

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: 1376 Harrington Street
Lot or Block No.: Lot 70
Registered Plan No.: 2021-0386
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	348.08
LOT FRONTAGE (m)	11.500	11.726
FRONT YARD SETBACK TO DWELLING (m)	4.50	7.01
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	1.81
REAR YARD SETBACK (m)	6.00	9.17
LOT COVERAGE (%)	40.00	30.86
BUILDING HEIGHT (m)	10.00	8.07
LANDSCAPED OPEN SPACE (%)	30.00	59.53
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	57.62

STRUCTURE

MODEL NO.	BUCKHORN 1800B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST N/A
	WEST N/A
	NORTH MADAWASKA 3120A
	SOUTH BUCKHORN 1800B
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.

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
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 240.48	3.04	239.14	2.74	239.44

* 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

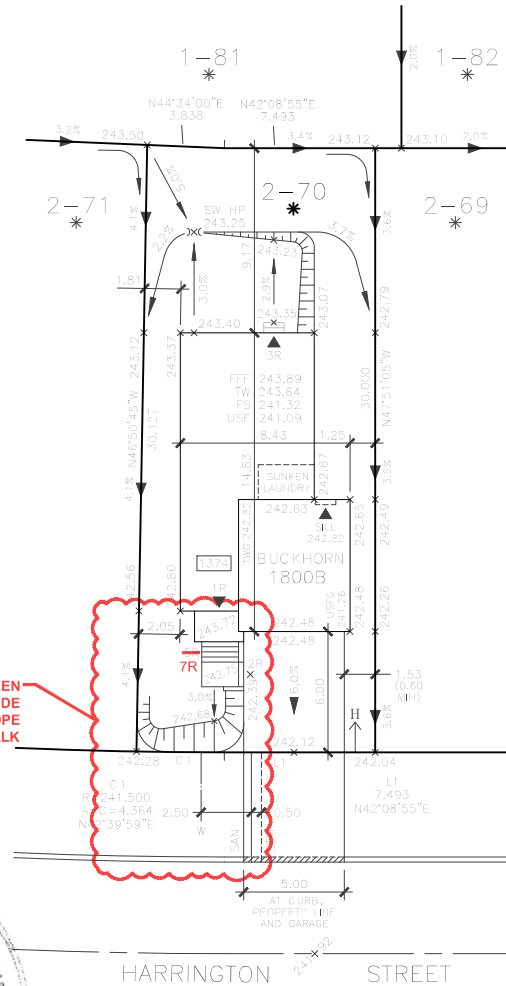
LEO ARIENMA 7561
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



11.6 m
38 foot
LOT

APPEARS TO HAVE BEEN
CONSTRUCTED TO PROVIDE
A MORE GRADUAL SLOPE
FROM HOUSE TO SIDEWALK



NO.	REVISIONS	DATE	INITIAL
4	ADDED REDLINE COMMENTS	JN 20 23	BJJ
3	LOWERED LAUNDRY ROOM BY 1R	SE 17 21	TP
2	ADDED USFG AND TWG DATA	JN 22 21	TP
1	REVISED PER ISI GROUP REVIEW	MY 05 21	TP
-	ISSUED	AP 30 21	TP

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: JUNE 20, 2023

1376 HARRINGTON STREET
LOT 70, 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

ONTARIO ASSOCIATION
OF
ARCHITECTS

LEO ARIENMA
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