



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-080-2022**

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 153 residential parking spaces and 29 shared visitor/commercial parking spaces. The applicant is seeking relief from Section 3.35.1.1(d) of the Zoning By-law which would require a minimum of 202 residential and visitor parking spaces.

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.

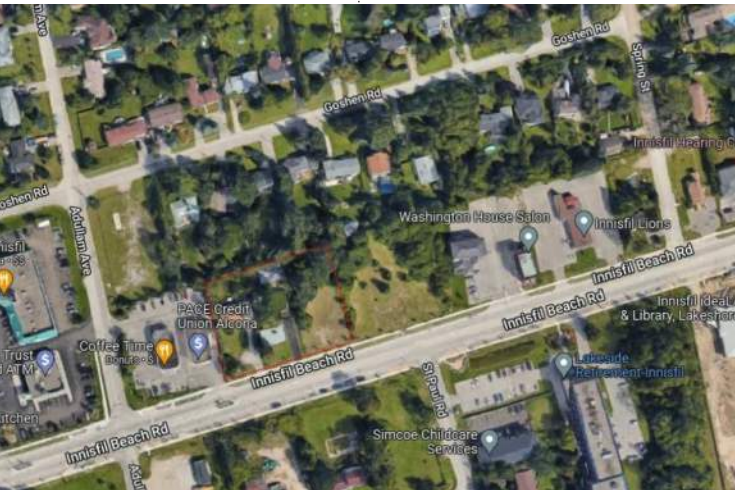
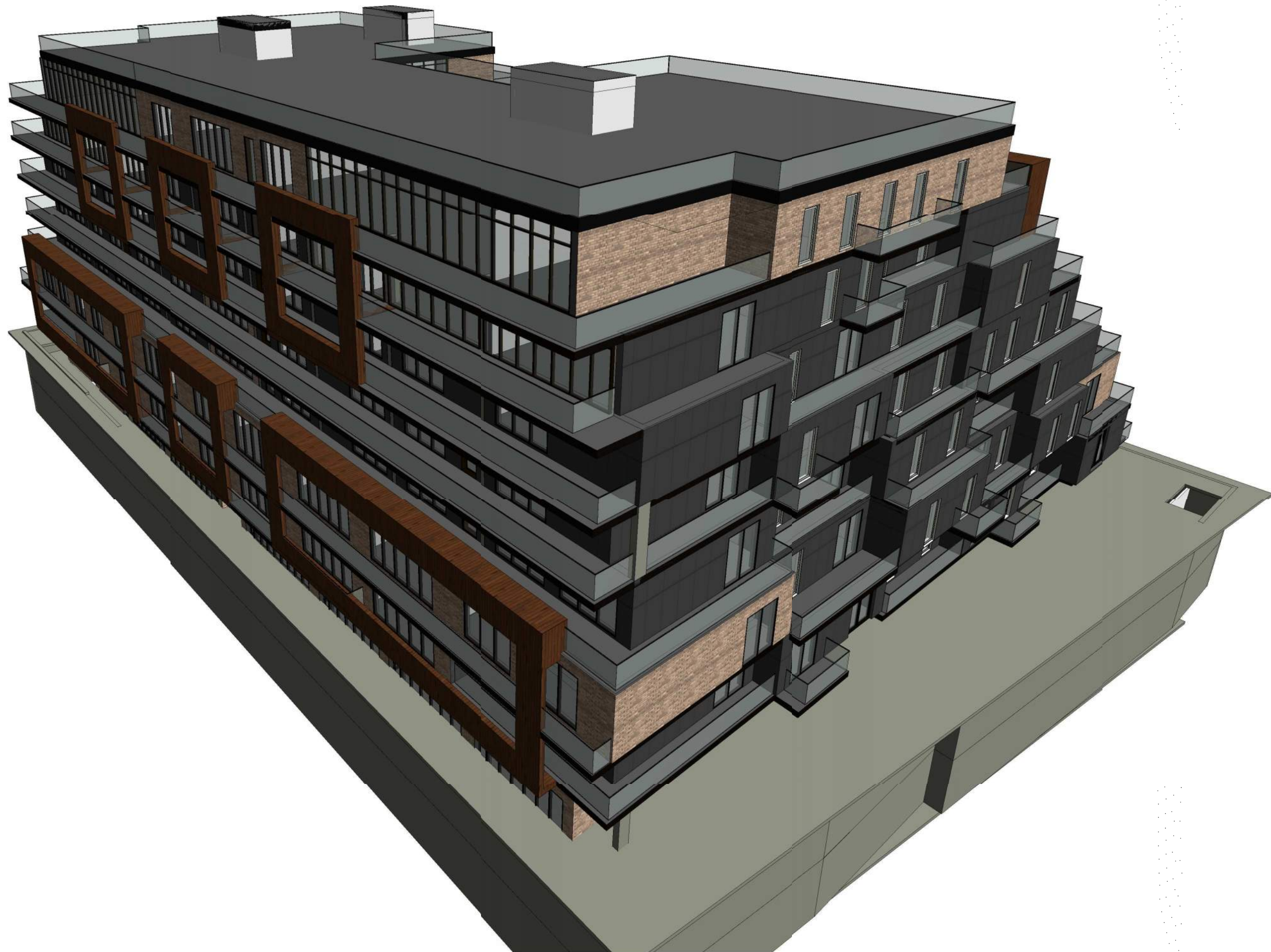
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

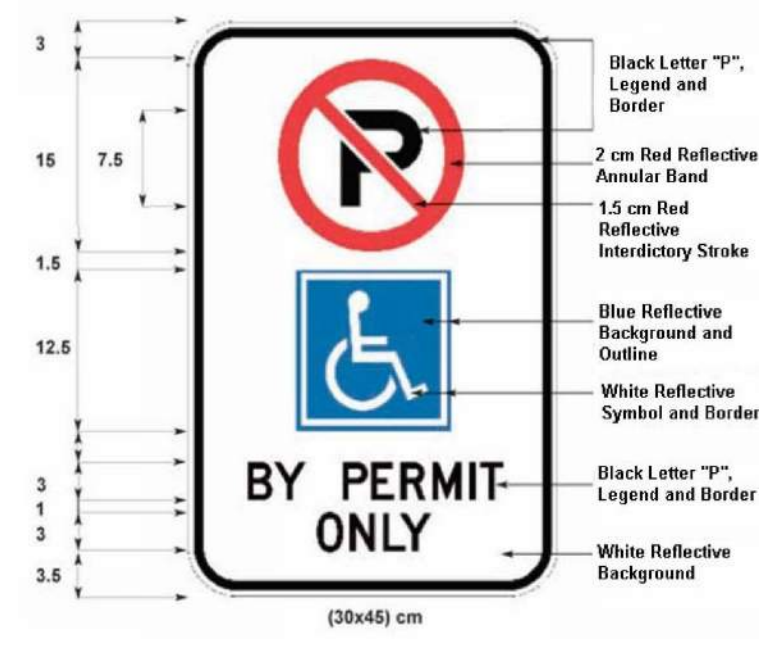
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26

