

# Consultants Final Lot Grading Certification Letter



July 11, 2023

File No. 231437

## Town of Innisfil

2101 Innisfil Beach Road


Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

**Re:      Municipal Address:**      1375 Harrington Street  
**Lot or Block No.:**      Lot 22  
**Registered Plan No.:**      2021-0278  
**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.

<p>HUSON Limited _____ Name of Engineering Firm</p> <p>Carmen Sframeli, P. Eng. _____ Professional Engineer's Name</p>	 <p>Stamp and Signature</p>
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ENGINEERING + MANAGEMENT

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204  
MARKHAM, ON L6C 0Z8

HUSON.CA

## ZONING INFORMATION

ZONE DESIGNATION R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	350.37
LOT FRONTAGE (m)	11.50	11.60
FRONT YARD SETBACK TO DWELLING (m)	4.50	7.06
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	1.50
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.66
REAR YARD SETBACK (m)	6.00	9.09
LOT COVERAGE (%)	40.00	30.66
BUILDING HEIGHT (m)	10.00	7.86
LANDSCAPED OPEN SPACE (%)	30.00	59.77
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	56.84

## 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 240.40	2.35	239.16	2.63	239.46

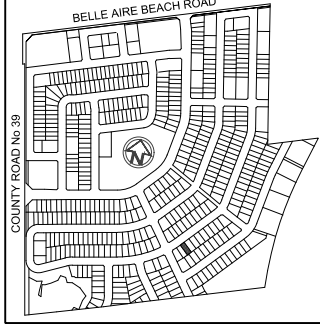
\* THIS IS AN ENGINEERED FILL LOT. THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

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

LEG. ARIEMMA 7561  
NAME SIGNATURE LICENCE NUMBER

## KEY PLAN



11.6 m  
38 foot  
LOT

## STRUCTURE

MODEL NO.		BUCKHORN 1800B
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	KAHSHE 3000A
	WEST	MANITOU 2480B
	NORTH	n/a
	SOUTH	n/a
FIREBREAK LOT		NO

## LEGEND

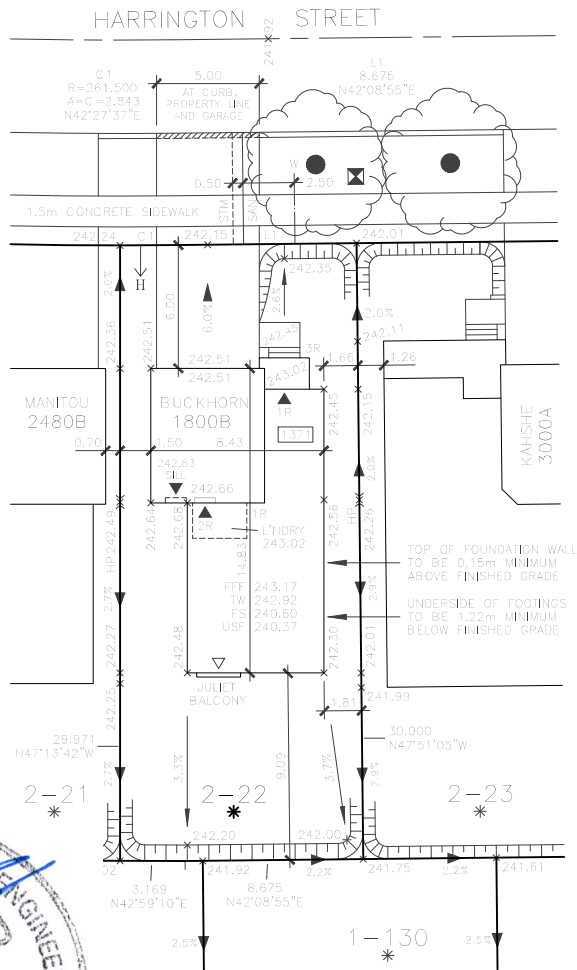
- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- \* ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION 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. 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.



NO.	REVISIONS	DATE	INITIAL
2	LOWERED LAUNDRY ROOM BY 1R	SE 17 21	TP
1	REVISED PER B1 GROUP REVIEW	AP 15 21	TP
-	ISSUED	AP 11 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

LEG. 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: [Signature]

DATE: JULY 11, 2023

1375 HARRINGTON STREET  
LOT 22, PLAN 51M-1088  
PHASE 2, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

DRAWING No:

A-1