



Town of Innisfil
2101 Innisfil Beach Road
Innisfil | ON L9S 1A1
Phone: 705-436-3710
Toll Free: 1-888-436-3710

NOTICE OF COMPLETION (FINAL)

Permit number: 2021-1075

Municipal address: 1032 HARDY WAY

Status of inspection: Completed

Permit type:

Legal address: PLAN 51M1014 BLK 176 PLAN;51M1127 BLK 40

Issue date: 2021-11-02

Deficiencies

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-27, 11:44 a.m.	Tristan Munro	Passed (Substantially complete)	- The exterior of the building appears complete at the time of inspection. "Notice of Completion" is granted.

Acceptance and approval by a building inspector is required to continue with construction. If deficiencies are identified, you are required to book a re-inspection. Construction must not be concealed until infractions have been inspected by the Town of Innisfil and accepted by the building inspector. Failure to resolve outstanding concerns may result in the issuance of an Order.

Parties

NAME AND COMPANY	CONTACT DETAILS	ROLES
Roberto - Lormel Homes	+1 14166889324	Builder
Zach De Meneghi Lormel Homes	331 Cityview Blvd, Unit 300, Vaughan (416) 576-7587	Applicant
Bellaire Properties Inc Bellaire Properties Inc	331 Cityview Blvd, Suite 300, Vaughan	Property owner

Consultants Final Lot Grading Certification Letter



September 15, 2023

File No. 231437

Town of Innisfil

2101 Innisfil Beach Road

Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re: Municipal Address: 1032 Hardy Way
Lot or Block No.: Lot 176
Registered Plan No.: 2021-1075
Certification of building and final lot grading
Bellaire Properties Inc.

I have inspected the complete lot grading and building elevations on the above lot, and do hereby certify that:

1. The lot grading and building elevations on the above referenced lot are:
 - ☒ In conformity with the approved grading and site plans
 - ☐ Not in conformity with the approved plan, but have been constructed in accordance to sound engineering principles and vary from the approved plan as shown on the attached "as-built" plan, signed and stamped by the undersigned, subject to approval by the Town of Innisfil.
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.

HUSSON Limited

Name of Engineering Firm

Carmen Sframeli, P. Eng.

Professional Engineer's Name



ENGINEERING + MANAGEMENT

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204

MARKHAM, ON L6C 0Z8

HUSSON.CA

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	8.00
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
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

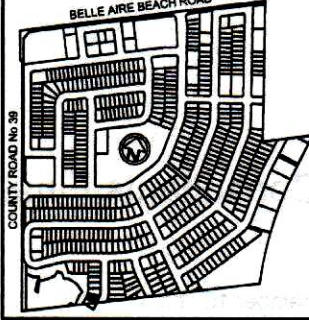
ELEVATION IS BASED ON BENCHMARK No. 0011931U463S HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

