

# 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:**      1338 Harrington Street  
**Lot or Block No.:**      Lot 62  
**Registered Plan No.:**      2021-0379  
**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>	 <p>Stamp and Signature</p>
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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
R1-26		
LOT AREA (sq m)	420.00	484.28
LOT FRONTAGE (m)	14.300	18.102
FRONT YARD SETBACK TO DWELLING (m)	4.50	5.26
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	1.63
REAR YARD SETBACK (m)	6.00	7.48
LOT COVERAGE (%)	40.00	35.40
BUILDING HEIGHT (m)	10.00	8.42
LANDSCAPED OPEN SPACE (%)	30.00	53.26
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	63.38

## STRUCTURE

MODEL NO.	KAHSHE 3000A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST KAWARTHA 2460A
	WEST NIPISSING 3210A
	NORTH BALSAM 2740C
	SOUTH MADAWASKA 3190A
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 238.36	2.90	237.11	2.59	237.41

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.

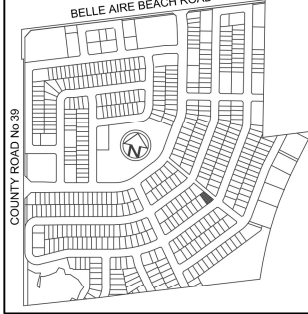
QUALIFICATION INFORMATION

LED ARIEMMA 7561  
NAME SIGNATURE LICENCE NUMBER

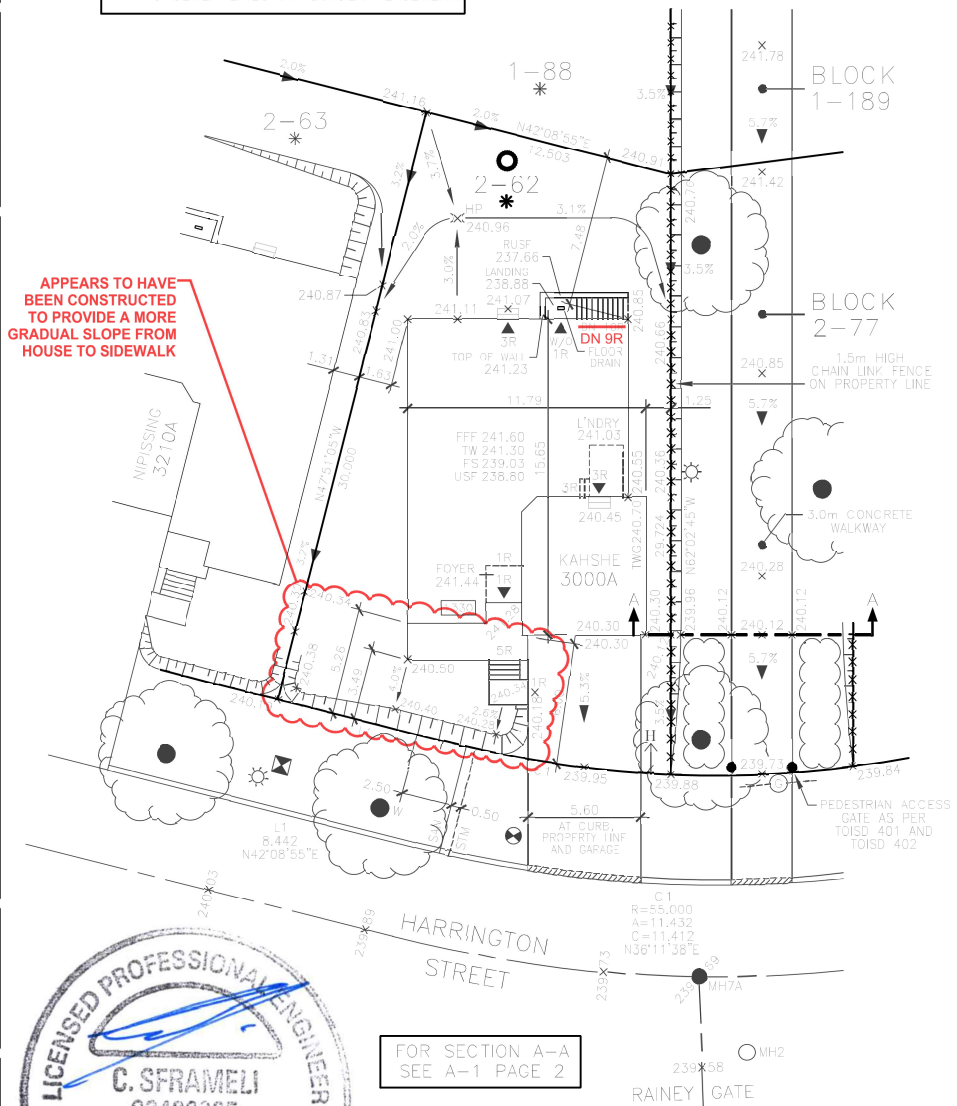
\* THIS IS AN ENGINEERED FILL LOT.  
THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER

○ EXTENDED FOOTINGS REQUIRED DUE TO SEWER LINES IN ADJACENT EASEMENT.

## KEY PLAN



14.3 m  
47 foot  
LOT



FOR SECTION A-A  
SEE A-1 PAGE 2

NO.	REVISIONS	DATE	INITIAL
2	ADDED REDLINE COMMENTS	JUN 20 23	BJJ
1	REVISED PER IBI GROUP REVIEW	APR 28 21	TP
-	ISSUED	APR 23 21	TP

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: HUSON ENGINEERING

APPROVED BY: C. SFRAMELI

SIGNATURE:

DATE: JUNE 20, 2023

1338 HARRINGTON STREET  
LOT 62, 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**  
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