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



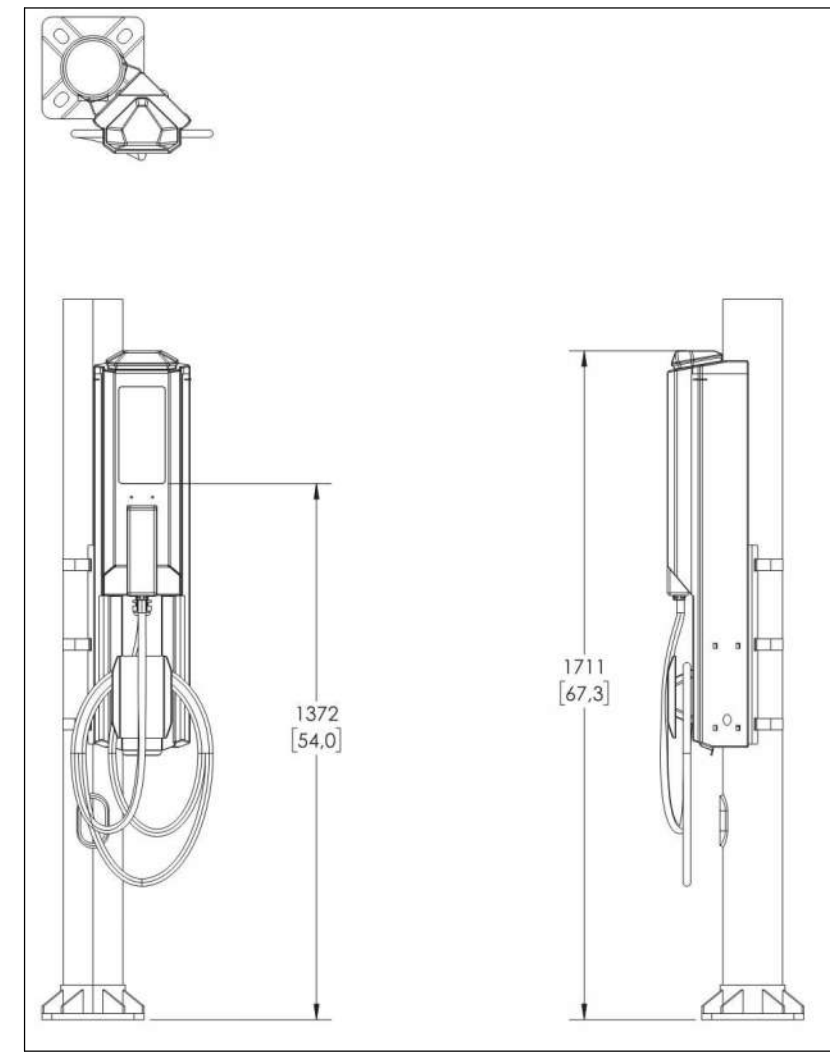
VISITOR PARKING ONLY SIGNAGE

1 : 64

SNOW STORAGE AREA CALCULATIONS

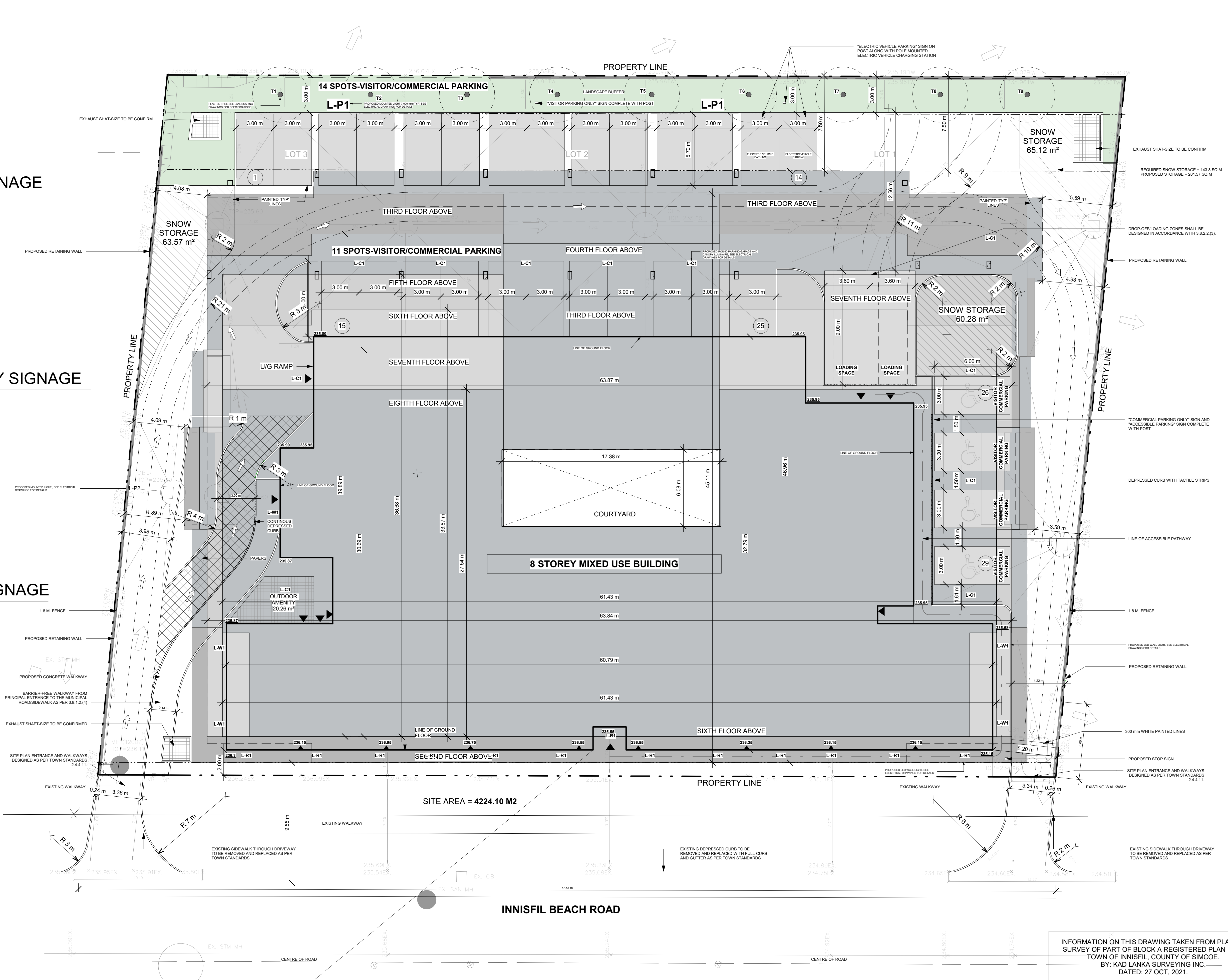
UNCOVERED AREA = 1,138.27 m²
REQUIRED SNOW STORAGE AREA (10%) = 113.83 m²
PROPOSED SNOW STORAGE AREA (16.60%) = 188.97 m²

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

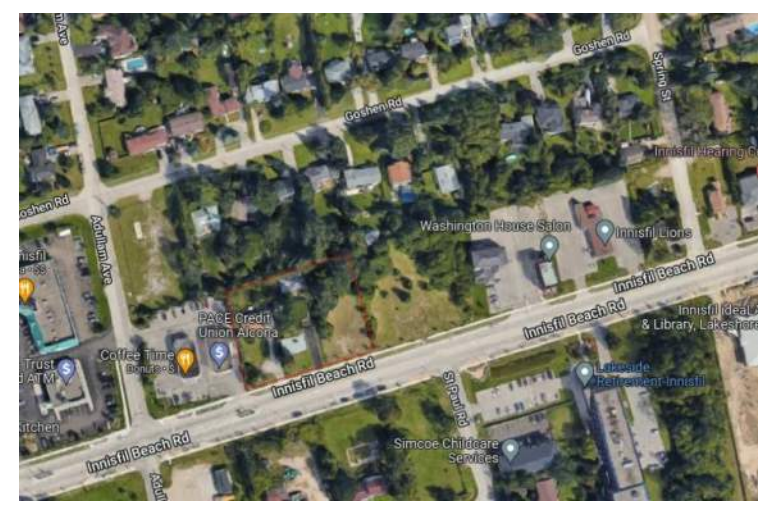
236.3+236.67+236.87+236.95+236.95+236.8+236.95+236.95+236.95+236.68+236.15+236.55=3,065.87
3,065.87 DIVIDED BY 13=235.83

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.

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.

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
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 3:54:47 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

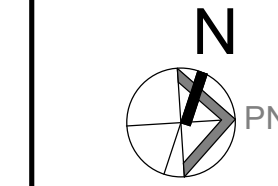


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

SITE PLAN

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



PROJECT NO. 200143	DRAWING NO.
--------------------	-------------

SPA 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	28.28M	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 0.50/UNIT 41 SPACES REQUIRED OF COMMERCIAL SPACE PROPOSED 15 SPACES
MINIMUM NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	080-13	1.25/UNIT-VISITOR	153	NO	161 UNITS-VISITOR PARKING 1.25/UNIT 202 SPACES 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 3.6M WITH 6.0M 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 ABUTTING RESIDENTIAL ZONE	COMPLIES	YES	
INDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	161 UNITS- 4 SQM/UNIT 644 SQM SPACES REQUIRED 827.74 SQM PROVIDED
OUTDOOR AMENITY		2 SQM/UNIT	COMPLIES	YES	
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 SPACES REQUIRED 827.74 SQM PROVIDED
RESIDENTIAL DWELLING UNITS ARE ONLY PERMITTED AS PART OF BUILDING CONTAINING AT LEAST 50% OF NON-RESIDENTIAL UNITS ON THE GROUND FLOOR	080-13	MINIMUM AREA REQUIRED = 1540.04(50%) = 770.02 SQ.M	PROPOSED AREA FOR NON-RESIDENTIAL UNITS = 628.60 SQ.M	NO	

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

GROSS FLOOR AREAS (RESIDENTIAL STATS)			NET SALEABLE AREA	
Level	Area	Area m2	Area	Area m2
GROUND FLOOR	16681.84 SF	1547.84 m ²	6219.05 SF	577.77 m ²
2ND FLOOR	31126.89 SF	2891.78 m ²	17088.17 SF	1572.41 m ²
3RD FLOOR	12846.18 SF	1188.47 m ²	25476.62 SF	2366.67 m ²
4TH FLOOR	25657.83 SF	2383.69 m ²	22220.37 SF	2064.34 m ²
5TH FLOOR	12320.07 SF	1137.41 m ²	18175.33 SF	1748.26 m ²
6TH FLOOR	19456.09 SF	1807.53 m ²	17134.05 SF	1581.81 m ²
7TH FLOOR	17527.80 SF	1627.83 m ²	15284.85 SF	1420.21 m ²
8TH FLOOR	10581.40 SF	1476.36 m ²	13755.38 SF	1277.92 m ²
Grand total: 42	176485.10 SF	16388.00 m ²	146552.80 SF	13615.20 m ²

