

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.17
GROSS FLOOR AREA (sq. m)	-	190.3
LOT COVERAGE (%)	45.0	42.5%
BUILDING HEIGHT (m)	9.0	8.27

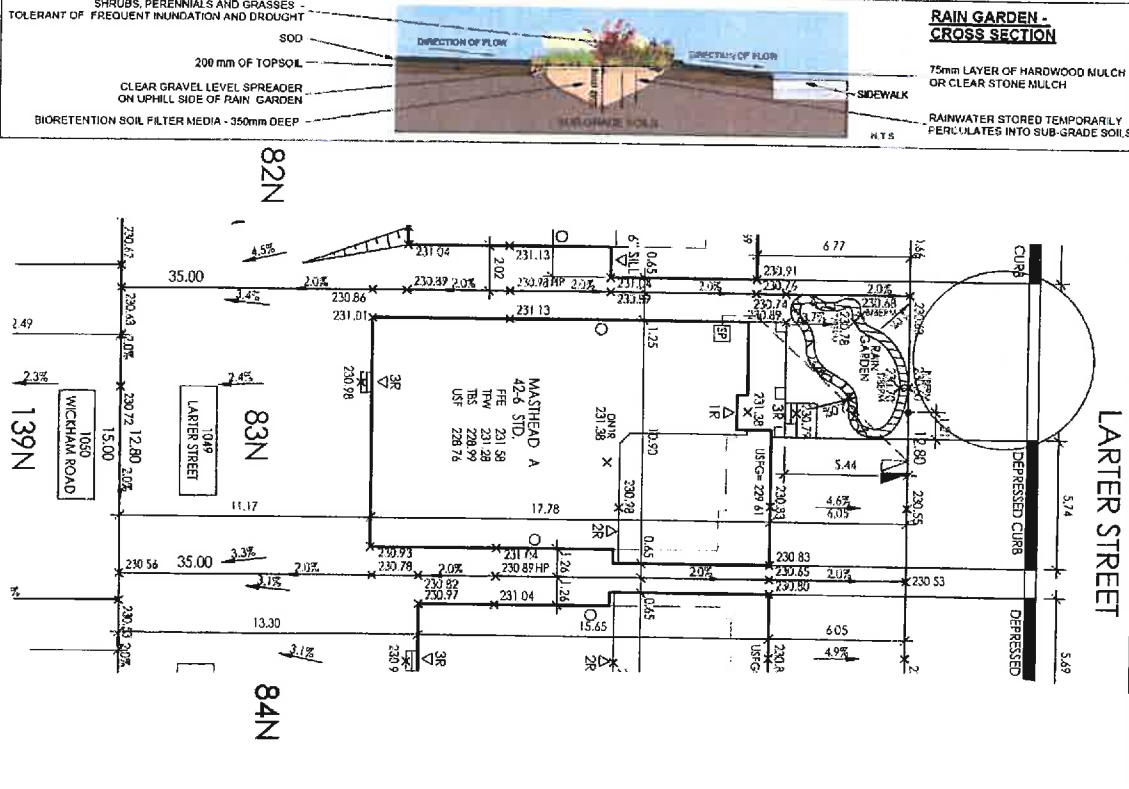
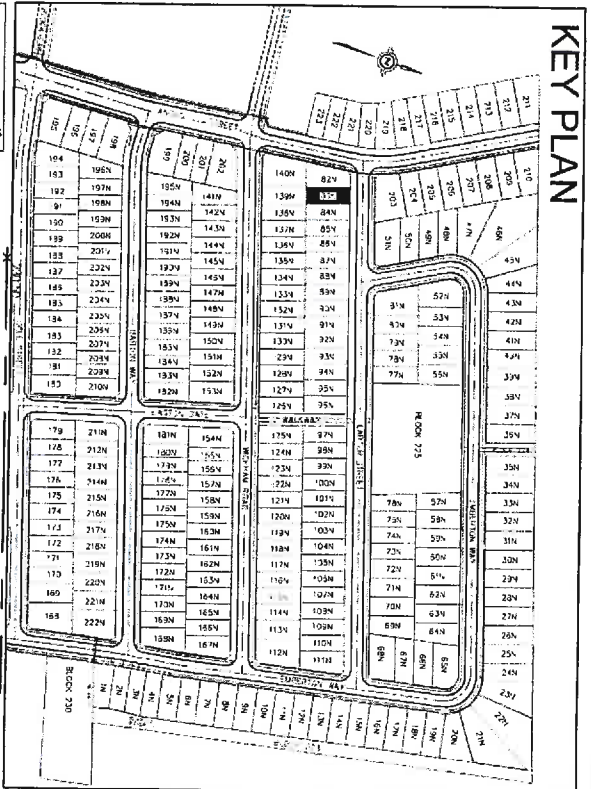
STRUCTURE		
MODEL NO	42-06 A	
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-02 A
	WEST	42-09 A CORNER
	NORTH	50-09 B CORNER
FIREBREAK LOT	SOUTH	LOT 139N
	88N & 93N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.81
SANITARY	Y	2.60
STORM	Y	1.42

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USR	UNDER SIDE FOOTING	
USFC	UNDER SIDE FOOTING & REAR PORCH	
USFC	UNDER SIDE FOOTING & GARAGE	
WOD	WALKOUT DECK	
LOB	LOOKOUT BALCONY	
MOB	MAINT OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR	DOOR	
WINDOW	WINDOW	
BEEL	BEEL FEDESTAL	
CATCH BASIN	CATCH BASIN	
DBL	DOUBLE BASIN	
HYDRO CONNECTION	HYDRO CONNECTION	
WATER VALVE	WATER VALVE	
TRANSFORMER	TRANSFORMER	
WATER PUMP	WATER PUMP	
SEWER CONNECTION	SEWER CONNECTION	
SEWAGE CONNECTION	SEWAGE CONNECTION	
STORM SEWER CONNECTION	STORM SEWER CONNECTION	
STORM DRAIN	STORM DRAIN	
MAIL BOX	MAIL BOX	
STREET LIGHT	STREET LIGHT	
SLUMP PUMP	SLUMP PUMP	
DOWN SPOUT TO SP/AS/PAD	DOWN SPOUT TO SP/AS/PAD	
SMALL DIRECTION	SMALL DIRECTION	
XX-XX	CHAINLINK FENCE	
XXX-XXX	SOUND BARRIER	

GENERAL NOTES

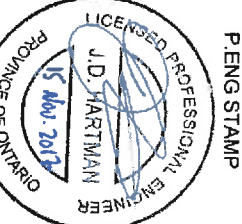
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL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



BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC ELEVATIONS TO THE TOP OF THE BENCHMARK C.N.P.V. IRON PIPE CULVERT 1.6 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, CONTOUR 1 AND 1.1 TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORNER.

(BENCHMARK # 30011906U649 ELEVATION: 238.06)



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

COMPANY NAME: **URBAN WATERWAYS**

APPROVED BY: **66240P C/O**

SIGNATURE: **Jim Hartman, P.Eng.**

DATE: **15 Nov. 2017**

PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DWG. NO. 14084

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

JOHN C. WILLIAMS LTD. ARCHITECT
APPROVED BY: **Nov. 22, 2017**

DATE: **Nov. 22, 2017**

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



PN design
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TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPERS ENGINEER

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