

ZONING INFORMATION		
ZONE DESIGNATION R1-21	PERMITTED	PROVIDED
LOT AREA (sq. m)	475.00	576.90
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	6.05
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.25/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	18.13
GROSS FLOOR AREA (sq. m)	-	166.40
LOT COVERAGE (%)	45.0	28.7%
BUILDING HEIGHT (m)	9.0	8.42

STRUCTURE		50-02 A
MODEL NO.	2 STORV	
HOUSING STYLE (if e/wallout, bungalow etc.)		
ADJACENT MODEL	EAST	50-02 B
	WEST	50-08 A
	NORTH	EX. RESIDENTIAL
	SOUTH	50-08 A CORNER
FIREBREAK LOT	39N & 45N	

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.80	228.80
SEWITARY	Y	2.75	227.77
STORM	Y	1.63	228.91

LEGEND

FF	FINISHED FLOOR ELEVATION
FTN	TOP OF FOUNDATION WALL
TR8	TOP OF BASEMENT SLAB
USF	UNDER SLAB FLOORING
USFR	UNDER SLAB FLOORING & GARAGE
USFRB	NUMBER OF RISERS TO GARAGE
WOD	WALKOUT DECK
LOB	LOGIC/BASEMENT
WOB	WALKOUT BASEMENT
REV	REVERSE PLAY
STD	STANDARD TUN
W	WINDY
<input checked="" type="checkbox"/>	BELL RESERVE
<input checked="" type="checkbox"/>	CABLE FEEDBACK
<input checked="" type="checkbox"/>	CATV BUSH
<input checked="" type="checkbox"/>	CAL. CATCH-BUSH
<input checked="" type="checkbox"/>	ENGINEERED PILL
<input checked="" type="checkbox"/>	HYDRO CONNECTION
<input checked="" type="checkbox"/>	FIRE MOUNT
<input checked="" type="checkbox"/>	STREET LIGHT
<input checked="" type="checkbox"/>	MAIL BOX
<input checked="" type="checkbox"/>	TRANSFORMER
<input checked="" type="checkbox"/>	WATER VALVE
<input checked="" type="checkbox"/>	WATER CONNECTION
<input checked="" type="checkbox"/>	STORM CONNECTION
<input checked="" type="checkbox"/>	30/40/45/50/60/70/80/90/100/110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000/1010/1020/1030/1040/1050/1060/1070/1080/1090/1100/1110/1120/1130/1140/1150/1160/1170/1180/1190/1200/1210/1220/1230/1240/1250/1260/1270/1280/1290/1300/1310/1320/1330/1340/1350/1360/1370/1380/1390/1400/1410/1420/1430/1440/1450/1460/1470/1480/1490/1500/1510/1520/1530/1540/1550/1560/1570/1580/1590/1600/1610/1620/1630/1640/1650/1660/1670/1680/1690/1700/1710/1720/1730/1740/1750/1760/1770/1780/1790/1800/1810/1820/1830/1840/1850/1860/1870/1880/1890/1900/1910/1920/1930/1940/1950/1960/1970/1980/1990/2000/2010/2020/2030/2040/2050/2060/2070/2080/2090/2100/2110/2120/2130/2140/2150/2160/2170/2180/2190/2200/2210/2220/2230/2240/2250/2260/2270/2280/2290/2300/2310/2320/2330/2340/2350/2360/2370/2380/2390/2400/2