Area Schedule (AMENITIES AREAS)			
Level	Name	Area	Area m2
GROUND FLOOR	LOBBY	95.50 m ²	95.50 m ²
GROUND FLOOR	STAIR	13.52 m ²	13.52 m ²
GROUND FLOOR	STORAGE	6.26 m ²	6.26 m ²
GROUND FLOOR	ELEV.	18.85 m ²	18.85 m ²
GROUND FLOOR	RAMP	112.39 m ²	112.39 m ²
GROUND FLOOR	STAIR	13.49 m ²	13.49 m ²
GROUND FLOOR	ELEV.	13.53 m ²	13.53 m ²
GROUND FLOOR	INDOOR AMENITY	50.00 m ²	50.00 m ²
GROUND FLOOR	WC	13.58 m ²	13.58 m ²
GROUND FLOOR	INDOOR AMENITY	46.82 m ²	46.82 m ²
GROUND FLOOR	COMMERCIAL	595.25 m ²	595.25 m ²
GROUND FLOOR	MOVING AREA	39.21 m ²	39.21 m ²
GROUND FLOOR	GARAGE B	71.66 m ²	71.66 m ²
GROUND FLOOR	INDOOR AMENITY	199.18 m ²	199.18 m ²
GROUND FLOOR	OFFICE	12.36 m ²	12.36 m ²
GROUND FLOOR	HALLWAY	166.02 m ²	166.02 m ²
GROUND FLOOR	STAIR	13.55 m ²	13.55 m ²
GROUND FLOOR	WALL ROOM	4.47 m ²	4.47 m ²
3RD FLOOR	OUTDOOR AMENITY	190.17 m ²	190.17 m ²
3RD FLOOR	INDOOR AMENITY	54.74 m ²	54.74 m ²
5TH FLOOR	OUTDOOR AMENITY	289.23 m ²	289.23 m ²
Grand total: 21		2019.47 m ²	2019.47 m ²

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

ONARIO ASSOCIATION
OF
ARCHITECTS
SABA
AL MATWINO
LICENCE
6863

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

NO. 1 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:

☐ CHANGE OF USE

☒ NEW
☐ ADDITION
☐ ALTERATION

☐ PART 11
11.1 TO 11.4

☒ PART 3
11.1.2

☐ 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: ☒ 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
3.2.2.48 GROUP D, ANY HEIGHT, ANY AREA, SPRINKLED
3.2.2.67 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):
EXISTING: NEW: TOTAL:
GROUND FLOOR 0.00 1540.04 1540.04
SECOND FLOOR 0.00 2891.71 2891.71
THIRD FLOOR 0.00 2869.47 2869.47
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

1.4.1.2 (A) 1.4.1.2 (A)

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 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

3.2.2.20-83 9.10.2

10 SPRINKLER SYSTEM PROPOSED:
☒ ENTIRE BUILDING
☐ SELECTED COMPARTMENTS
☐ SELECTED FLOOR AREAS
☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING
☐ NOT REQUIRED

3.2.2.15 3.2.2.17 INDEX INDEX

11 STANDPIPE REQUIRED: ☒ YES ☐ NO

3.2.9 N/A

12 FIRE ALARM REQUIRED: ☒ YES ☐ NO

3.2.4 9.10.18

13 WATER SERVICE SUPPLY IS ADEQUATE: ☒ YES (MUNICIPAL) ☐ NO

3.2.5.7 N/A

14 HIGH BUILDING: ☒ YES ☐ NO

3.2.6 N/A

15 CONSTRUCTION RESTRICTIONS: ☒ NON-COMBUSTIBLE PERMITTED ☐ COMBUSTIBLE REQUIRED
ACTUAL CONSTRUCTION: ☒ NON-COMBUSTIBLE ☐ COMBUSTIBLE

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: ☒ m²/PERSON ☒ 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_125_ PERSONS
GROUND FLOOR: OCCUPANCY EID LOAD_125_ PERSONS
GROUND FLOOR: OCCUPANCY A2 3.1.1.7.1 LOAD_161_ PERSONS
SECOND FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_104_ PERSONS
THIRD FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_96_ PERSONS
THIRD FLOOR: OCCUPANCY A2 3.1.1.7.1 LOAD_27_ PERSONS
FOURTH FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_78_ PERSONS
FIFTH FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_66_ PERSONS
SIXTH FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_62_ PERSONS
SEVENTH FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_52_ PERSONS
EIGHTH FLOOR: OCCUPANCY C 3.1.1.7.1 LOAD_48_ PERSONS

18 BARRIER-FREE DESIGN: ☒ YES ☐ NO

3.8 9.5.2

19 HAZARDOUS SUBSTANCES: ☐ YES ☒ 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?
FLOORS OVER BASMENT 2H 2H NO
FLOORS 2H 2H NO
ROOF N/A NO
MEZZANINE 1H NO

3.2.2.20-83 3.2.1.4 9.10.8 9.10.9

21 SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS:
WALL AREA OF E.O.F. (sq.ft) (sq.m) (ft) (m) L.H. OR MAX % OF HL PERMITTED OPENINGS PROPOSED % OF OPENINGS (sq.ft) (%) FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. CONST. COMB. CONST. NON-COMB. CONSTR.

FRONT (SOUTH) 17,875.42 1642.10 52.1 15.9 100% 50.65%(831.79) [X] [X] [X]
REAR (NORTH) 17,397.39 1616.27 31.2 9.5 100% 48.31%(780.84) [X] [X] [X]
SIDE (EAST) 10,018.03 935.72 7.9 2.4 16% 15.7%(168.46) [X] [X] [X]
SIDE (WEST) 10,022.48 931.12 13.5 4.1 30% 29.59%(275.46) [X] [X] [X]

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

UNITS AREA SCHEDULE		
Name	Area	Comments
2 UNIT 1	100.75 m ²	3 BR
2 UNIT 2	70.05 m ²	1BR+DEN
2 UNIT 3	62.79 m ²	1 BR
2 UNIT 4	69.89 m ²	1BR+DEN
2 UNIT 5	110.04 m ²	3 BR
2 UNIT 6	89.23 m ²	2 BR+DEN
2 UNIT 7	76.91 m ²	2BR
2 UNIT 8	76.83 m ²	2BR
2 UNIT 9	70.29 m ²	2BR
2 UNIT 10	69.61 m ²	1BR+DEN
2 UNIT 11	70.15 m ²	1BR+DEN
2 UNIT 12	81.91 m ²	2BR
2 UNIT 13	76.89 m ²	2BR
2 UNIT 14	81.84 m ²	2BR
2 UNIT 15	63.16 m ²	1 BR
2 UNIT 16	104.16 m ²	3 BR
2 UNIT 17	105.26 m ²	3 BR
2 UNIT 18	103.90 m ²	3 BR
2 UNIT 19	58.53 m ²	1 BR
2 UNIT 20	61.62 m ²	1 BR
2 UNIT 21	69.47 m ²	1 BR
2 UNIT 22	54.01 m ²	1 BR
2 UNIT 23	84.86 m ²	2 BR+DEN
2 UNIT 24	106.26 m ²	3 BR
2 UNIT 25	65.05 m ²	1BR+DEN
2 UNIT 26	59.68 m ²	1 BR
2 UNIT 27	53.61 m ²	1 BR
2 UNIT 28	64.30 m ²	1 BR
2 UNIT 29	62.83 m ²	1 BR
2 UNIT 30	53.84 m ²	1 BR
2 UNIT 31	47.85 m ²	1 BR
2 UNIT 32	57.77 m ²	1 BR
2ND FLOOR: 32	2384.36 m ²	

3RD FLOOR: 28	2137.26 m ²	
4 UNIT 1	51.46 m ²	1 BR
4 UNIT 2	68.14 m ²	1BR+DEN
4 UNIT 3	58.87 m ²	1 BR
4 UNIT 4	97.46 m ²	3 BR
4 UNIT 5	71.10 m ²	1BR+DEN
4 UNIT 6	79.42 m ²	2BR
4 UNIT 7	79.40 m ²	2BR
4 UNIT 8	85.51 m ²	2 BR+DEN
4 UNIT 9	52.82 m ²	1 BR
4 UNIT 10	86.70 m ²	2BR
4 UNIT 11	58.47 m ²	1 BR
4 UNIT 12	84.22 m ²	2 BR+DEN
4 UNIT 13	47.07 m ²	1 BR
4 UNIT 14	72.49 m ²	1BR+DEN
4 UNIT 15	68.00 m ²	1BR+DEN
4 UNIT 16	83.79 m ²	2 BR+DEN
4 UNIT 17	87.85 m ²	2 BR+DEN
4 UNIT 18	86.22 m ²	2 BR+DEN
4 UNIT 19	68.18 m ²	3 BR
4 UNIT 20	59.71 m ²	1 BR
4 UNIT 21	53.61 m ²	1 BR
4 UNIT 22	64.30 m ²	1 BR
4 UNIT 23	62.83 m ²	1 BR
4 UNIT 24	53.84 m ²	1 BR
4 UNIT 25	47.85 m ²	1 BR
4 UNIT 26	57.77 m ²	1 BR
4 UNIT 27	65.05 m ²	1 BR
4TH FLOOR: 27	1904.90 m ²	

5 UNIT 1	108.14 m ²	3 BR
5 UNIT 2	62.95 m ²	1 BR
5 UNIT 3	55.25 m ²	1 BR
5 UNIT 4	64.38 m ²	1 BR
5 UNIT 5	91.08 m ²	2 BR+DEN
5 UNIT 6	71.10 m ²	1BR+DEN
5 UNIT 7	79.42 m ²	2BR
5 UNIT 8	79.40 m ²	2BR
5 UNIT 9	85.51 m ²	2 BR+DEN
5 UNIT 10	62.82 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	70.99 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	62.96 m ²	1 BR
5 UNIT 19	62.21 m ²	1BR+DEN
5 UNIT 20	59.80 m ²	1 BR
5 UNIT 21	76.33 m ²	2BR
5 UNIT 22	55.44 m ²	1 BR
5TH FLOOR: 22	1587.69 m ²	

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	79.40 m ²	2BR
6 UNIT 9	70.82 m ²	1BR+DEN
6 UNIT 10	67.46 m ²	1BR+DEN
6 UNIT 11	65.58 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	75.43 m ²	2BR
6 UNIT 16	71.45 m ²	1BR+DEN
6 UNIT 17	70.20 m ²	1BR+DEN
6 UNIT 18	58.29 m ²	1 BR
6 UNIT 19	51.70 m ²	1 BR
6 UNIT 20	69.27 m ²	1 BR
6TH FLOOR: 20	1460.73 m ²	

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.599 METERS.

