

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: 1371 Harrington Street
Lot or Block No.: Lot 23
Registered Plan No.: 2021-0279
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	 Stamp and Signature
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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 R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	429.00
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.61
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.26
REAR YARD SETBACK (m)	6.00	8.35
LOT COVERAGE (%)	40.00	39.96
BUILDING HEIGHT (m)	10.00	8.32
LANDSCAPED OPEN SPACE (%)	30.00	49.27
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.85

STRUCTURE

MODEL NO.	KAHSHE 3000A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST NIPISSING 3210A
	WEST BUCKHORN 1800B
	NORTH N/A
	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
	EXISTING ELEVATION
	PROPOSED ELEVATION
	FINISHED 1ST FLOOR
	TOP OF FOUNDATION WALL
	FINISHED SLAB
	U/S FOOTING
	REAR U/S FOOTING
	TOP OF GARAGE FOUNDATION WALL
	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
	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.

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 240.15	2.86	238.95	2.56	239.25

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

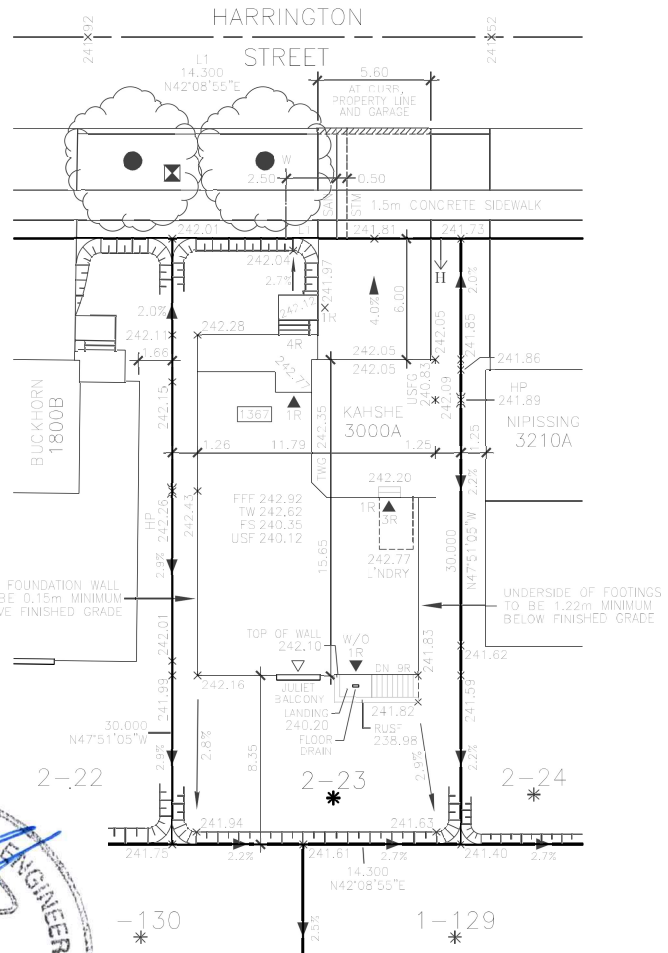
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



14.3 m
47 foot
LOT



NO.	REVISIONS	DATE	INITIAL
3	ADDED WALK-UP DETAIL	AU 04 21	TP
2	ADDED WALK-UP BASEMENT ENTRY	JL 27 21	TP
1	REVISED PER IBI GROUP REVIEW	AP 15 21	TP
-	ISSUED	AP 11 21	TP

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: [Signature]

DATE: JULY 11, 2023

1371 HARRINGTON STREET
LOT 23, 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

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