



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-071-2022**

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 properties are described legally as **PLAN 1249 PT LOT 1, PLAN 1249 PT LOT 2 and PLAN 1249 PT LOT 3**, are known municipally as **1018 Innisfil Beach Road, 1022 Innisfil Beach Road and 1028 Innisfil Beach Rd**, and are zoned as **"Mixed Use 2 (MU2)"**.

The applicant is proposing to construct a mixed-use building with a height of 28.26m. The applicant is seeking relief from Table 5.2b(F) of the Zoning By-law which permits a maximum height of 30 m for commercial building but only permits a maximum height of 24 m for mixed-use buildings.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, January 19, 2023, 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-development/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.

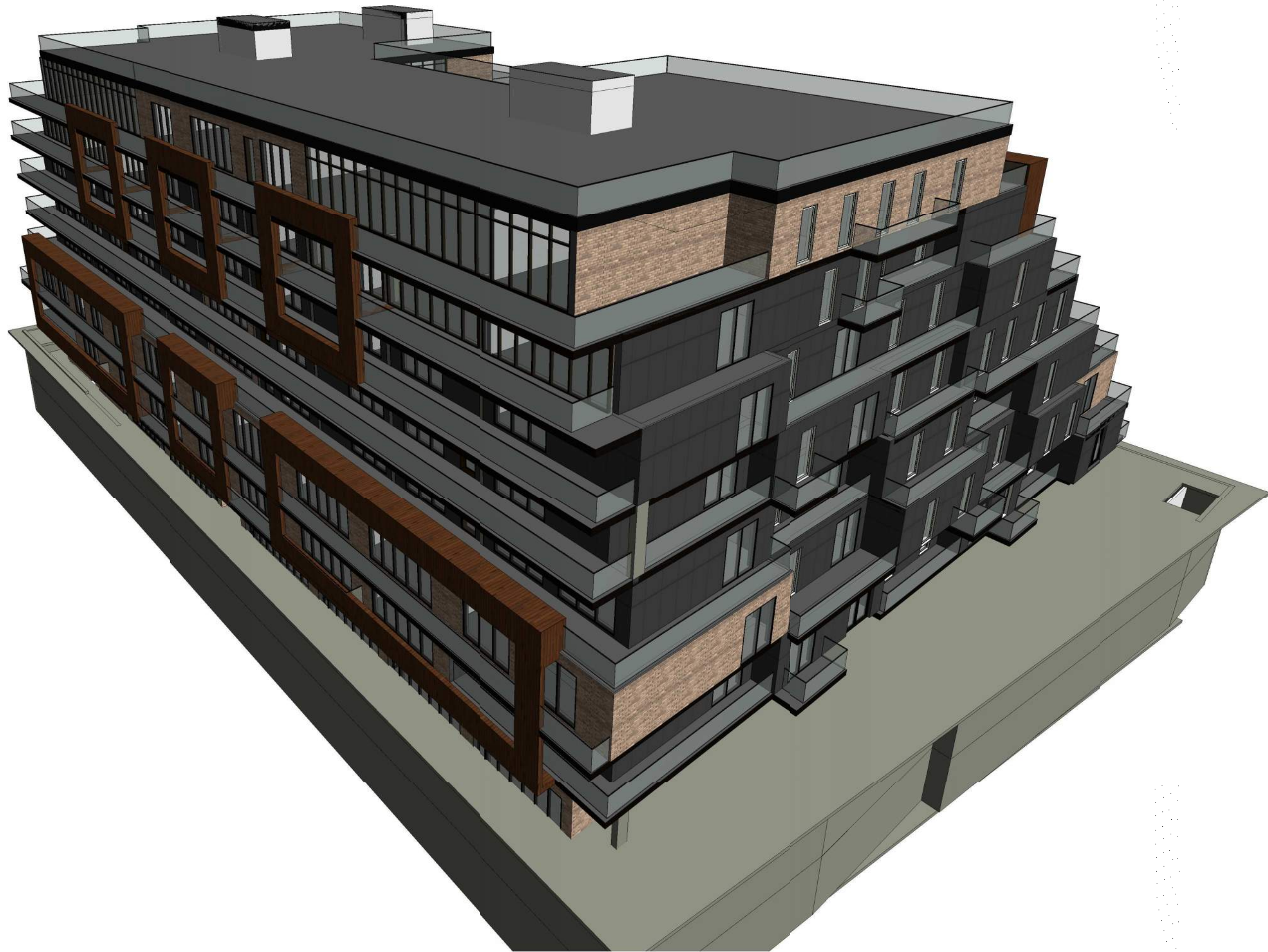
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **January 3, 2023**

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



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 dimensions 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



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

COVER

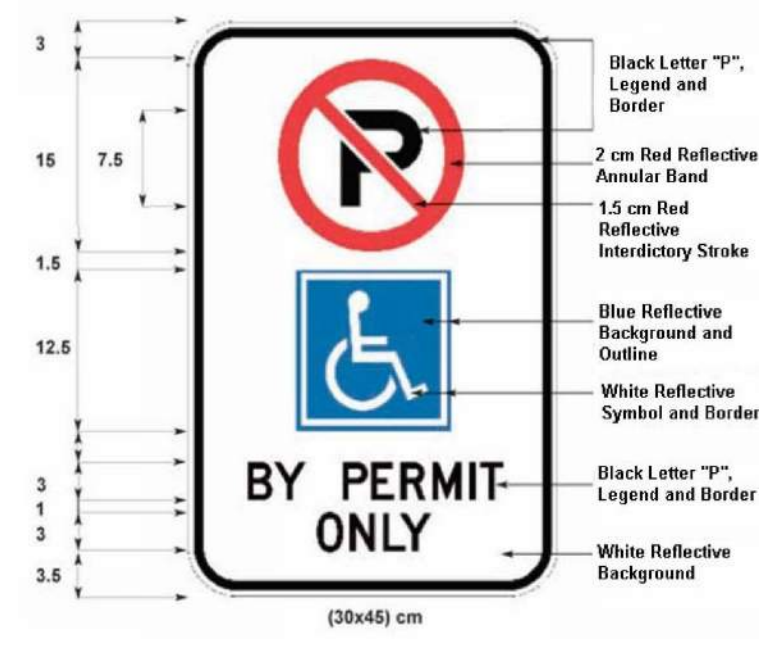
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26

PROJECT NO. 200143

STAGE DRAWING NO.
SPA A0-00

LOCATION INNISFIL REVISION **08**

TOWN FILE NUMBER: SP-2022-003



ACCESSIBLE PARKING SIGNAGE

1 : 64



CUSTOMER PARKING ONLY SIGNAGE

1 : 64



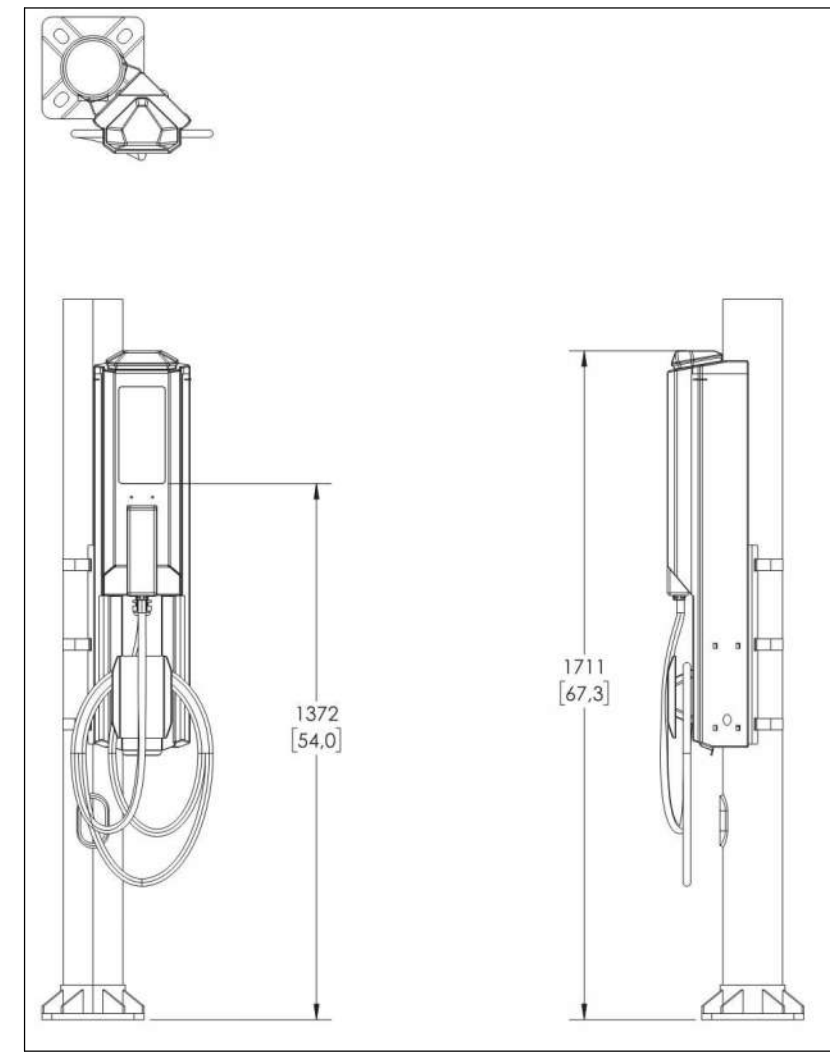
VISITOR PARKING ONLY SIGNAGE

1 : 64

SNOW STORAGE AREA CALCULATIONS

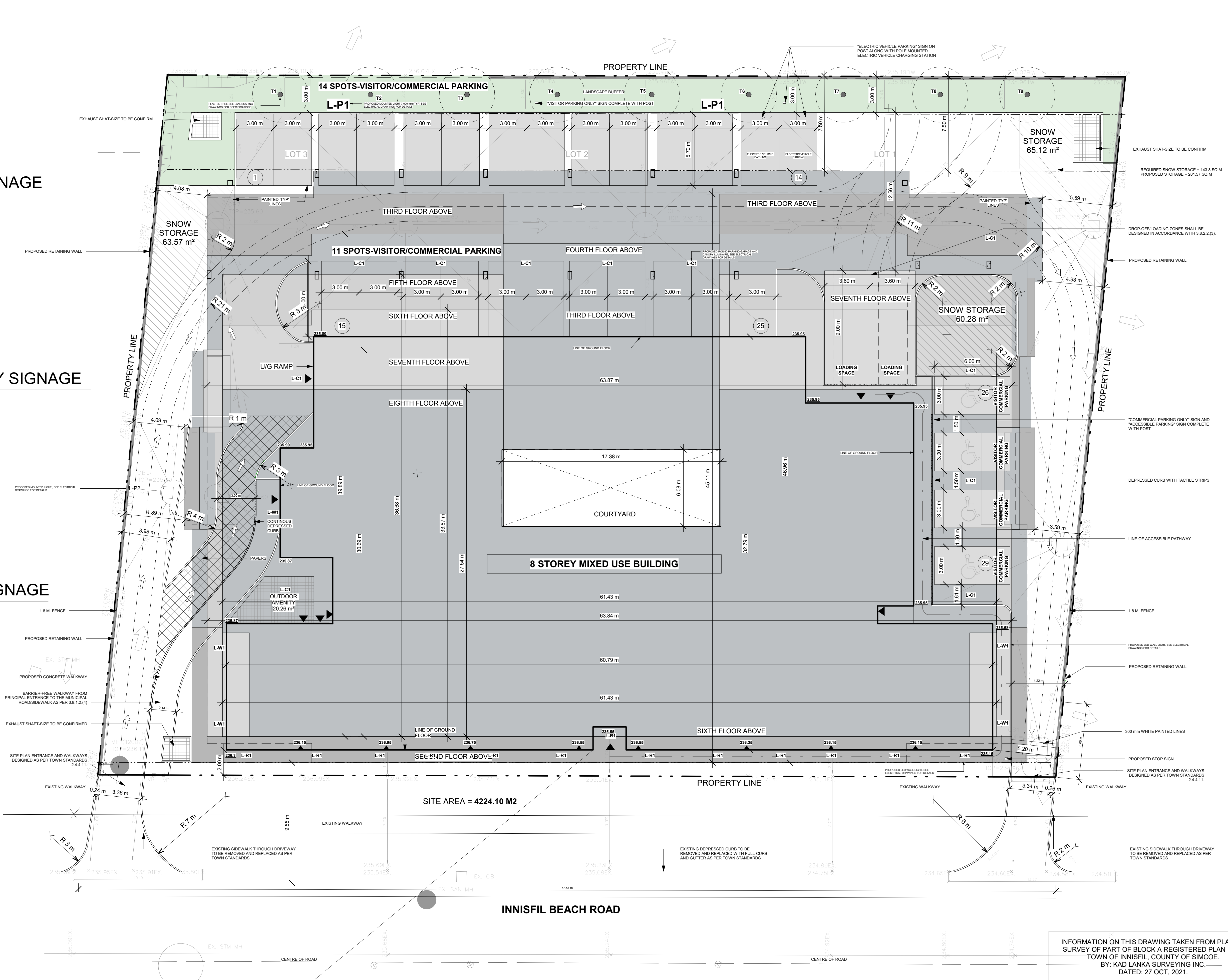
UNCOVERED AREA = 1,138.27 m²
REQUIRED SNOW STORAGE AREA (10%) = 113.83 m²
PROPOSED SNOW STORAGE AREA (16.60%) = 188.97 m²

SNOW STORAGE AREA	
Type	Region Area (SQM)
SNOW STORAGE B	63.58
SNOW STORAGE A	65.13
SNOW STORAGE C	122.89
	201.60



SINGLE SMART TWO POLE MOUNT

1 : 64



1-SITE PLAN

1 : 150

ESTABLISHED GRADE CALCULATION

236.3+236.67+236.87+236.95+236.95+236.8+236.95+236.95+236.95+236.68+236.15+236.55=3,065.87
3,065.87 DIVIDED BY 13=235.83

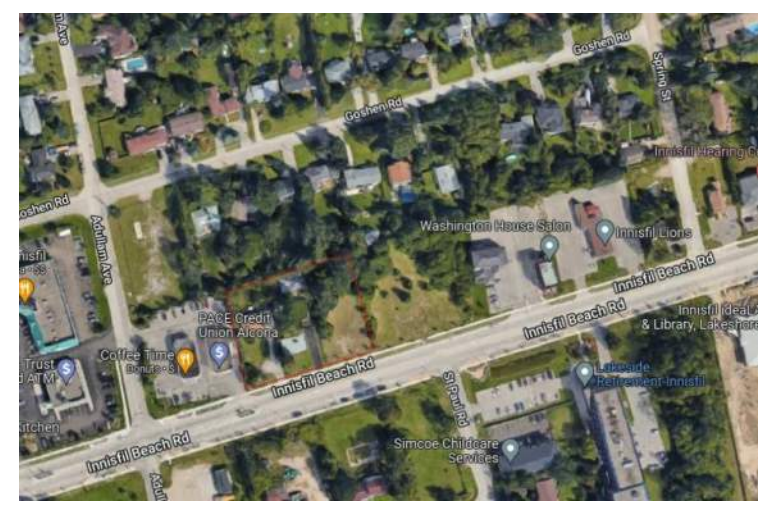
INFORMATION ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK A REGISTERED PLAN 1249, TOWN OF INNISFIL, COUNTY OF SIMCOE. BY: KAD LANKA SURVEYING INC. DATED: 27 OCT, 2021.

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.

