

# 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>HUSSON 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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### ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
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

### 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 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 N/A
	WEST N/A
	NORTH MADAWASKA 3120A
	SOUTH BUCKHORN 1800B
FIREBREAK LOT	NO

### LEGEND

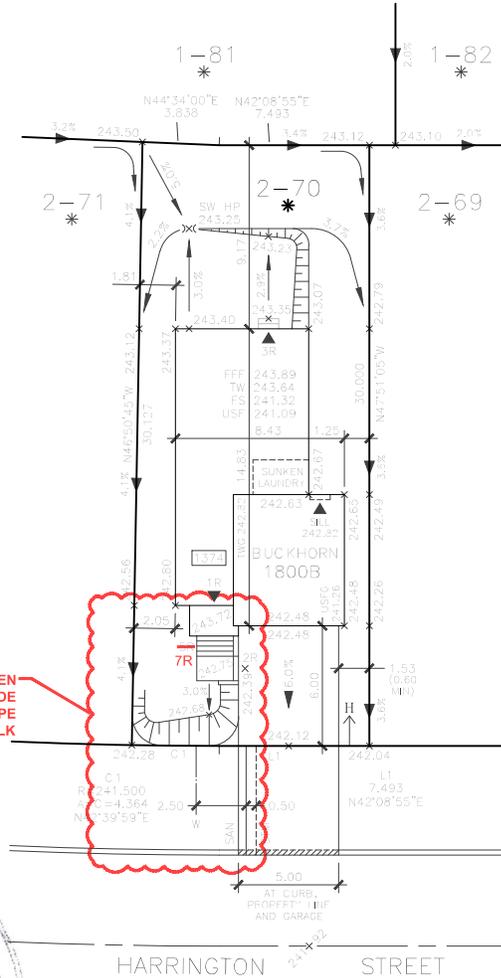
- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- USF U/S FOOTING
- RUSF REAR U/S FOOTING
- TWG TOP OF GARAGE FOUNDATION WALL
- USFG U/S FOOTING GARAGE
- BUMP 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
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 1B1 GROUP REVIEW	MY 05 21	TP
-	ISSUED	AP 30 21	TP

### ARCHITECTURAL DESIGN INC.

156 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: 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**