

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: 1033 Hardy Way
 Lot or Block No.: Lot 95
 Registered Plan No.: 2021-0800
 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>	 A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal contains the name "C. SFRAMELI", the registration number "90409095", and the date "SEPT. 15/23" written in blue ink.
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ENGINEERING + MANAGEMENT

P 905.709.5825
200 CACHET WOODS COURT, SUITE 204
MARKHAM, ON L6C 0Z8

HUSSON.CA

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
LOT AREA (sq m)	335.00	505.97
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	7.92
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	0.86
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.24
REAR YARD SETBACK (m)	6.00	20.78
LOT COVERAGE (%)	40.00	25.90
BUILDING HEIGHT (m)	10.00	7.71
LANDSCAPED OPEN SPACE (%)	30.00	65.85
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	56.44

STRUCTURE

MODEL NO.	FRASER 2250A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST TEMAGAMI 3350B
	WEST N/A
	NORTH NIPISSING 3210B
	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
- SP SUMP PUMP
- ⊕ VALVE AND BOX
- HYDRANT AND VALVE
- ⊠ BELL PEDESTAL
- △ CABLE PEDESTAL
- * UNDERGROUND PEDESTAL
- ⊠ HYDRO TRANSFORMER
- ⊙ STREETLIGHT
- ⊠ STREETLIGHT PEDESTAL
- H 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. 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.

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 244.10	2.955	242.835	2.90	242.89

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

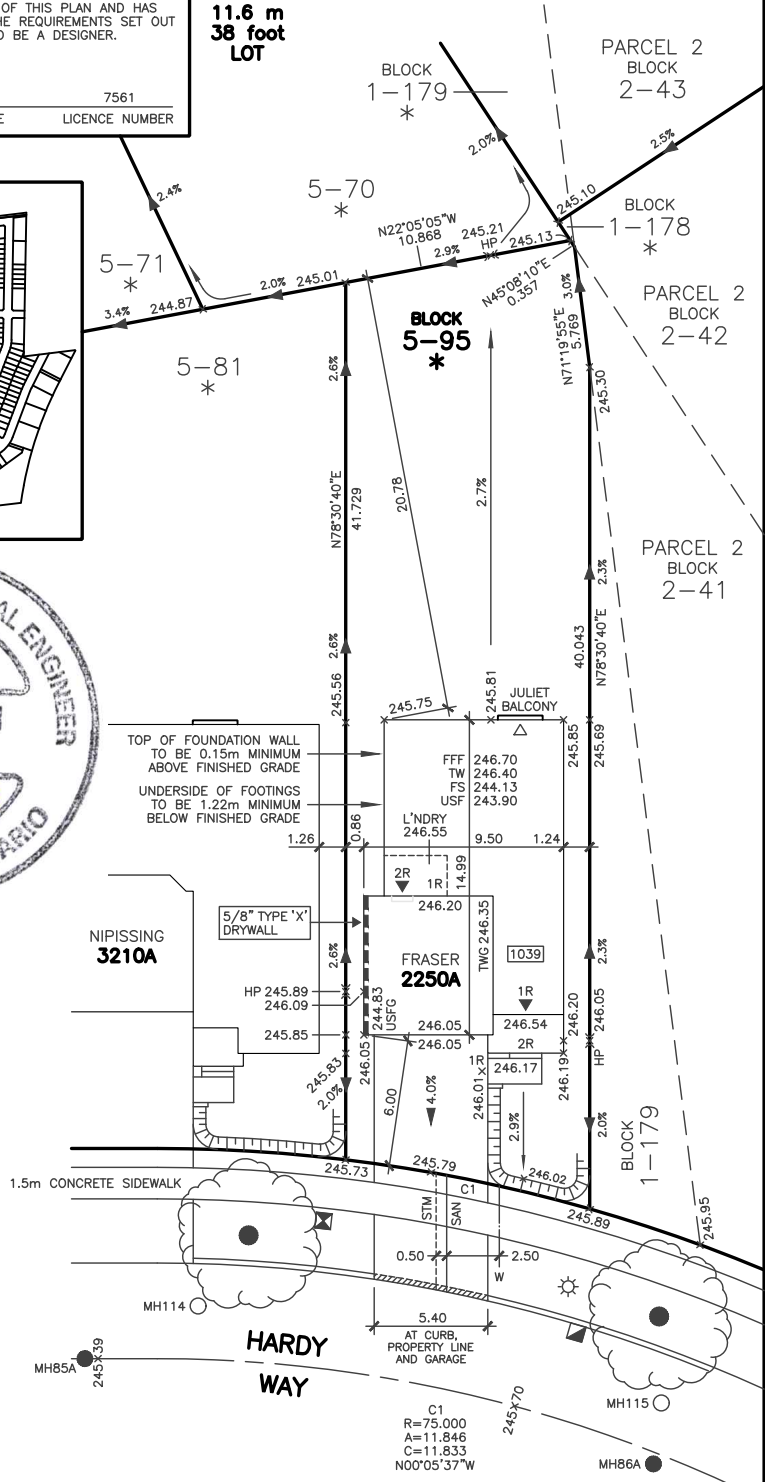
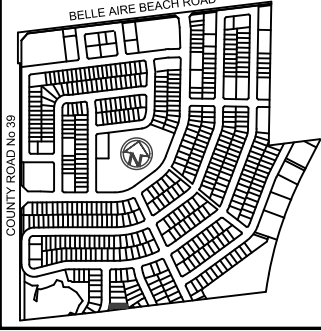


**11.6 m
38 foot
LOT**

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.

LEO ARIEMMA 7561
 NAME SIGNATURE LICENCE NUMBER

KEY PLAN



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

**1033 HARDY WAY
 BLOCK 95, PLAN 51M-1169
 PHASE 5, STAGE
 BELLAIRE PROPERTIES INC.
 PARCEL P1 - LEFROY
 TOWN OF INNISFIL**

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

DRAWING No: **A-1**