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

TOWN FILE NUMBER: SP-2022-003



KEY PLAN

PROJECT
1018-1028 INNISFIL BEACH RD-INNISFIL, ON

NO.	REVISION	DATE
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
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REVISIONS

2022-08-11 3:54:47 PM

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DRAWING TITLE
SITE PLAN

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



PROJECT NO. 200143

STAGE SPA DRAWING NO. A0-01

LOCATION INNISFIL REVISION 08


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		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 16 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 LENGTH	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: 3.0M WIDTH 0.9M LENGTH 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 ADJUTING RESIDENTIAL ZONE	COMPLIES	YES	
INDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	161 UNITS - 4 SQM/UNIT 644 SQM SPACED REQUIRED
OUTDOOR AMENITY		2 SQM/UNIT	COMPLIES	YES	827.74 SQM/PROVIDED
TOTAL AMENITIES AREA		4 SQM/UNIT	COMPLIES	YES	
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 SQM/PROVIDED
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 = 1540.0X50% = 770.02 SQ.M	PROPOSED AREA FOR NON-RESIDENTIAL USES = 628.60 SQ.M	NO	

FIRM NAME: QBS ARCHITECTS INC. 1070 BAYVIEW AVENUE, SUITE 401 TORONTO, ON M4G 3T2 CERTIFICATE OF PRACTICE NUMBER: 5235 PROPOSED 8 MIXED USE BUILDING WITH 2 LEVELS OF U/G PARKING LOCATION: 1078-1088 KENNISLE BEACH RD-N/KN/ENF/CL										 The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architects BC001.	
ONTARIO'S BUILDING CODE DATA MATRIX PART 3 - RESIDENTIAL											
1	PROJECT DESCRIPTION:				<input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		<input type="checkbox"/> PART 11 11.1 TO 11.4	<input checked="" type="checkbox"/> PART 3 [A]1.2	<input type="checkbox"/> PART 9		OBC REFERENCE: Reference are to Division B unless noted (A) for Division A or (C) for Division C.
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				<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 3.2.2.48 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				3.2.2.20-8.3		
5	BUILDING AREA (m²)				EXISTING: 0		NEW: 3,086.74		1.4.1.2 (A)		1.4.1.2 (A)
6	GROSS AREA (m²)				EXISTING		NEW		TOTAL		1.4.1.2 (A)
	GROUND FLOOR				0.00		1540.04		1540.04		
	SECOND FLOOR				0.00		2891.71		2891.71		
	THIRD FLOOR				0.00		2889.47		2889.47		
	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 (28.29 M)		BELOW GRADE: 2		1.4.1.2 (A) & 3.2.1.1		1.4.1.2 (A) & 10.1.4
8	NUMBER OF STREET-FIRE 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								3.2.2.20-8.3		3.1.2.2
10	SPRINKLER SYSTEM PROPOSED:				<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> NOT REQUIRED		<input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.20-8.3		9.10.8.2
11	STANDPIPE REQUIRED:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				3.2.9		N/A
12	FIRE ALARM REQUIRED:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> YES (MUNICIPAL)				3.2.4		9.10.18
13	WATER SERVICE/SUPPLY IS ADEQUATE:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				3.2.5.7		N/A
14	HIGH BUILDING:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				3.2.6		N/A
15	CONSTRUCTION RESTRICTIONS:				<input checked="" type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE		<input type="checkbox"/> COMBUSTIBLE REQUIRED <input type="checkbox"/> COMBUSTIBLE		3.2.2.20-8.3		9.10.6
16	MEZZANINE(S) AREA (m²)				N/A				3.2.1.1 (3) & 8.1		9.10.4.1
17	OCCUPANT LOAD BASES ON:				<input checked="" type="checkbox"/> n/PERSON <input type="checkbox"/> DESIGN OF BUILDING				3.1.17		9.9.1.3
18	BASEMENT 2:				OCCUPANCY F3		BUILDING DESIGN		LOAD_0_ PERSONS		
19	BASEMENT 1:				OCCUPANCY F3		BUILDING DESIGN		LOAD_0_ PERSONS		
20	GROUND FLOOR:				OCCUPANCY ED		3.1.1.71		LOAD_126_ PERSONS		
21	SECOND FLOOR:				OCCUPANCY A2		3.1.1.71		LOAD_161_ PERSONS		
22	THIRD FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_104_ PERSONS		
23	FOURTH FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_96_ PERSONS		
24	FIFTH FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_78_ PERSONS		
25	SIXTH FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_66_ PERSONS		
26	SEVENTH FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_52_ PERSONS		
27	EIGHTH FLOOR:				OCCUPANCY C		3.1.1.71		LOAD_48_ PERSONS		
28	BARRIER-FREE DESIGN:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				3.8		9.5.2
29	HAZARDOUS SUBSTANCES:				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.1.1.2 & 3.3.1.9		9.10.1.3(a)
30	REQUIRED FIRE RESISTANCE RATING (FRR)				ASSEMBLY: RATING FLOORS OVER BASEMENT: 2H ROOF: 1H MEZZANINE: N/A		SUPPORTING ASSEMBLY: NON-COMBUSTIBLE IN LIEU OF RATING? 2H 2H NO NO		3.2.2.20-8.3 3.2.1.4		9.10.8 9.10.9
31	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										
32	WALL				AREA OF E.B.F. (m²)	L.D. (m)	L.H. (m)	PERMITTED OR MAX % OF HL OPENINGS	PROPOSED % OF OPENINGS (m²/m²)	FRR (HOURS)	LISTED DESIGN OR CONSTR.
33	FRONT (GROSS)				17,875.42	6642.10	52.1	15.9	100%	50.66% (831.79)	<input checked="" type="checkbox"/>
34	REAR (NET)				17,397.39	1616.27	31.2	9.4	100%	48.31% (780.84)	<input checked="" type="checkbox"/>
35	SIDE (RIGHT SIDE)				10,016.03	935.72	7.9	2.4	100%	15.27% (108.46)	<input checked="" type="checkbox"/>
36	SIDE (LEFT SIDE)				10,022.39	935.19	13.5	4.1	90%	29.58% (275.46)	<input checked="" type="checkbox"/>
37	ENERGY EFFICIENCY:				COMPLIANCE PATH: SB-10 ENERGY MODELLING CLIMATE ZONE: 6						

01 - LOT AREA		
LOT AREA	4224.10 m ²	4224.10 m ²

GROSS FLOOR AREA (RESIDENTIAL STATS)			NET SALEABLE AREA	
Level	Area	Area m2	Area	Area m2
GROUND FLOOR	16666.84 SF	1547.94 m ²	6219.05 SF	577.77 m ²
1ST FLOOR	31158.89 SF	2891.78 m ²	27868.17 SF	2572.41 m ²
3RD FLOOR	29948.18 SF	2689.47 m ²	25474.60 SF	2366.67 m ²
4TH FLOOR	25657.83 SF	2383.69 m ²	22220.37 SF	2064.34 m ²
5TH FLOOR	21220.07 SF	1971.41 m ²	18775.33 SF	1744.29 m ²
6TH FLOOR	18456.08 SF	1687.53 m ²	17134.05 SF	1591.81 m ²
7TH FLOOR	16525.80 SF	1528.87 m ²	15288.80 SF	1420.01 m ²
8TH FLOOR	15989.10 SF	1476.36 m ²	13755.38 SF	1272.92 m ²
Grand total: 42	176485.10 SF	16396.00 m ²	146552.80 SF	13615.20 m ²

Area Schedule (AMENITIES AREAS)			
Level	Name	Area	Area m ²
GROUND FLOOR	LOBBY	95.50 m ²	95.50 m ²
GROUND FLOOR	STAIR	13.22 m ²	13.22 m ²
GROUND FLOOR	STORAGE	6.30 m ²	6.30 m ²
GROUND FLOOR	ELEV.	18.85 m ²	18.85 m ²
GROUND FLOOR	RAMP	11.20 m ²	11.20 m ²
GROUND FLOOR	STAIR	13.49 m ²	13.49 m ²
GROUND FLOOR	ELEV.	13.03 m ²	13.03 m ²
GROUND FLOOR	POODOR AMENITY	50.00 m ²	50.00 m ²
GROUND FLOOR	WC	13.58 m ²	13.58 m ²
GROUND FLOOR	POODOR AMENITY	40.82 m ²	40.82 m ²
GROUND FLOOR	COMMERCIAL	59.26 m ²	59.26 m ²
GROUND FLOOR	MOVING AREA	39.21 m ²	39.21 m ²
GROUND FLOOR	RAILWAY	71.66 m ²	71.66 m ²
GROUND FLOOR	POODOR AMENITY	199.18 m ²	199.18 m ²
GROUND FLOOR	OFFICE	12.36 m ²	12.36 m ²
GROUND FLOOR	ELEVATION	165.02 m ²	165.02 m ²
GROUND FLOOR	STAIR	13.55 m ²	13.55 m ²
GROUND FLOOR	MALL ROOM	4.47 m ²	4.47 m ²
GROUND FLOOR	POODOR AMENITY	190.17 m ²	190.17 m ²
GROUND FLOOR	POODOR AMENITY	54.74 m ²	54.74 m ²
STB FLOOR	POODOR AMENITY	286.23 m ²	286.23 m ²
STB FLOOR	POODOR AMENITY	2019.47 m ²	2019.47 m ²

UNITS AREA SCHEDULE			
Name	Area	Comments	
UNIT 1	100.73 m ²	3 BR	
UNIT 2	100.73 m ²	10B+2D	
UNIT 3	62.79 m ²	1 BR	
UNIT 4	100.73 m ²	10B+2D	
UNIT 5	110.30 m ²	3 BR	
UNIT 6	78.81 m ²	2 BR	
UNIT 7	78.81 m ²	2 BR	
UNIT 8	78.81 m ²	2 BR	
UNIT 9	100.73 m ²	10B+2D	
UNIT 10	100.73 m ²	10B+2D	
UNIT 11	100.73 m ²	10B+2D	
UNIT 12	81.91 m ²	2 BR	
UNIT 13	78.81 m ²	2 BR	
UNIT 14	78.81 m ²	2 BR	
UNIT 15	63.16 m ²	1 BR	
UNIT 16	63.16 m ²	1 BR	
UNIT 17	105.26 m ²	3 BR	
UNIT 18	103.90 m ²	3 BR	
UNIT 19	64.52 m ²	1 BR	
UNIT 20	64.52 m ²	1 BR	
UNIT 21	61.62 m ²	1 BR	
UNIT 22	61.62 m ²	1 BR	
UNIT 23	54.01 m ²	1 BR	
UNIT 24	64.52 m ²	1 BR	
UNIT 25	64.52 m ²	2 BR	
UNIT 26	64.52 m ²	1 BR	
UNIT 27	65.05 m ²	10B+2D	
UNIT 28	65.05 m ²	10B+2D	
UNIT 29	65.05 m ²	10B+2D	
UNIT 30	53.81 m ²	1 BR	
UNIT 31	64.52 m ²	1 BR	
UNIT 32	53.81 m ²	1 BR	
UNIT 33	57.17 m ²	1 BR	
2ND FLOOR	2,384.36		
UNIT 1	151.76 m ²	3 BR	
UNIT 2	151.76 m ²	3 BR	
UNIT 3	72.03 m ²	10B+2D	
UNIT 4	72.03 m ²	10B+2D	
UNIT 5	130.89 m ²	3 BR	
UNIT 6	89.23 m ²	2 BR	
UNIT 7	89.23 m ²	2 BR	
UNIT 8	78.81 m ²	2 BR	
UNIT 9	78.81 m ²	2 BR	
UNIT 10	69.61 m ²	10B+2D	
UNIT 11	69.61 m ²	10B+2D	
UNIT 12	69.61 m ²	10B+2D	
UNIT 13	61.71 m ²	1 BR	
UNIT 14	61.71 m ²	1 BR	
UNIT 15	57.84 m ²	1 BR	
UNIT 16	113.59 m ²	3 BR	
UNIT 17	113.59 m ²	3 BR	
UNIT 18	69.70 m ²	1 BR	
UNIT 19	69.70 m ²	1 BR	
UNIT 20	89.23 m ²	2 BR	
UNIT 21	89.23 m ²	2 BR	
UNIT 22	64.50 m ²	1 BR	
UNIT 23	64.50 m ²	1 BR	
UNIT 24	59.71 m ²	1 BR	
UNIT 25	59.71 m ²	1 BR	
UNIT 26	64.50 m ²	1 BR	
UNIT 27	64.50 m ²	1 BR	
UNIT 28	62.63 m ²	1 BR	
UNIT 29	62.63 m ²	1 BR	
UNIT 30	47.85 m ²	1 BR	
UNIT 31	47.85 m ²	1 BR	
3RD FLOOR	2,161.89		
UNIT 1	61.62 m ²	1 BR	
UNIT 2	61.62 m ²	1 BR	
UNIT 3	58.87 m ²	1 BR	
UNIT 4	58.87 m ²	1 BR	
UNIT 5	71.10 m ²	10B+2D	
UNIT 6	71.10 m ²	10B+2D	
UNIT 7	85.79 m ²	2 BR	
UNIT 8	85.79 m ²	2 BR	
UNIT 9	85.79 m ²	2 BR	
UNIT 10	58.87 m ²	1 BR	
UNIT 11	58.87 m ²	1 BR	
UNIT 12	58.87 m ²	1 BR	
UNIT 13	47.87 m ²	1 BR	
UNIT 14	47.87 m ²	1 BR	
UNIT 15	68.00 m ²	10B+2D	
UNIT 16	68.00 m ²	10B+2D	
UNIT 17	68.00 m ²	10B+2D	
UNIT 18	66.02 m ²	2 BR	
UNIT 19	66.02 m ²	2 BR	
UNIT 20	59.71 m ²	1 BR	
UNIT 21	59.71 m ²	1 BR	
UNIT 22	64.50 m ²	1 BR	
UNIT 23	64.50 m ²	1 BR	
UNIT 24	62.63 m ²	1 BR	
UNIT 25	62.63 m ²	1 BR	
UNIT 26	47.85 m ²	1 BR	
UNIT 27	47.85 m ²	1 BR	
UNIT 28	65.05 m ²	10B+2D	
UNIT 29	65.05 m ²	10B+2D	
UNIT 30	65.05 m ²	10B+2D	
UNIT 31	53.81 m ²	1 BR	
UNIT 32	53.81 m ²	1 BR	
UNIT 33	57.17 m ²	1 BR	

5-UNIT 1	108.14 m ²	3 BR
5-UNIT 2	62.25 m ²	1 BR
5-UNIT 3	58.25 m ²	1 BR
5-UNIT 4	64.38 m ²	1 BR
5-UNIT 5	91.66 m ²	2 BR+DEN
5-UNIT 6	170.10 m ²	1BR+DEN
5-UNIT 7	79.42 m ²	2BR
5-UNIT 8	79.40 m ²	2BR
5-UNIT 9	66.51 m ²	2 BR+DEN
5-UNIT 10	52.82 m ²	1 BR
5-UNIT 11	70.79 m ²	2 BR+DEN
5-UNIT 12	68.30 m ²	1BR+DEN
5-UNIT 13	75.09 m ²	2BR
5-UNIT 14	62.87 m ²	1 BR
5-UNIT 15	114.58 m ²	3 BR
5-UNIT 16	70.00 m ²	1BR+DEN
5-UNIT 17	63.98 m ²	1 BR
5-UNIT 18	62.56 m ²	1 BR
5-UNIT 19	62.21 m ²	1BR+DEN
5-UNIT 20	50.90 m ²	1 BR
5-UNIT 21	76.33 m ²	2BR
5-UNIT 22	56.44 m ²	1 BR

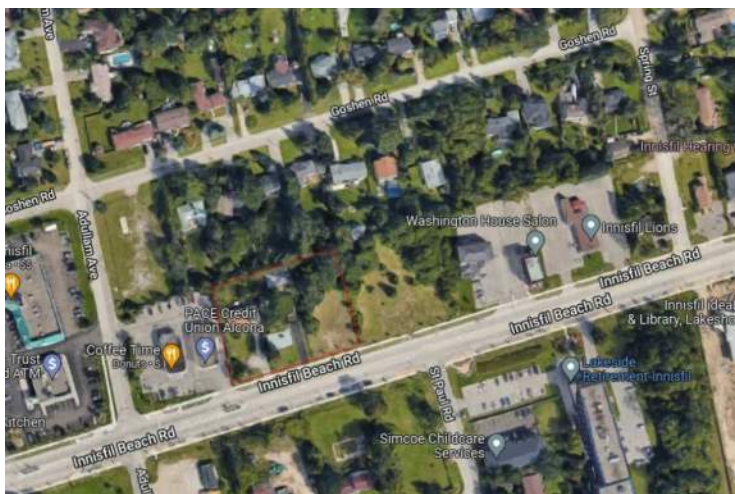
6-UNIT 1	94.91 m ²	3 BR
6-UNIT 2	97.05 m ²	3 BR
6-UNIT 3	53.70 m ²	1 BR
6-UNIT 4	58.86 m ²	1 BR
6-UNIT 5	97.45 m ²	3 BR
6-UNIT 6	71.10 m ²	1BR+DEN
6-UNIT 7	79.42 m ²	2BR
6-UNIT 8	70.40 m ²	2BR
6-UNIT 9	80.82 m ²	2BR
6-UNIT 10	67.46 m ²	1BR+DEN
6-UNIT 11	80.58 m ²	2BR
6-UNIT 12	58.54 m ²	1 BR
6-UNIT 13	70.54 m ²	1BR+DEN
6-UNIT 14	86.53 m ²	2 BR+DEN
6-UNIT 15	70.45 m ²	2BR
6-UNIT 16	71.45 m ²	1BR+DEN
6-UNIT 17	70.20 m ²	1BR+DEN
6-UNIT 18	56.29 m ²	1 BR
6-UNIT 19	51.70 m ²	1 BR
6-UNIT 20	69.27 m ²	1 BR

