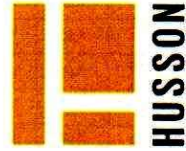


# Consultants Final Lot Grading Certification Letter



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:**      1048 Hardy Way  
**Lot or Block No.:**          Lot 84  
**Registered Plan No.:**      2021-1352  
**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

## ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-5		
LOT AREA (sq m)	335.00	429.00
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.56
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	2.00
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	2.85
REAR YARD SETBACK (m)	6.00	6.07
LOT COVERAGE (%)	40.00	36.41
BUILDING HEIGHT (m)	10.00	8.23
LANDSCAPED OPEN SPACE (%)	30.00	54.66
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	63.05

## STRUCTURE

MODEL NO.	TIMISKAMING 2775A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALKOUT
EAST	FRASER 2250B
WEST	N/A
NORTH	SUPERIOR 3615A
SOUTH	NIPISSING 3210A
FIREBREAK LOT	YES

## 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. 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.

## 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 243.53	2.755	242.505	2.67	242.59

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

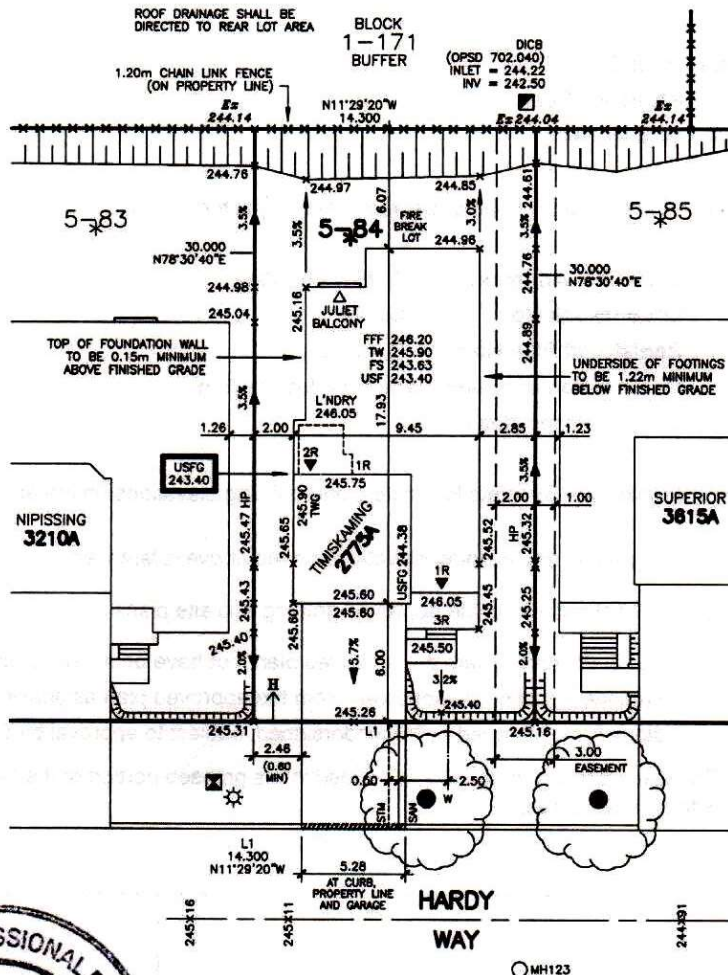
LEO ARIEMMA 7561  
NAME SIGNATURE LICENCE NUMBER

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

## KEY PLAN



11.6 m  
38 foot  
LOT



## ARCHITECTURAL DESIGN INC.

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

NO.	REVISIONS	DATE	INITIAL
1	AS BUILT	SE 15 23	BAJ
2	ISSUED	NO 26 21	TP

1048 HARDY WAY  
LOT 84, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

DRAWING No:

A-1