



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: 2021-0484

Permit type:

Municipal address: 1580 STOVELL CRES LOT 74

Legal address: PLAN 51M1169 LOT 74

Status of inspection: Completed

Issue date: 2021-07-13

Deficiencies

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
2023-11-23	2023-11-29		- Caulking shall be applied around basement window on east elevation.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	COMMENTS
2023-11-23, 11:59 a.m.	Jesse Campbell	Failed (Not substantially complete) Reason for failure: Deficiencies	- Except as noted under deficiencies, the exterior of the building appears complete at the time of inspection.
2023-11-24, 7:36 a.m.	Jesse Campbell	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
Zach De Meneghi Lormel Homes	331 Cityview Blvd, Unit 300, Vaughan (416) 576-7587	Applicant
BELLAIRE PROPERTIES INC	331 CITYVIEW BOULEVARD, Unit 300, VAUGHAN	Property owner
Roberto - Lormel Homes	+1 14166889324	Builder



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: 1580 Stovell Crescent, Innisfil
Lot or Block No.: Lot 74
Registered Plan No.: 51M-1169
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

A.B. Grading
For Certificate
CWA-FR - Sept 5/23

C1
R=261.500
A=13.289
C=13.288
N71°04'18"E

STOVELL
CRES

MH91 C

243*02

242*94
243.00

$$\begin{array}{r} 242 \times 98 \\ 243.05 \end{array}$$

GREEN
STREET

243.14
243X06

C2
R=75.000
A=13.920
C=13.900
N28°33'02"W

07

MH77A

$$\begin{array}{r} 243 \times 20 \\ 243.31 \end{array}$$

ATION WALL
n MINIMUM
IED GRADE

FOOTINGS
MINIMUM
ED GRADE

5-75

CONTROL

MARTIN
A. CLATES

tel control railway only

FFF 244.95
TW 244.65
FS 242.38
USF 242.15

**SUNSET
BALCONY**

5-73

SEAL OF THE REGISTERED PROFESSIONAL ENGINEER

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: 1580 Stovell Crescent
Lot or Block No.: Lot 74
Registered Plan No.: 2021-0484
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.

HUSON 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

HUSON.CA

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	524.14
LOT FRONTAGE (m)	14.300	16.901
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.04
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
EXTERIOR SIDE YARD SETBACK (m)	4.20	4.53
REAR YARD SETBACK (m)	6.00	6.05
LOT COVERAGE (%)	40.00	35.56
BUILDING HEIGHT (m)	10.00	8.05
LANDSCAPED OPEN SPACE (%)	30.00	56.71
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	63.19

STRUCTURE

MODEL NO.	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
EAST	MADAWASKA 3190A
WEST	KAHSHE 3000A
NORTH	N/A
SOUTH	TEMAGAMI 3350A
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
- HYDRO SERVICE CONNECTION
- ME SUPER MAILBOX
- 1234 MUNICIPAL ADDRESS
- 1:1 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.

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 241.88	2.795
		240.815
		2.71
		240.90

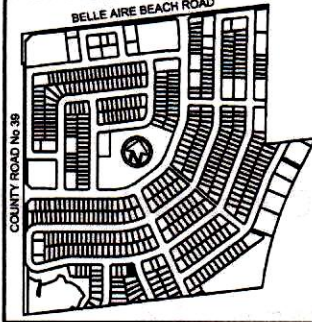
**THIS IS AN ENGINEERED FILL LOT.
* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.**

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.

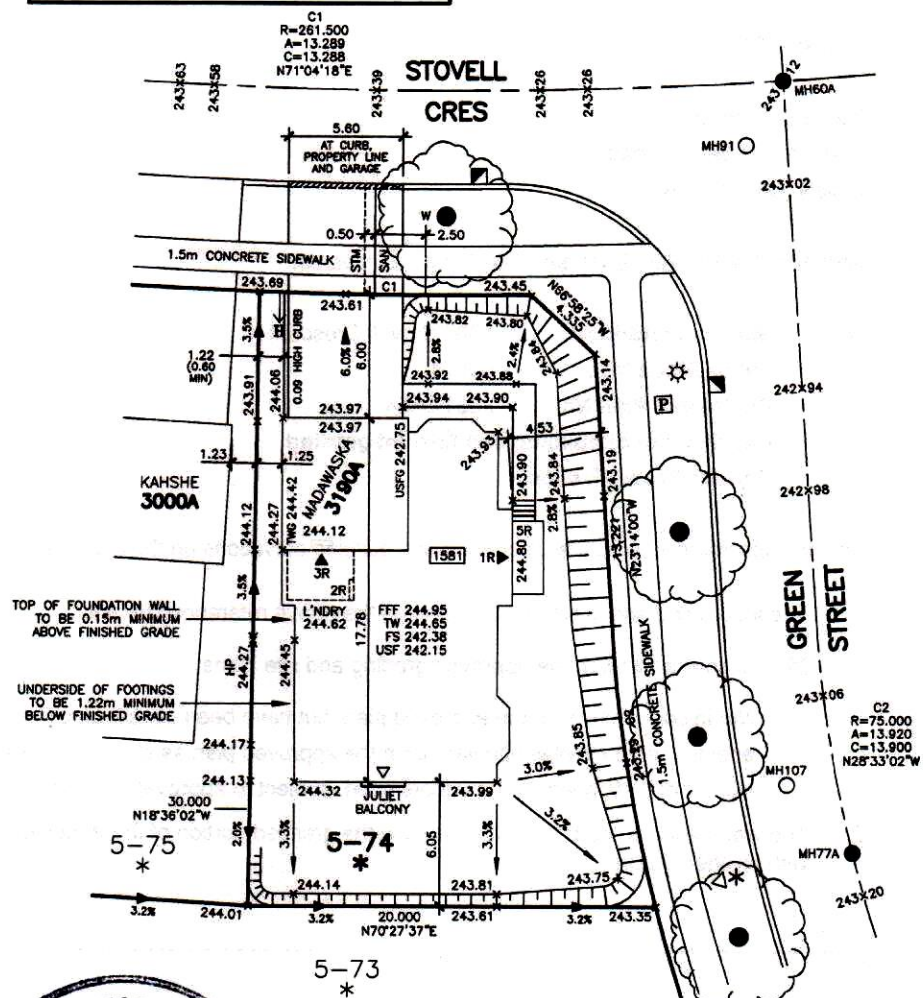
QUALIFICATION INFORMATION

LEO ARIEMMA	7561
NAME	SIGNATURE
	LICENCE NUMBER

KEY PLAN



14.3 m
47 foot
LOT



NO.	REVISIONS	DATE	INITIAL
2	AS BUILT	SE 15 23	BAJ
1	REVISED PER IBI GROUP REVIEW	MY 16 21	TP
-	ISSUED	MY 05 21	TP

ARCHITECTURAL DESIGN INC.



56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
adc@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

1580 STOVELL CRESCENT
LOT 74, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:
A-1