7-JUNIT 1	93.03 mm ²	3 BR
7-JUNIT 2	75.07 mm ²	1BR+DEN
7-JUNIT 3	71.37 mm ²	1BR+DEN
7-JUNIT 4	82.53 mm ²	2BR
7-JUNIT 5	73.64 mm ²	1BR+DEN
7-JUNIT 6	80.81 mm ²	2BR
7-JUNIT 7	79.40 mm ²	2BR
7-JUNIT 8	72.17 mm ²	1BR+DEN
7-JUNIT 9	73.71 mm ²	1BR+DEN
7-JUNIT 10	76.17 mm ²	2BR
7-JUNIT 11	71.71 mm ²	1BR
7-JUNIT 12	61.95 mm ²	1 BR
7-JUNIT 13	96.96 mm ²	3 BR
7-JUNIT 14	71 mm ²	1BR+DEN
7-JUNIT 15	70.20 mm ²	1 BR
7-JUNIT 16	56.29 mm ²	1 BR
7-JUNIT 17	51.70 mm ²	1 BR
7-JUNIT 18	69.31 mm ²	1 BR

5-UNIT 1	86.99 m ²	2 BR+DEN
5-UNIT 2	54.91 m ²	1 BR
5-UNIT 3	78.92 m ²	1 BR
5-UNIT 4	113.11 m ²	3 BR
5-UNIT 5	125.97 m ²	2 BR+DEN
5-UNIT 6	147.03 m ²	3 BR
5-UNIT 7	87.96 m ²	2BR
5-UNIT 8	59.78 m ²	1 BR
5-UNIT 9	66.39 m ²	1BR+DEN
5-UNIT 10	78.21 m ²	2BR
5-UNIT 11	70.26 m ²	1BR+DEN
5-UNIT 12	55.36 m ²	1 BR
5-UNIT 13	57.70 m ²	1 BR
5-UNIT 14	91.52 m ²	2 BR+DEN
8TH FLOOR AREA	1174.05 m ²	
TOTAL AREA	11859.55 m ²	

ARE GEODETIC AND REFERRED TO THE TOWNSHIP
31U463S (CGVD:78) HAVING AN ELEVATION OF
CHURCH, TABLE IN NORTH STONE FOUNDATION
THE NORTHWEST CORNER AND 1.62M BELOW

NUMBER: SP-2022-0



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 3:54:48 PM

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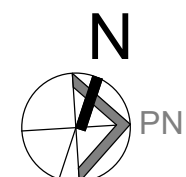
QBS 
ARCHITECTS INC.

TORONTO - CANADA 416.546.2040 info@qbsarchitects.co

DRAWING TITLE

STATISTICS

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



PROJECT NO.	200143
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STAGE	DRAWING NO.	
SPA	A0-02	
LOCATION	REVISION	
INNISFIL		08

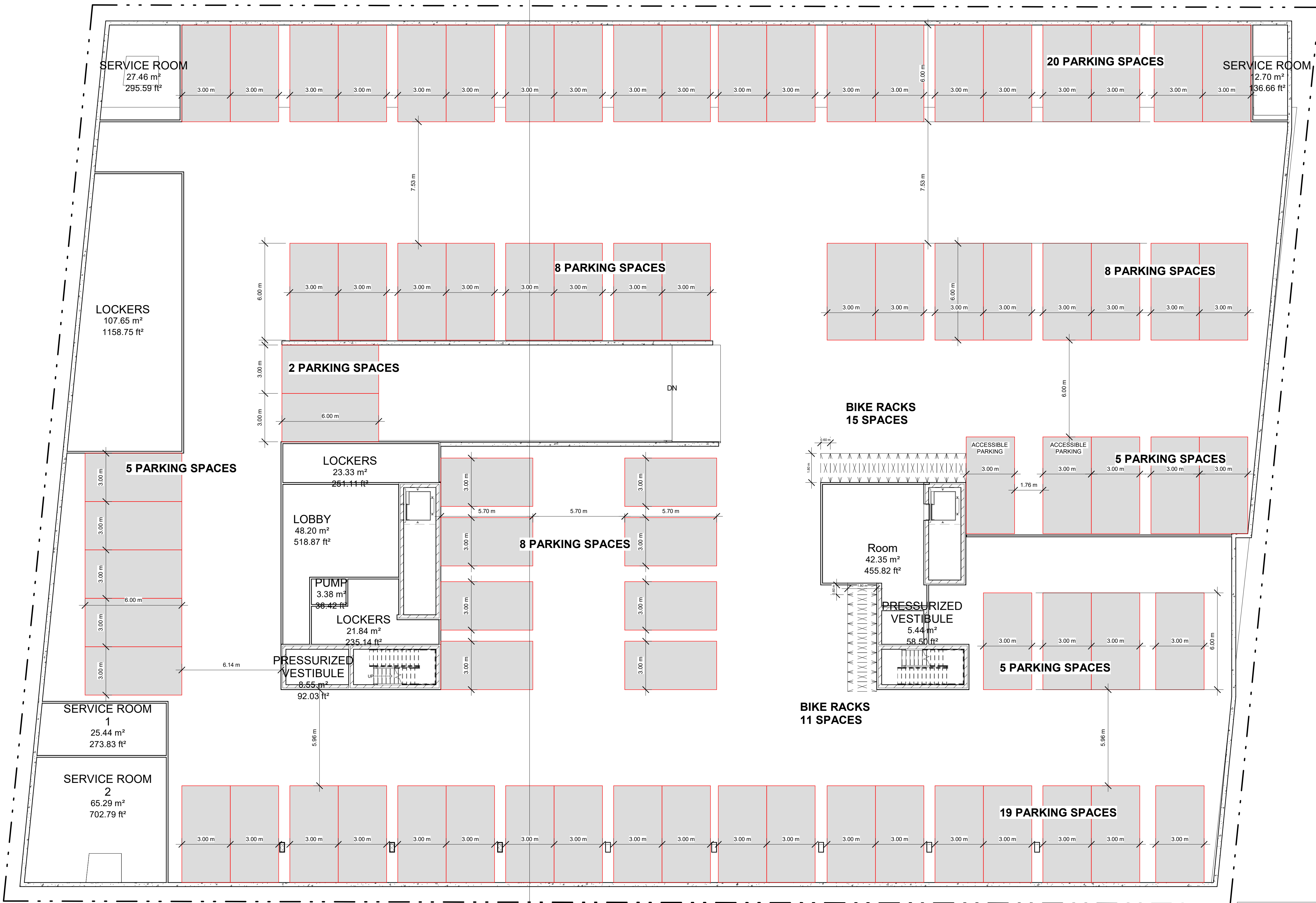
BENCHMARK NOTE

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

80 PARKING SPACES

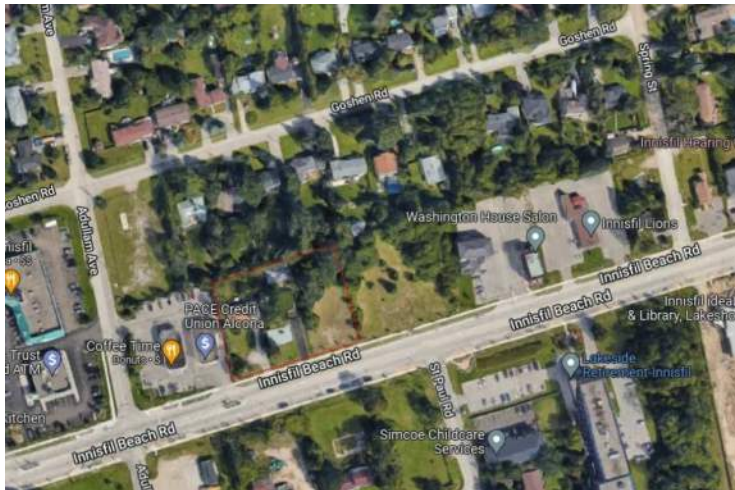


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (CGVD78) 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 3:54:50 PM

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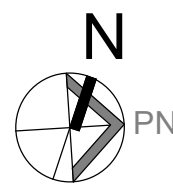


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DRAWING TITLE

PROPOSED BASEMENT 2 PLAN

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



PROJECT NO. 200143

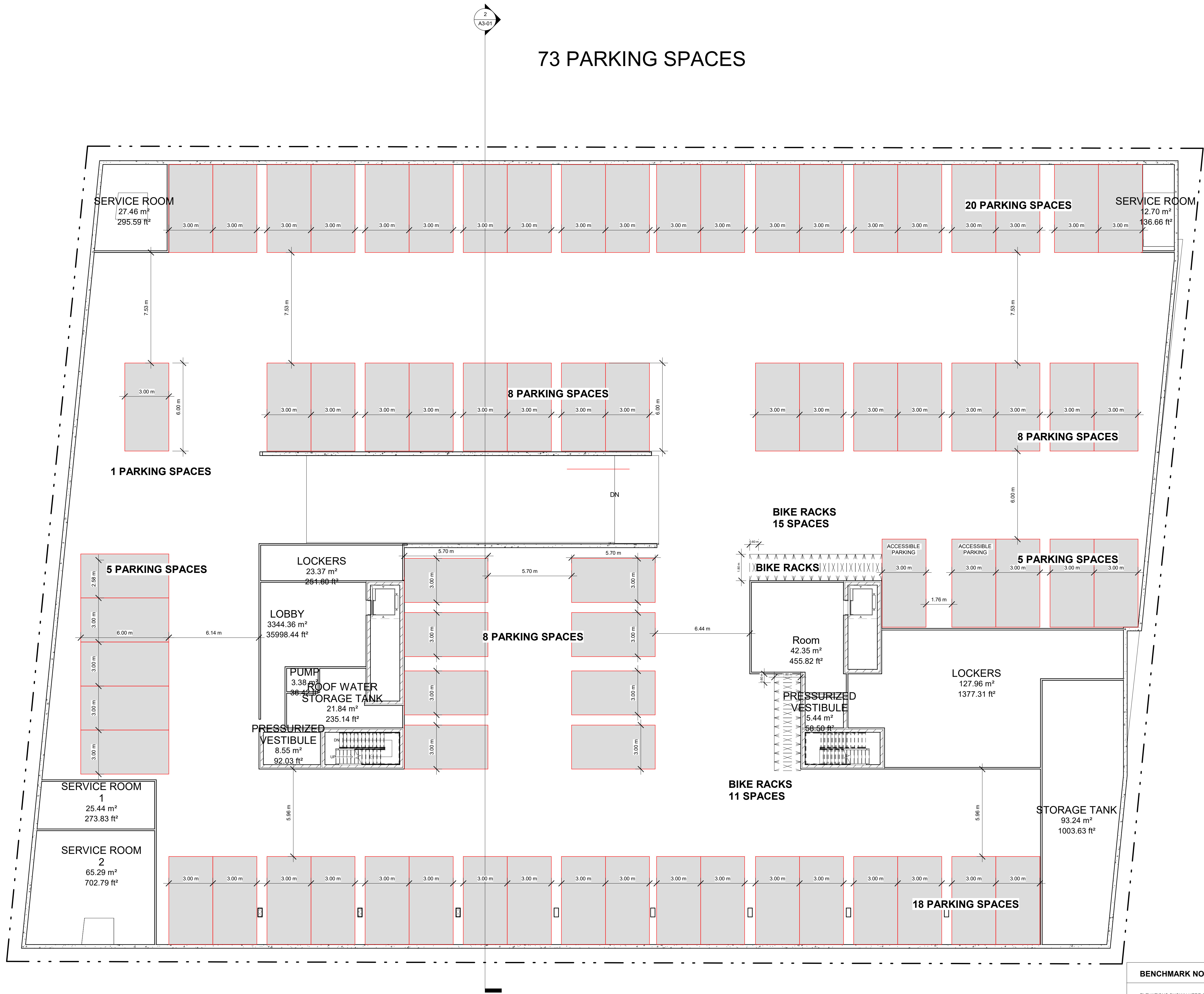
STAGE
SPA

DRAWING NO.
A1-01

LOCATION
INNISFIL

REVISION
08

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2022-08-11 3:54:53 PM

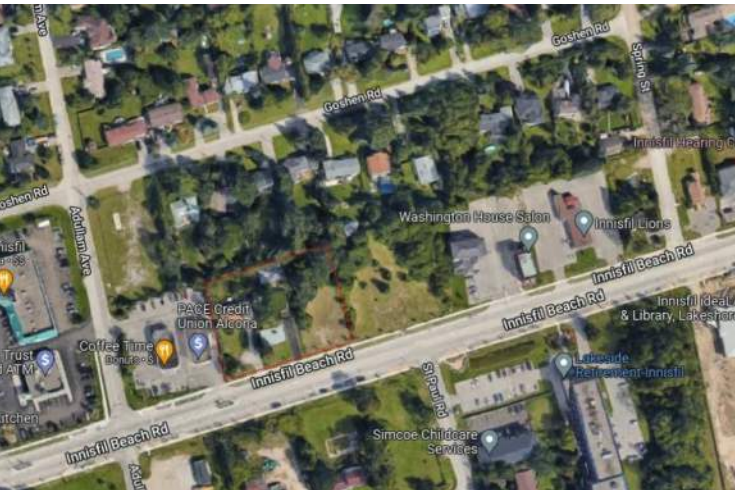


BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (CGVD79) 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

NO.	REVISIONS	DATE
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 JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26



PROJECT NO. 200143

STAGE DRAWING NO.
SPA A1-02

LOCATION INNISFIL

REVISION
08



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**

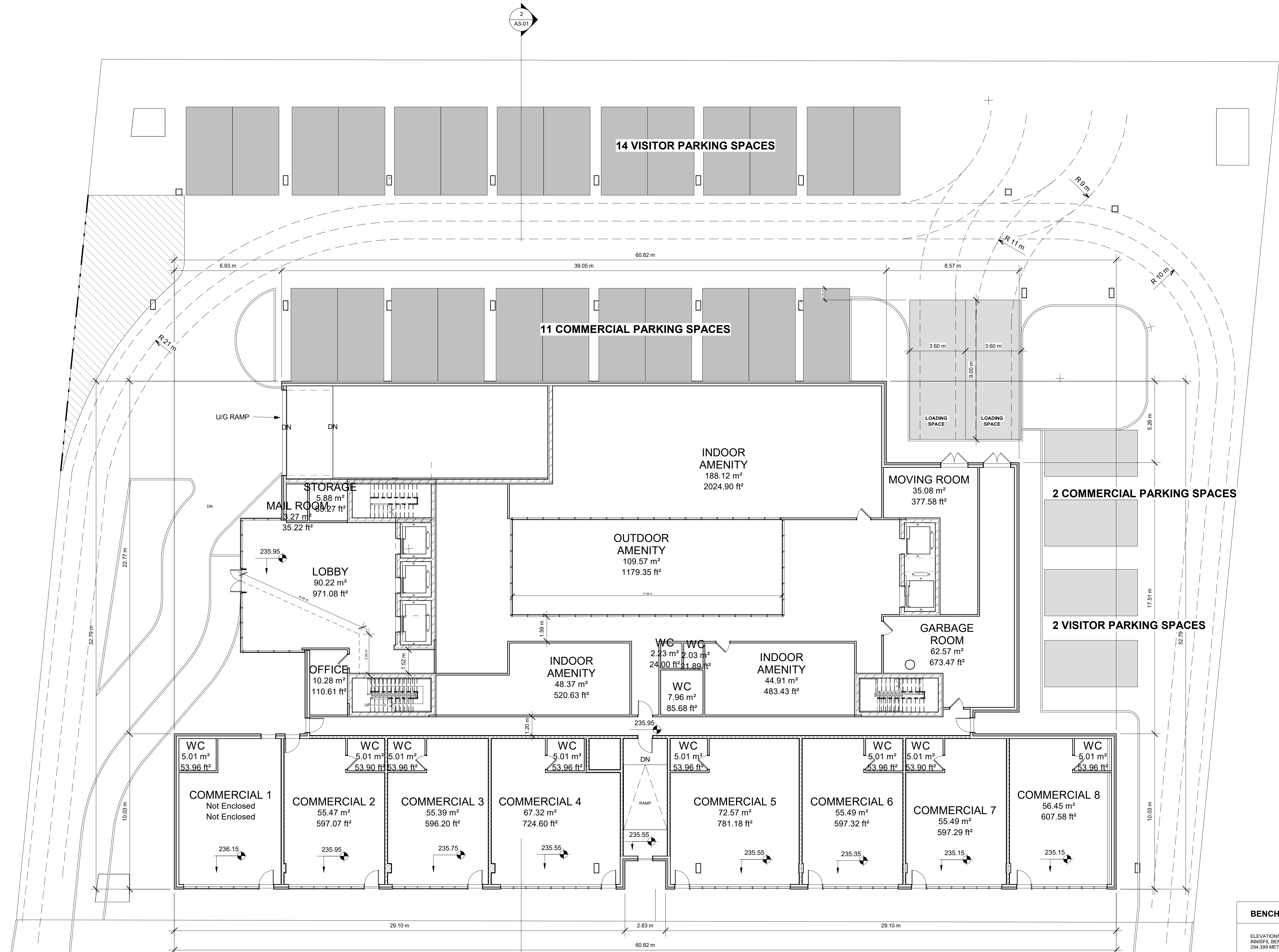
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SCALE @ ARCH D 1:125	DATE 2021-11-26