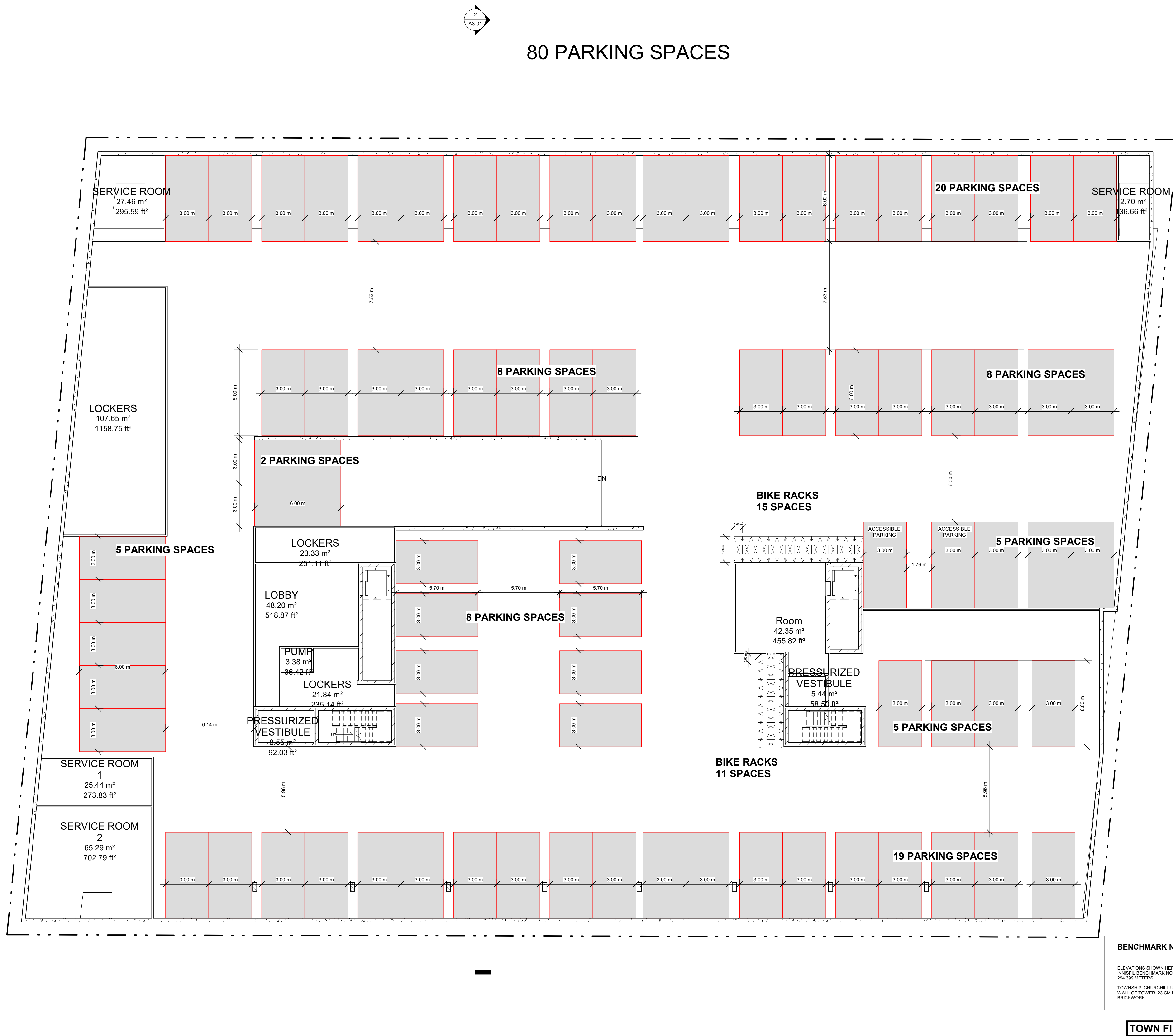
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

KEY PLAN

PROJECT 1018-1028 INNISFIL BEACH RD-INNISFIL, ON

C:\Users\QBS-JENIFFER\Documents\IBN_01_jeniffie@qbsarchitects.com.mxd
2022-08-11 3:54:50 PM



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		

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

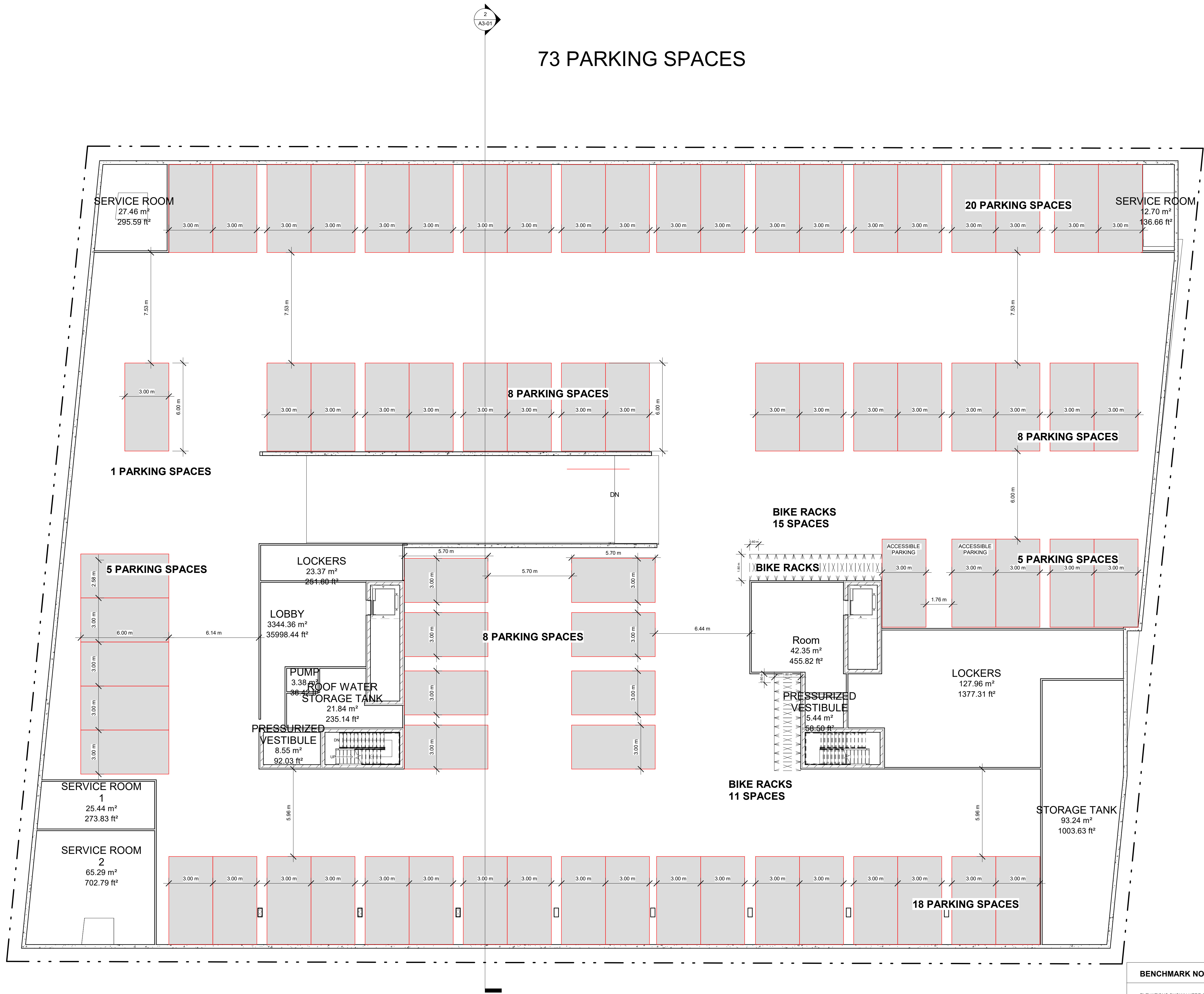
DRAWING TITLE
PROPOSED BASEMENT 2 PLAN

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

C:\Users\QBS-JENIFFER\Documents\IBN_01_jeniff@qbsarchitects.com.nt
2022-08-11 3:54:53 PM

