COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-081-2022

TAKE NOTICE that an application has been received by the Town of Innisfil from **Lorelie Spencer, Applicant,** on behalf of **2844365 Ontario Inc,** for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN 1249 PT LOT 1**, is known municipally as **1018 Innisfil Beach Road,** and is zoned as **"Mixed Use 2 (MU2)".**

The applicant is proposing to construct a mixed-use building with 29 combined visitor and commercial parking spaces. The applicant is seeking relief from Section 5.2 b) of the Zoning By-law which would require a minimum of 1 commercial parking space per 40m^2 of leasable area (i.e. 15 commercial parking spaces).

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, December 8, 2022, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: https://innisfil.ca/en/building-and-ddevelopment/committee-of-adjustment-hearings.aspx

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **November 21, 2022**

Toomaj Haghshenas,
Secretary-Treasurer
thaghshenas@innisfil.ca
705-436-3710 ext. 3316

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:54:45 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

ONTARIO ASSOCIATION OF ARCHITECTS
SABA AL MATHNO
LICENCE
6963

QBS ARCHITECTS INC

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

COVER

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A0-00
LOCATION INNISFIL	REVISION 08

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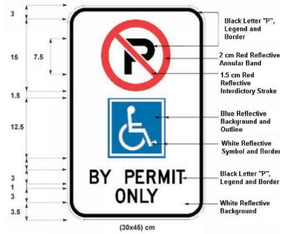
2022-08-11 3:54:45 PM



ACCESSBILE PARKING SIGNAGE

1 : 64

CUSTOMER PARKING ONLY SIGNAGE

1 : 64

VISITOR PARKING ONLY SIGNAGE

1 : 64

SNOW STORAGE AREA CALCULATIONS

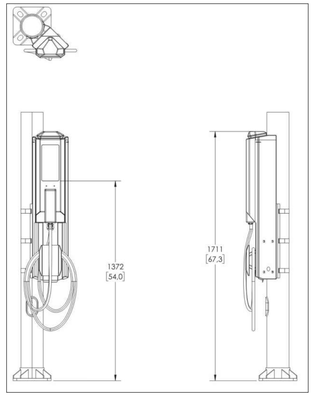
UNCOVERED AREA = 1,138.27 m²

REQUIRED SNOW STORAGE AREA (10%) = 113.83 m²

PROPOSED SNOW STORAGE AREA (16.60%)= 188.97 m²

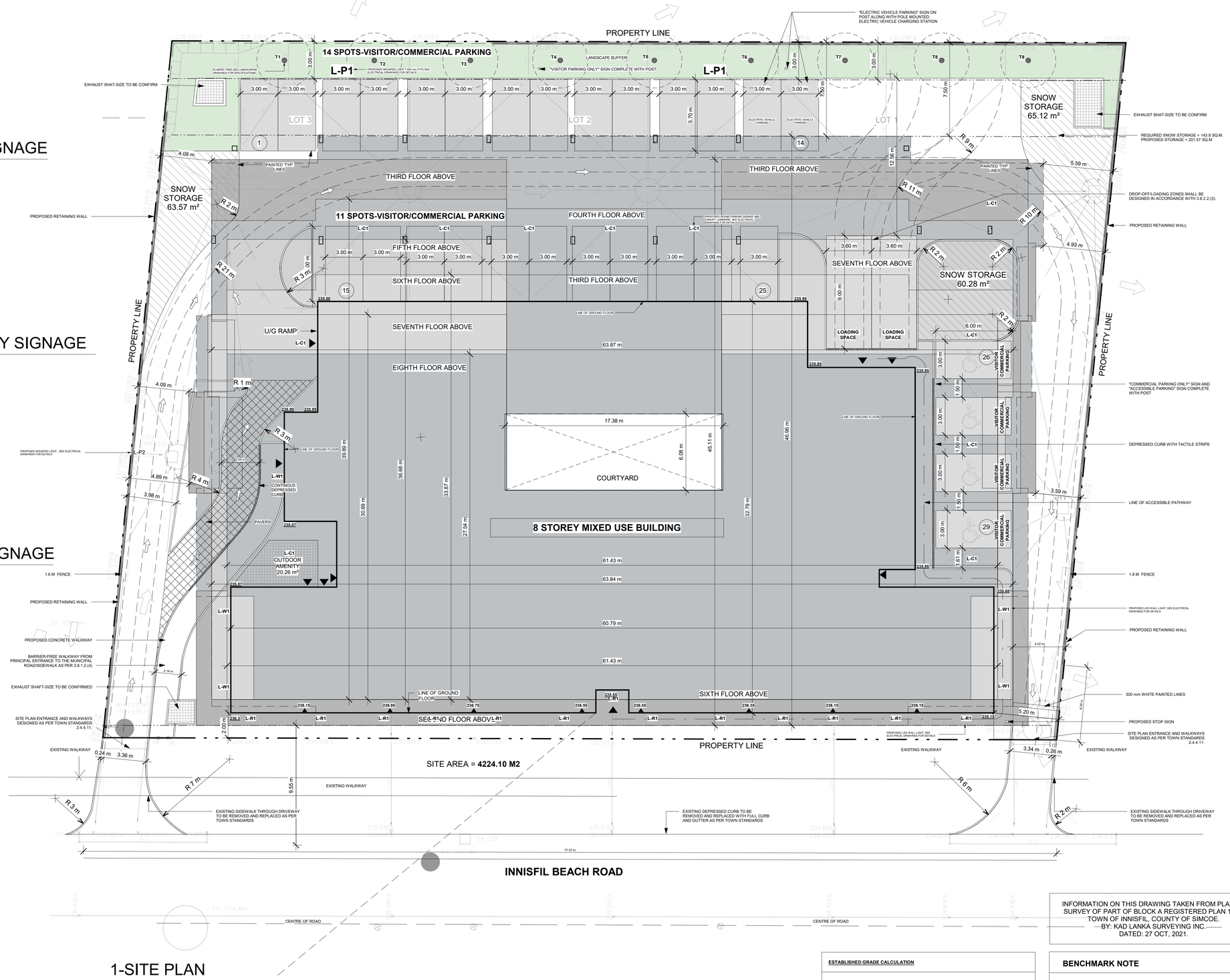
SNOW STORAGE AREA

Type	Region Area(SQM)
SNOW STORAGE B	63.58
SNOW STORAGE A	60.13
SNOW STORAGE C	72.89
	201.60



SINGLE SMART TWO POLE MOUNT

1 : 64



1-SITE PLAN

1 : 150

INFORMATION ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK A REGISTERED PLAN 1249. TOWN OF INNISFIL, COUNTY OF SIMCOE. BY: KAD LANKA SURVEYING INC. DATED: 27 OCT, 2021.

ESTABLISHED GRADE CALCULATION

236.3+235.87+235.87+235.9+235.95+235.8+235.95+235.95+235.95+235.95+235.68+235.15+235.55=3,065.87

3,065.87 DIVIDED BY 13=235.83

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00118310463S (CGVD.78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWTOVER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

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1018-1028 INNISFIL BEACH RD-INNISFIL,ON

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REVISIONS

2022-08-11 3:54:47 PM

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SABA AL MATHNO
LICENCE 6963

QBS ARCHITECTS INC

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

SITE PLAN

DRAWN	CHECKED
DS	SA
SCALE @ ARCH D 1:150	DATE 2021-11-26

N PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A0-01
LOCATION INNISFIL	REVISION 08

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ZONING SUMMARY

SITE AREA	**4224.10 M2**	**45467.82 SQF**
GROSS FLOOR AREA GFA	**16388.11 M2**	**176400.14 SQF**
FSI		**3.87**

SALEABLE UNIT COUNT

LEVEL	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL UNITS
LEVEL 2	**13**	**5**	**6**	**2**	**6**	**32**
LEVEL 3	**12**	**4**	**3**	**4**	**5**	**29**
LEVEL 4	**13**	**4**	**3**	**5**	**2**	**26**
LEVEL 5	**9**	**4**	**4**	**3**	**2**	**22**
LEVEL 6	**6**	**6**	**4**	**1**	**3**	**20**
LEVEL 7	**6**	**6**	**4**	**0**	**2**	**18**
LEVEL 8	**4**	**2**	**3**	**3**	**2**	**14**
	63	**31**	**27**	**18**	**22**	**161**
NO.%	**39.13%**	**19.25%**	**16.77%**	**11.18%**	**13.67%**	

ZONING PROVISION	BY-LAW NUMBER	MU2 REQUIREMENT	PROPOSAL	COMPLIANCE	COMMENTS
MINIMUM LOT FRONTAGE	080-13	15.0M	77.57M	YES	
MINIMUM LOT AREA	080-13	1000 SQM	4224.10 SQM	YES	
MINIMUM FRONT YARD	080-13	1 M	1 M	YES	
MINIMUM REAR YARD DEPTH	080-13	7.5 M	7.5 M	YES	
MINIMUM LANDSCAPED OPEN SPACE	080-13	N/A	N/A	N/A	
MAXIMUM LOT COVERAGE	080-13	N/A	N/A	N/A	
MAXIMUM BUILDING HEIGHT	080-13	24.0M	28.26M	NO	
45 DEGREE ANGULAR PLANE FROM REAR	080-13	REQUIRED	COMPLIES	YES	
MINIMUM FRONT YARD LANDSCAPE STRIP WIDTH	080-13	1.0M	1.0M	YES	
MINIMUM REAR YARD LANDSCAPE STRIP WIDTH	080-13	3.0M	3.0M	YES	
MAXIMUM DENSITY		N/A	N/A	N/A	
MINIMUM FLOOR AREA FOR RESIDENTIAL UNIT	080-13	47.0 SQM	47.85 SQ.M	YES	
MINIMUM NUMBER OF REQUIRED VISITOR/COMMERCIAL PARKING SPACES (SHARED)	080-13	0.25/UNIT-VISITOR 1 SPACE PER 40 SQ.M OF LEASABLE AREA-COMMERCIAL	29 SHARED VISITOR/COMMERCIAL	NO	161 RESIDENTIAL UNITS-VISITOR PARKING 0.25/UNIT,41 SPACED REQUIRED OF COMMERCIAL SPACE PROPOSED,15 SPACES REQUIRED
MINIMUM NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	080-13	1.25/UNIT-VISITOR	153	NO	161 UNITS-VISITOR PARKING 1.25/UNIT,202 SPACED REQUIRED
PARKING: MINIMUM STALL WIDTH	080-13	3.0 M	3.0 M	YES	
PARKING: MINIMUM STALL LENGHT	080-13	5.7 M(OVERHANGS) /6.0 M	5.7 M/6.0 M	YES	
MINIMUM PARKING AISLE WIDTH	080-13	6.0 M	6.0 M	YES	
MINIMUM ACCESSIBLE PARKING	080-13	3% OF TOTAL PARKING	4	NO	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR RESIDENTIAL USES	080-13	1	1	YES	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR COMMERCIAL USES	080-13	1	1	YES	
LOADING SPACE MINIMUM DIMENSION :3.6M WIDTH 9.0M LENGHT AND 4.2M CLEARANCE	080-13	AS PER GENERAL BY-LAWS	COMPLIES	YES	
ADDITIONAL LOADING SPACE REQUIREMENTS	080-13	CANNOT BE LOCATED IN FRONT OR EXTERIOR SIDE YARDS AND CANNOT BE LOCATED CLOSER THAN 6.0M TO ANY ABUTTING RESIDENTIAL ZONE	COMPLIES	YES	
INDOOR AMENITY OUTDOOR AMENITY TOTAL AMENITIES AREA	080-13	2 SQM/UNIT 2 SQM/UNIT 4 SQM/UNIT	COMPLIES COMPLIES COMPLIES	YES YES YES	161 UNITS- 4 SQM/UNIT,644 SQM SPACED REQUIRED 827.74 SQMPROVIDED
LOCATION OF RESIDENTIAL DWELLING UNIT	080-13	NOT PERMITTED ON THE BASEMENT OR THE GROUND FLOOR	COMPLIES	YES	161 UNITS- 4 SQM/UNIT,644 SQM SPACED REQUIRED 827.74 SQMPROVIDED
RESIDENTIAL DWELLING UNITS ARE ONLY PERMITTED AS PART OF BUILDING CONTAINING AT LEAST 50% OF NON-RESIDENTIAL USES ON THE GROUND FLOOR	080-13	MINIMUM AREA REQUIRED = 1540.04X50% = 770.02 SQ.M	PROPOSED AREA FOR NON-RESIDENTIAL USES = 628.60 SQ.M	NO	