PROJECT NO. 200143

STAGE DRAWING NO.
SPA A1-03

LOCATION INNISFIL REVISION **08**



BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4835 (CGVD:78) HAVING AN ELEVATION OF 294.389 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 THIRD FLOOR PLAN

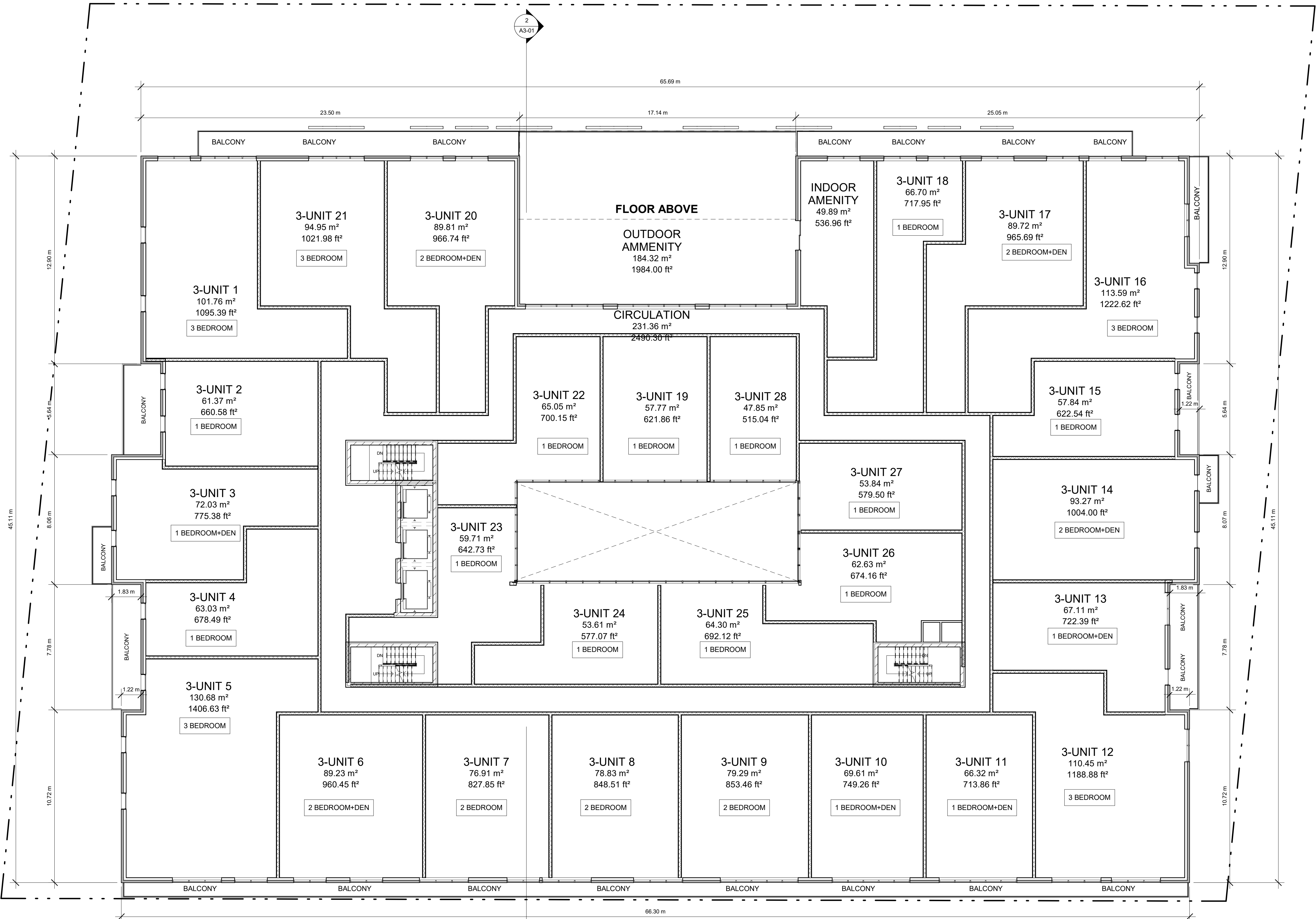
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26



PROJECT NO. 200143

STAGE SPA	DRAWING NO. A1-05
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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. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 234.399 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 3:54:56 PM

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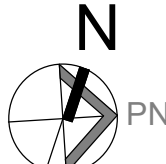


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DRAWING TITLE

**PROPOSED FOURTH FLOOR
PLAN**

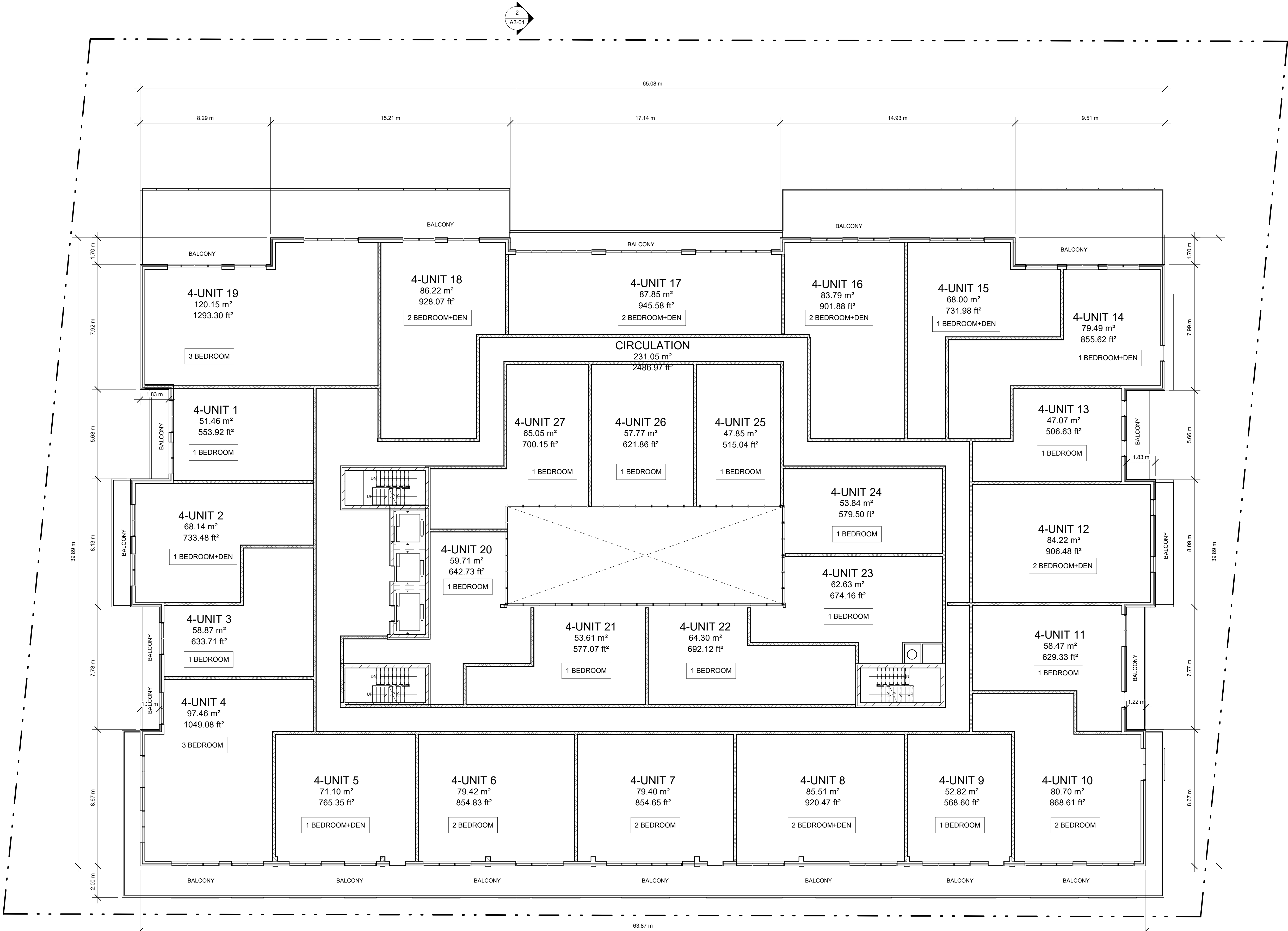
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26



PROJECT NO. 200143

STAGE DRAWING NO.
SPA A1-06

LOCATION INNISFIL REVISION **08**



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD-78) HAVING AN ELEVATION OF 284.398 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

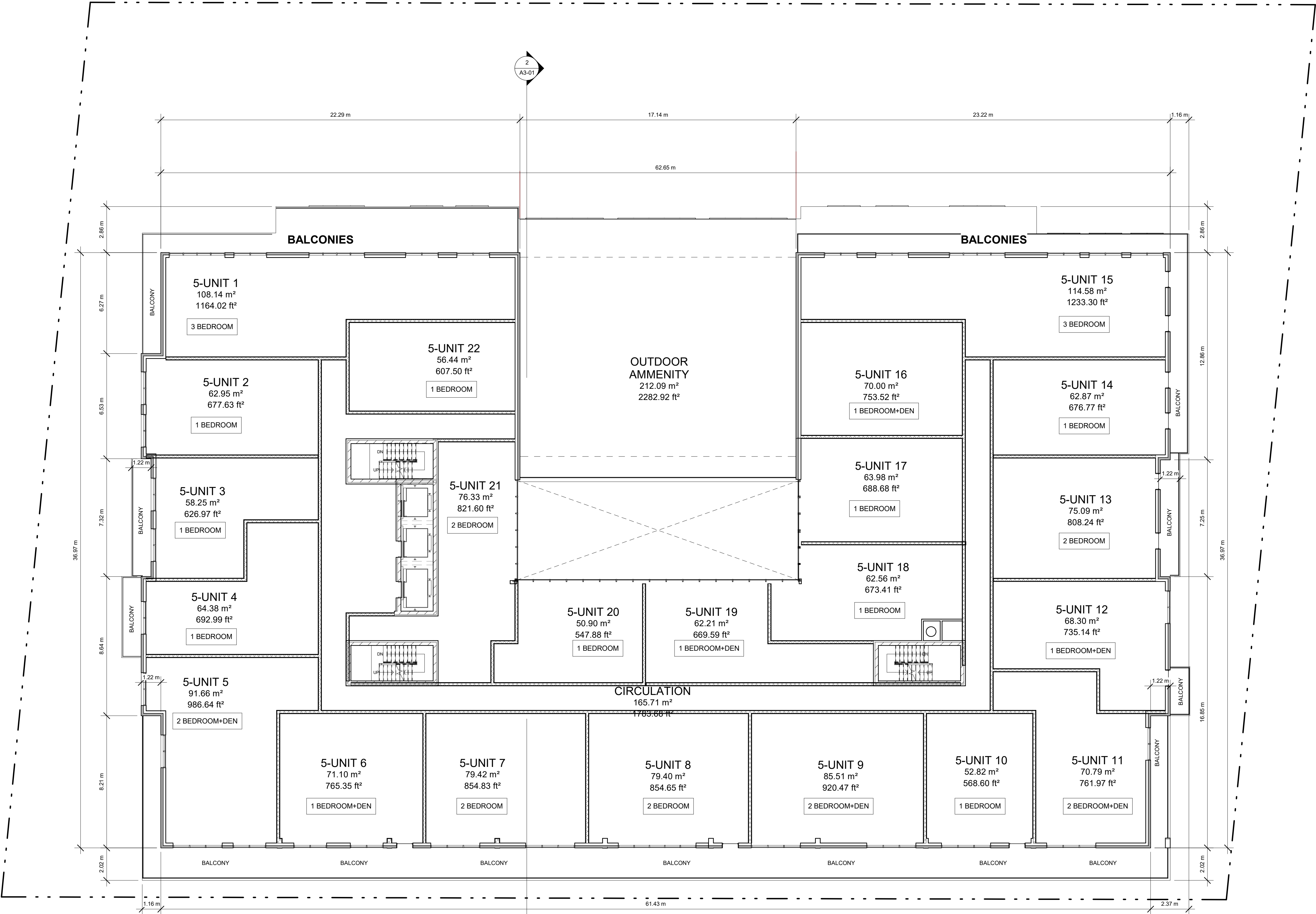
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26



PROJECT NO. 200143

STAGE DRAWING NO.
SPA A1-07

LOCATION INNISFIL REVISION **08**



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD78) 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 3:55:00 PM

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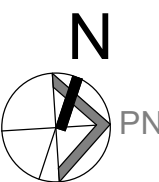