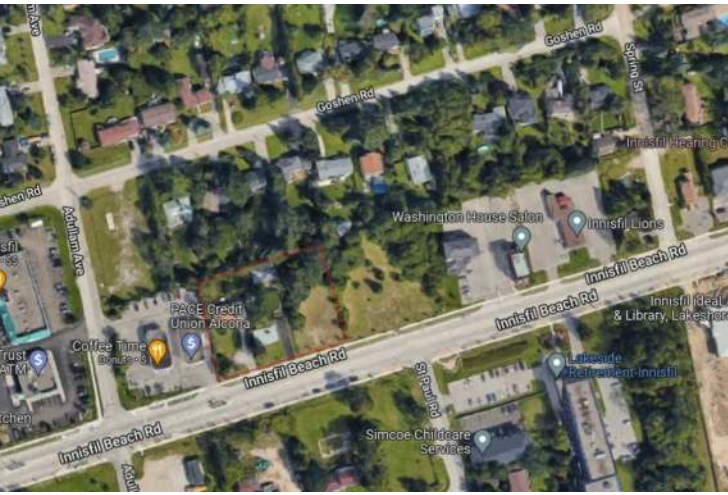


BENCHMARK NOTE

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

2022-08-11 3:54:53 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

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		
2022-08-11 3:54:54 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



ONTARIO ASSOCIATION
OF
ARCHITECTS
SABA
SABA AL MATHINO
LICENCE
6663



QBS ARCHITECTS™

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

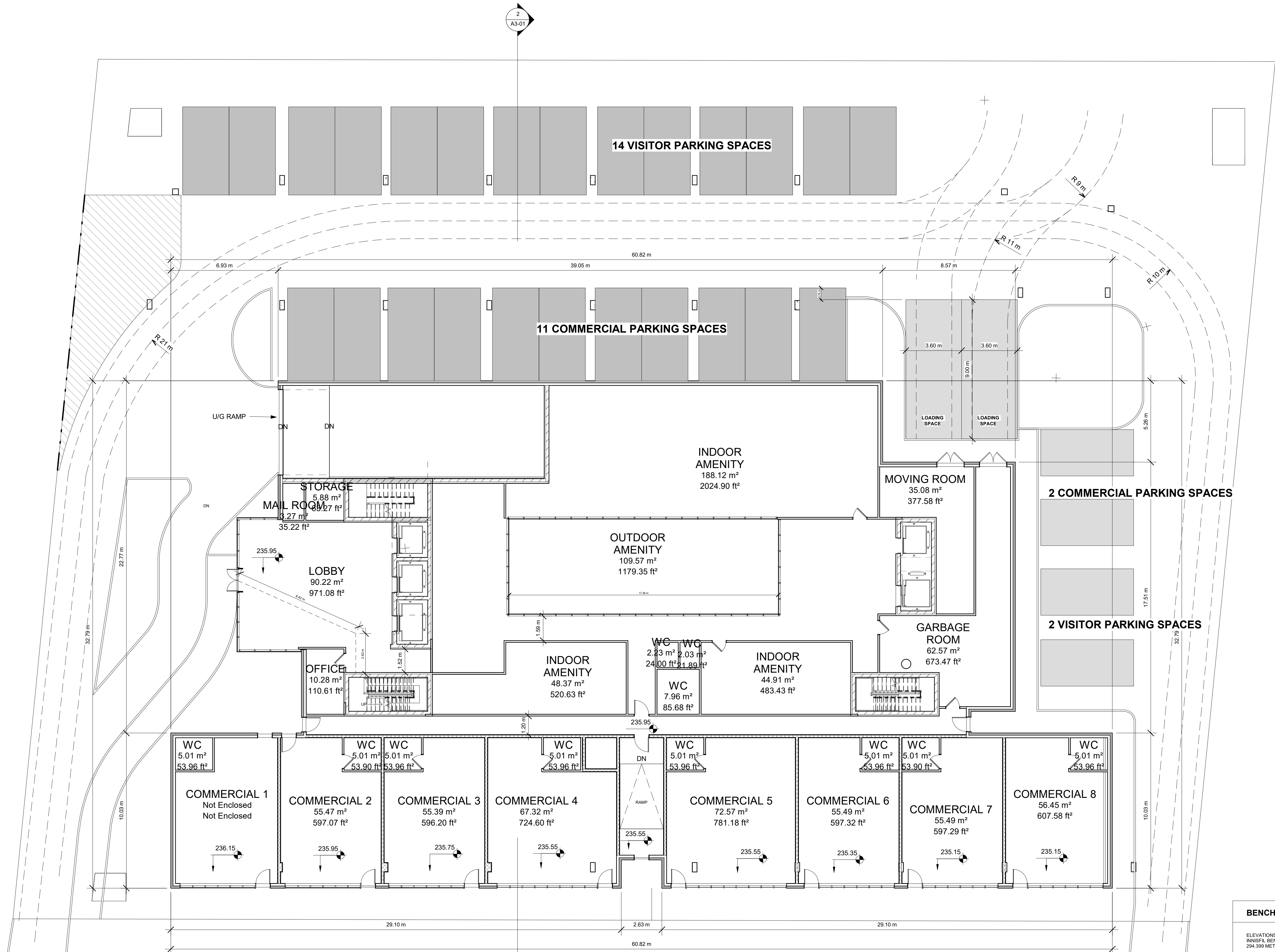
DRAWING TITLE
**PROPOSED GROUND FLOOR
PLAN**

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



N
PN

PROJECT NO. 200143	
STAGE SPA	DRAWING NO. A1-03
LOCATION INNISFIL	REVISION 08



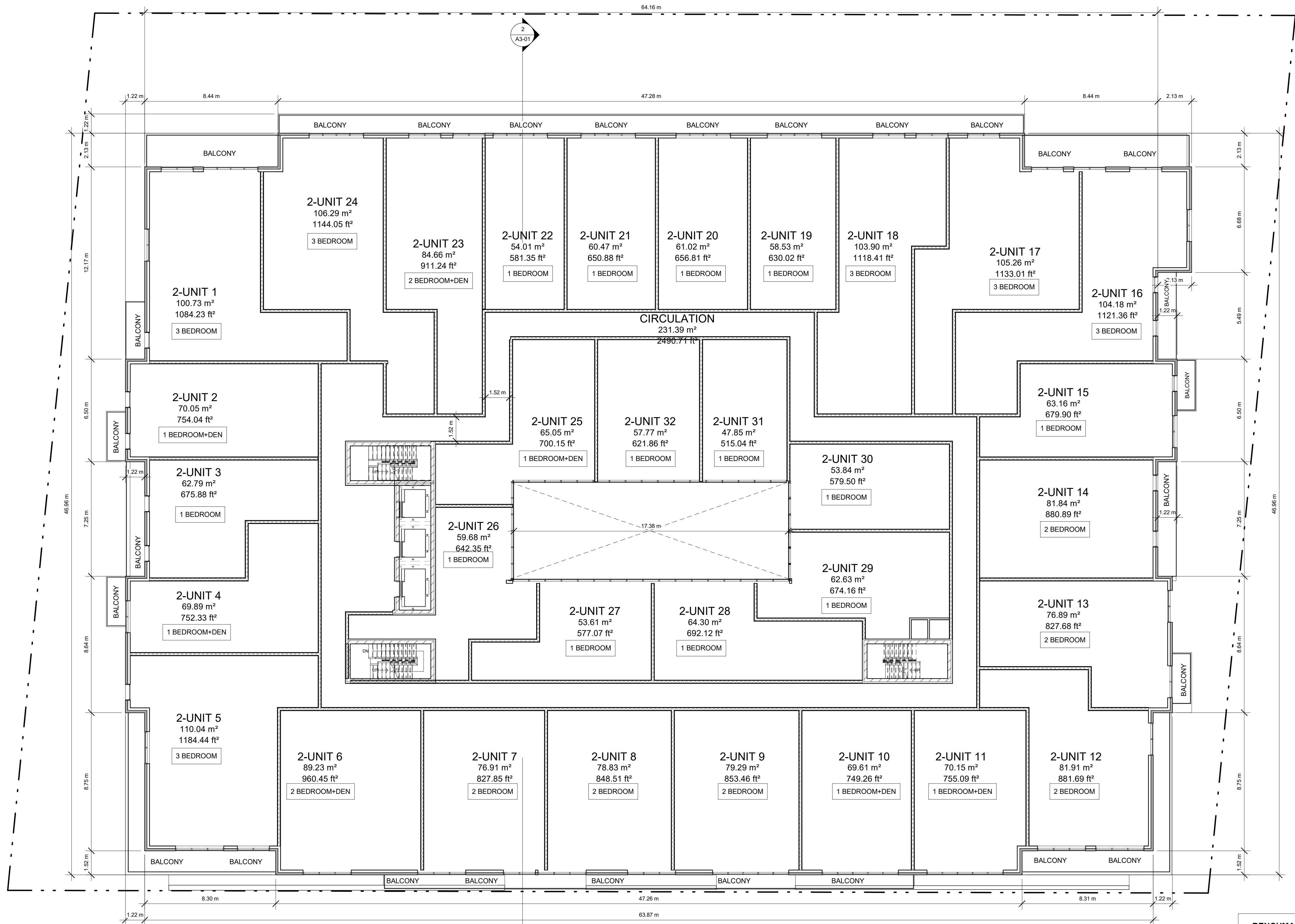
BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U483S (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

