

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R-1.4.1		
LOT AREA (sq. m)	475.00	525.00
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	6.59
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.28/1.27
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.95
GROSS FLOOR AREA (sq. m)	-	209.80
LOT COVERAGE (%)	45.0	39.9%
BUILDING HEIGHT (m)	10.0	9.56

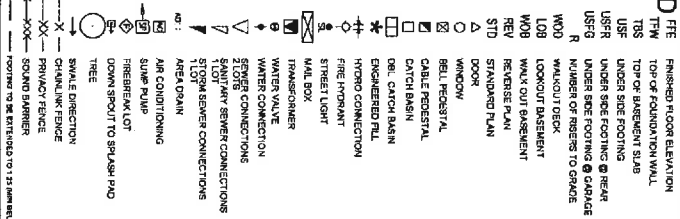
STRUCTURE

MODEL NO	50-05 B
HOUSE STYLE (i.e. detached, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST WEST NORTH SOUTH
FIREBREAK LOT	LOT 12N & LOT 18N

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P.L.	INVERT @ P.L.
WATER	Y	1.80	226.87
SANITARY	Y	3.10	225.46
STORM	Y	2.05	226.53

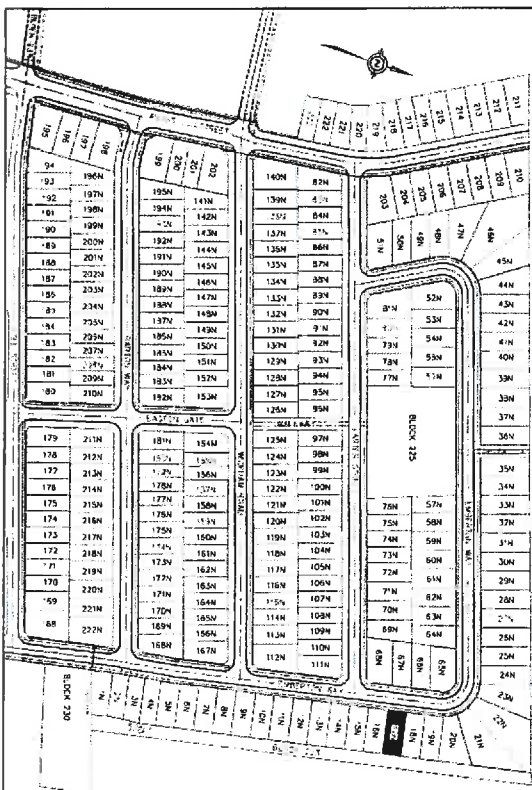
LEGEND



GENERAL NOTES

- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO INSUR. BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID DESIGN. THE DESIGN SHALL BE A PART OF THE DESIGN DOCUMENTS. THE DESIGN SHALL BE BY DATED NOVEMBER 2015 LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION

KEY PLAN



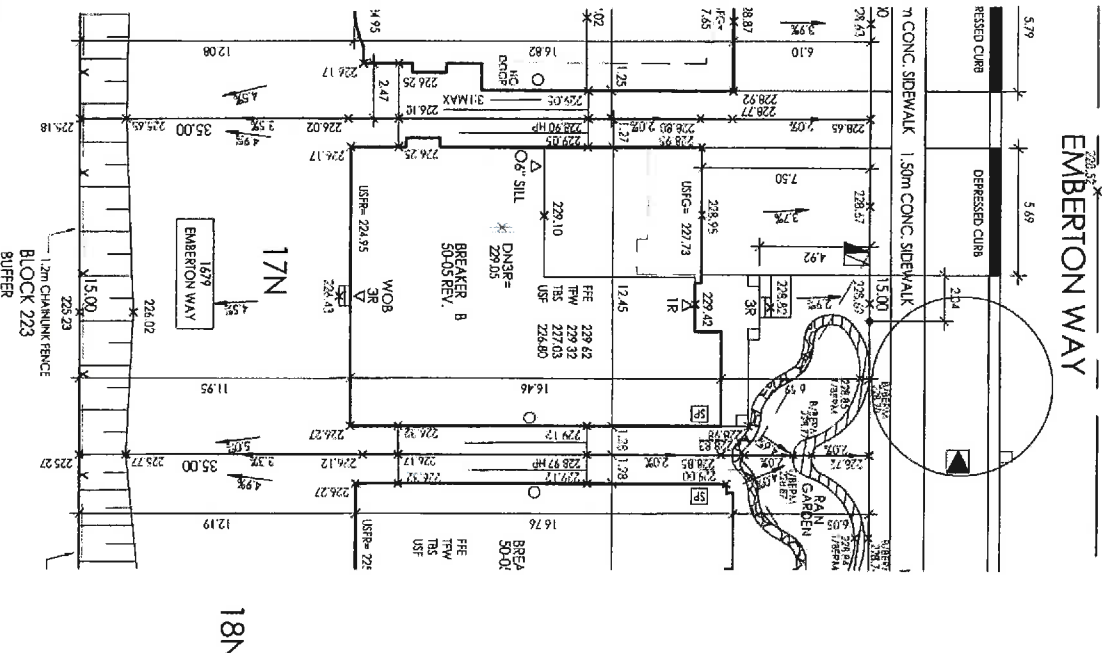
RAIN GARDEN - CROSS SECTION



RAIN GARDEN AREA= 15.76 m²

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N. BY IRON PIPE CULVERT, 1.8 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION AND 11 TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # :00119050649 ELEVATION: 236.06)



P ENG STAMP



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

COMPANY NAME: **GROUP LTD**

APPROVED BY: **JOHN G. WILLIAMS, P.Eng.**

SIGNATURE:

DATE: **24 Nov. 2017**

ZANCOR HOMES

LOT 17N

PLAN 51M-XXX
BELLEFAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DWG. NO.

14084

COMPANY LOGO FOR PLAN DESIGNER
(include address/phone no.)

TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

DESIGNED:

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the Subdivision Agreement. The Council is not responsible in any way for examining or approving site (lotting) plans or building codes or permit matters of that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

JOHN G. WILLIAMS LTD., ARCHITECT
APPROVED BY: **JOHN G. WILLIAMS, P.Eng.**
DATE: **Dec. 05, 2017**
The Town of Innisfil is not responsible for Design Collaborations and bears no liability for professional responsibility.