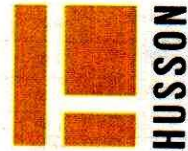


Consultants Final Lot Grading Certification Letter



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:** 1032 Hardy Way
 Lot or Block No.: Lot 176
 Registered Plan No.: 2021-1075
 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 L6C 0Z8
HUSSON.CA

ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	504.30
LOT FRONTAGE (m)	14.300	19.307
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.91
FRONT YARD SETBACK TO GARAGE (m)	6.00	8.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.62
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.65
REAR YARD SETBACK (m)	8.00	7.83
LOT COVERAGE (%)	40.00	33.62
BUILDING HEIGHT (m)	10.00	8.45
LANDSCAPED OPEN SPACE (%)	30.00	58.55
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	71.76

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 244.35	3.075	243.025	3.01	243.09



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

MODEL NO.		CARLYLE 2950A
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	N/A
	WEST	N/A
	NORTH	NIPISSING 3210B
	SOUTH	NIPISSING 3210A
FIREBREAK LOT		NO

☒ 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
 (S) SUMP PUMP
 (V) VALVE AND BOX
 (H) 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

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

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.

LEO ARIEMMA		7581
NAME	SIGNATURE	LICENCE NUMBER

**56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9**

**TEL 905 660-9393
FAX 905 660-9419**

adci@bellnet.ca



DATE: SEPTEMBER 15, 2023

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

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