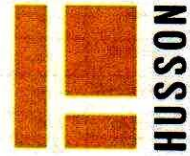


# Consultants Final Lot Grading Certification Letter



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:**      758 Green Street  
**Lot or Block No.:**            Lot 67  
**Registered Plan No.:**        2021-0481  
**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>	A circular professional engineer's stamp from the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the stamp contains the name "C. SFRAMELI" and the registration number "80408095". A handwritten date "Sept. 15/23" is stamped across the bottom portion of the center.
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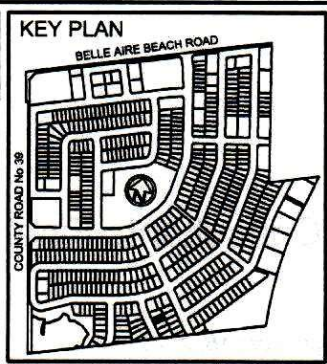
ENGINEERING + MANAGEMENT

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	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	8.45
LANDSCAPED OPEN SPACE (%)	30.00	49.27
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.85

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 242.06	2.835	240.895	2.76	240.87



14.3 m  
47 foot  
LOT

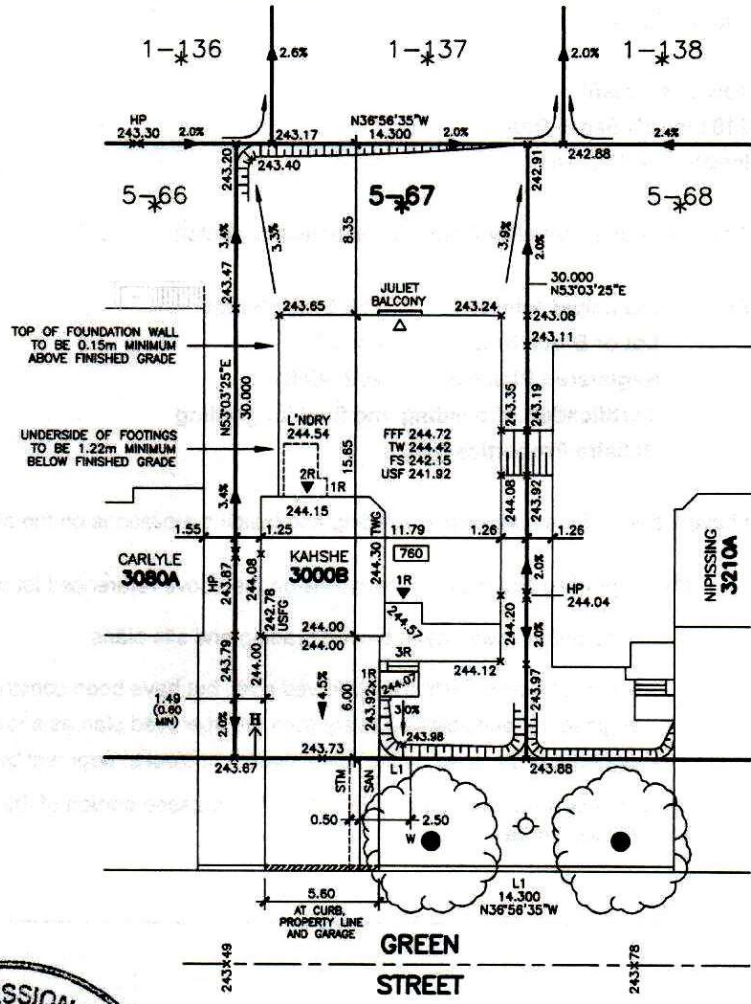
**THIS IS AN ENGINEERED FILL LOT.  
\* THE SUITABILITY OF THE FOUNDATION SOIL IS TO  
BE CONFIRMED BY A GEOTECHNICAL ENGINEER.**

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

STRUCTURE	
MODEL NO.	KAHSHE 3000B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST NIPISSING 3210A
	WEST MANITOU 2480B
	NORTH CARLYLE 3080A
	SOUTH NIPISSING 3210A
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
	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. 0011931U4835 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.



NO.	REVISIONS	DATE	INITIAL
3	AS BUILT	SE 15 23	BAJ
2	LOWERED LAUNDRY ROOM BY 1R	SE 17 21	TP
1	REVISED PER IBI GROUP REVIEW	MY 18 21	TP
-	ISSUED	MY 10 21	TP

**ARCHITECTURAL DESIGN INC.**

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

Architect

TEL 905 660-9393  
FAX 905 660-9419  
adci@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

758 GREEN STREET  
LOT 67, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

DRAWING NO:  
**A-1**