01 - LOT AREA		
LOT AREA	4224.10 m²	4224.10 m²

GROSS FLOOR AREAS (RESIDENTIAL STATS)			NET SALEABLE AREA	
Level	Area	Area m2	Area	Area m2
GROUND FLOOR	16661.84 SF	1547.94 m²	6219.05 SF	577.77 m²
2ND FLOOR	31126.89 SF	2891.78 m²	27688.17 SF	2572.41 m²
3RD FLOOR	28949.18 SF	2689.47 m²	25474.60 SF	2366.67 m²
4TH FLOOR	25657.83 SF	2383.69 m²	22220.37 SF	2064.34 m²
5TH FLOOR	21220.07 SF	1971.41 m²	18775.33 SF	1744.29 m²
6TH FLOOR	19456.09 SF	1807.53 m²	17134.05 SF	1591.81 m²
7TH FLOOR	17521.80 SF	1627.83 m²	15284.85 SF	1420.01 m²
8TH FLOOR	15891.40 SF	1476.36 m²	13755.38 SF	1277.92 m²
Grand total: 42	176485.10 SF	16396.00 m²	146552.80 SF	13615.20 m²

Area Schedule (AMENITIES AREAS)			
Level	Name	Area	Area m2
GROUND FLOOR	LOBBY	95.50 m²	95.50 m²
GROUND FLOOR	STAIR	13.52 m²	13.52 m²
GROUND FLOOR	STORAGE	6.95 m²	6.95 m²
GROUND FLOOR	ELEV.	18.85 m²	18.85 m²
GROUND FLOOR	RAMP	112.39 m²	112.39 m²
GROUND FLOOR	STAIR	13.49 m²	13.49 m²
GROUND FLOOR	ELEV.	13.93 m²	13.93 m²
GROUND FLOOR	INDOOR AMENITY	50.60 m²	50.60 m²
GROUND FLOOR	WC	13.58 m²	13.58 m²
GROUND FLOOR	INDOOR AMENITY	46.82 m²	46.82 m²
GROUND FLOOR	COMMERCIAL	596.25 m²	596.25 m²
GROUND FLOOR	MOVING AREA	39.21 m²	39.21 m²
GROUND FLOOR	GARBAGE R.	71.66 m²	71.66 m²
GROUND FLOOR	INDOOR AMENITY	199.18 m²	199.18 m²
GROUND FLOOR	OFFICE	12.36 m²	12.36 m²
GROUND FLOOR	HALLWAY	166.02 m²	166.02 m²
GROUND FLOOR	STAIR	13.55 m²	13.55 m²
GROUND FLOOR	MAIL ROOM	4.47 m²	4.47 m²
3RD FLOOR	OUTDOOR AMENITY	190.17 m²	190.17 m²
3RD FLOOR	INDOOR AMENITY	54.74 m²	54.74 m²
5TH FLOOR	OUTDOOR AMENITY	286.23 m²	286.23 m²
Grand total: 21		2019.47 m²	2019.47 m²

FIRM NAME:
QBS ARCHITECTS INC.
1670 BAYVIEW AVENUE, SUITE 401
TORONTO, ON
M4G 3C2

CERTIFICATE OF PRACTICE NUMBER: 5235

PROPOSED 8 MIXED USED BUILDING WITH 2 LEVELS OF U/G PARKING
LOCATION:
1018-1028 INNISFIL BEACH RD-INNISFIL,ON

ONTARIO ASSOCIATION OF ARCHITECTS SABA AL MATHNO LICENCE 6963

The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architects BCIN.

No.	ONTARIO'S BUILDING CODE DATA MATRIX PART 3 RESIDENTIAL	OBC REFERENCE: References are to Division B unless noted [A] for Division A or [C] for Division C	
1	PROJECT DESCRIPTION: [X] NEW [ ] ADDITION [ ] ALTERATION [ ] CHANGE OF USE; [ ] PART 11 11.1 TO 11.4	[X] PART 3 [A]1.1.2	[ ] PART 9
2	MAJOR OCCUPANCY(S): GROUP C RESIDENTIAL OCCUPANCY; GROUP D&E GROUND FLOOR RETAIL AND/OR PERSONAL SERVICE UNITS; GROUP A2: INDOOR AMENITY SPACES; GROUP F-3:UNDERGROUND STORAGE AND LOCKERS	3.1.2.1.(1)	
3	SUPERIMPOSED MAJOR OCCUPANCIES [X] YES [ ] NO A2 OVER C OVER D&E OCCUPANCIES	3.2.2.7	
4	BUILDING CLASSIFICATION: 3.2.2.23 GROUP A-2, ANY HEIGHT, ANY AREA, SPRINKLED; 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLED; 3.2.2.49 GROUP D, ANY HEIGHT, ANY AREA, SPRINKLED; 3.2.2.57 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLED; 3.2.2.73 GROUP F-3, ANY HEIGHT, ANY AREA, SPRINKLED	3.2.2.20-.83	
5	BUILDING AREA (m²): EXISTING: 0 NEW: 3,086.74	1.4.1.2.[A]	1.4.1.2.[A]
6	GROSS AREA (m²):	1.4.1.2.[A]	1.4.1.2.[A]

	EXISTING	NEW	TOTAL
GROUND FLOOR	0.00	1540.04	1540.04
SECOND FLOOR	0.00	2891.71	2891.71
THIRD FLOOR	0.00	2689.47	2689.47
FOURTH FLOOR	0.00	2383.69	2383.69
FIFTH FLOOR	0.00	1971.41	1971.41
SIXTH FLOOR	0.00	1807.53	1807.53
SEVENTH FLOOR	0.00	1627.83	1627.83
EIGHTH FLOOR	0.00	1476.36	1476.36
TOTAL AREA			16388.11

7	NUMBER OF STOREYS: ABOVE GRADE: 8 (28.26 M) BELOW GRADE: 2	1.4.1.2.[A] & 3.2.1.1.	1.4.1.2.[A] & 9.10.4
8	NUMBER OF STREETFIRE FIGHTER ACCESS: 1	3.2.2.10.& 3.2.5	9.10.20
9	BUILDING CLASSIFICATION: GROUP A2, GROUP C, GROUP D, GROUP E, GROUP F-3	3.2.2.20-.83	9.10.2
10	SPRINKLER SYSTEM PROPOSED: [X] ENTIRE BUILDING; [ ] SELECTED COMPARTMENTS; [ ] SELECTED FLOOR AREAS; [ ] BASEMENT ONLY; [ ] NOT REQUIRED; [ ] IN LIEU OF ROOF RATING	3.2.2.20-.83; 3.2.1.5; 3.2.2.17 INDEX	9.10.8.2; INDEX
11	STANDPIPE REQUIRED: [X] YES [ ] NO	3.2.9	N/A
12	FIRE ALARM REQUIRED: [X] YES [ ] NO	3.2.4	9.10.18
13	WATER SERVICESUPPLY IS ADEQUATE: [X] YES (MUNICIPAL) [ ] NO	3.2.5.7	N/A
14	HIGH BUILDING: [ ] YES [X] NO	3.2.6	N/A
15	CONSTRUCTION RESTRICTIONS: [X] NON-COMBUSTIBLE PERMITTED [ ] COMBUSTIBLE REQUIRED [ ] BOTH; ACTUAL CONSTRUCTION: [X] NON-COMBUSTIBLE [ ] COMBUSTIBLE [ ] BOTH	3.2.2.20-.83	9.10.6
16	MEZZANINE(S) AREA (m²): N/A	3.2.1.1.(3)-(8)	9.10.4.1
17	OCCUPANT LOAD BASES ON: [X] m²/PERSON [X] DESIGN OF BUILDING	3.1.17	9.9.1.3

BASEMENT 2 :	OCCUPANCY F3	BUILDING DESIGN	LOAD _0__ PERSONS
BASEMENT 1:	OCCUPANCY F3	BUILDING DESIGN	LOAD _0__ PERSONS
GROUND FLOOR:	OCCUPANCY E/D	3.1.17.1	LOAD _125__ PERSONS
GROUND FLOOR:	OCCUPANCY A2	3.1.17.1	LOAD _161__ PERSONS
SECOND FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _104__ PERSONS
THIRD FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _90__ PERSONS
THIRD FLOOR:	OCCUPANCY A2	3.1.17.1	LOAD _27__ PERSONS
FOURTH FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _78__ PERSONS
FIFTH FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _66__ PERSONS
SIXTH FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _62__ PERSONS
SEVENTH FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _52__ PERSONS
EIGHTH FLOOR:	OCCUPANCY C	3.1.17.1	LOAD _48__ PERSONS

18	BARRIER-FREE DESIGN [X] YES [ ] NO	3.8	9.5.2
19	HAZARDOUS SUBSTANCES [ ] YES [X] NO	3.3.1.2. & 3.3.1.19	9.10.1.3(4)

20	REQUIRED FIRE RESISTANCE RATING (FRR)	ASSEMBLY	RATING	SUPPORTING ASSEMBLY	NON-COMBUSTIBLE IN LIEU OF RATING?	3.2.2.20-.83; 3.2.1.4	9.10.8; 9.10.9
		FLOORS OVER BASMENT	2H	2H	NO		
		FLOORS	2H	2H	NO		
		ROOF	N/A		NO		
		MEZZANINE	1H		NO		

21 SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF E.B.F. (sq.ft)	(sq.m)	L.D. (ft)	(m)	LH OR HL	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS (sq.m) %	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONSTR.
FRONT (SOUTH)	17,675.42	1642.10	52.1	15.9		100%	50.65%(831.79)			[X]		
REAR (NORTH)	17,397.39	1616.27	31.2	9.5		100%	48.31%(780.84)			[X]		
SIDE-RIGHT (EAST)	10,016.03	935.72	7.9	2.4		16%	15.7% (168.46)			[X]		
SIDE-LEFT(WEST)	10,022.49	931.12	13.5	4.1		30%	29.58%(275.46)			[X]		

