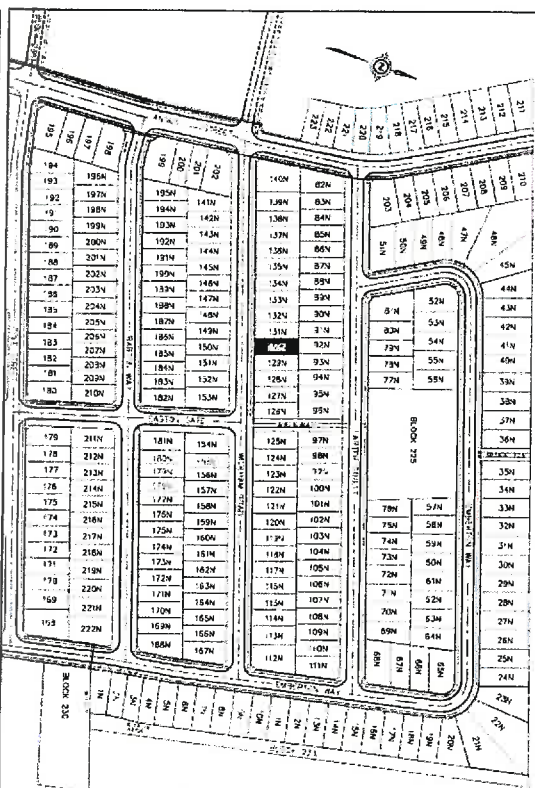


KEY PLAN



It is the builder's complete responsibility to ensure all plans submitted for approval fully comply with the applicable zoning and all applicable regulations and requirements including zoning provisions and any provisions of the applicable Act. The Council is not responsible for the accuracy of the drawings or for the appropriateness of the building code or permit matter or that any other laws 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
ARCHITECT
APPROVED BY: [Signature]
DATE: Nov. 22, 2017
This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.



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	13.30
GROSS FLOOR AREA (sq. m)	-	162.70
LOT COVERAGE (%)	45.0	36.3
BUILDING HEIGHT (m)	9.0	7.52

STRUCTURE		
MODEL NO	42-02 A	
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-05 A
	WEST	42-03 A
	NORTH	42-05 A
	SOUTH	LOT 150N
FIREBREAK LOT	127N & 134N	

SERVICING CHECK BOX

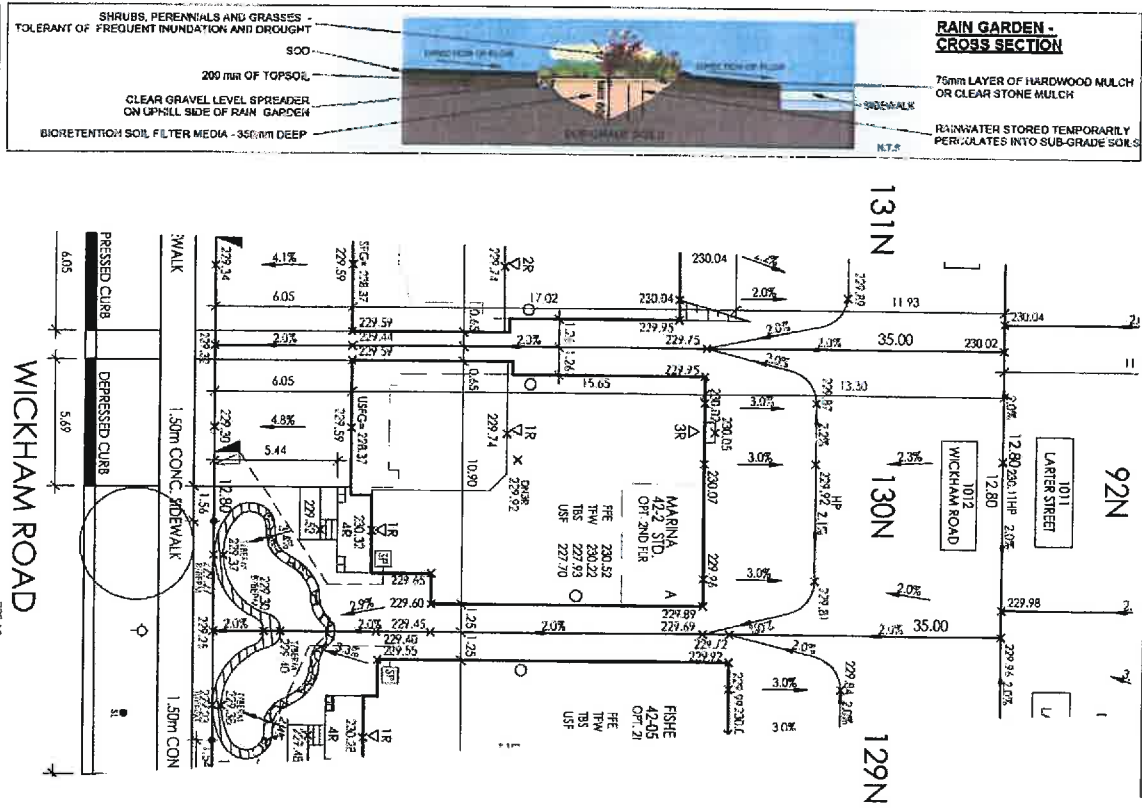
SERVICES	YES/NO	DEPTH/AT P/L	INVERT @ P/L
WATER	Y	1.79	227.47
SANITARY	Y	2.77	226.41
STORM	Y	1.66	227.54