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DRAWING TITLE

**PROPOSED SEVETH FLOOR
PLAN**

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



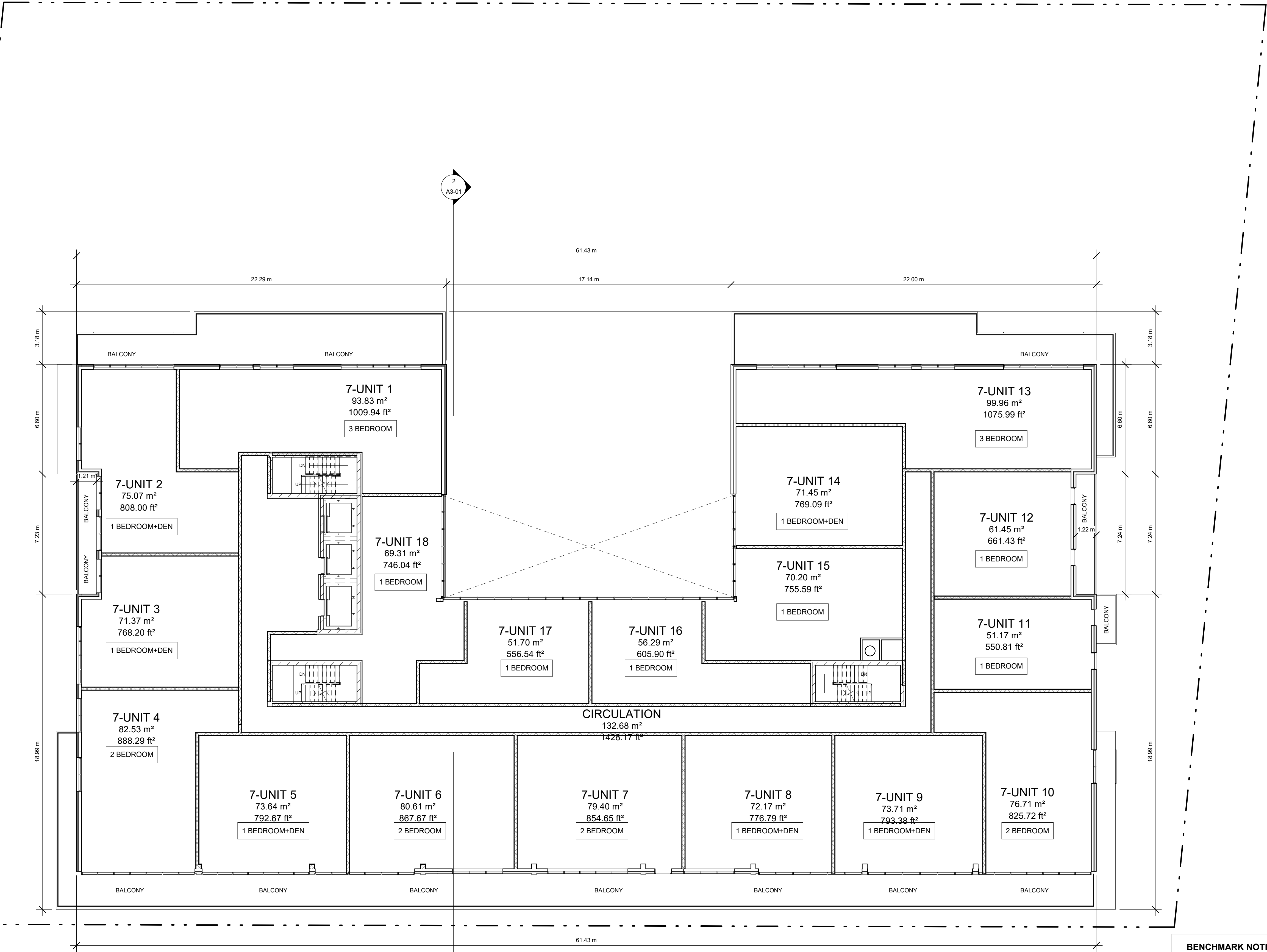
PROJECT NO.
200143

STAGE
SPA

DRAWING NO.
A1-09

LOCATION
INNISFIL

REVISION
08



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODEIC 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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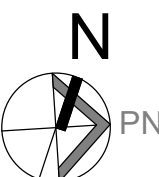


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DRAWING TITLE

**PROPOSED EIGHTH FLOOR
PLAN**

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



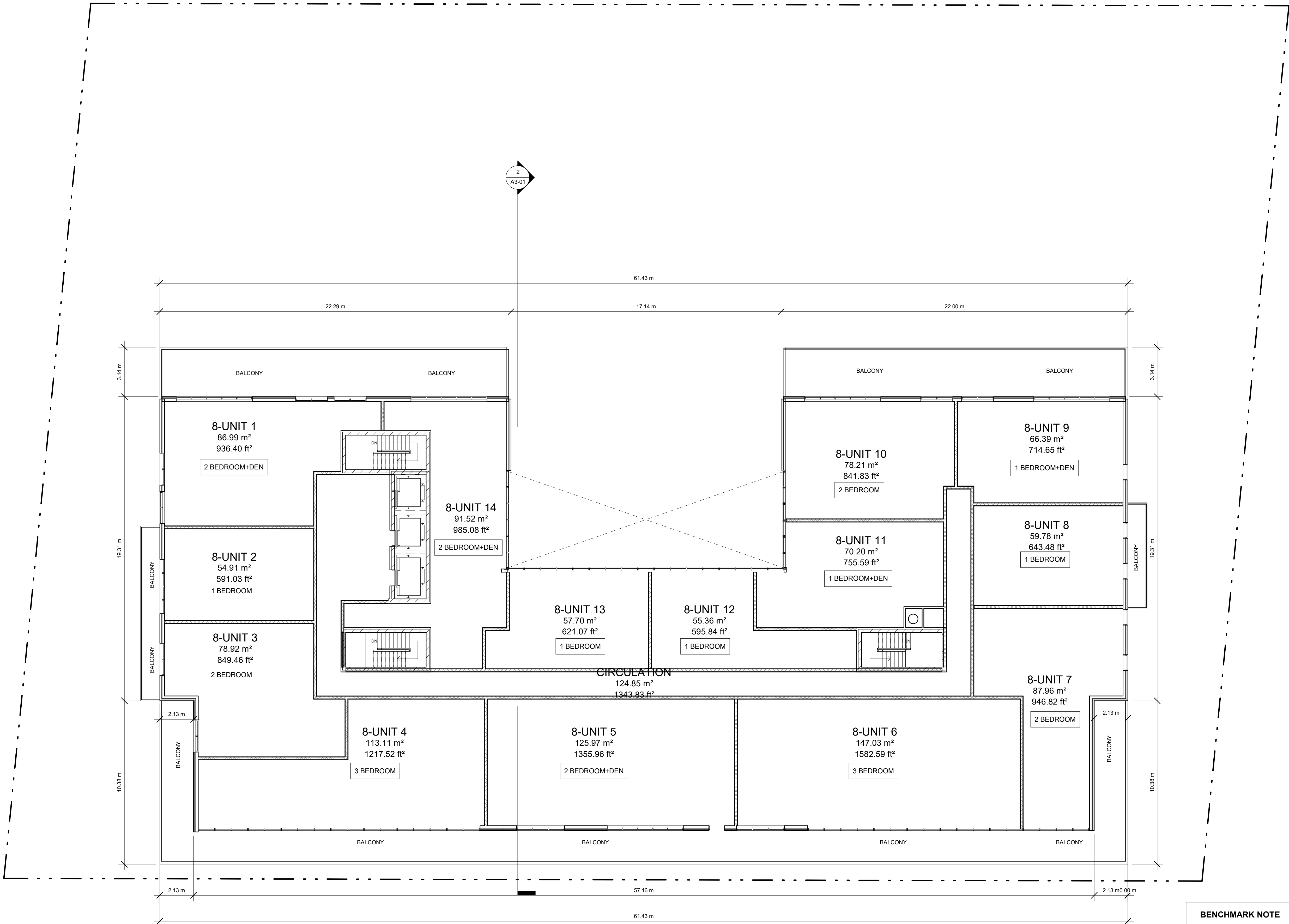
PROJECT NO. 200143

STAGE DRAWING NO.

SPA A1-10

LOCATION
INNISFIL

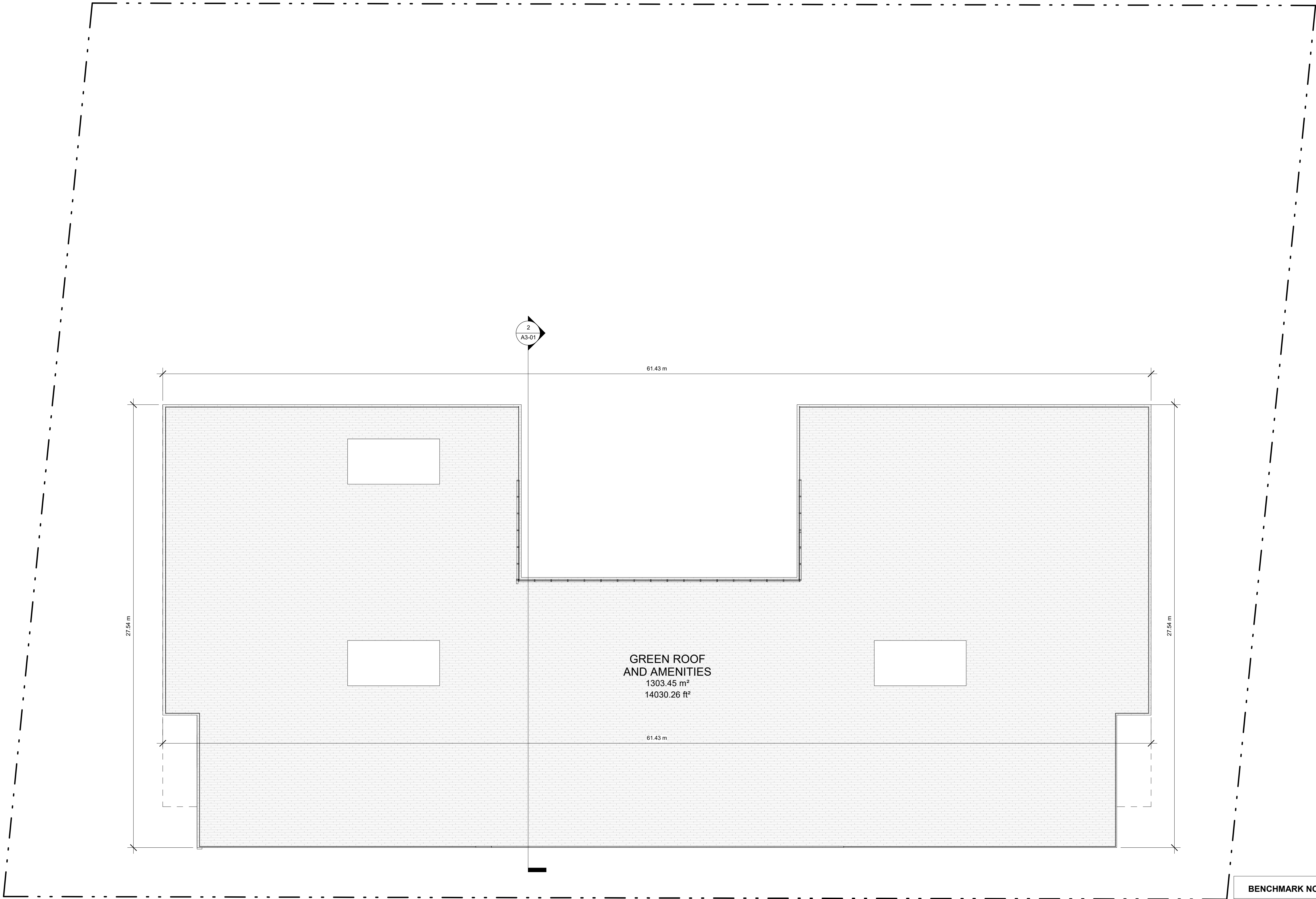
REVISION
08



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD78) 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

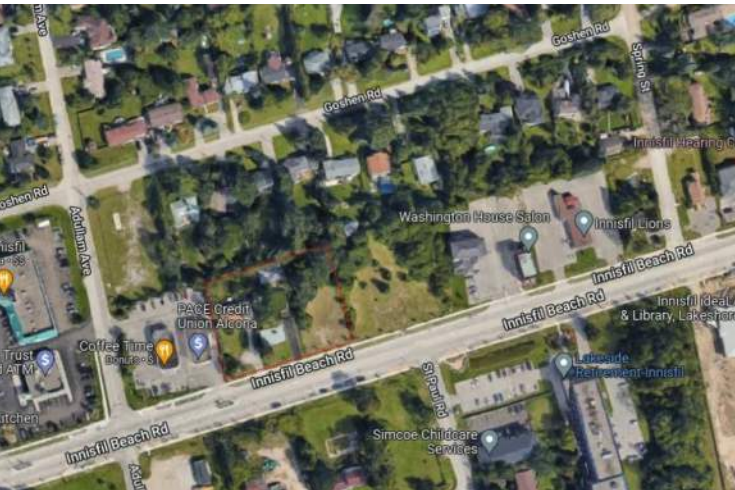


BENCHMARK NOTE

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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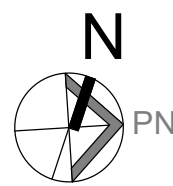


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

PROPOSED ROOF PLAN

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



N

PROJECT NO. 200143	
STAGE	DRAWING NO.
SPA	A1-11
LOCATION INNISFIL	REVISION 08



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (CGVD-79) 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	DATE
1:125	02/26/21

PROJECT NO. 200143	
STAGE	DRAWING NO.
SPA	A2-01
LOCATION INNISFIL	REVISION 08



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 3:55:23 PM		

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CONSULTANTS

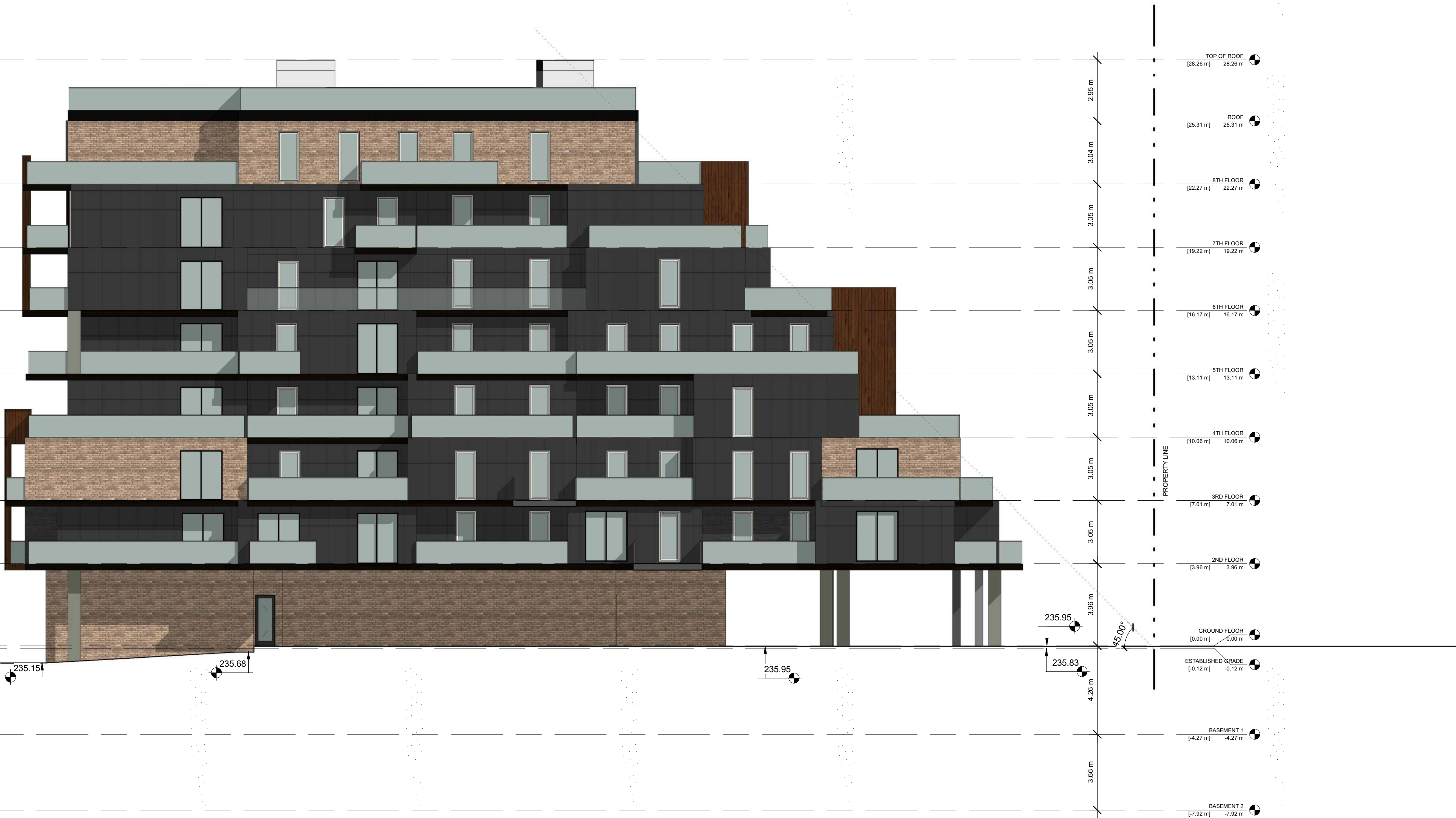


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DRAWING TITLE
PROP. SIDE ELEVATION-(RIGHT)

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

PROJECT NO. 200143	
STAGE SPA	DRAWING NO. A2-02
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

C:\Users\QBS-JENIFFER\Documents\IBN_01_jeniffie@qbsarchitects.com.nt
2022-08-11 3:55:35 PM



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL. BENCHMARK NO. 0011931U4635 (COVID-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 3:55:35 PM

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DRAWING TITLE
PROP. REAR ELEVATION