22 ENERGY EFFECIENCY: COMPLIANCE PATH: SB-10 ENERGY MODELLING; CLIMATE ZONE 6

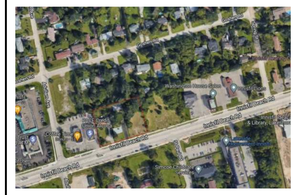
UNITS AREA SCHEDULE		
Name	Area	Comments
2-UNIT 1	100.73 m²	3 BR
2-UNIT 2	70.05 m²	1BR+DEN
2-UNIT 3	62.79 m²	1 BR
2-UNIT 4	69.89 m²	1BR+DEN
2-UNIT 5	110.04 m²	3 BR
2-UNIT 6	89.23 m²	2 BR+DEN
2-UNIT 7	76.91 m²	2BR
2-UNIT 8	78.83 m²	2BR
2-UNIT 9	79.29 m²	2BR
2-UNIT 10	69.61 m²	1BR+DEN
2-UNIT 11	70.15 m²	1BR+DEN
2-UNIT 12	81.91 m²	2BR
2-UNIT 13	76.89 m²	2BR
2-UNIT 14	81.84 m²	2BR
2-UNIT 15	63.16 m²	1 BR
2-UNIT 16	104.18 m²	3 BR
2-UNIT 17	105.26 m²	3 BR
2-UNIT 18	103.90 m²	3 BR
2-UNIT 19	58.53 m²	1 BR
2-UNIT 20	61.02 m²	1 BR
2-UNIT 21	60.47 m²	1 BR
2-UNIT 22	54.01 m²	1 BR
2-UNIT 23	84.66 m²	2 BR+DEN
2-UNIT 24	106.29 m²	3 BR
2-UNIT 25	65.05 m²	1BR+DEN
2-UNIT 26	59.68 m²	1 BR
2-UNIT 27	53.61 m²	1 BR
2-UNIT 28	64.30 m²	1 BR
2-UNIT 29	62.63 m²	1 BR
2-UNIT 30	53.84 m²	1 BR
2-UNIT 31	47.85 m²	1 BR
2-UNIT 32	57.77 m²	1 BR
2ND FLOOR: 32	2384.36 m²	
3-UNIT 1	101.76 m²	3 BR
3-UNIT 2	61.37 m²	1 BR
3-UNIT 3	72.03 m²	1BR+DEN
3-UNIT 4	63.03 m²	1 BR
3-UNIT 5	130.68 m²	3 BR
3-UNIT 6	89.23 m²	2 BR+DEN
3-UNIT 7	76.91 m²	2BR
3-UNIT 8	78.83 m²	2BR
3-UNIT 9	79.29 m²	2BR
3-UNIT 10	69.61 m²	1BR+DEN
3-UNIT 11	66.32 m²	1BR+DEN
3-UNIT 12	110.45 m²	3 BR
3-UNIT 13	67.11 m²	1BR+DEN
3-UNIT 14	93.27 m²	2 BR+DEN
3-UNIT 15	57.84 m²	1 BR
3-UNIT 16	113.59 m²	3 BR
3-UNIT 17	89.72 m²	2 BR+DEN
3-UNIT 18	66.70 m²	1 BR
3-UNIT 19	57.77 m²	1 BR
3-UNIT 20	89.81 m²	2 BR+DEN
3-UNIT 21	94.95 m²	3 BR
3-UNIT 22	65.05 m²	1 BR
3-UNIT 23	59.71 m²	1 BR
3-UNIT 24	53.61 m²	1 BR
3-UNIT 25	64.30 m²	1 BR
3-UNIT 26	62.63 m²	1 BR
3-UNIT 27	53.84 m²	1 BR
3-UNIT 28	47.85 m²	1 BR
3RD FLOOR: 28	2137.26 m²	
4-UNIT 1	51.46 m²	1 BR
4-UNIT 2	68.14 m²	1BR+DEN
4-UNIT 3	58.87 m²	1 BR
4-UNIT 4	97.46 m²	3 BR
4-UNIT 5	71.10 m²	1BR+DEN
4-UNIT 6	79.42 m²	2BR
4-UNIT 7	79.40 m²	2BR
4-UNIT 8	85.51 m²	2 BR+DEN
4-UNIT 9	52.82 m²	1 BR
4-UNIT 10	80.70 m²	2BR
4-UNIT 11	58.47 m²	1 BR
4-UNIT 12	84.22 m²	2 BR+DEN
4-UNIT 13	47.07 m²	1 BR
4-UNIT 14	79.49 m²	1BR+DEN
4-UNIT 15	68.00 m²	1BR+DEN
4-UNIT 16	83.79 m²	2 BR+DEN
4-UNIT 17	87.85 m²	2 BR+DEN
4-UNIT 18	86.22 m²	2 BR+DEN
4-UNIT 19	120.15 m²	3 BR
4-UNIT 20	59.71 m²	1 BR
4-UNIT 21	53.61 m²	1 BR
4-UNIT 22	64.30 m²	1 BR
4-UNIT 23	62.63 m²	1 BR
4-UNIT 24	53.84 m²	1 BR
4-UNIT 25	47.85 m²	1 BR
4-UNIT 26	57.77 m²	1 BR
4-UNIT 27	65.05 m²	1 BR
4TH FLOOR: 27	1904.90 m²	
5-UNIT 1	108.14 m²	3 BR
5-UNIT 2	62.95 m²	1 BR
5-UNIT 3	58.25 m²	1 BR
5-UNIT 4	64.38 m²	1 BR
5-UNIT 5	91.66 m²	2 BR+DEN
5-UNIT 6	71.10 m²	1BR+DEN
5-UNIT 7	79.42 m²	2BR
5-UNIT 8	79.40 m²	2BR
5-UNIT 9	85.51 m²	2 BR+DEN
5-UNIT 10	52.82 m²	1 BR
5-UNIT 11	70.79 m²	2 BR+DEN
5-UNIT 12	68.30 m²	1BR+DEN
5-UNIT 13	75.09 m²	2BR
5-UNIT 14	62.87 m²	1 BR
5-UNIT 15	114.58 m²	3 BR
5-UNIT 16	70.00 m²	1BR+DEN
5-UNIT 17	63.98 m²	1 BR
5-UNIT 18	62.56 m²	1 BR
5-UNIT 19	62.21 m²	1BR+DEN
5-UNIT 20	50.90 m²	1 BR
5-UNIT 21	76.33 m²	2BR
5-UNIT 22	56.44 m²	1 BR
5TH FLOOR: 22	1587.69 m²	
6-UNIT 1	94.91 m²	3 BR
6-UNIT 2	97.05 m²	3 BR
6-UNIT 3	53.70 m²	1 BR
6-UNIT 4	58.86 m²	1 BR
6-UNIT 5	97.45 m²	3 BR
6-UNIT 6	71.10 m²	1BR+DEN
6-UNIT 7	79.42 m²	2BR
6-UNIT 8	79.40 m²	2BR
6-UNIT 9	70.62 m²	1BR+DEN
6-UNIT 10	67.46 m²	1BR+DEN
6-UNIT 11	60.58 m²	2BR
6-UNIT 12	58.54 m²	1 BR
6-UNIT 13	70.54 m²	1BR+DEN
6-UNIT 14	86.53 m²	2 BR+DEN
6-UNIT 15	75.43 m²	2BR
6-UNIT 16	71.45 m²	1BR+DEN
6-UNIT 17	70.20 m²	1BR+DEN
6-UNIT 18	56.29 m²	1 BR
6-UNIT 19	51.70 m²	1 BR
6-UNIT 20	69.27 m²	1 BR
6TH FLOOR: 20	1460.73 m²	
7-UNIT 1	93.83 m²	3 BR
7-UNIT 2	75.07 m²	1BR+DEN
7-UNIT 3	71.37 m²	1BR+DEN
7-UNIT 4	82.53 m²	2BR
7-UNIT 5	73.64 m²	1BR+DEN
7-UNIT 6	80.61 m²	2BR
7-UNIT 7	79.40 m²	2BR
7-UNIT 8	72.17 m²	1BR+DEN
7-UNIT 9	73.71 m²	1BR+DEN
7-UNIT 10	76.71 m²	2BR
7-UNIT 11	51.17 m²	1 BR
7-UNIT 12	61.45 m²	1 BR
7-UNIT 13	99.96 m²	3 BR
7-UNIT 14	71.45 m²	1BR+DEN
7-UNIT 15	70.20 m²	1 BR
7-UNIT 16	56.29 m²	1 BR
7-UNIT 17	51.70 m²	1 BR
7-UNIT 18	69.31 m²	1 BR
7TH FLOOR: 18	1310.56 m²	
8-UNIT 1	86.99 m²	2 BR+DEN
8-UNIT 2	54.91 m²	1 BR
8-UNIT 3	78.92 m²	1 BR
8-UNIT 4	113.11 m²	3 BR
8-UNIT 5	125.97 m²	2 BR+DEN
8-UNIT 6	147.03 m²	3 BR
8-UNIT 7	87.96 m²	2BR
8-UNIT 8	59.78 m²	1 BR
8-UNIT 9	68.39 m²	1BR+DEN
8-UNIT 10	78.21 m²	2BR
8-UNIT 11	70.20 m²	1BR+DEN
8-UNIT 12	55.36 m²	1 BR
8-UNIT 13	57.70 m²	1 BR
8-UNIT 14	91.52 m²	2 BR+DEN
8TH FLOOR: 14	1174.05 m²	
TOTAL AREA	11959.55 m²	

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00119311U4635 (COVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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CONSULTANTS

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QBS ARCHITECTS INC

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

STATISTICS

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE 12/17/21

N PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A0-02
LOCATION INNISFIL	REVISION 08