410/2420/2430/2440/2450/2460/2470/2480/2490/2500/2510/2520/2530/2540/2550/2560/2570/2580/2590/2600/2610/2620/2630/2640/2650/2660/2670/2680/2690/2700/2710/2720/2730/2740/2750/2760/2770/2780/2790/2800/2810/2820/2830/2840/2850/2860/2870/2880/2890/2900/2910/2920/2930/2940/2950/2960/2970/2980/2990/3000/3010/3020/3030/3040/3050/3060/3070/3080/3090/3100/3110/3120/3130/3140/3150/3160/3170/3180/3190/3200/3210/3220/3230/3240/3250/3260/3270/3280/3290/3300/3310/3320/3330/3340/3350/3360/3370/3380/3390/3400/3410/3420/3430/3440/3450/3460/3470/3480/3490/3500/3510/3520/3530/3540/3550/3560/3570/3580/3590/3600/3610/3620/3630/3640/3650/3660/3670/3680/3690/3700/3710/3720/3730/3740/3750/3760/3770/3780/3790/3800/3810/3820/3830/3840/3850/3860/3870/3880/3890/3900/3910/3920/3930/3940/3950/3960/3970/3980/3990/4000/4010/4020/4030/4040/4050/4060/4070/4080/4090/4100/4110/4120/4130/4140/4150/4160/4170/4180/4190/4200/4210/4220/4230/4240/4250/4260/4270/4280/4290/4300/4310/4320/4330/4340/4350/4360/4370/4380/4390/4400/4410/4420/4430/4440/4450/4460/4470/4480/4490/4500/4510/4520/4530/4540/4550/4560/4570/4580/4590/4600/4610/4620/4630/4640/4650/4660/4670/4680/4690/4700/4710/4720/4730/4740/4750/4760/4770/4780/4790/4800/4810/4820/4830/4840/4850/4860/4870/4880/4890/4900/4910/4920/4930/4940/4950/4960/4970/4980/4990/5000/5010/5020/5030/5040/5050/5060/5070/5080/5090/5100/5110/5120/5130/5140/5150/5160/5170/5180/5190/5200/5210/5220/5230/5240/5250/5260/5270/5280/5290/5300/5310/5320/5330/5340/5350/5360/5370/5380/5390/5400/5410/5420/5430/5440/5450/5460/5470/5480/5490/5500/5510/5520/5530/5540/5550/5560/5570/5580/5590/5600/5610/5620/5630/5640/5650/5660/5670/5680/5690/5700/5710/5720/5730/5740/5750/5760/5770/5780/5790/5800/5810/5820/5830/5840/5850/5860/5870/5880/5890/5900/5910/5920/5930/5940/5950/5960/5970/5980/5990/6000/6010/6020/6030/6040/6050/6060/6070/6080/6090/6100/6110/6120/6130/6140/6150/6160/6170/6180/6190/6200/6210/6220/6230/6240/6250/6260/6270/6280/6290/6300/6310/6320/6330/6340/6350/6360/6370/6380/6390/6400/6410/6420/6430/6440/6450/6460/6470/6480/6490/6500/6510/6520/6530/6540/6550/6560/6570/6580/6590/6600/6610/6620/6630/6640/6650/6660/6670/6680/6690/6700/6710/6720/6730/6740/6750/6760/6770/6780/6790/6800/6810/6820/6830/6840/6850/6860/6870/6880/6890/6900/6910/6920/6930/6940/6950/6960/6970/6980/6990/7000/7010/7020/7030/7040/7050/7060/7070/7080/7090/7100/7110/7120/7130/7140/7150/7160/7170/7180/7190/7200/7210/7220/7230/724