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



PROJECT NO.
200143

STAGE
SPA

DRAWING NO.
A2-03

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, TABLE IN NORTH STONE FOUNDATION WALL OF TOWERS, 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 3:55:43 PM		

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CONSULTANTS



ONTARIO ASSOCIATION
OF
ARCHITECTS
SABA
SABA AL MATHINO
LICENCE
6963

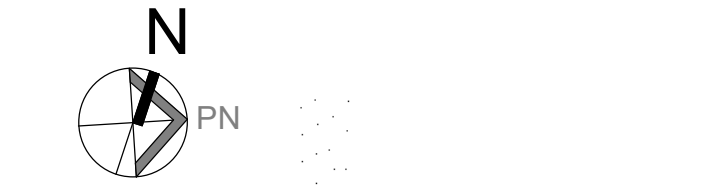


QBS
ARCHITECTS

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DRAWING TITLE
PROP. SIDE ELEVATION-(LEFT)

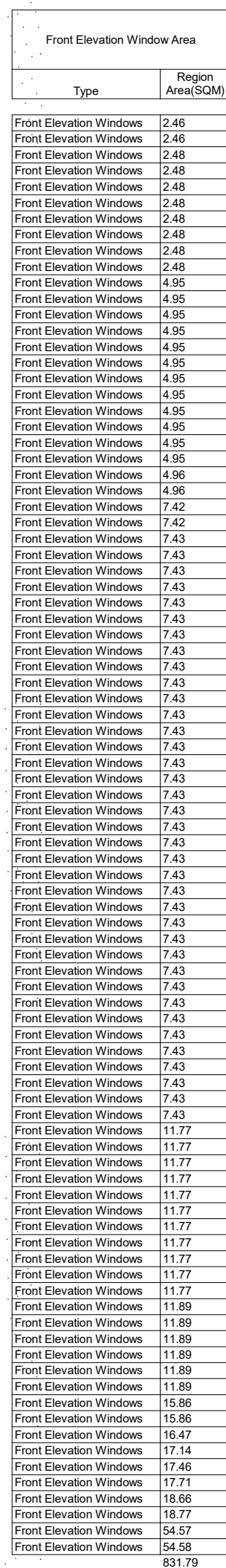
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SCALE @ ARCH D 1:125	DATE 03/22/22



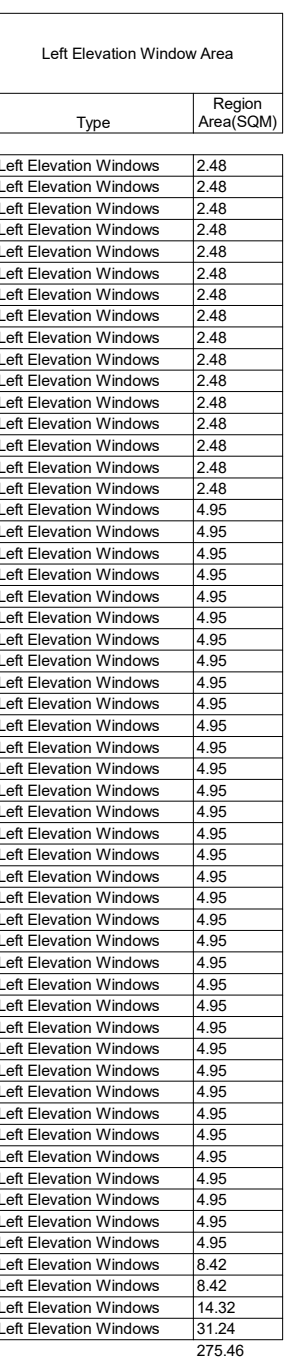
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STAGE DRAWING NO.
SPA A2-04

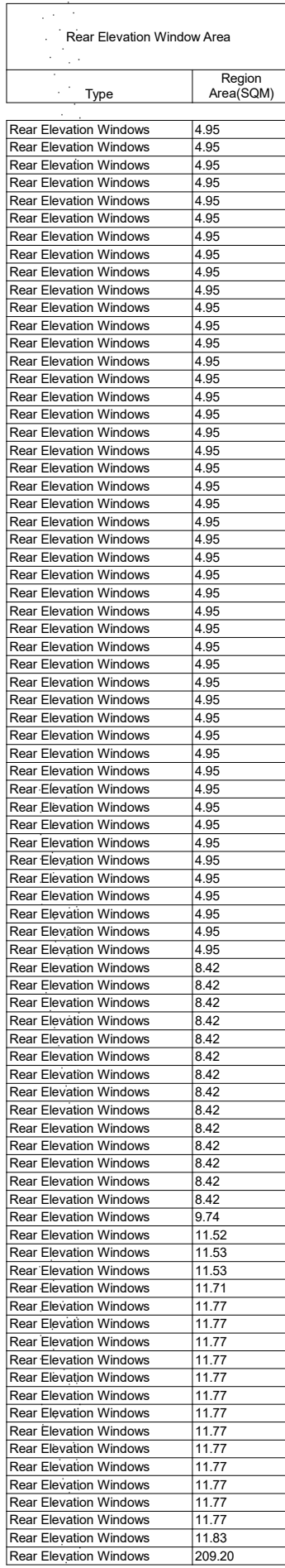
LOCATION INNISFIL	REVISION 08
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1



2



3



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TOWN FILE NUMBER: SP-2022-003



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07	ISSUED FOR CLIENT	2022-04-27
06	ISSUED FOR CLIENT	2023-03-23
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 3:56:05 PM

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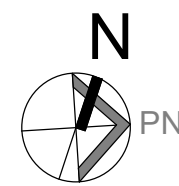