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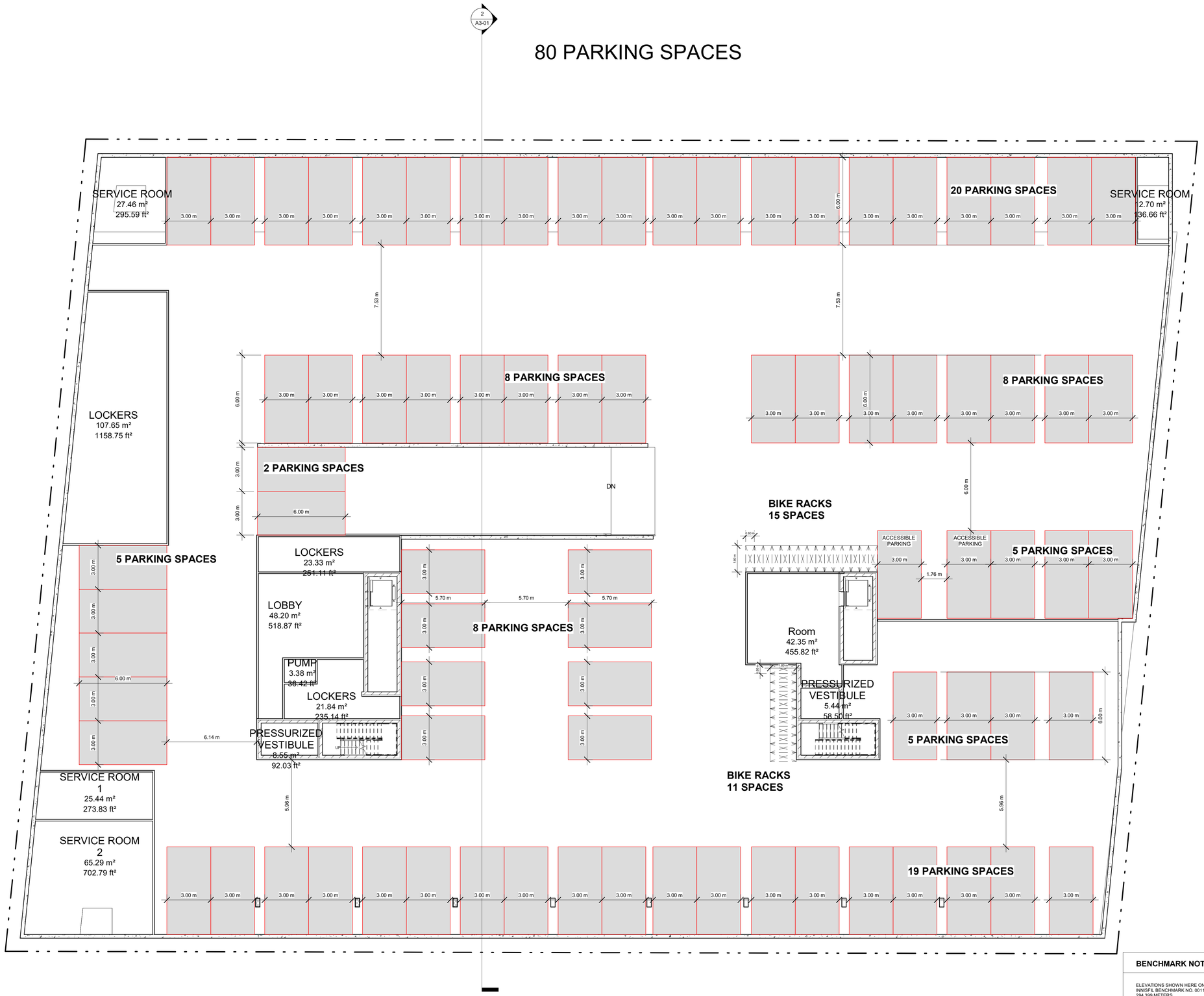

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00119310463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED BASEMENT 2 PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N
PN

PROJECT NO. 200143

STAGE **SPA** DRAWING NO. **A1-01**

LOCATION INNISFIL REVISION **08**

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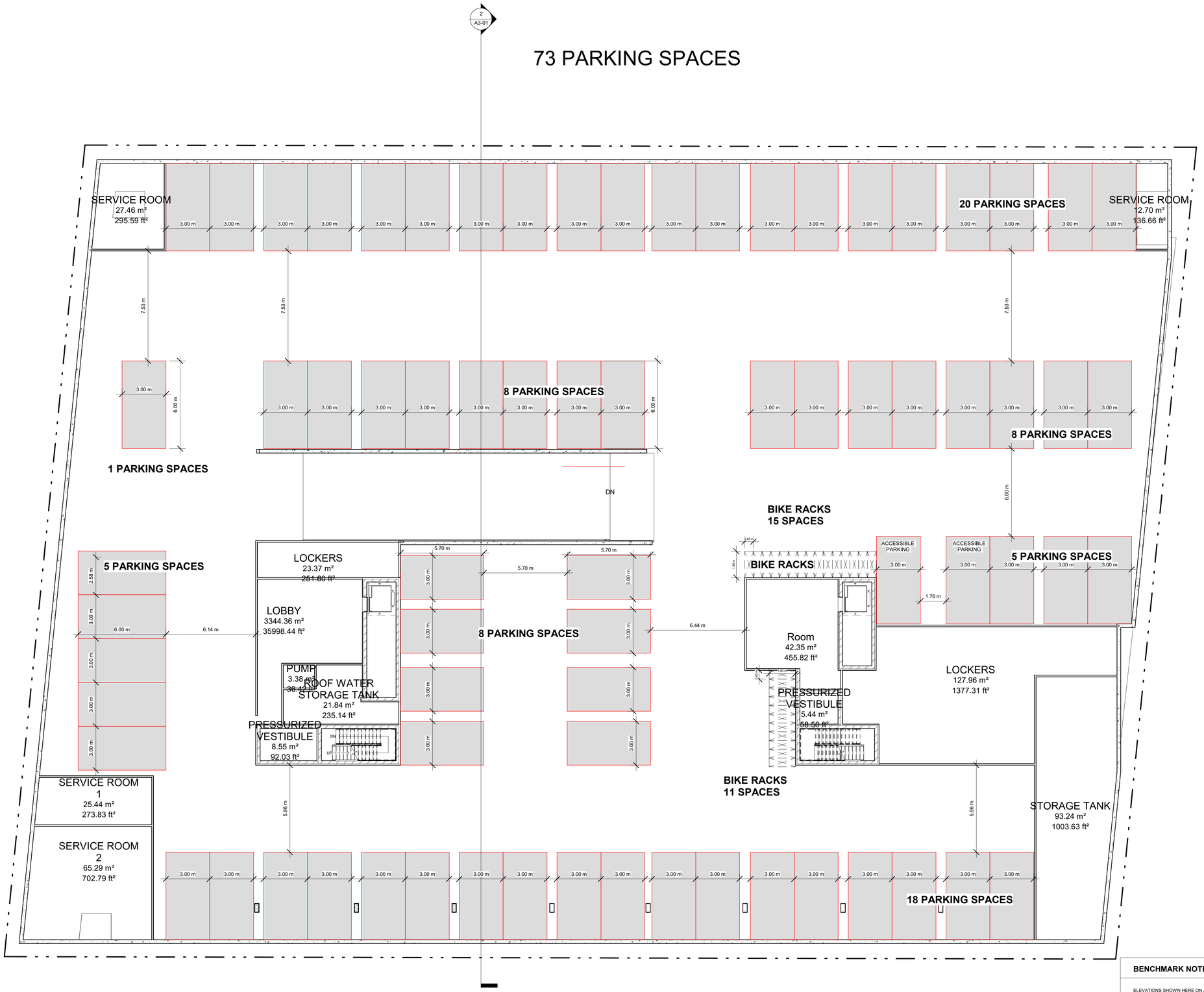

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED BASEMENT 1 PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

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PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A1-02
LOCATION INNISFIL	REVISION 08

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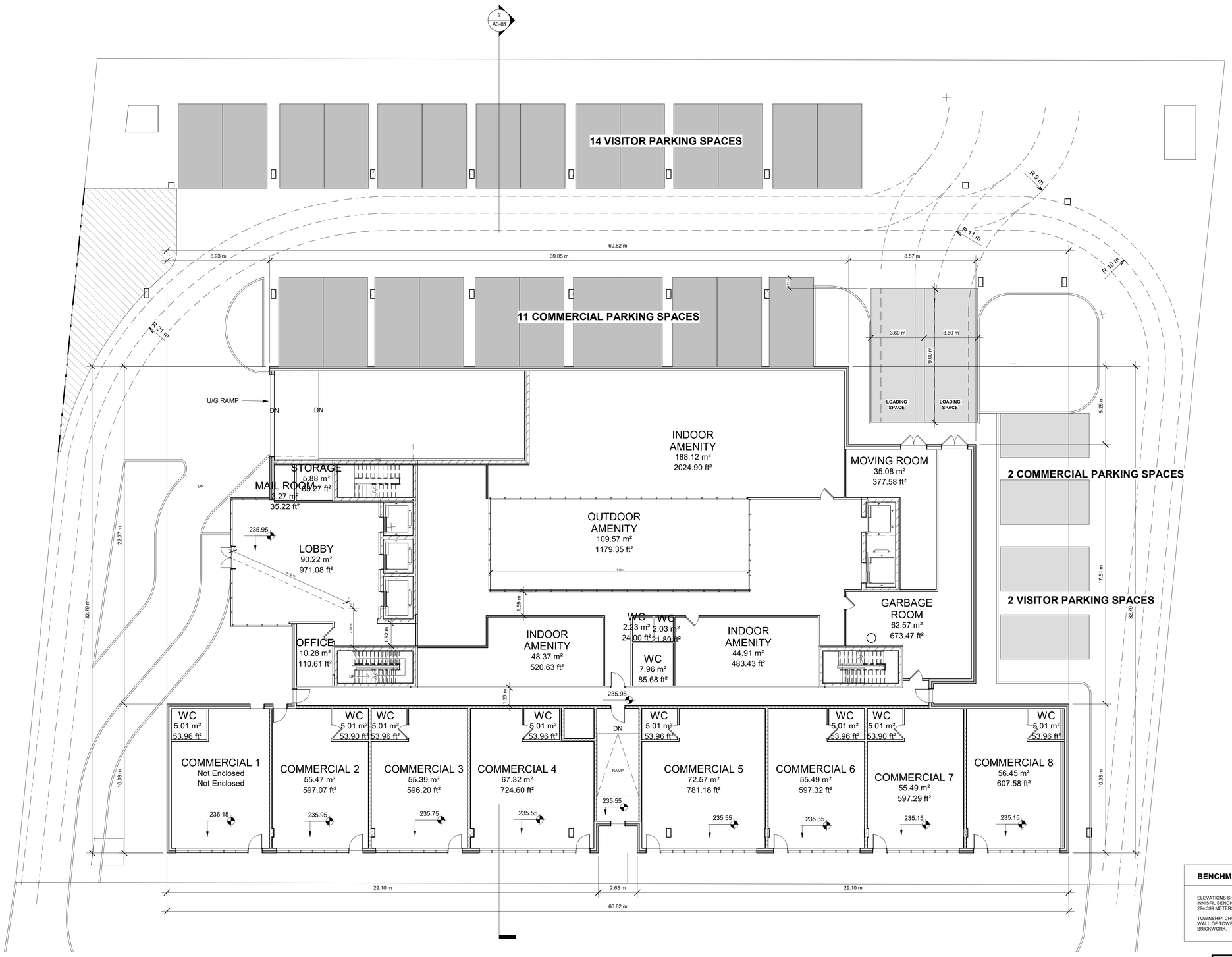

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00119311/4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED GROUND FLOOR PLAN