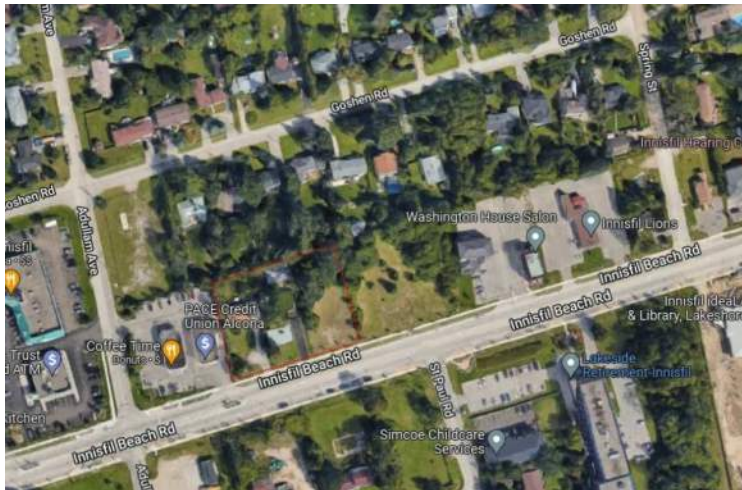
C:\Users\QBS-JENNIFER\Documents\IBN_01_jeniffr@qbsarchitects.com.nt
2022-08-11 3:54:54 PM



BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104633 (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**

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

2022-08-11 3:54:54 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

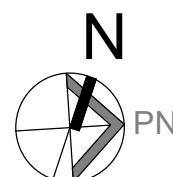


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

**PROPOSED SECOND FLOOR
PLAN**

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



PROJECT NO. 200143

STAGE **SPA** DRAWING NO. **A1-04**

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		
2022-08-11 3:54:55 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
PROPOSED THIRD FLOOR PLAN

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

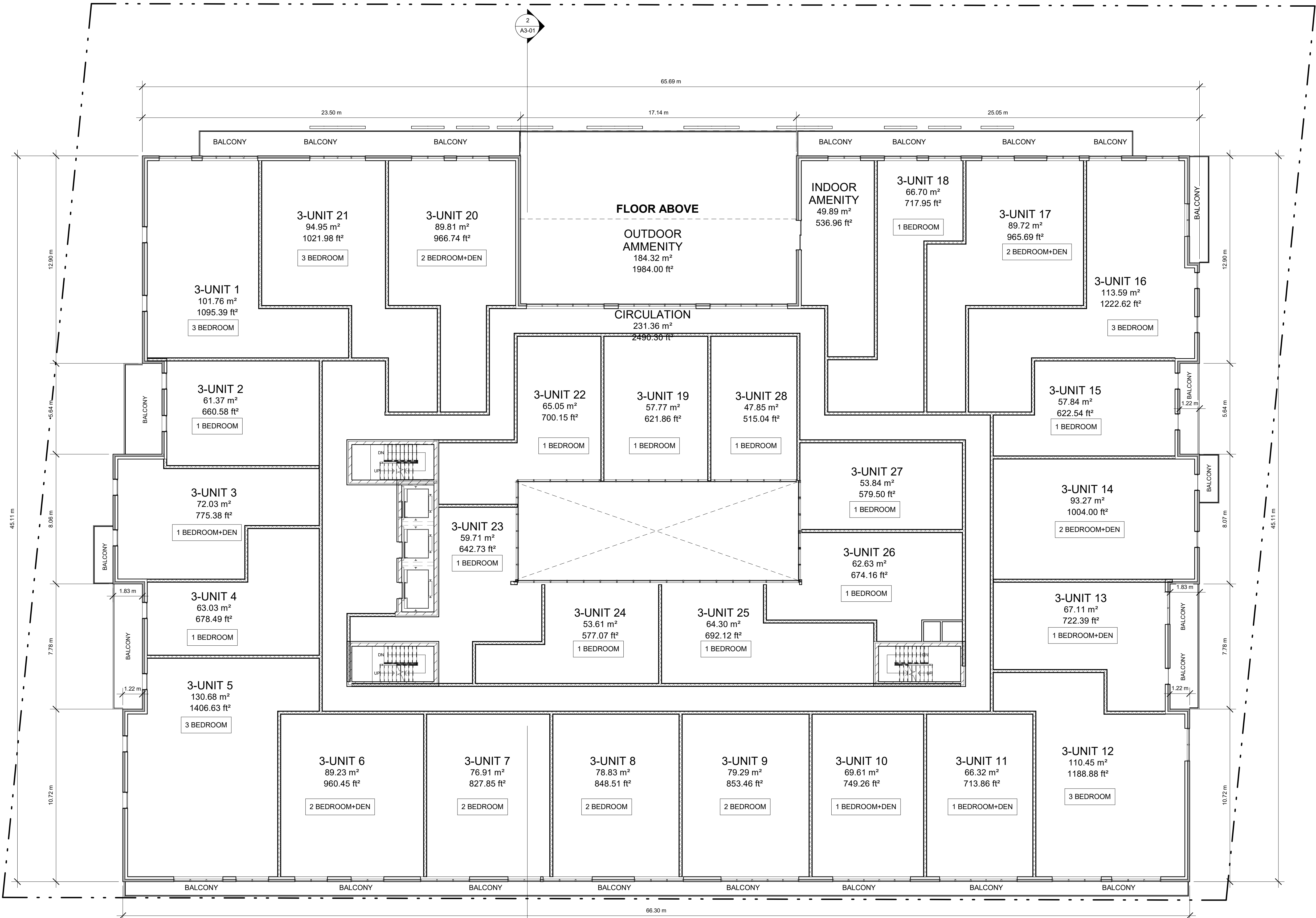


N
PN

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 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

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

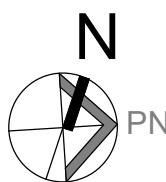


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

**PROPOSED FOURTH FLOOR
PLAN**

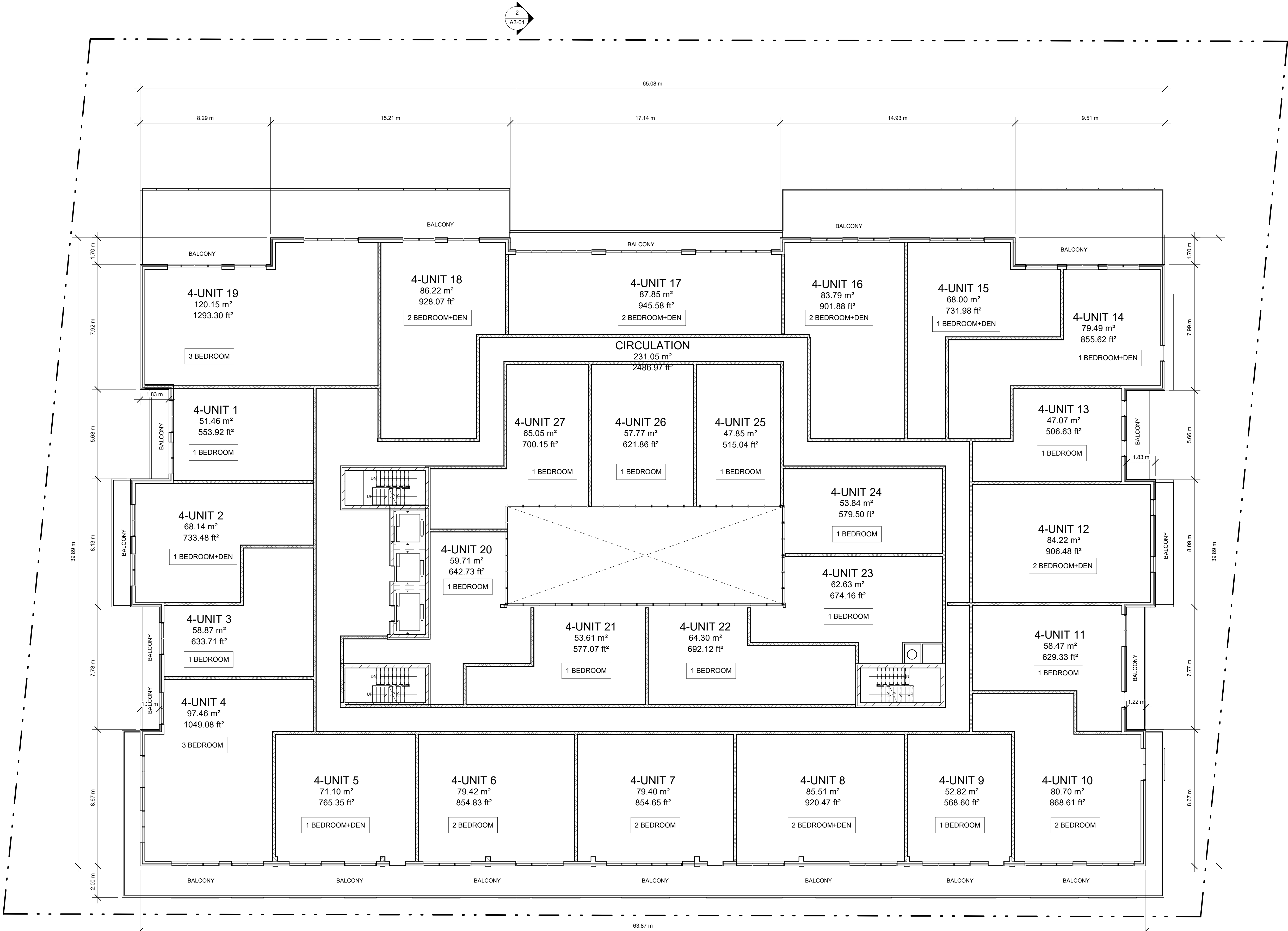
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1:125	DATE 2021-11-26



