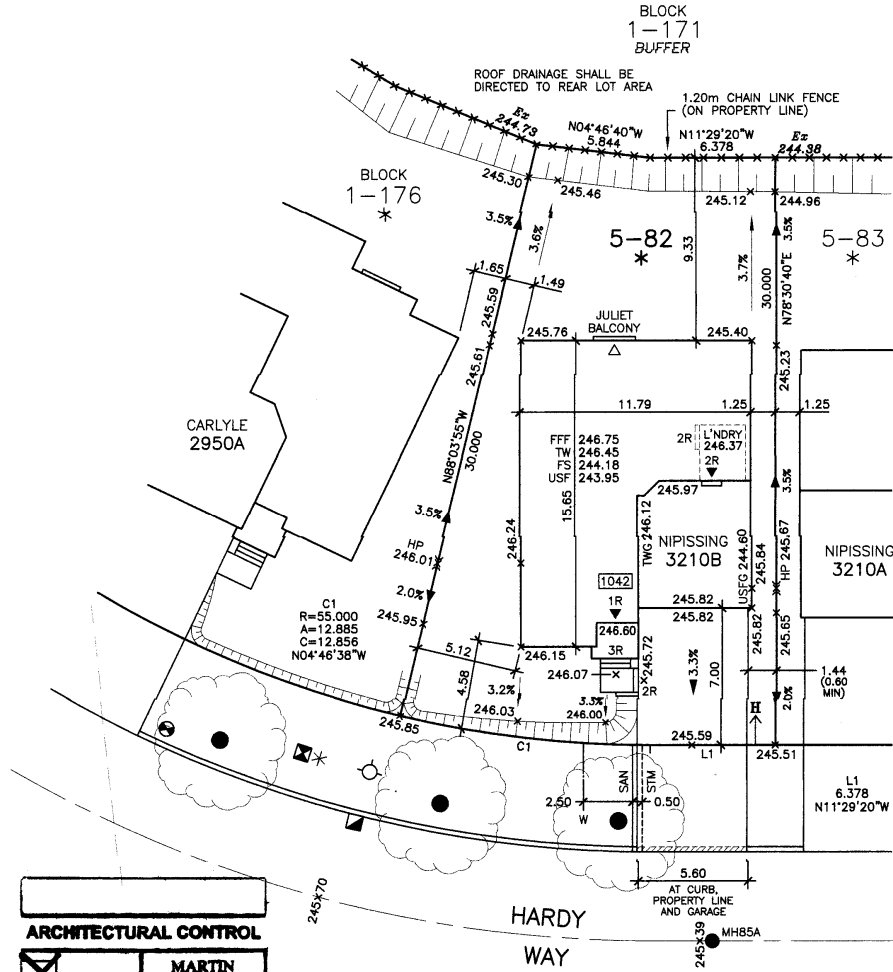
LEO ARIEMMA *Leo Ariemma* 7561  
 NAME SIGNATURE LICENCE NUMBER

\* 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  MARTIN ASSOCIATES

Approved as Noted

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute a certificate or approval of the project.

12-OCT-2021 JPA

LICENSED PROFESSIONAL ENGINEER

*K.P. Pai*

K.P. PAI  
100503842  
2-OCT-2021  
PROVINCE OF ONTARIO

NO.	REVISIONS	DATE	INITIAL
-	ISSUED	OC 07 21	TP

**ARCHITECTURAL DESIGN INC.**

56 PENNSYLVANIA AVE.  
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 CONCORD, ONTARIO  
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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**  
 LOT 82, PLAN 51M-1169  
 PHASE 5, STAGE  
 BELLAIRE PROPERTIES INC.  
 PARCEL P1 - LEFROY  
 TOWN OF INNISFIL

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

DRAWING No:  
**A-1**