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

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PN

PROJECT NO. 200143

STAGE **SPA**	DRAWING NO. **A1-03**
LOCATION INNISFIL	REVISION **08**

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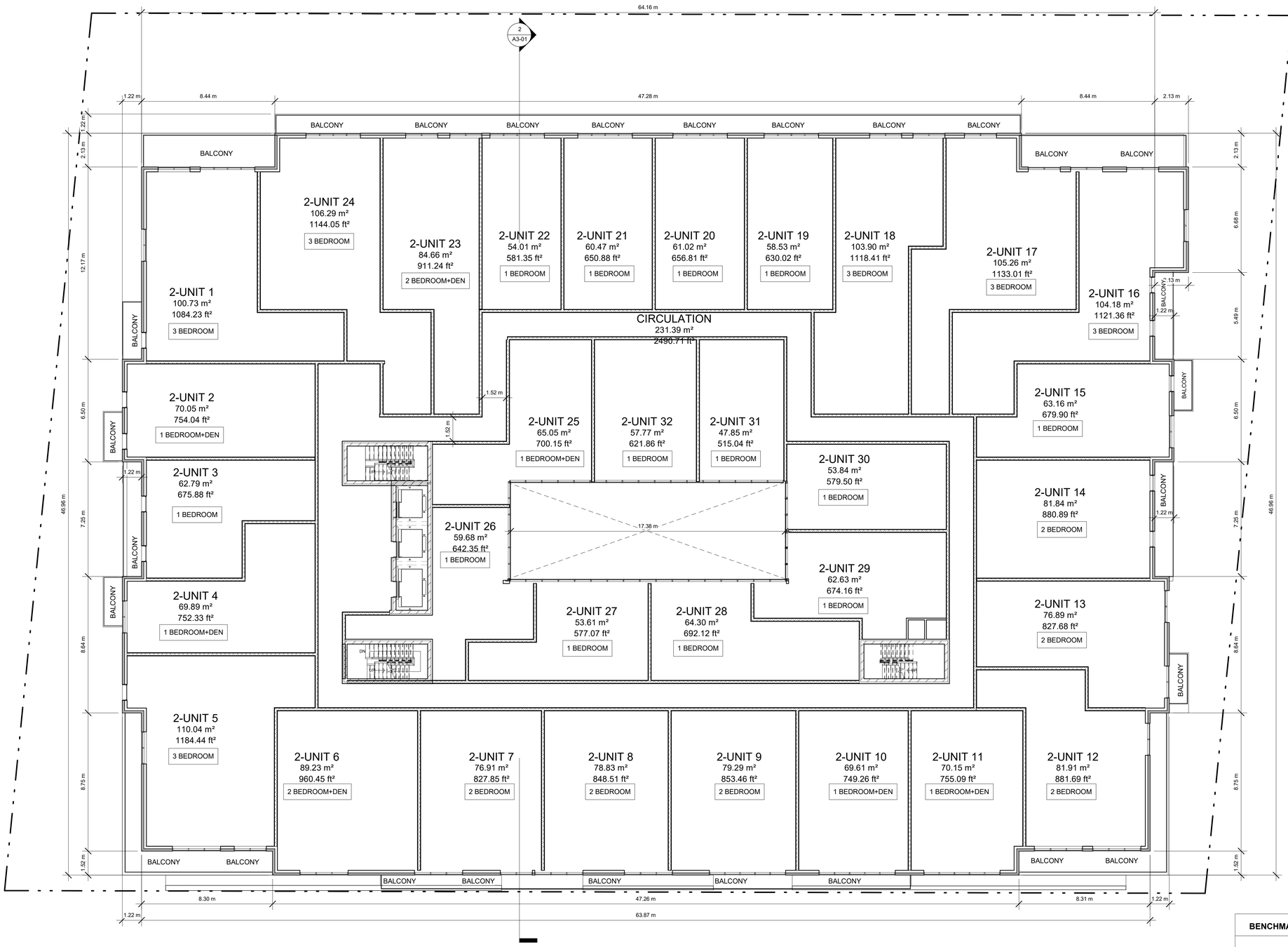
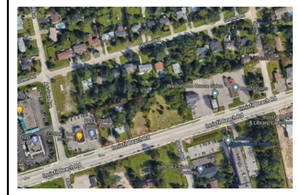


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
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PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A1-04**

LOCATION INNISFIL

REVISION **08**

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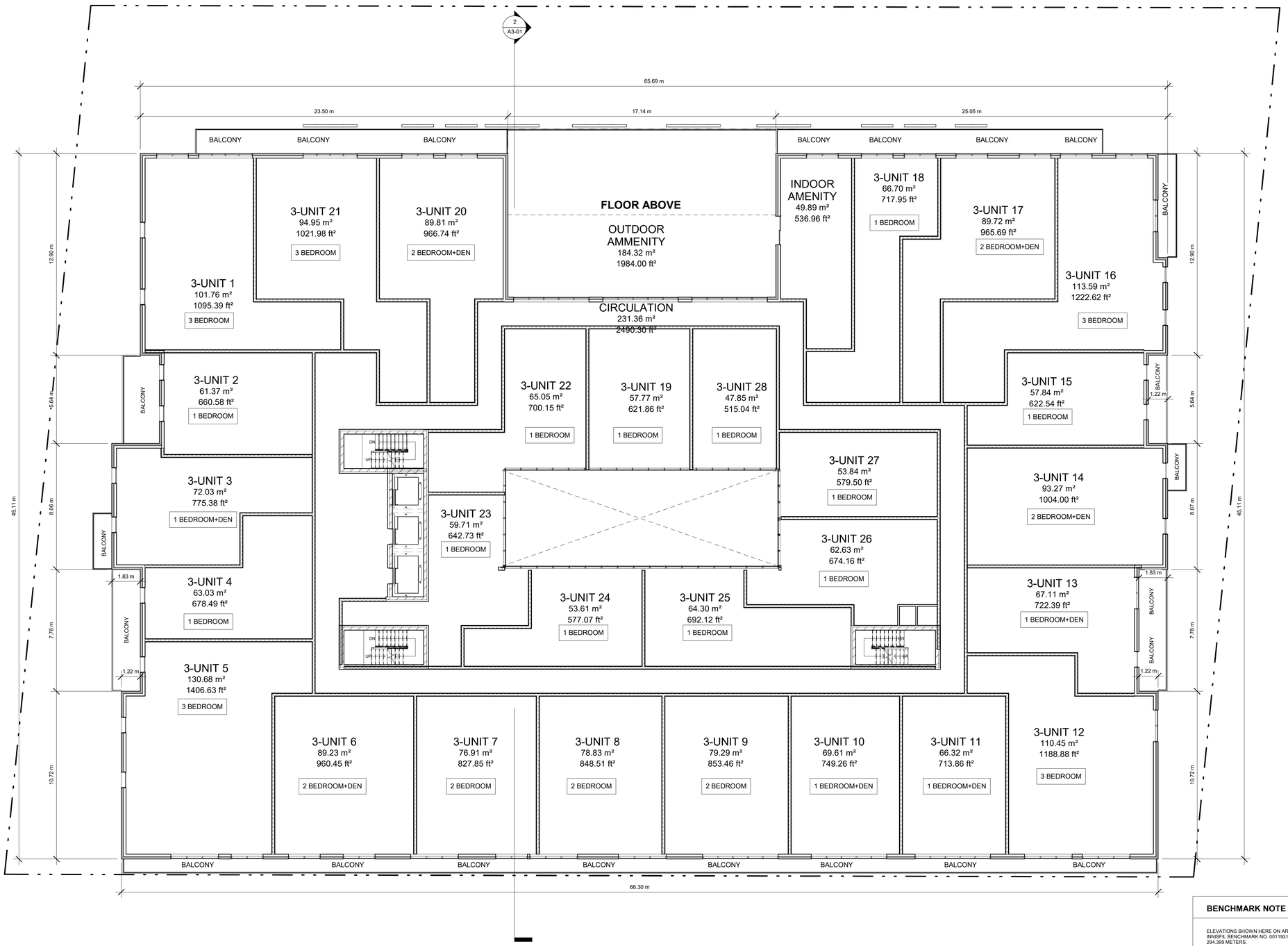

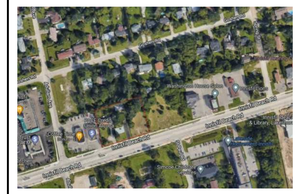

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

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PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A1-05**

LOCATION INNISFIL

REVISION **08**

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD.78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

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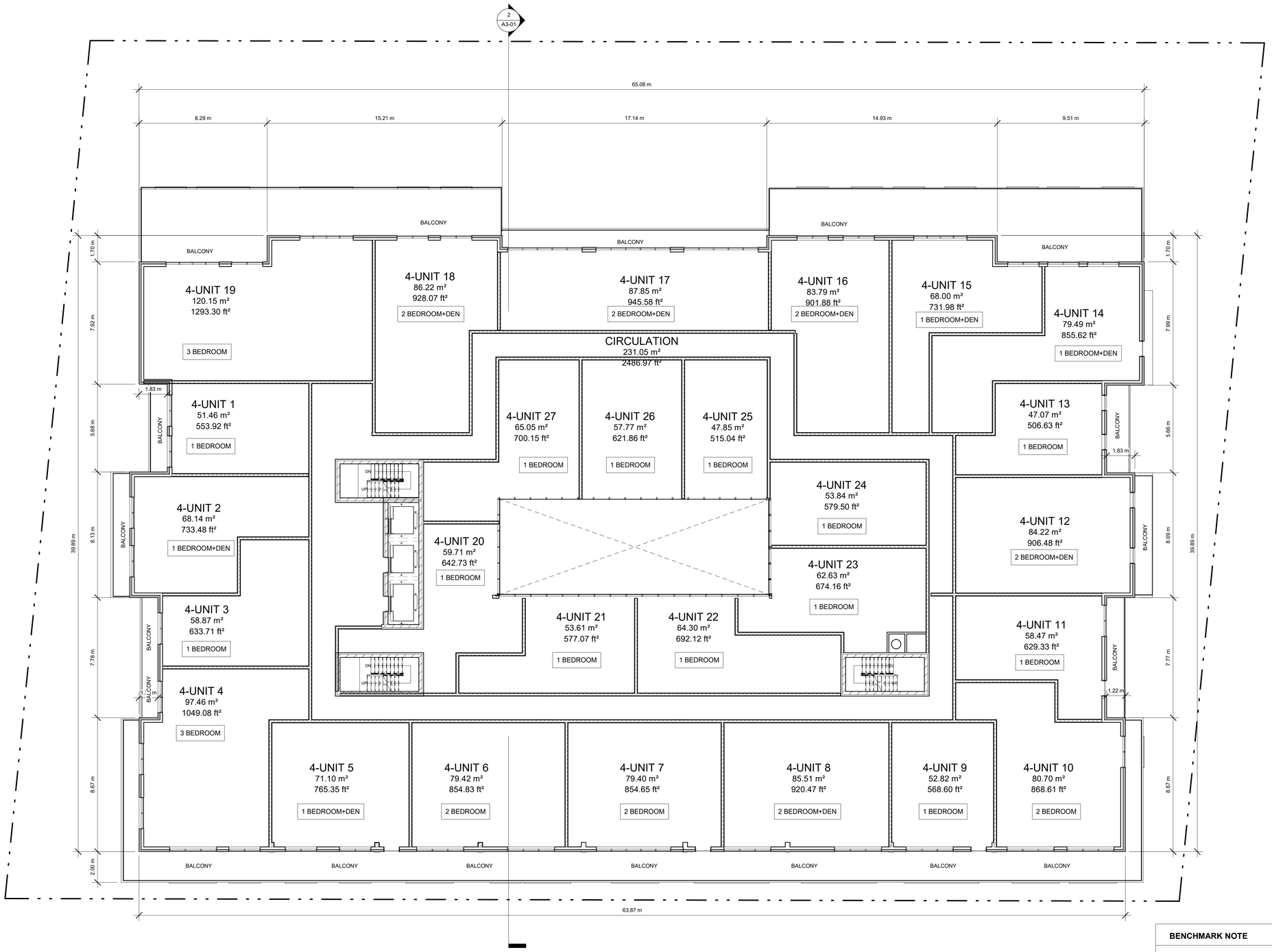
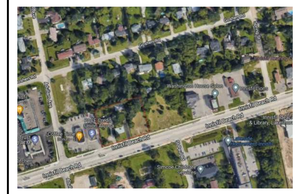