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

2022-08-11 3:54:57 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

PROPOSED FIFTH FLOOR PLAN

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



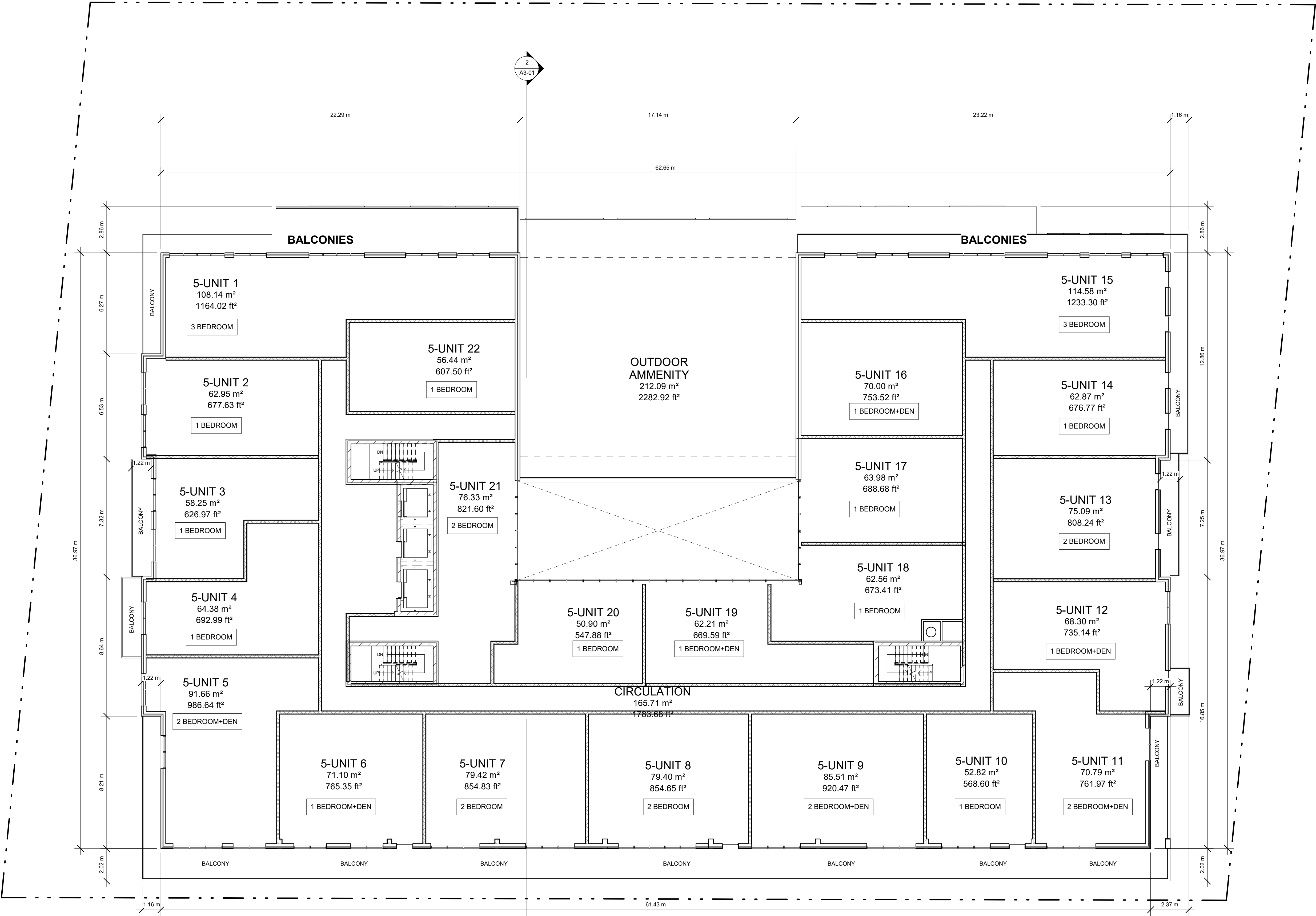
PROJECT NO. 200143

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



REVISIONS			
-----------	--	--	--

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 & MET

CONSULTANTS	
-------------	--



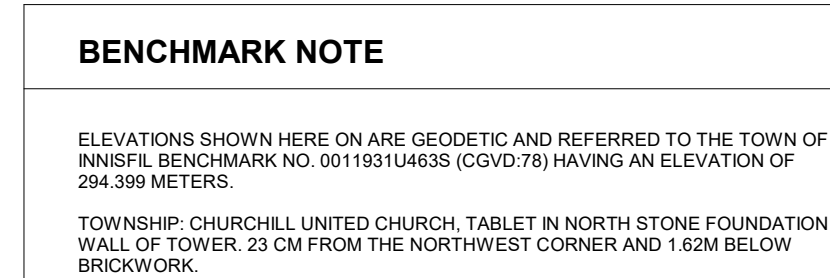
TORONTO - CANADA 416.546.2040 info@qbsarchitects