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DRAWING TITLE

SPATIAL SEPERATION CALCULATIONS

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:250	DATE 07/28/22

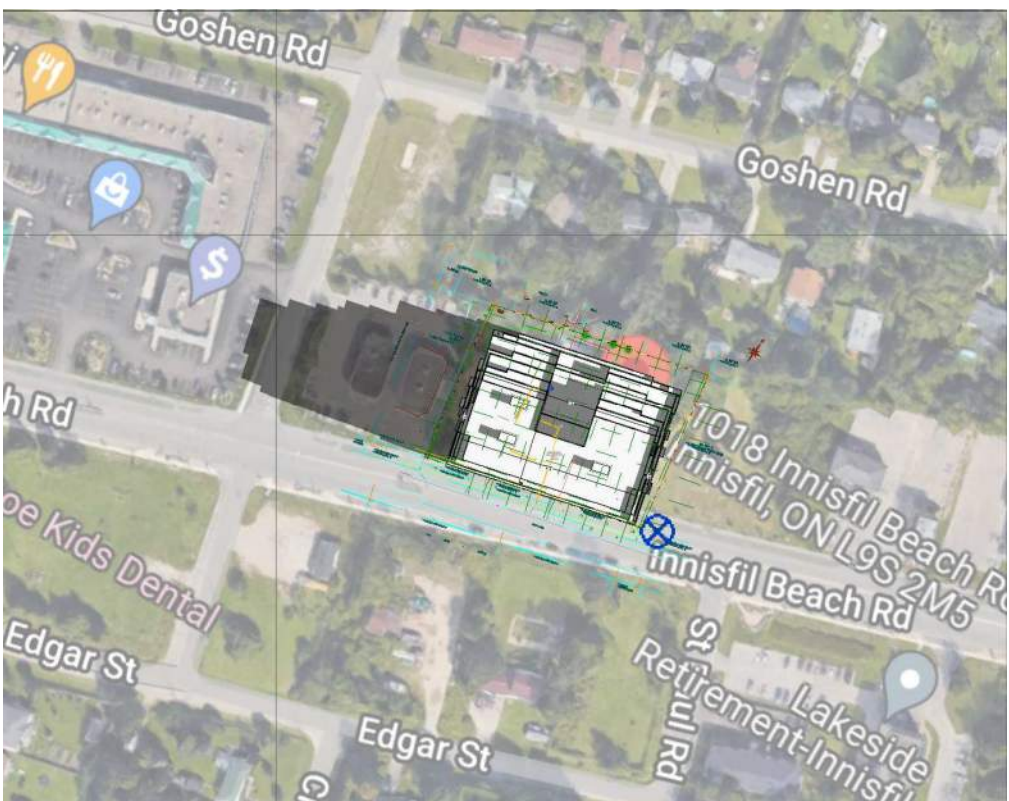


PROJECT NO. 200143

STAGE	DRAWING NO.
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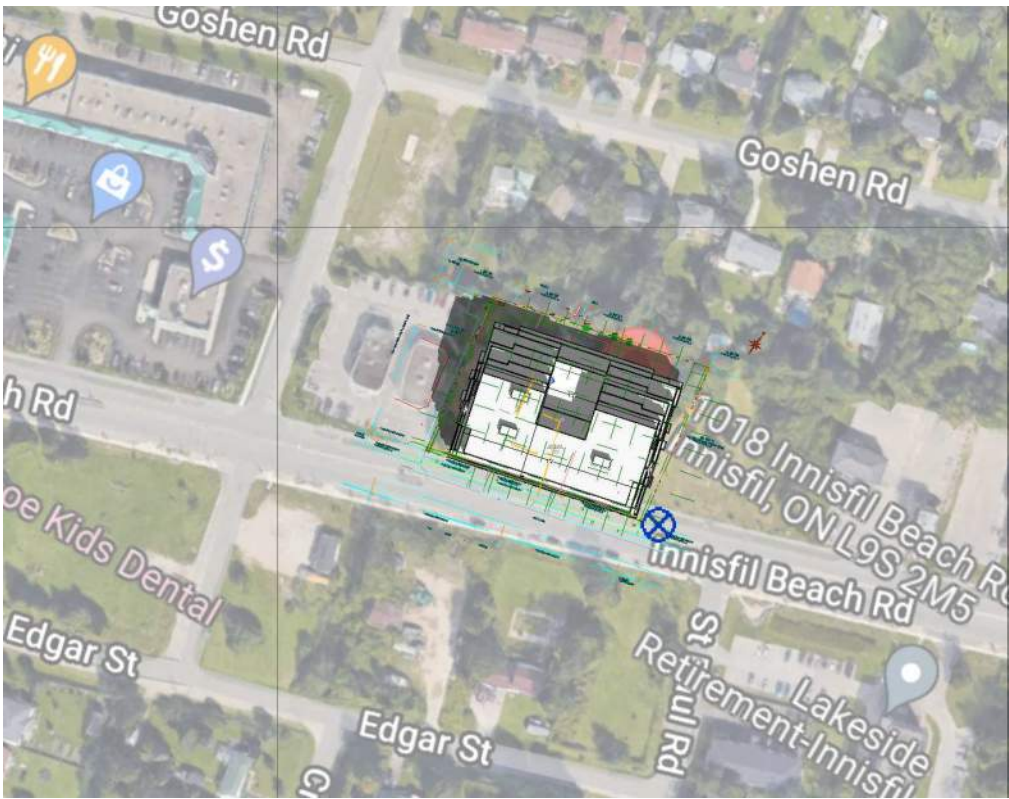
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LOCATION INNISFIL	REVISION 08
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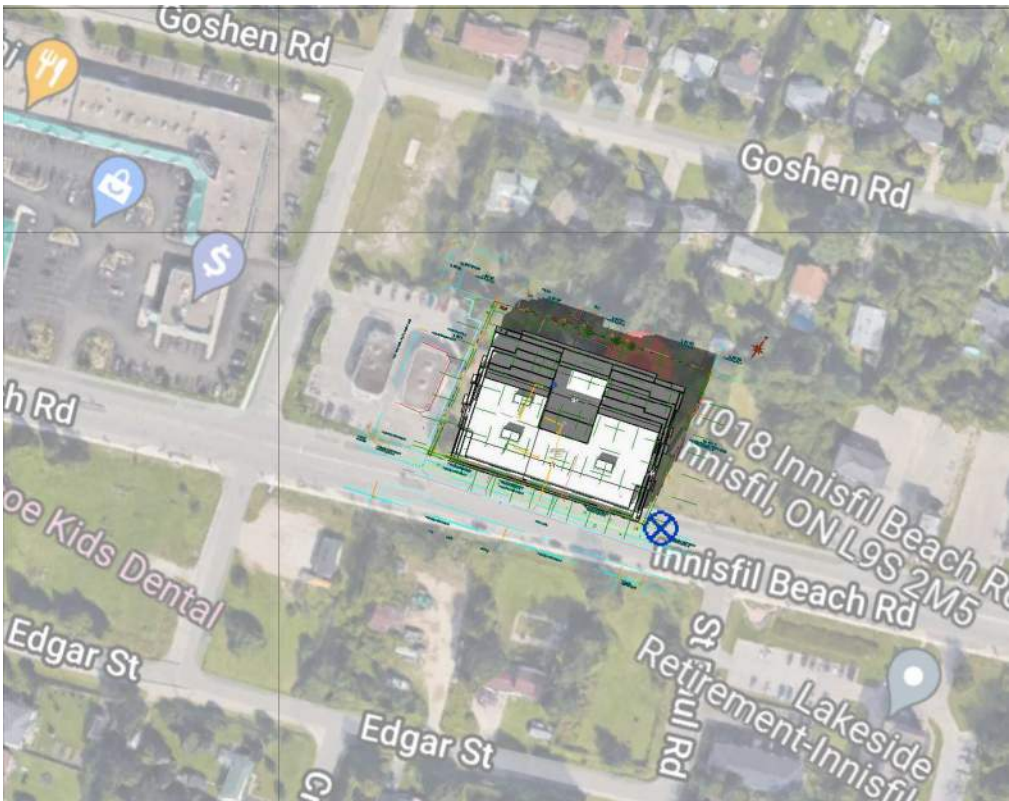
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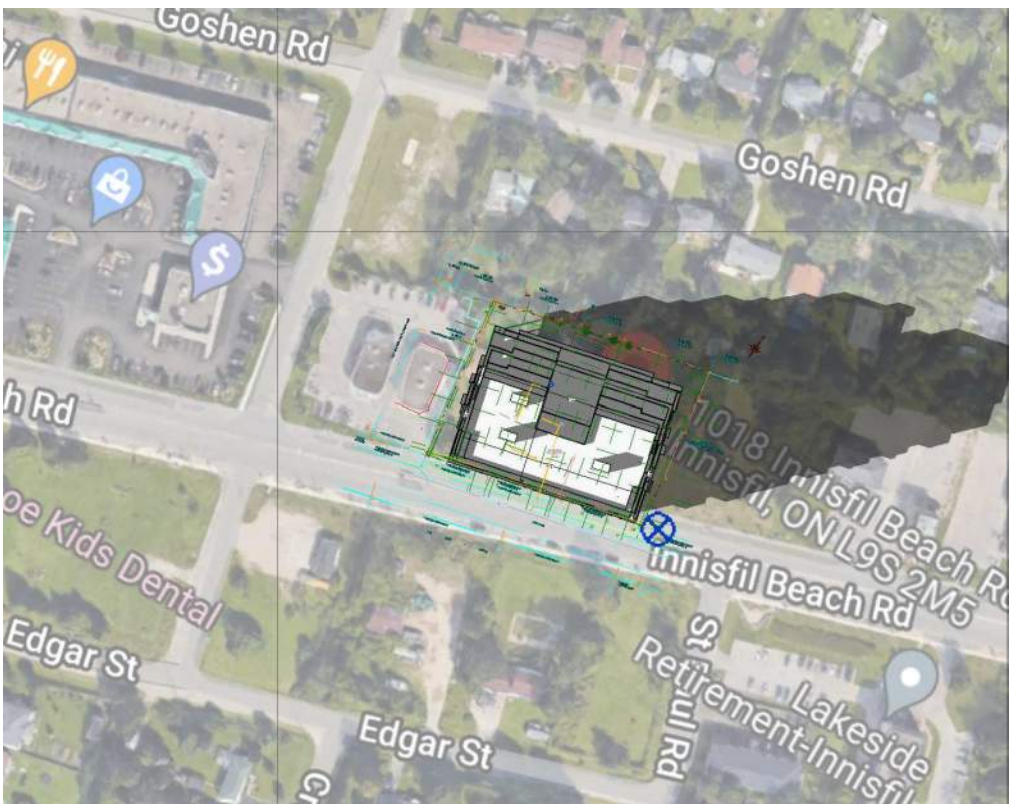
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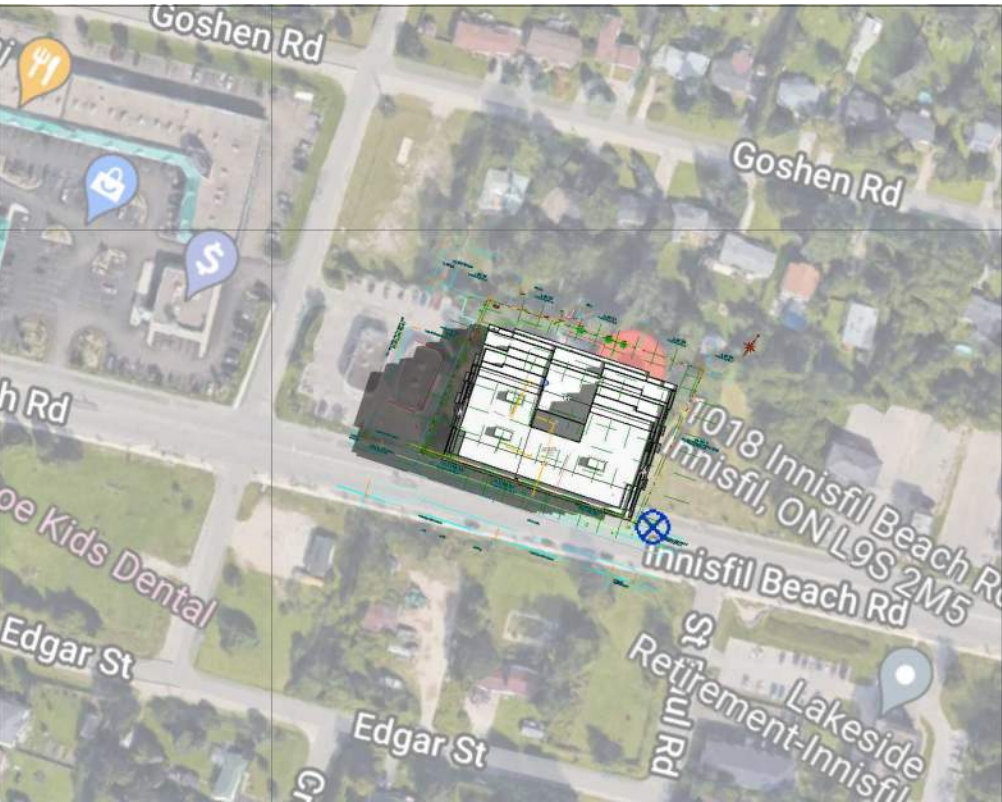
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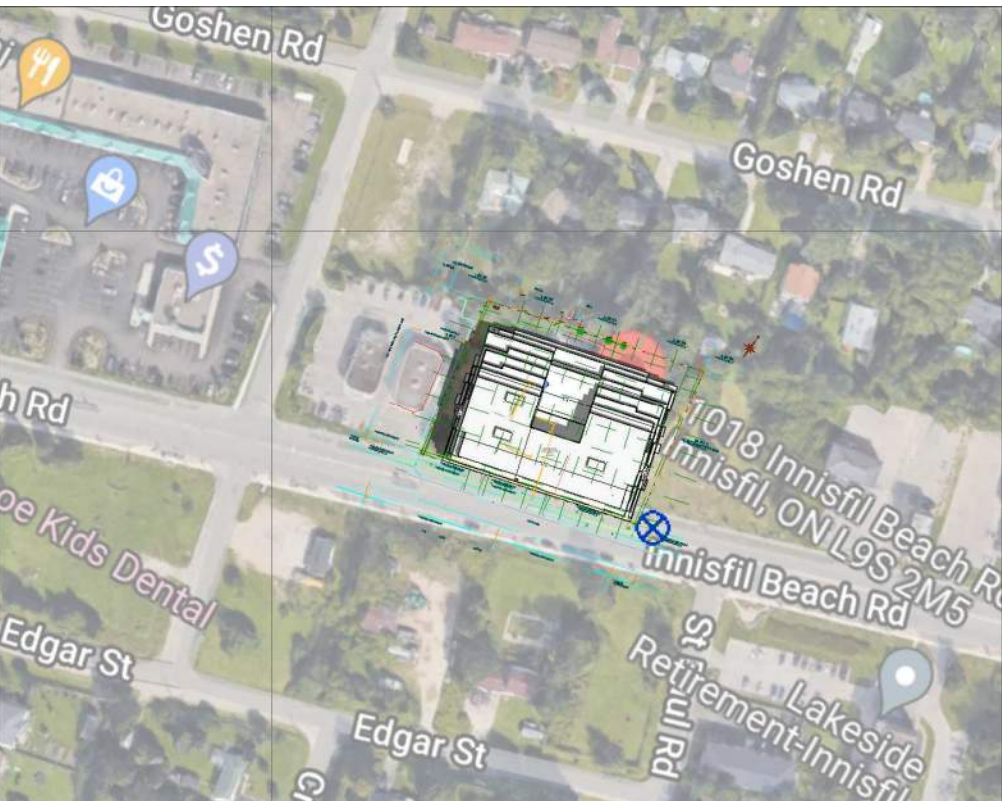
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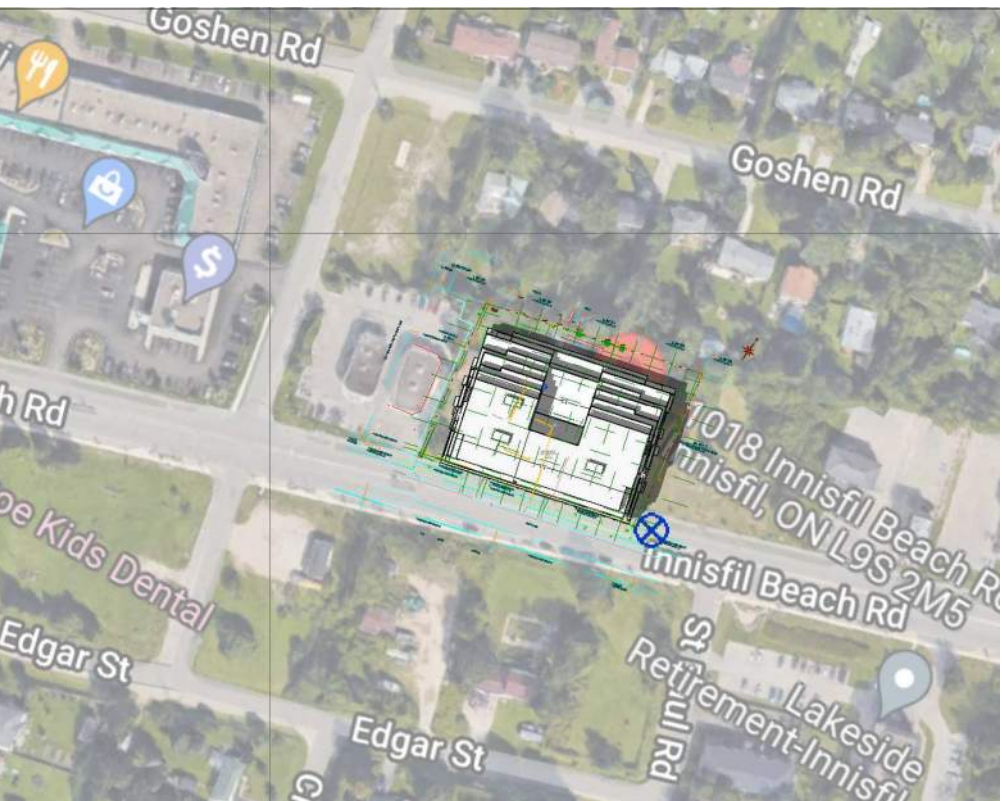
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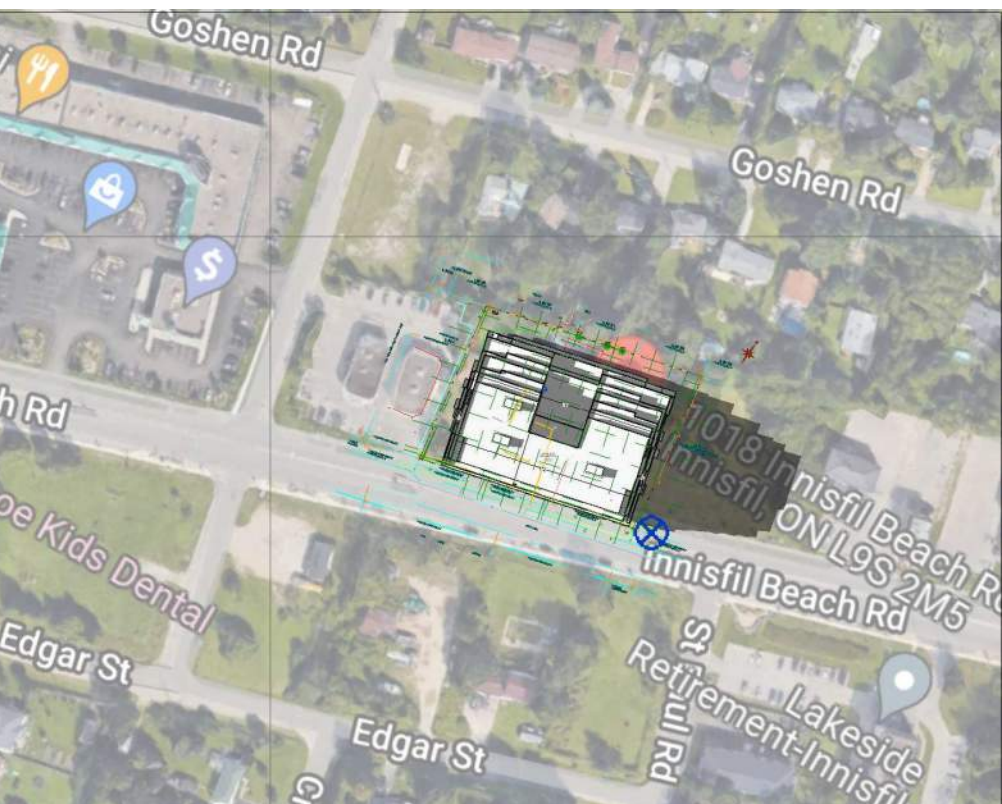
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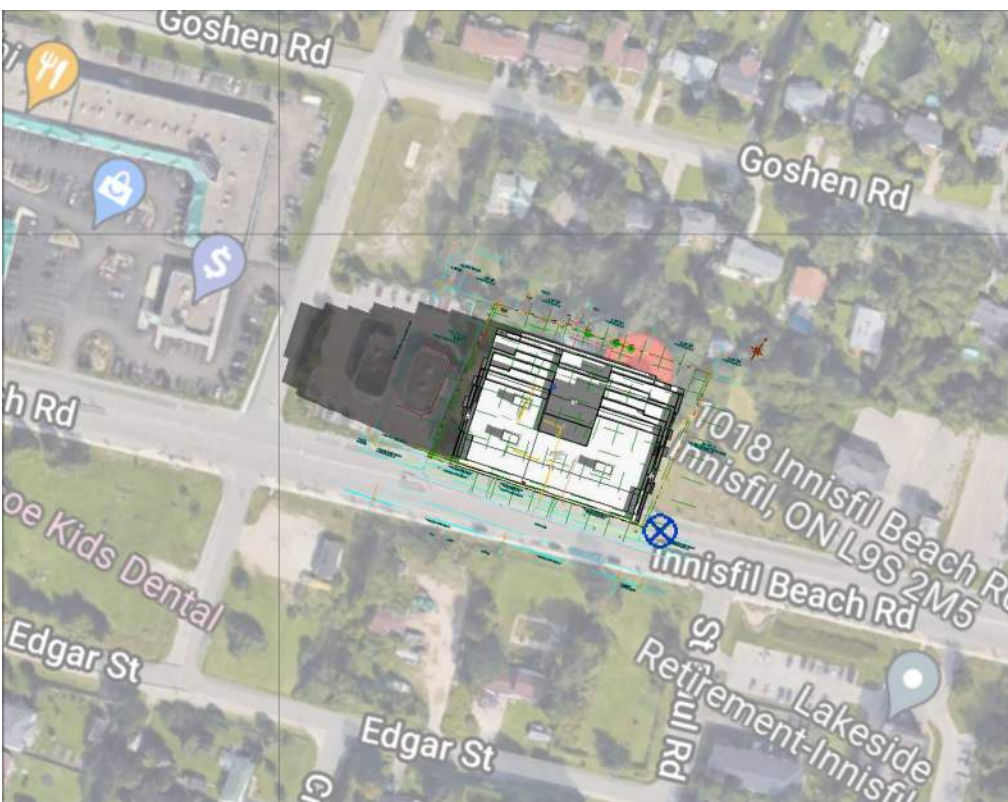
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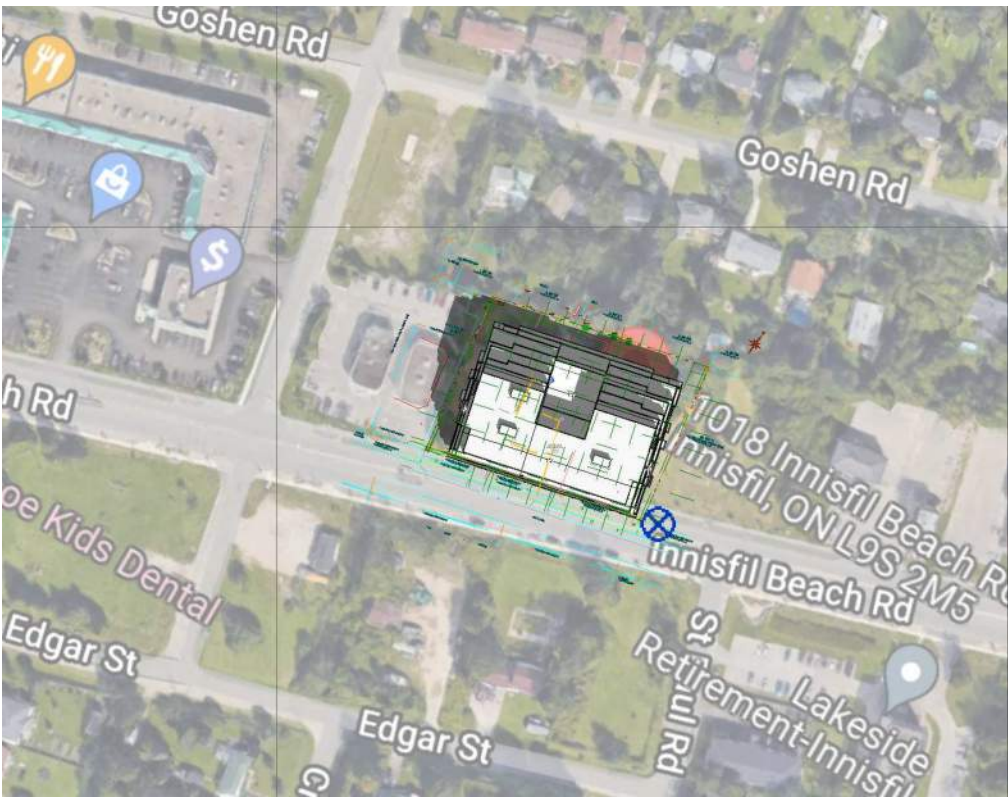
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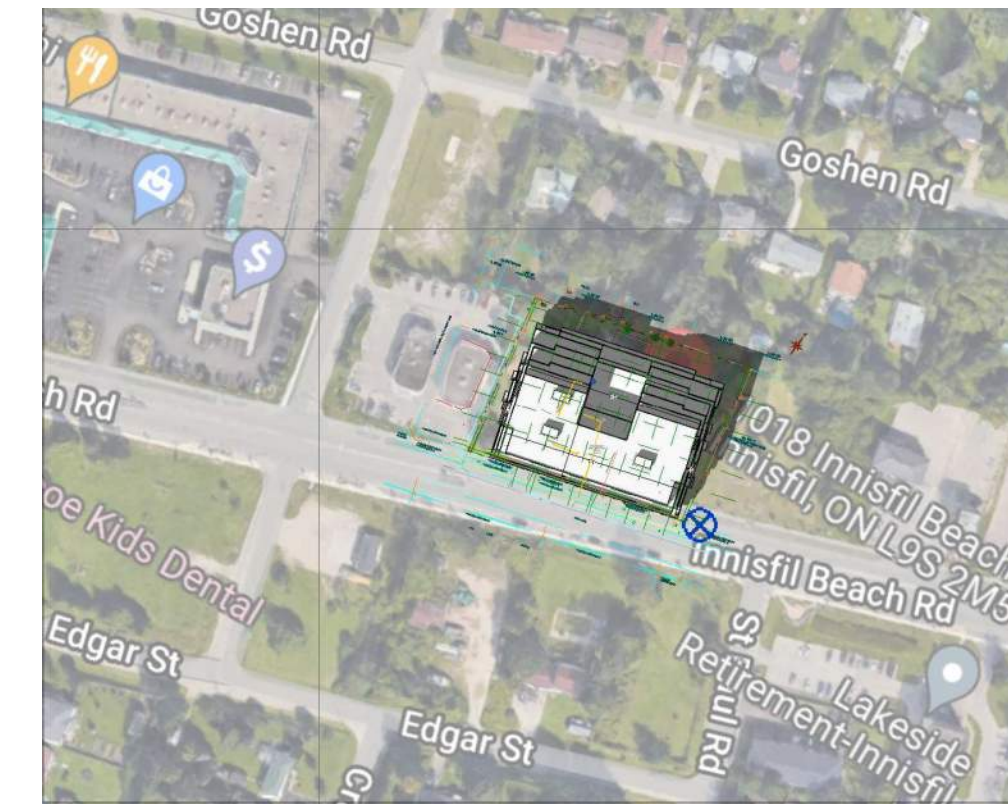
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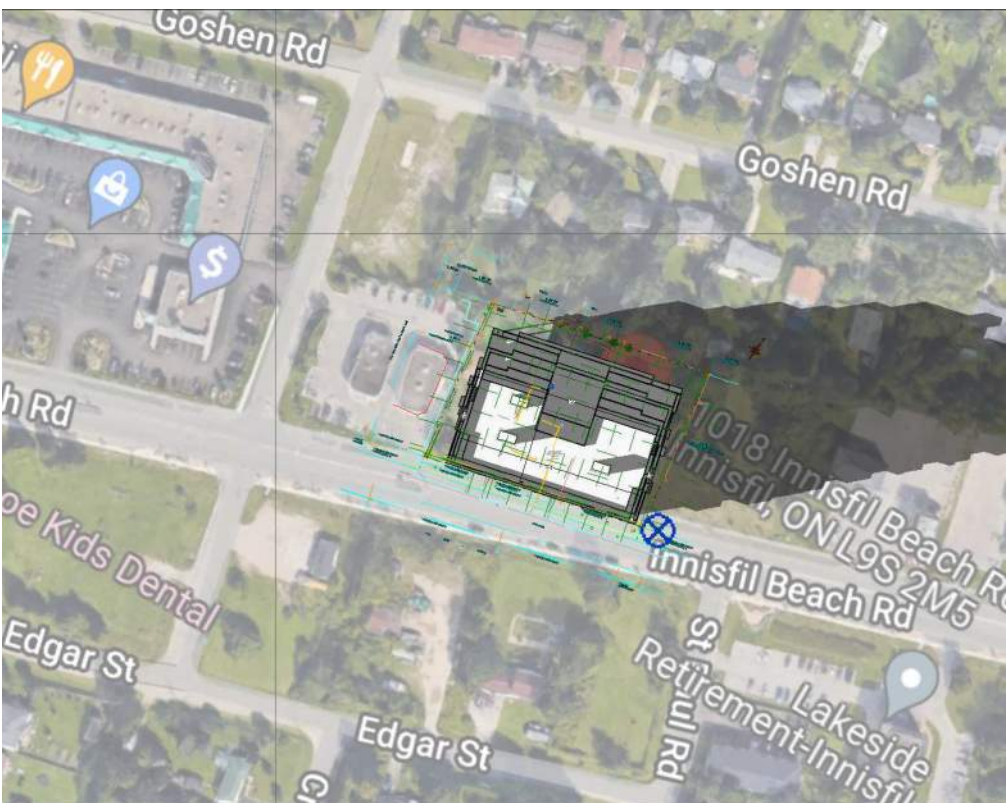
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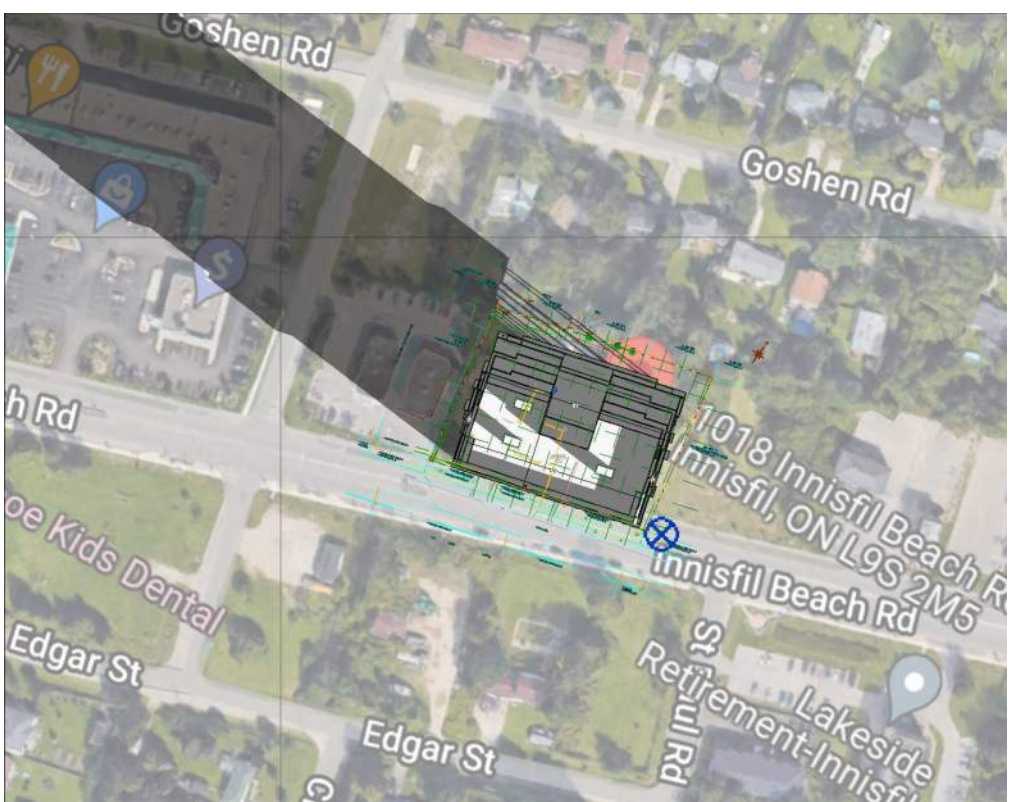
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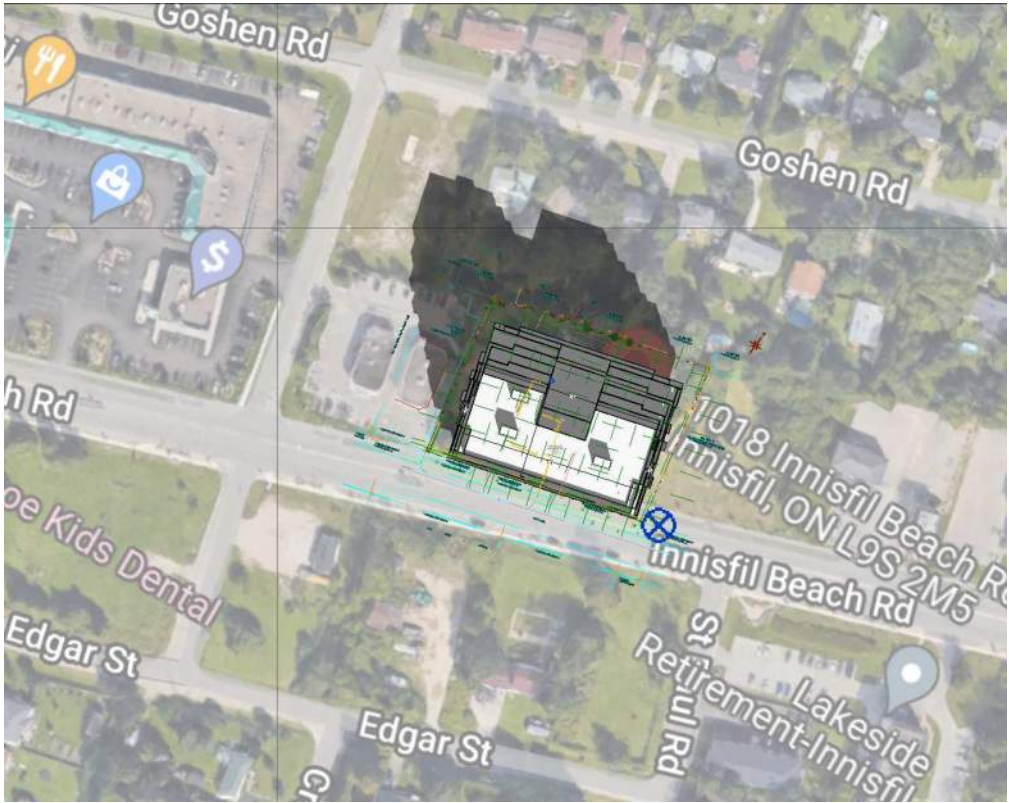
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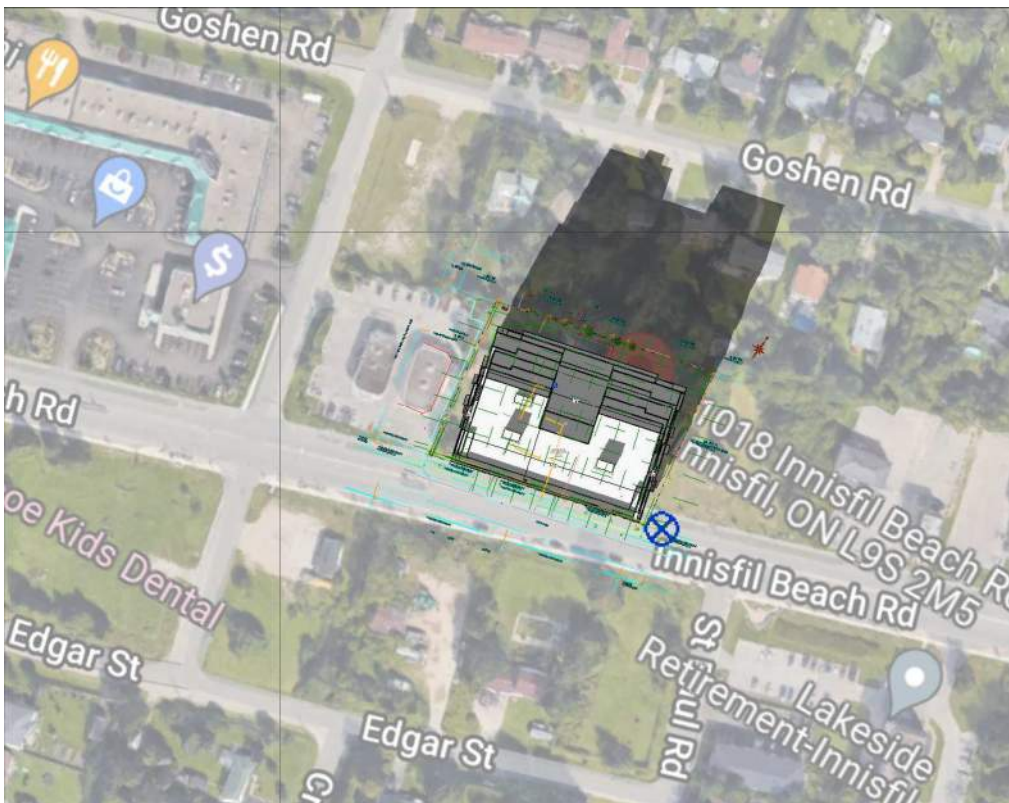
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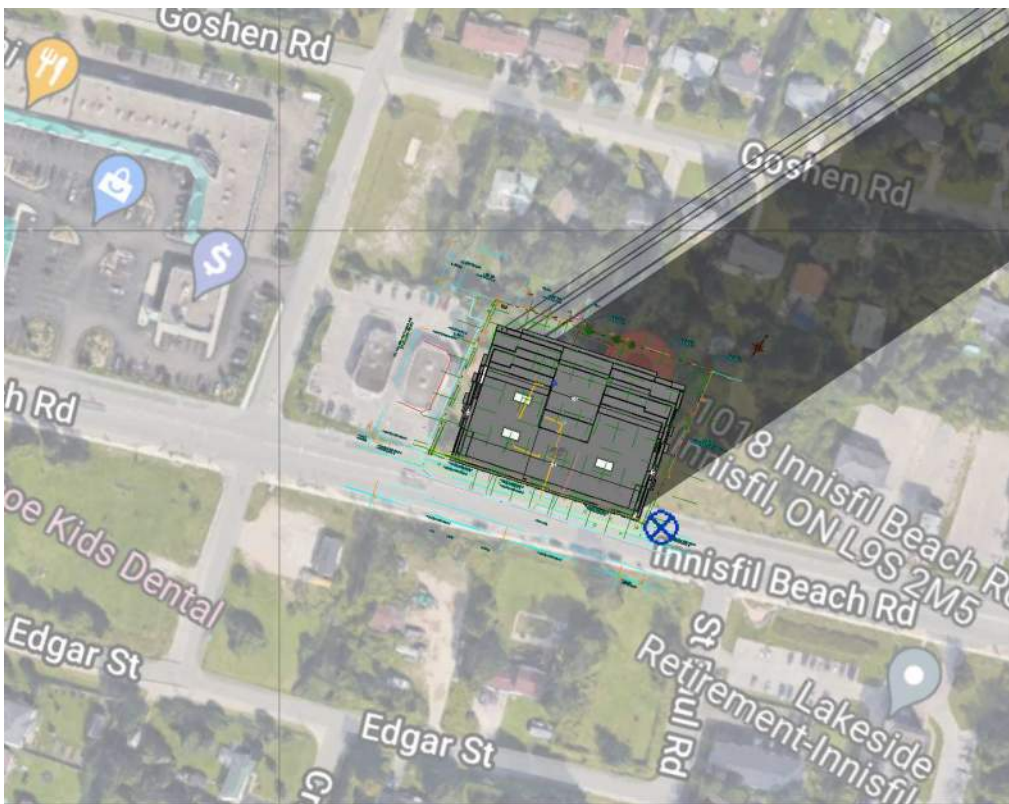
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21/12/2022 WINTER 5-15 PM