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

PROPOSED FOURTH FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
1:125	2021-11-26

N
PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A1-06
LOCATION	REVISION
INNISFIL	08

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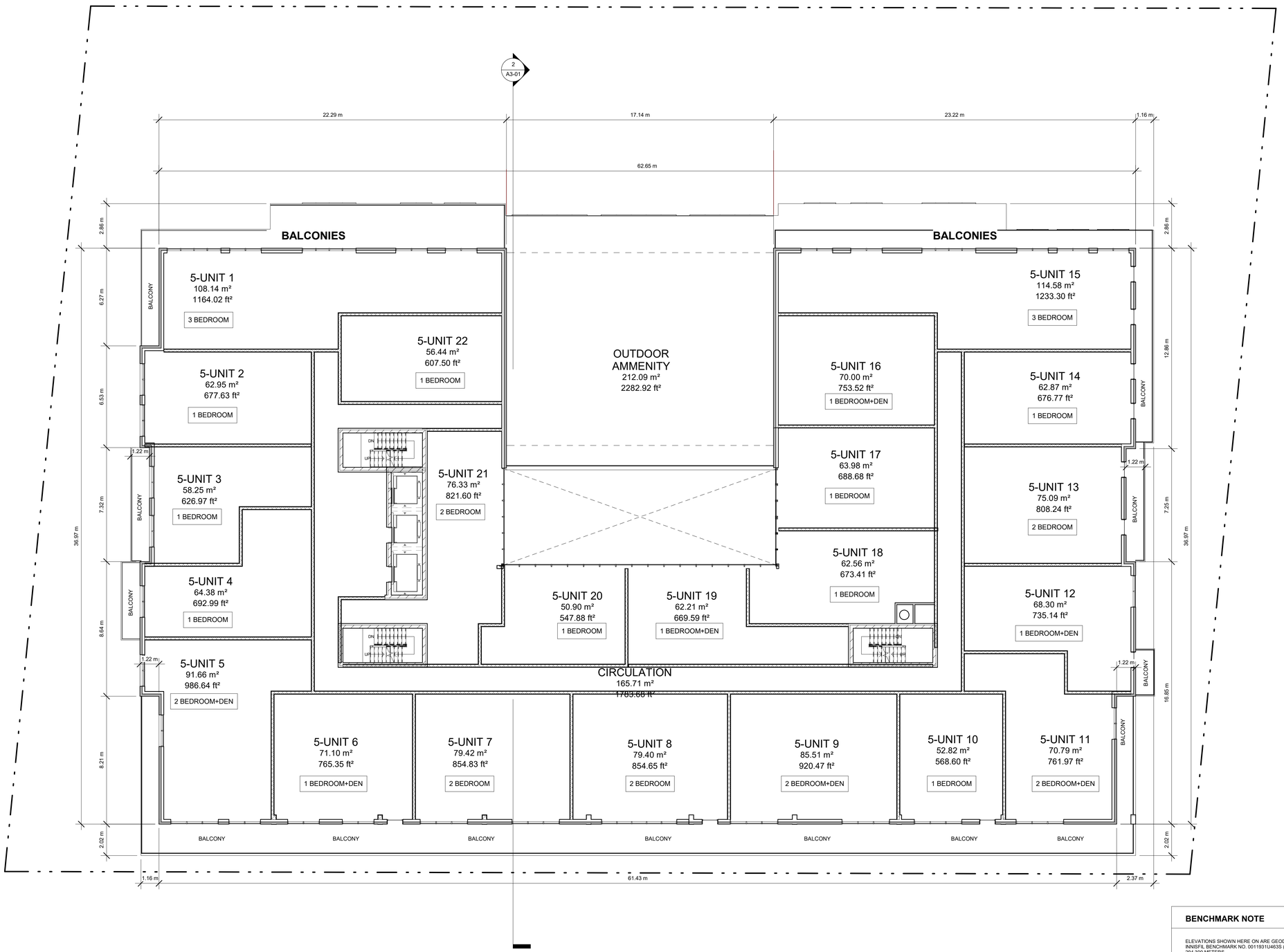

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED FIFTH FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N
PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A1-07
LOCATION INNISFIL	REVISION 08

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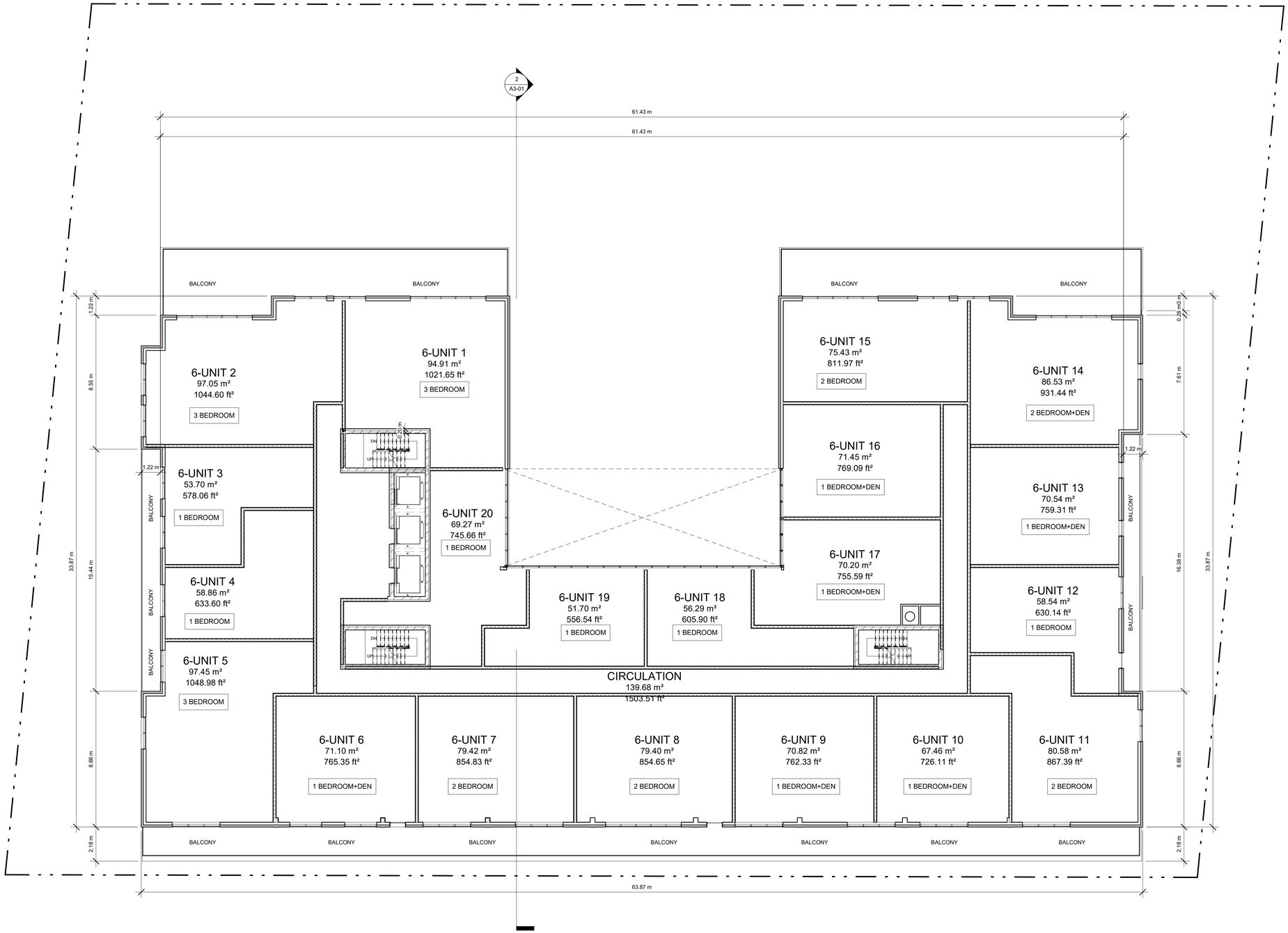
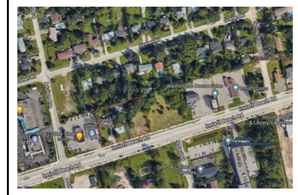


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00119310463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:54:59 PM

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CONSULTANTS

ONTARIO ASSOCIATION OF ARCHITECTS
SABA AL MATHNO
LICENCE
6963

QBS ARCHITECTS INC

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

PROPOSED SIXTH FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N
PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A1-08
LOCATION INNISFIL	REVISION 08

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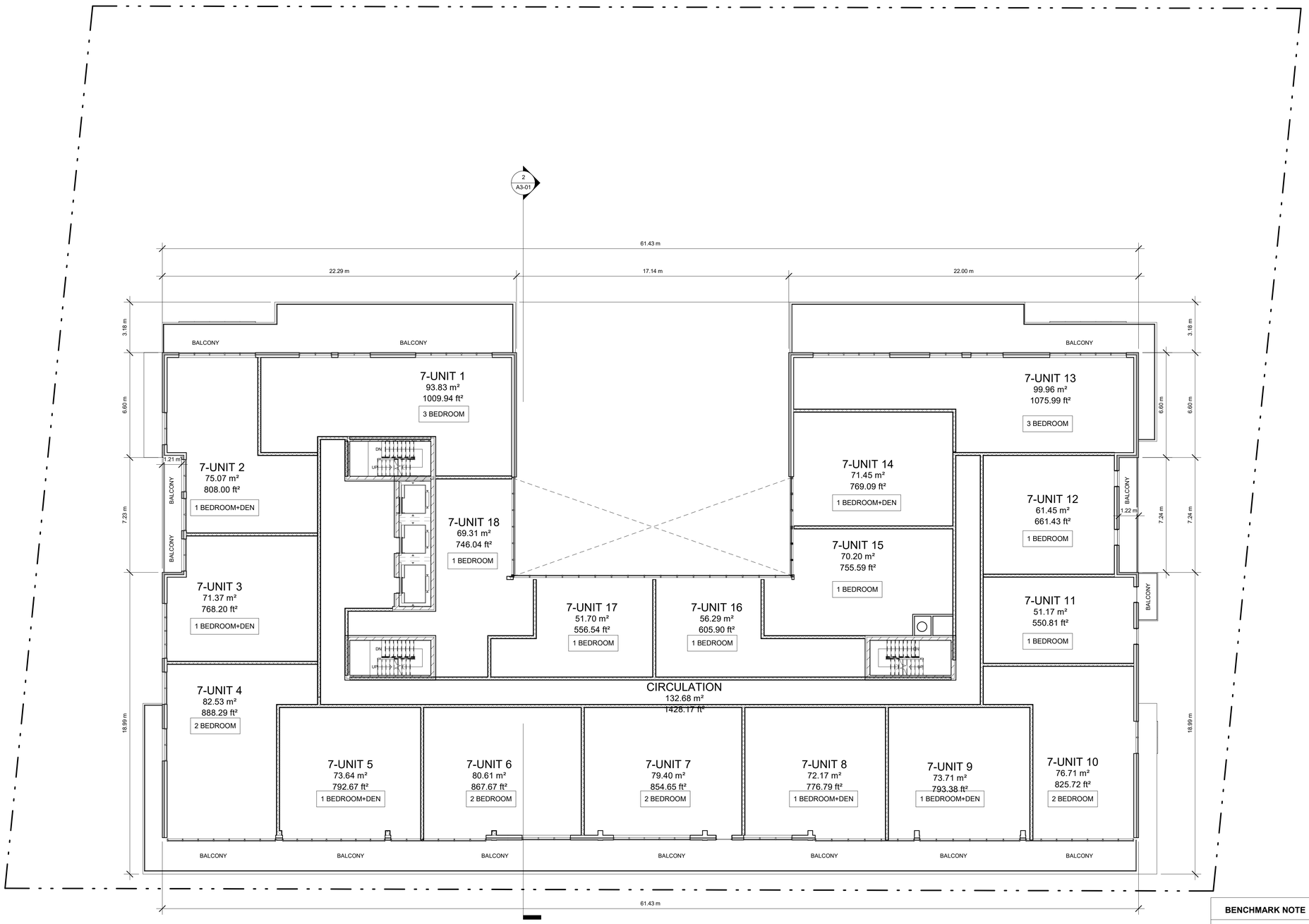
2022-08-11 3:54:59 PM



