

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R1-41		
LOT AREA (sq. m)	475.00	525.00
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	6.05
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	12.19
GROSS FLOOR AREA (sq. m)	-	203.90
LOT COVERAGE (%)	45.0	38.8%
BUILDING HEIGHT (m)	10.0	9.32

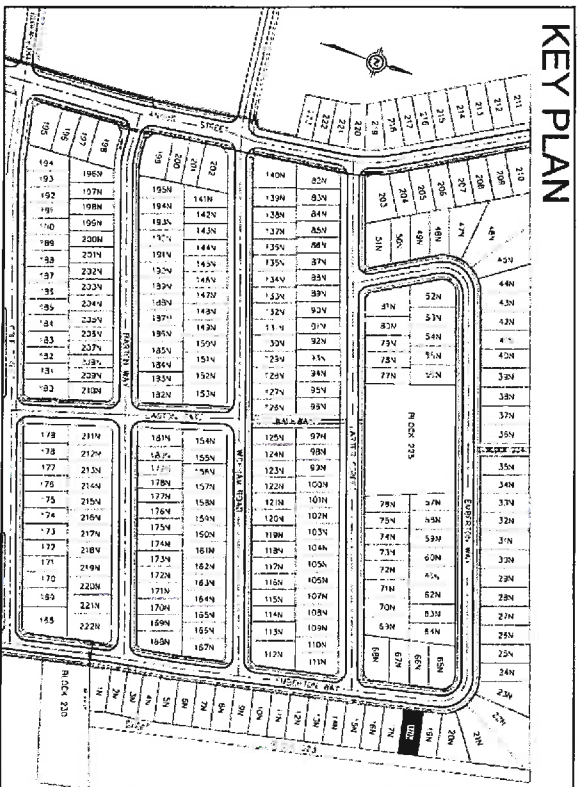
STRUCTURE		
MODEL NO.	50-05 A	
HOUSE STYLE (i.e. without, bungalow etc.)	2 STOREY	
ADJACENT MODEL	EAST	BLK 223
	WEST	LOT 67N
	NORTH	LOT 19N
	SOUTH	50-05 B
FIREBREAK LOT	6N, 12N, 18N, 25N, 32N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SANITARY	Y	2.91
STORM	Y	2.03

LEGEND		
FF	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFC	UNDER SIDE FOOTING @ REAR	
R	NUMBER OF RISERS TO DRIVE	
W00	WALKOUT DECK	
W08	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
Δ	DOOR	
○	WINDOW	
□	BELL PISTON	
□	CABLE SIGNAL	
□	CATCH BASIN	
□	ENGINEERED PILL	
□	HYDRO CONNECTION	
□	FIRE HYDRANT	
□	STREET LIGHT	
□	MAL BOX	
□	TRANSFORMER	
□	WATER VALVE	
□	SEWAGE CONNECTION	
□	SAINTARY SEWER CONNECTION	
□	STORM SEWER CONNECTION	
□	AREA DRAIN	
□	AIR CONDITIONING	
□	SUMP PUMP	
□	FIREBREAK LOT	
□	DOWN SPOUT TO BRASH PAD	
○	TREE	
—X—	SCALE DIRECTION	
—XX—	CHAINLINK FENCE	
—XX—	EQUIDISTANCE	
—XX—	SOUND BARRIER	
---	BOUNDARY BETWEEN TO 3.0M RECONSTRUCTION	