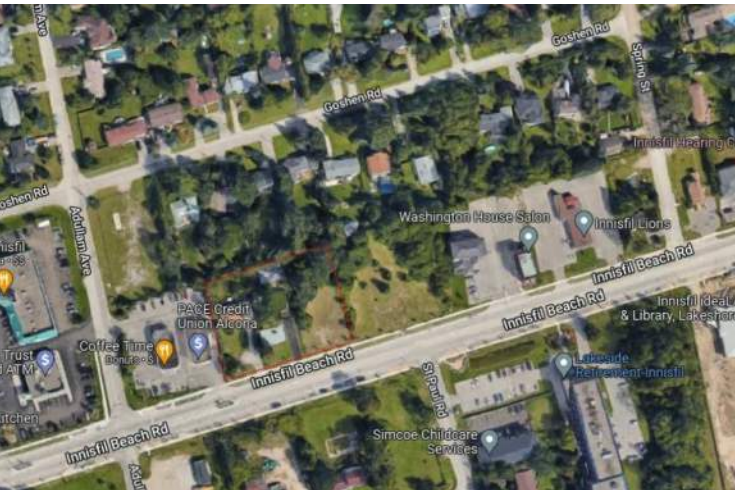
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BENCHMARK NOTE

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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 3:56:09 PM

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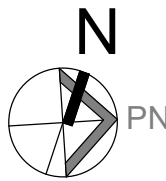


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DRAWING TITLE

SUN SHADOW STUDY

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



PROJECT NO.

200143

STAGE

DRAWING NO.

SPA

A5-01

LOCATION
INNISFIL

REVISION

08