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

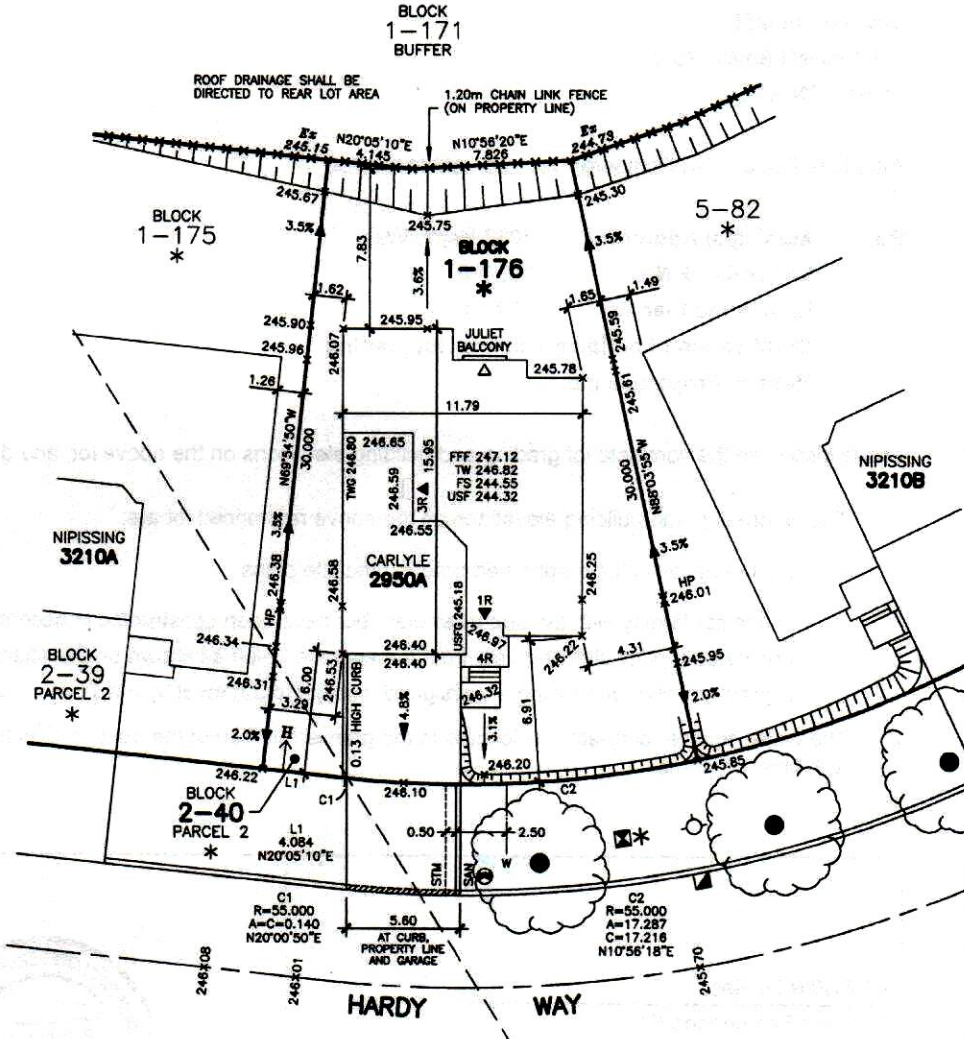


KEY PLAN



14.3 m
47 foot
LOT

* 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 7561
NAME SIGNATURE LICENCE NUMBER

NO.	REVISIONS	DATE	INITIAL
2	AS-BUILT	SE 15 23	BAJ
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
FAX 905 660-9419
adci@bellnet.ca

ONTARIO ASSOCIATION OF ARCHITECTS

LEO ARIEMMA
LICENCE
7561

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: HUSSON ENGINEERING

APPROVED BY: C. SFRAMELI

SIGNATURE:

DATE: SEPTEMBER 15, 2023

1032 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.

DRAWING No:

A-1



CONSULTANT'S FINAL LOT GRADING CERTIFICATION LETTER

Date: October 19, 2023

Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON
L9S 1A1

Attention: Frank Ruffolo, Development Inspector

Dear Sir:

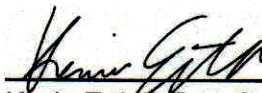
RE: Municipal Address: 1032 Hardy Way, Innisfil
Lot or Block No.: Block 176
Registered Plan No.: 51M-1014
Certification of Building and Final Lot Grading

I have inspected the complete lot grading and building elevations on the above lot, and do hereby certify that:

1. The lot grading and building elevations on the above referenced lot are:
 - o In conformity with the approved grading and site plans
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.
3. The driveway conforms with minimum clearances listed in our Engineering Design Standards, Appendix C: Minimum Offset Matrix.

Sincerely,

IBW Surveyors Ltd.


Kevin Ertl, B.Eng, O.L.S.

October 19, 2023

Date

**ROOF DRAINAGE SHALL BE
DIRECTED TO REAR LOT AREA**

LOCK
-175
*

ERTL-Hunt Division

For Grading
Certificate

Ehr
Sept 12/2023

5-82
*

BLOCK
1-176

**JULIET
BALCONY**

FFF 247.12
TW 246.82
FS 244.55
USF 244.32

**CARLYLE
2950A**

BLOCK
2-40
PARCEL 2
*

C1
R=55.000
A=C=0.140
N20°00'50"E

5.60
AT CURB,
PROPERTY LINE
AND GARAGE

C2
R=55.000
A=17.287
C=17.216
N10°56'18"E

15x70