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROPOSED SEVETH FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N
PN

PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A1-09**

LOCATION INNISFIL

REVISION **08**

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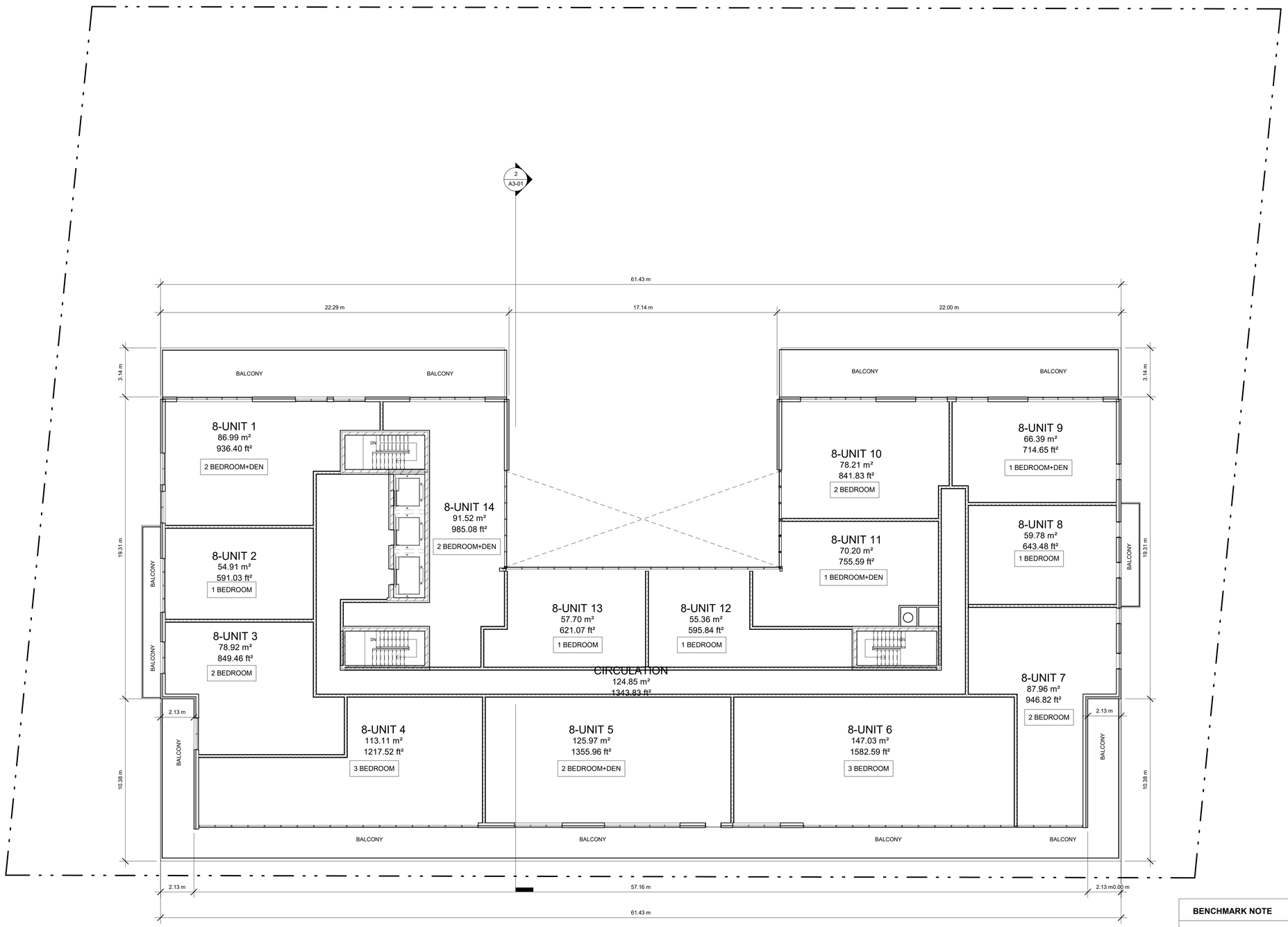
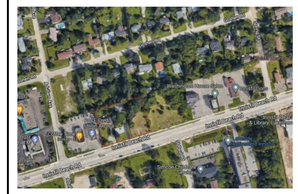


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:55:01 PM

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DRAWING TITLE

PROPOSED EIGHTH FLOOR PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N

PN

PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A1-10**

LOCATION INNISFIL

REVISION **08**

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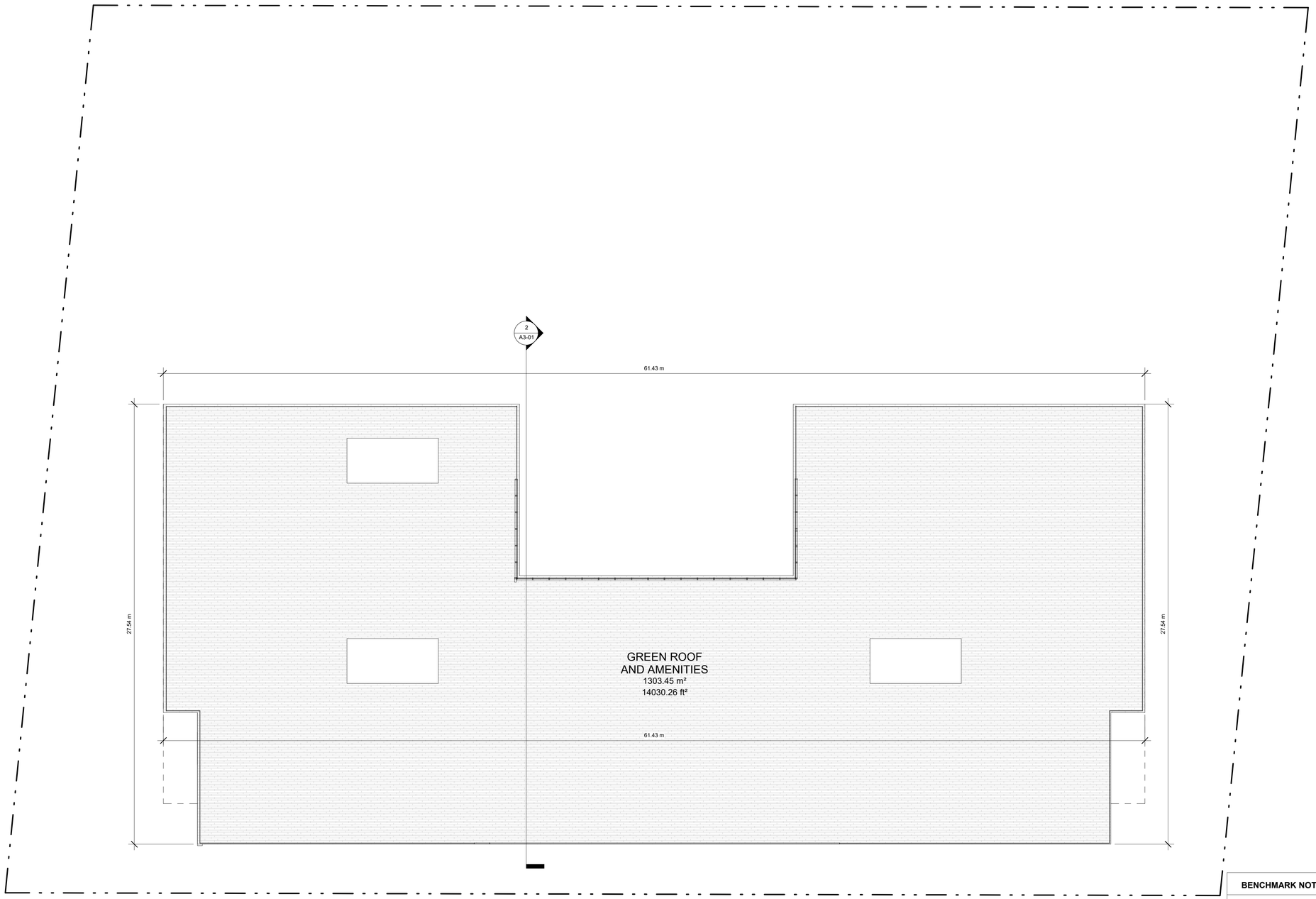
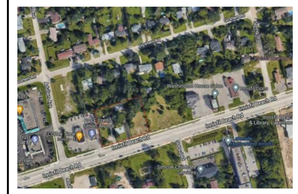


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:55:01 PM

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DRAWING TITLE

PROPOSED ROOF PLAN

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 2021-11-26

N
PN

PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A1-11**

LOCATION INNISFIL

REVISION **08**

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BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193U4638 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

	ISSUED FOR BP	2021-07-14
08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:55:12 PM

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DRAWING TITLE

PROP. FRONT ELEVATION

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 02/26/21

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A2-01
LOCATION INNISFIL	REVISION 08