### GENERAL NOTES

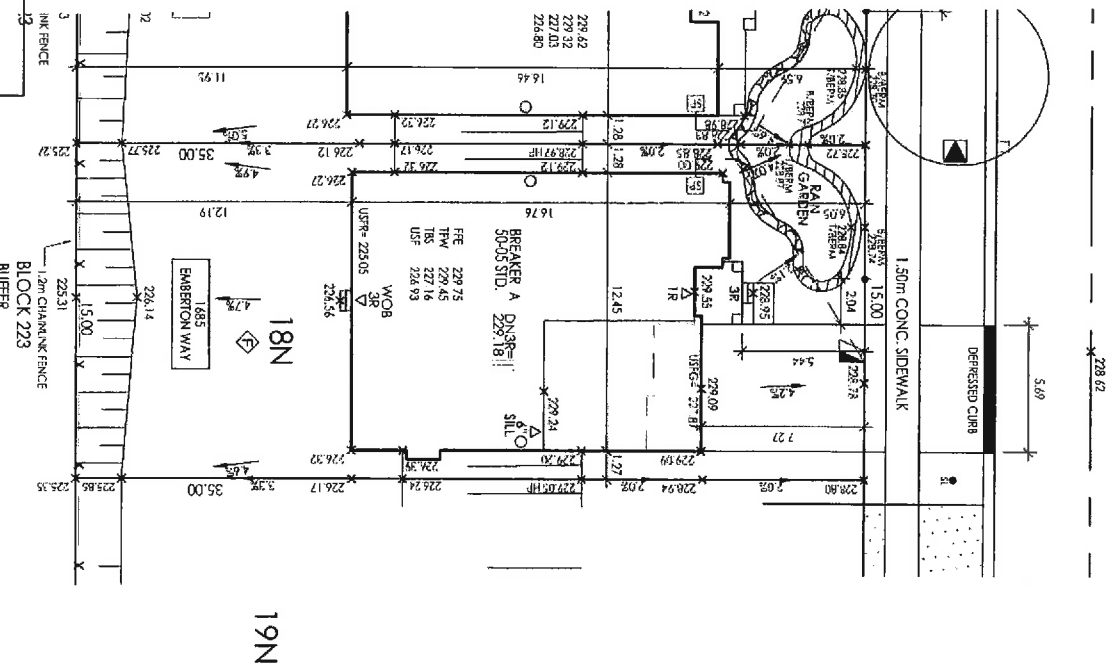
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MAIN DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT, THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION OF THE LID FEATURE DESIGN DRAWINGS R01, R02 & R03 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE SUBMITTED TO THE TOWN OF INNISFIL DURING LOT GRADING AND BEFORE CONSTRUCTION OF APPROVED DEVELOPMENT. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



RAIN GARDEN AREA= 15.76 m<sup>2</sup>

### BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R.V., IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION I AND II, TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPIING. BENCHMARK # :00119090459 ELEVATION: 226.09



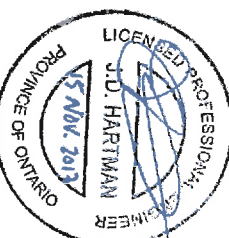
It is the builder's complete responsibility to ensure that the plans submitted for approval fully comply with the applicable zoning and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Officer is not responsible for the accuracy of existing or proposed site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or 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 and are approved by the Town of Innisfil.

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: Nov. 22, 2017  
The stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



**PIN design**  
Imagine • Inspire • Create  
TEL: (905) 738-3177  
FAX: (905) 738-5448  
DWG@PINDESIGN.COM  
COMPANY LOGO FOR PLAN DESIGNER  
(include address/phone no.)



**P. ENG STAMP**  
TO BE STAMPED BY  
PLAN DESIGN ENGINEER

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

COMPANY NAME: **URBAN WATERHEAD**  
62002 LTD.

APPROVED BY: [Signature]  
SIGNATURE: [Signature]  
DATE: 18 Nov. 2017

TO BE COMPLETED BY  
DEVELOPER'S ENGINEER

**ZANCOR HOMES**  
LOT 18N

**PLAN 51M-XXX**  
BELLEAIRE SHORES  
TOWN OF INNISFIL

SCALE: 1:250  
DWG. NO. 14084

DESIGNED:

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 01/15	BWS
2	ISSUED FOR FINAL	NOV 09/15	BP