

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	703.04
LOT FRONTAGE (m)	14.300	22.845
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.02
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
INTERIOR SIDE YARD SETBACK (m)	1.20	1.50
EXTERIOR SIDE YARD SETBACK (m)	4.20	10.18
REAR YARD SETBACK (m)	6.00	6.03
LOT COVERAGE (%)	40.00	26.51
BUILDING HEIGHT (m)	10.00	7.90
LANDSCAPED OPEN SPACE (%)	30.00	67.88
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	73.79

STRUCTURE

MODEL NO.	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST CARLYLE 3080A
	WEST MADAWASKA 3190A
	NORTH n/a
	SOUTH CARLYLE 3080A
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
- SP 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. 0011931U4635 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
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FAX 905 660-9419
adci@bellnet.ca



SERVICING CHECK BOX

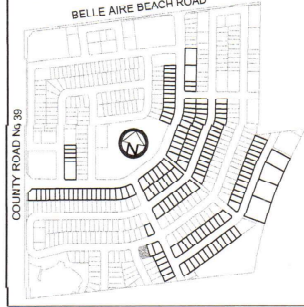
WATER SERVICE AT P/L		SANITARY SERVICE AT P/L		STORM SERVICE AT P/L	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 241.34	2.915	240.095	2.68	240.32

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

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

KEY PLAN

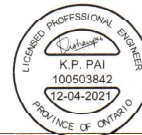
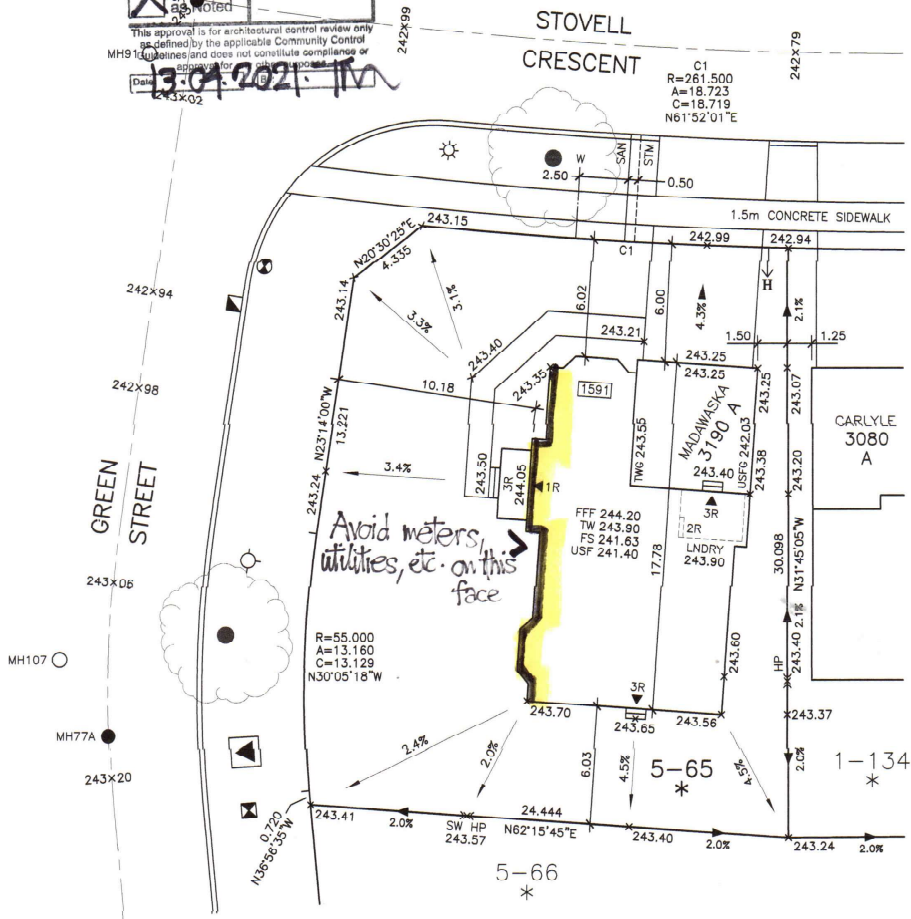


14.3 m
47 foot
LOT

ARCHITECTURAL CONTROL

Approved ☐ MARTIN ASSOCIATES
Approved ☒ LEO ARIEMMA
Date: 13-04-2021

This approval is for architectural control review only as defined by the applicable Community Control MH91 regulations and does not constitute compliance or approval for any other purpose.



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER COLE REVIEW	AP 09 21	TP
-	ISSUED	AP 06 21	TP

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-Apr-2021

STOVELL CRESCENT
LOT 65, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

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