

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
LOT AREA (sq m)	335.00	351.20
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.97
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.56
REAR YARD SETBACK (m)	6.00	6.93
LOT COVERAGE (%)	40.00	39.54
BUILDING HEIGHT (m)	11.00	8.98
LANDSCAPED OPEN SPACE (%)	30.00	49.85
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.45

STRUCTURE

MODEL NO.	FINLAY 2515B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALKOUT
ADJACENT MODEL	EAST FINLAY 2515A
	WEST MANITOU 2480A
	NORTH N/A
	SOUTH MANITOU 2480A
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
- 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.

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
adci@belnet.ca

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 249.83	2.585
		248.945
		2.46
		249.07

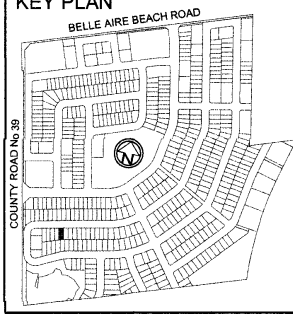
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

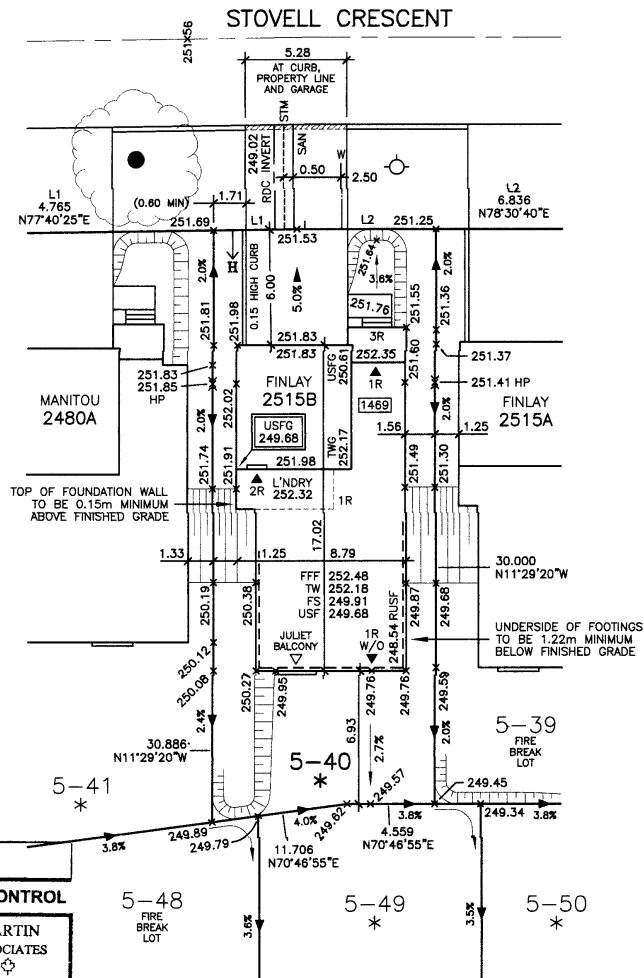
★ THIS IS AN ENGINEERED FILL LOT.
THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

RDC INVERT TO BE FIELD VERIFIED BY THE BUILDER TO ENSURE THAT POSITIVE DRAINAGE CAN BE ACHIEVED PRIOR TO CONSTRUCTION

KEY PLAN



11.6 m
38 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 any other purposes.
10-DEC-2021



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: 10-DEC-2021

STOVELL CRESCENT
LOT 40, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

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