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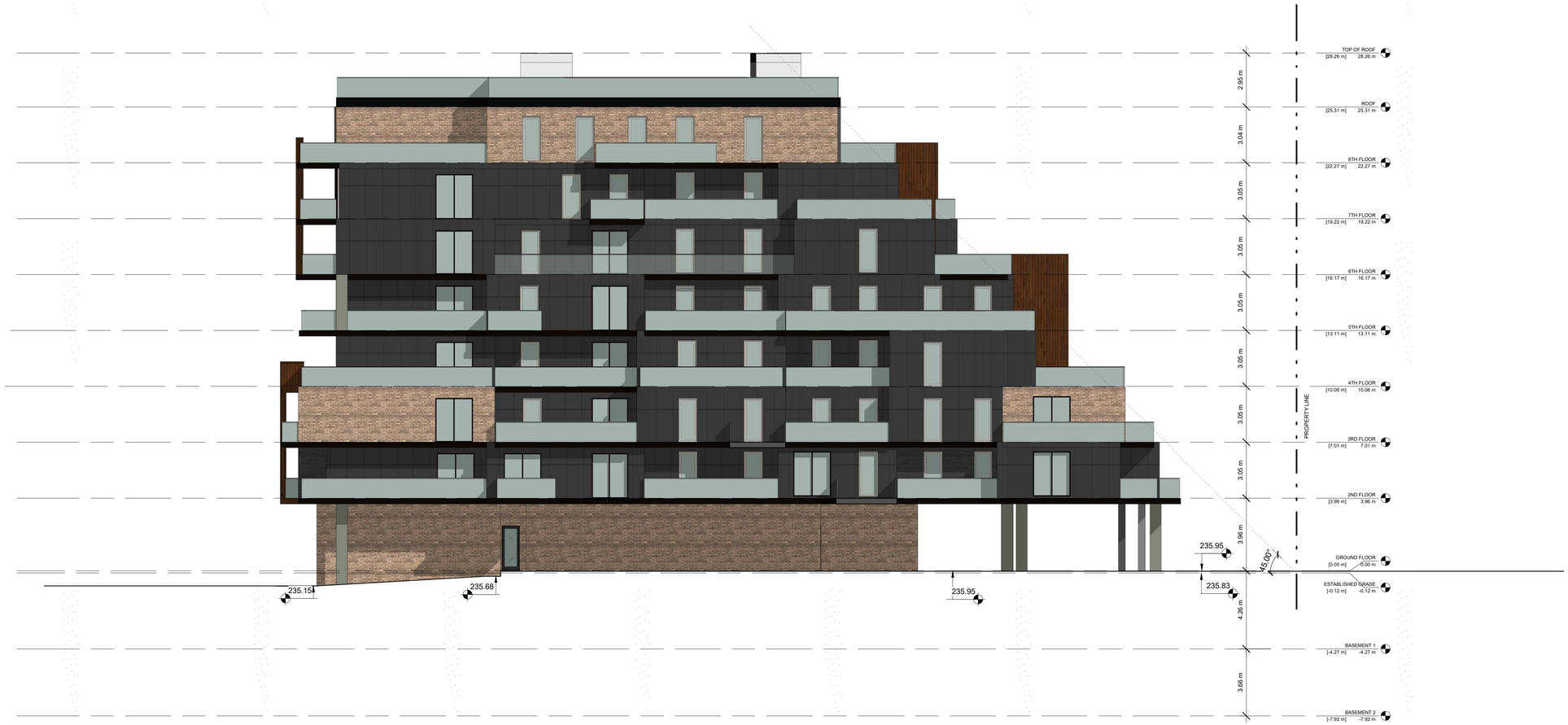
2022-08-11 3:55:12 PM



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER: 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

	ISSUED FOR BP	2021-07-14
08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROP. SIDE ELEVATION-(RIGHT)

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 02/26/21

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A2-02
LOCATION INNISFIL	REVISION 08

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BENCHMARK NOTE

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TOWNSHIP- CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:55:35 PM

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TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

PROP. REAR ELEVATION

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 03/22/22

N
PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A2-03
LOCATION INNISFIL	REVISION 08

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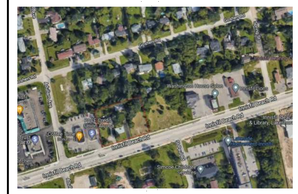
2022-08-11 3:55:35 PM

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193IU463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

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DRAWING TITLE

PROP. SIDE ELEVATION-(LEFT)

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D 1:125	DATE 03/22/22

N

PN

PROJECT NO. 200143

STAGE **SPA**

DRAWING NO. **A2-04**

LOCATION INNISFIL

REVISION **08**

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2022-08-11 3:55:43 PM

Front Elevation Window Area	
Type	Region Area(SQM)
Front Elevation Windows	2.46
Front Elevation Windows	2.46
Front Elevation Windows	2.48
Front Elevation Windows	2.48
Front Elevation Windows	2.48
Front Elevation Windows	2.48
Front Elevation Windows	2.48
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Front Elevation Windows	2.48
Front Elevation Windows	2.48
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Front Elevation Windows	4.95
Front Elevation Windows	4.95
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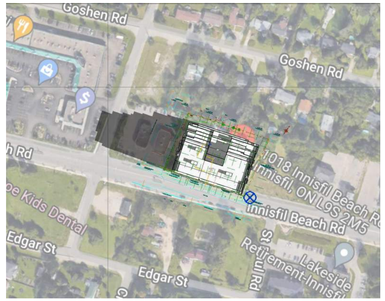
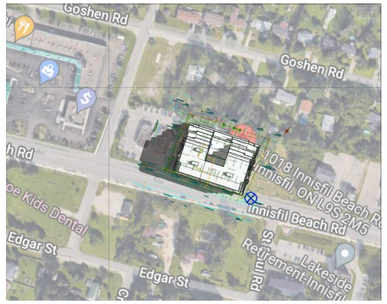


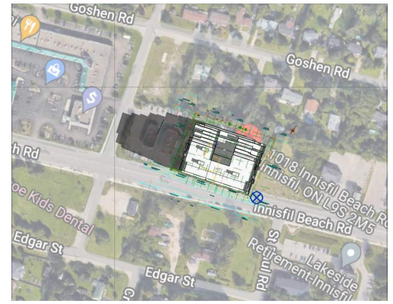
20/03/2022 SPRING 8-15 AM

1 : 960



21/06/2022 SUMMER 8-15 AM

1 : 960

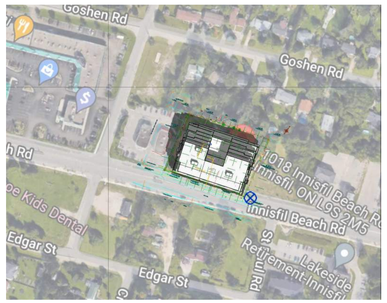


20/09/2022 FALL 8-15 AM

1 : 960

21/12/2022 WINTER 8-15 AM

1 : 960



20/03/2022 SPRING 11-15 AM

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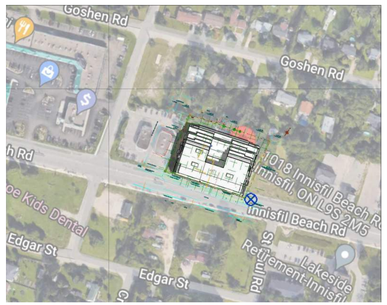

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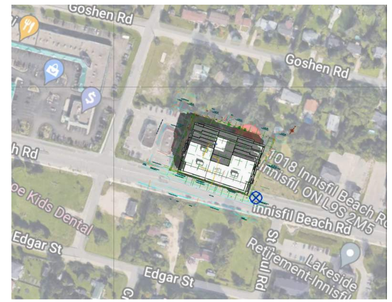
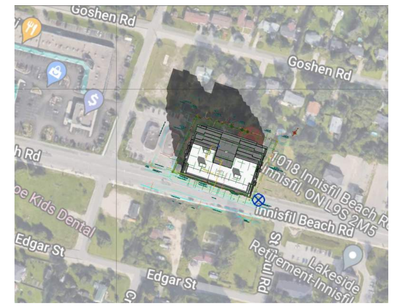


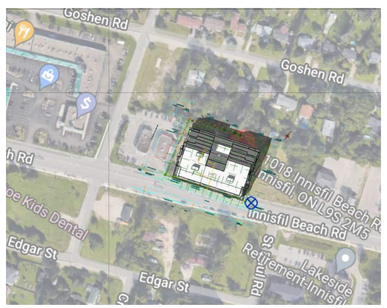
20/09/2022 FALL 11-15 AM

1 : 960



21/12/2022 WINTER 11-15 AM

1 : 960



20/03/2022 SPRING 2-15 PM

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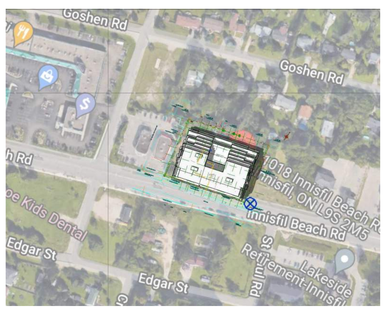

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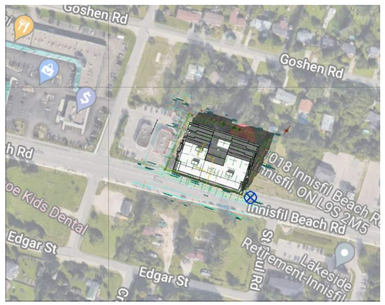

20/09/2022 FALL 2-15 PM

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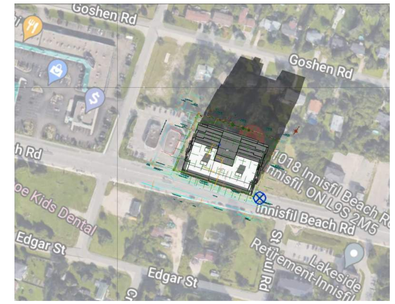

21/12/2022 WINTER 2-15 PM

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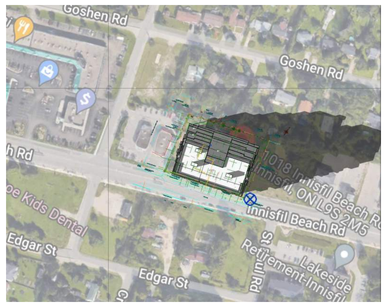

20/03/2022 SPRING 5-15 PM

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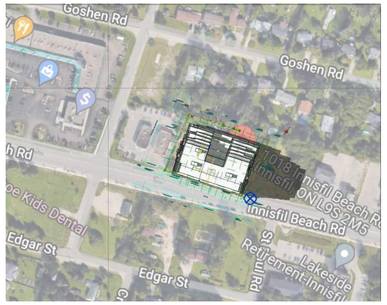

21/06/2022 SUMMER 5-15 PM

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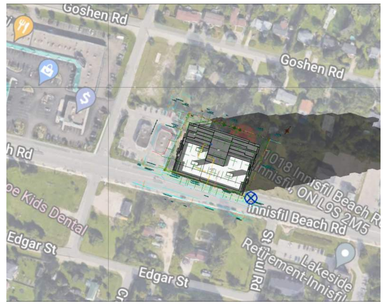

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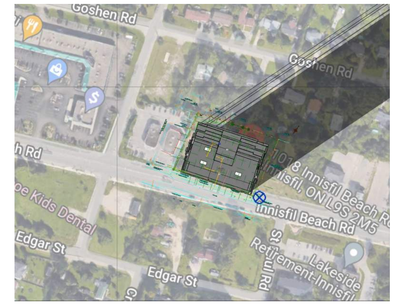


21/12/2022 WINTER 5-15 PM

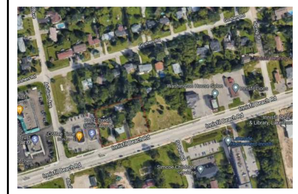
1 : 960

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.60M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON

08	ISSUED FOR SPA	2022-08-11
07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2022-03-23
05	ISSUED FOR CLIENT	2022-03-02
04	ISSUED FOR CLIENT	2021-02-18
03	ISSUED FOR CLIENT REVIEW	2021-12-22
02	ISSUED FOR CLIENT	2021-12-09
01	ISSUED FOR CLIENT REVIEW	2021-12-01

REVISIONS

2022-08-11 3:56:09 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

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LICENCE
6863

QBS ARCHITECTS INC

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

SUN SHADOW STUDY

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE 07/28/22

N

PN

PROJECT NO. 200143

STAGE	DRAWING NO.
SPA	A5-01
LOCATION INNISFIL	REVISION 08

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2022-08-11 3:56:09 PM