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF ANY DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
2. BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION LID PRIOR TO RECEIVING ANNOTATIONS FROM THE TOWN OF INNSHILL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE MANAGED SWALE SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN, DRAWINGS REG. 1622 & 163 PREPARED BY GREENE AND INTERURBAN CONSULTING LTD. THE LID SHALL BE SUBMITTED TO THE TOWN TO BE INSPECTED BY DEVELOPMENT ENGINEERS PRIOR TO GRADING CERTIFICATION TO ENSURE THE CONFORMANCE OF APPROVED DESIGN. THE BUILDER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN. WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

RAIN GARDEN - CROSS SECTION

SHRUBS, PERENNIALS AND GRASSES
TOLERANT OF FREQUENT INUNDATION AND DROUGHT

SOD

200 mm OF TOPSOIL

CLEAR GRAVEL LEVEL SPREADER
ON UPHILL SIDE OF RAIN GARDEN

BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

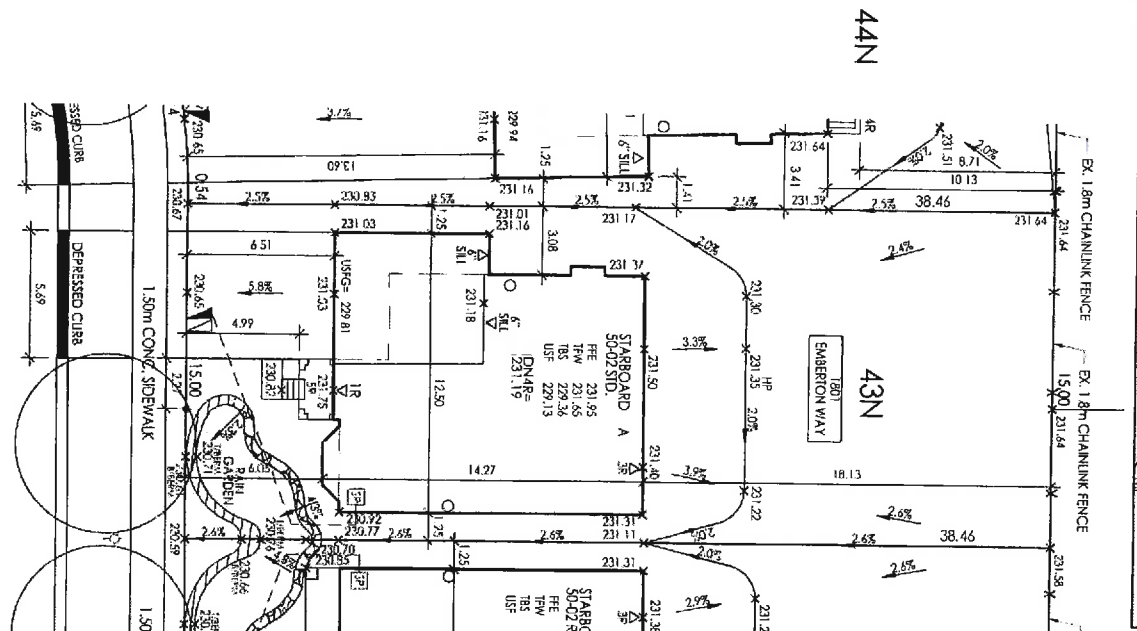
DIRECTION OF FLOW

150mm LAYER OF HARDWOOD MULCH
OR CLEAR STONE MULCH

SIDEWALK

RAINWATER STORED TEMPORARILY
PERCOLATES INTO SUB-GRADE SOILS

N.T.S.



ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD, BENCHMARK C.N.R., IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION 1 AND 2, TOWNSHIP OF MANISTEL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING.

BENCHMARK #: 00011906L64-49 ELEVATION: 236.06

1. AFTER THE LAWYER declares that I have reviewed and I do agree,
I consent to the filing with me on behalf of MY Employer limited under
Division C, Part 1, Subsection 2.2 of the Building Code, I am qualified,
and use form is required, in the appropriate class/categories.
BUILDING DESIGNER ECH-412125
PHONE NO. 8895
NOV 22 17
DATE
SIGNATURE

1	ISSUED FOR REVIEW	MAR 07/15	BWS
2	ISSUED FOR FINAL	NOV 06/17	RP
NO.	REVISIONS	DATE	INITIAL

It is the holder'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 Control Architect is not responsible in any way for writing or approving site (existing) plans or building code or permit matter of that area house can be properly built or located on its lot.

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL DESIGN
AND INTERIOR DESIGN

APPROVED BY: _____
DATE: _____ Nov. 22, 2017

The design complies with the applicable
Development Ordinance of the Town of
Innisfill. (professional responsibility)

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND RECORDING

ACTUAL CONTROL REVIEW
AND APPROVAL

DATE: Nov 27, 2017

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



Imagine • Inspire • Create
TEL. (905) 738-3177
FAX. (905) 738-5449
DWG@DRNDESIGN.COM

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



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: GROUP LTD.

APPROVED BY: Tim Hartmann, D.Eng

SIGNATURE: _____

DATE: 15 Nov. 2017

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250 DWG. NO.

DATE: _____

DESIGNED:

14084