

# Consultants Final Lot Grading Certification Letter



April 30, 2024

File No. 231437

## Town of Innisfil

2101 Innisfil Beach Road

Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

**Re:      Municipal Address:**      1445 Stovell Crescent  
**Lot or Block No.:**      Lot 40  
**Registered Plan No.:**      2021-1346  
**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:

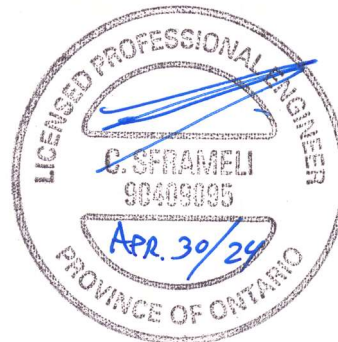
1. The lot grading and building elevations on the above referenced lot are:
  - ☒ In conformity with the approved grading and site plans
  - ☐ Not in conformity with the approved plan, but have been constructed in accordance to sound engineering principles and vary from the approved plan as shown on 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 R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	351.20
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.97
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.05
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.46
REAR YARD SETBACK (m)	6.00	6.91
LOT COVERAGE (%)	40.00	39.54
BUILDING HEIGHT (m)	11.00	8.98
LANDSCAPED OPEN SPACE (%)	30.00	49.85
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.45

## STRUCTURE

MODEL NO.	FINLAY 2515B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALKOUT
ADJACENT MODEL	EAST FINLAY 2515A
	WEST MANITOU 2480A
	NORTH N/A
	SOUTH MANITOU 2480A
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
- SUMP PUMP
- VALVE AND BOX
- HYDRANT AND VALVE
- BELL PEDESTAL
- CABLE PEDESTAL
- UNDERGROUND PEDESTAL
- HYDRO TRANSFORMER
- STREETLIGHT
- STREETLIGHT PEDESTAL
- HS SC 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. 001193104635 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  
addi@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 1.20	Min 249.83	2.685	248.945	2.46	249.07

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

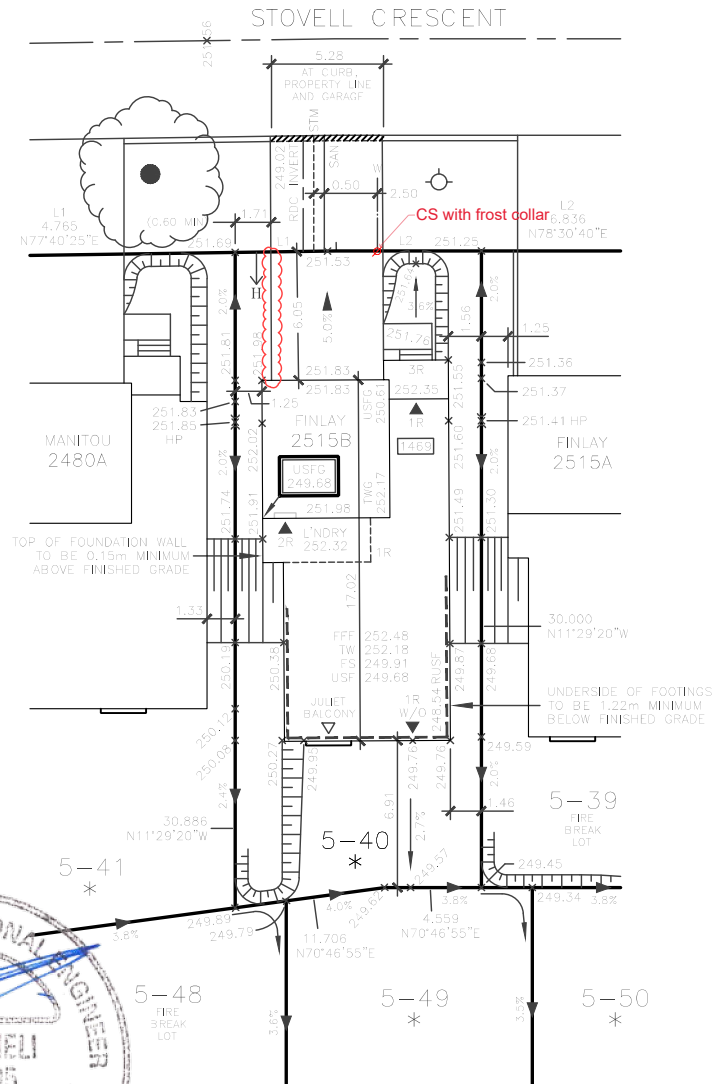
\* THIS IS AN ENGINEERED FILL LOT. THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER

RDC INVERT TO BE FIELD VERIFIED BY THE BUILDER TO ENSURE THAT POSITIVE DRAINAGE CAN BE ACHIEVED PRIOR TO CONSTRUCTION

## KEY PLAN



11.6 m  
38 foot  
LOT



NO.	REVISIONS	DATE	INITIAL
2	AS-BUILT	AP 30 24	Buj
1	ADJUSTED SETBACK DIMENSIONS	JN 28 22	TP
-	ISSUED	3E 08 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:

DATE: APRIL 30, 2024

1445 STOVELL CRESCENT  
LOT 40, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

SCALE: 1:250  
DATE: APR 2024  
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