LEGEND

FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION WALL	TFW
TOP OF BASEMENT SLAB	TBS
UNDER SIDE FOOTING	USF
UNDER SIDE FOOTING @ REAR	USFR
UNDER SIDE FOOTING @ GARAGE	USFG
NUMBER OF REERS TO GARAGE	R
WALKOUT DECK	WOD
LOOKOUT BASEMENT	LOB
WALK OUT BASEMENT	WOB
REVERSE PLAN	REV
STANDARD PLAN	STD
DOOR	Δ
WINDOW	○
BELL PEDESTAL	□
CABLE PEDDESTAL	□
CATCH BASIN	□
DBL. CATCH BASIN	□
ENGINEERED TFL	□
HYDRO CONNECTION	+
FIRE HYDRANT	+
STREET LIGHT	+
MAIL BOX	+
TRANSFORMER	+
WATER VALVE	+
SEWER CONNECTION	+
STORM SEWER CONNECTION	+
100% SLOPE	+
STORM SEWER CONNECTIONS	+
AREA DRAIN	+
AIR CONDITIONING	+
SWEEP PUMP	+
FIREBREAK LOT	+
DOWN SPOUT TO SPLASH PAD	+
SHALE DIRECTION	+
CHAIN LINK FENCE	+
PRIVATE FENCE	+
SOUND BARRIER	+
NOTING TO BE EXTENDED TO 1.25 METRE BELOW GRADE	+

GENERAL NOTES

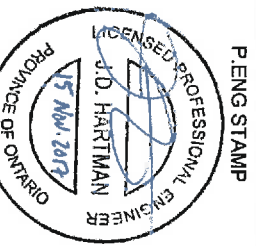
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL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



BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.E.V. IRON PIPE CULVERT 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION I AND I, TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORNER.

(BENCHMARK # 0011905U649 ELEVATION: 236.06)



COMPANY NAME: **GROUP LTD**

APPROVED BY: **Tom Hartman, P.Eng**

SIGNATURE: [Signature]

DATE: **15 Nov. 2017**

SCALE: 1:250

DWG. NO. 14084

FN design
Imagine • Inspire • Create
TEL: (905) 739-3177
C/O: 1000788040
C/O: 1000788040
C/O: 1000788040

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

TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPERS ENGINEER

ZANCOR HOMES

PLAN 51M-XXX

BELLELAIRE SHORES

TOWN OF INNISFIL

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR/2017	BWS
2	ISSUED FOR FINAL	NOV/2017	PP