



Innisfil

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: 2021-1352

Municipal address: 1048 HARDY WAY LOT 84

Status of inspection: Completed

Permit type:

Legal address: PLAN 51M1169 LOT 84

Issue date: 2021-12-23

Deficiencies

No deficiencies or remarks noted.

Visits

| VISIT DATE | INSPECTOR | VISIT RESULT | COMMENTS |
|------------------------|---------------|---------------------------------|---|
| 2023-11-27, 11:47 a.m. | Tristan Munro | 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 |
|---------------------------------|--|----------------|
| BELLAIRE PROPERTIES INC | 331 CITYVIEW BOULEVARD, VAUGHAN | Property owner |
| Roberto - Lormel Homes | +1 14166889324 | Builder |
| Zach De Meneghi Lormel Homes | 331 Cityview Blvd, Unit 300, Vaughan (416) 576-7587 | Applicant |



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: 1048 Hardy Way, Innisfil
Lot or Block No.: Lot 84
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

OWN PROPERTY LINE

N11°28'20"W
14.300

E2 244.72
244.74
244.64
244.04

IBW surveyors
ERTL-Hunt Division

A.B. For Grading
-83 Certificate

* Elev
Sept 12/2023 30.000
N78°30'40"E

244.97
244.93

244.85
244.78

5-84

FIRE
BREAK
LOT
244.94
244.96

244.92
244.98

244.98
245.04

JULIET
BALCONY

FFF 246.20
TW 245.90
FS 243.63
USF 243.40

L'NDRY
246.05

30.000
N78°30'40"E

F FOUNDATION WALL
BE 0.15m MINIMUM
IVE FINISHED GRADE

UNDERSIDE O
TO BE 1.22m
BELOW FINISH

USFG
243.40

TIMISKAMING
2775A

USFG 244.38

245.47 HP
245.43
245.43
245.40
245.43
245.58
245.60
245.60
245.58
245.33
245.26

2R

1R

TWG

245.75

245.60

245.60

245.58

245.58

245.33

245.26

246.05

3R

245.50

245.61

245.47

245.40

HP

245.32

245.25

245.25

245.25

245.21

245.16

245.21

245.31

245.35

2.46
(0.60 MIN)

245.16

245.21

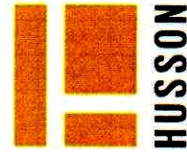
3.00
EASEMENT

0.50
2.50
STM
SAN
W



5-

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: 1048 Hardy Way
Lot or Block No.: Lot 84
Registered Plan No.: 2021-1352
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.

HUSSON 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 L8C 0Z8

HUSSON.CA

ZONING INFORMATION

| ZONE DESIGNATION | PERMITTED | PROVIDED |
|--------------------------------------|-----------|----------|
| R2-5 | | |
| LOT AREA (sq m) | 335.00 | 429.00 |
| LOT FRONTAGE (m) | 11.500 | 11.600 |
| FRONT YARD SETBACK TO DWELLING (m) | 4.50 | 6.56 |
| FRONT YARD SETBACK TO GARAGE (m) | 6.00 | 6.00 |
| ONE INTERIOR SIDE YARD SETBACK (m) | 0.60 | 2.00 |
| OTHER INTERIOR SIDE YARD SETBACK (m) | 1.20 | 2.85 |
| REAR YARD SETBACK (m) | 6.00 | 6.07 |
| LOT COVERAGE (%) | 40.00 | 36.41 |
| BUILDING HEIGHT (m) | 10.00 | 8.23 |
| LANDSCAPED OPEN SPACE (%) | 30.00 | 54.66 |
| FRONT YARD LANDSCAPED OPEN SPACE (%) | 40.00 | 63.05 |

STRUCTURE

| | |
|--|-------------------|
| MODEL NO. | TIMISKAMING 2775A |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | 2 STOREY WALKOUT |
| EAST | FRASER 2250B |
| WEST | N/A |
| NORTH | SUPERIOR 3615A |
| SOUTH | NIPISSING 3210A |
| FIREBREAK LOT | YES |

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
- MB 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

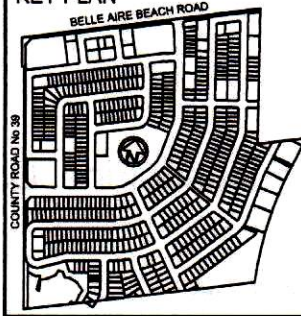
| WATER SERVICE AT P/L | SANITARY SERVICE AT P/L | STORM SERVICE AT P/L |
|----------------------|-------------------------|----------------------|
| DEPTH | DEPTH | DEPTH |
| Min 1.70 | Min 243.53 | 2.75 |
| | | 242.505 |
| | | 2.67 |
| | | 242.59 |

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.

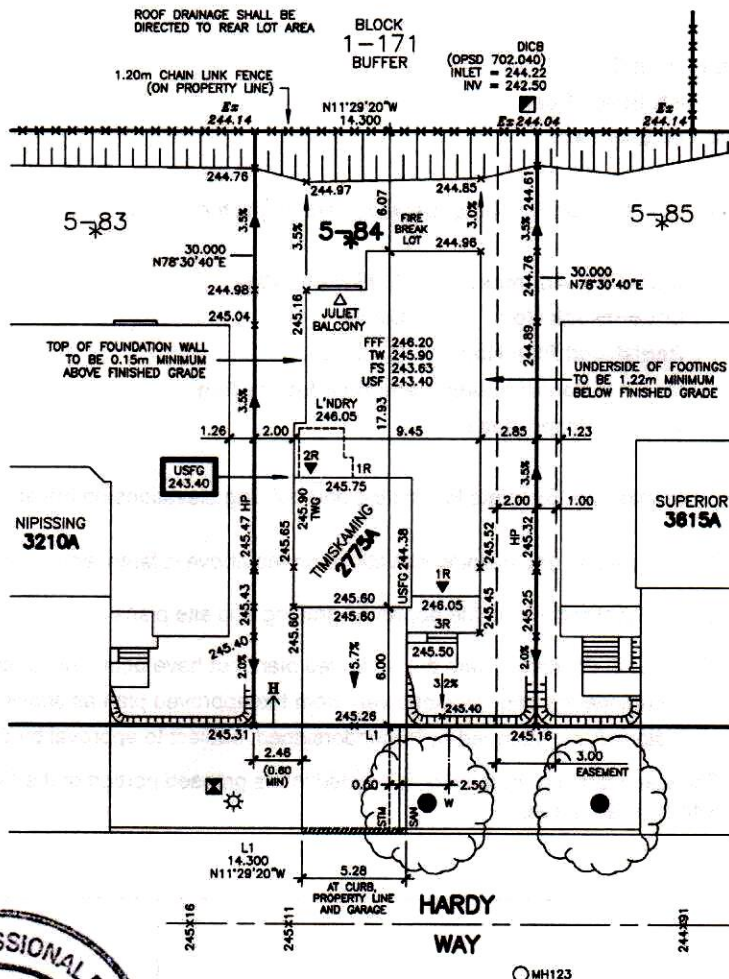
QUALIFICATION INFORMATION
LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

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

KEY PLAN



11.6 m
38 foot
LOT



ARCHITECTURAL DESIGN INC.

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

1048 HARDY WAY
LOT 84, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:

A-1