DRAWING TITLE

PROPOSED SIXTH FLOOR PLAN

STAGE	DRAWING NO.
-------	-------------

LOCATION INNISFIL	REVISION 08
----------------------	-----------------------



TOWN FILE NUMBER: SP-2022-00



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

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

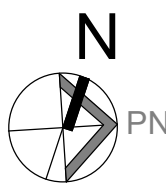


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

**PROPOSED SEVETH FLOOR
PLAN**

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



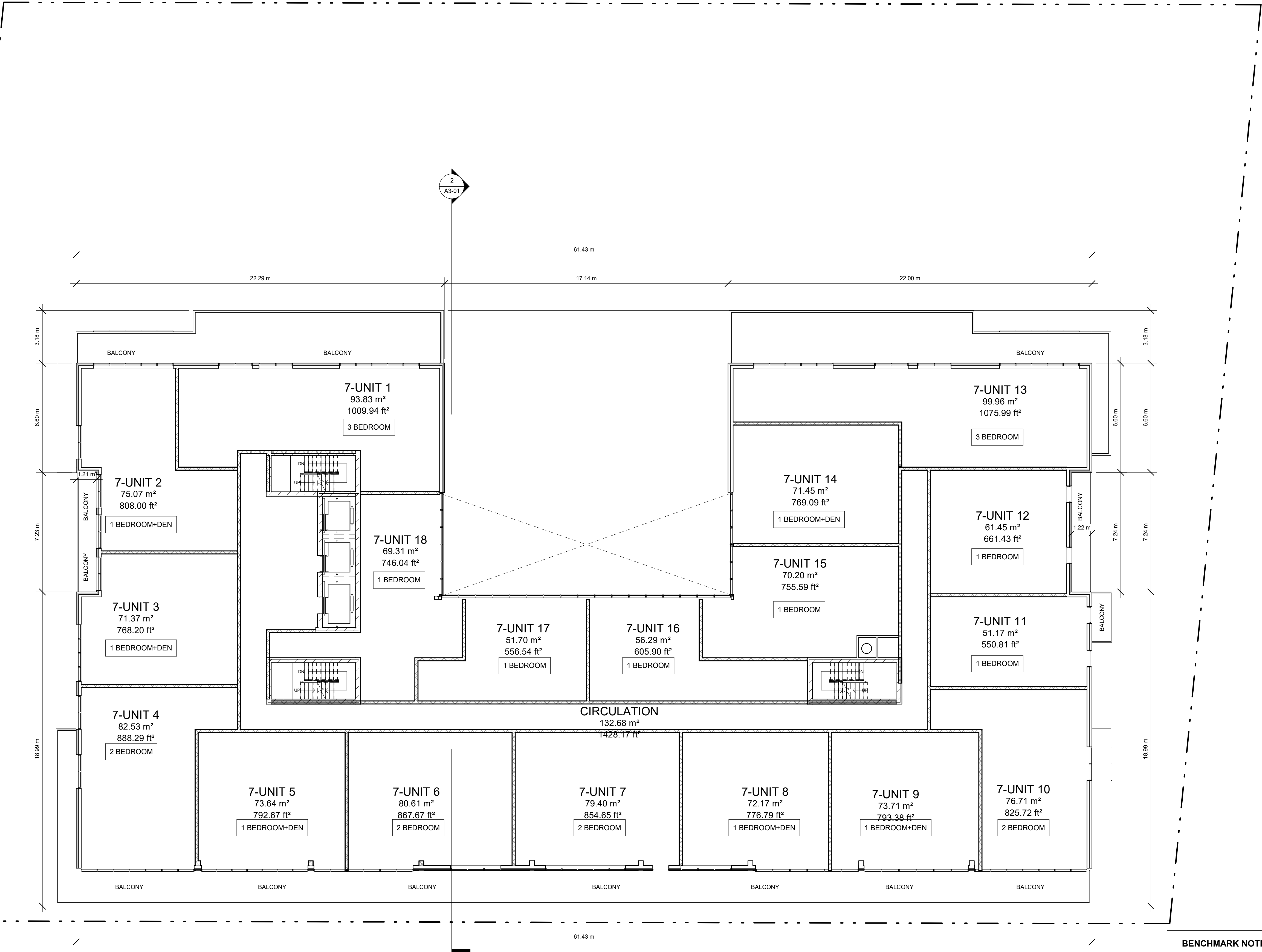
PROJECT NO.
200143

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

2022-08-11 3:55:01 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

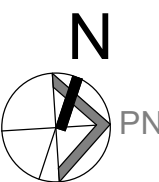


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

**PROPOSED EIGHTH FLOOR
PLAN**

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



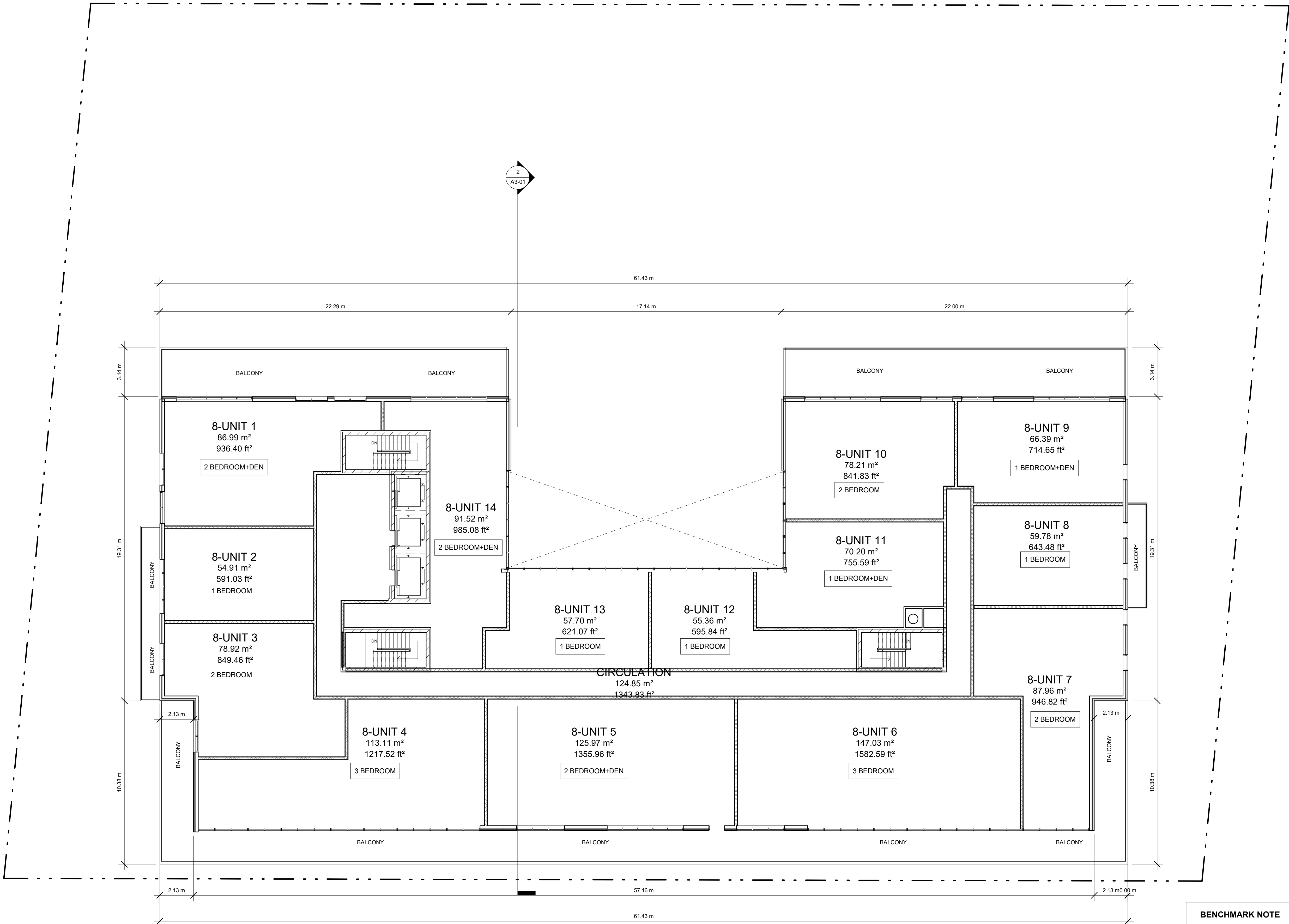
PROJECT NO. 200143

STAGE DRAWING NO.

SPA A1-10

LOCATION
INNISFIL

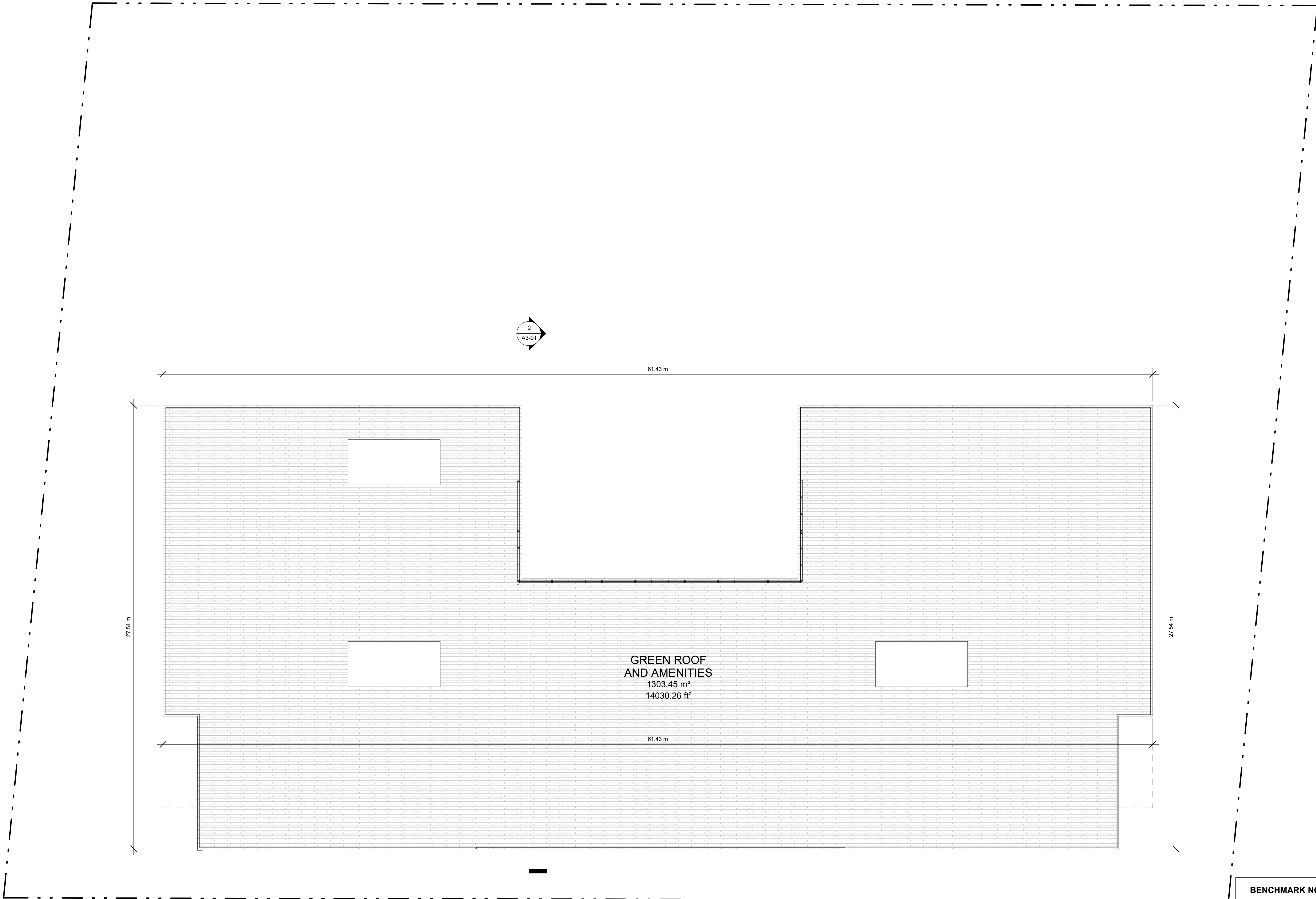
REVISION
08



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

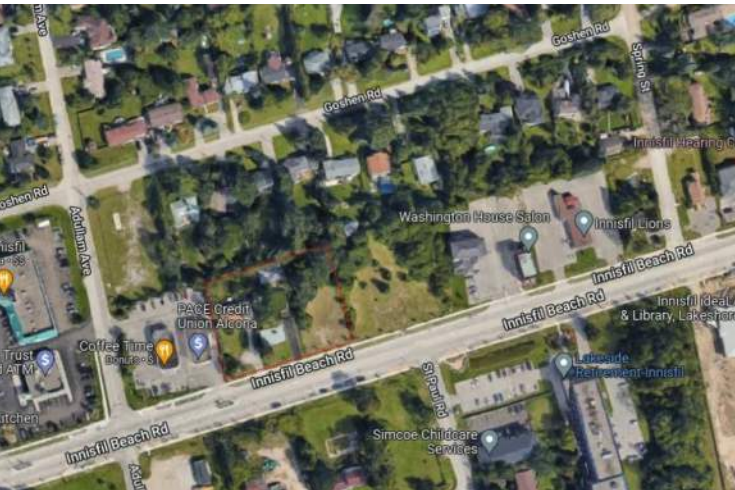


BENCHMARK NOTE

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		

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

PROPOSED ROOF PLAN

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



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

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

PROP. FRONT ELEVATION

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

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

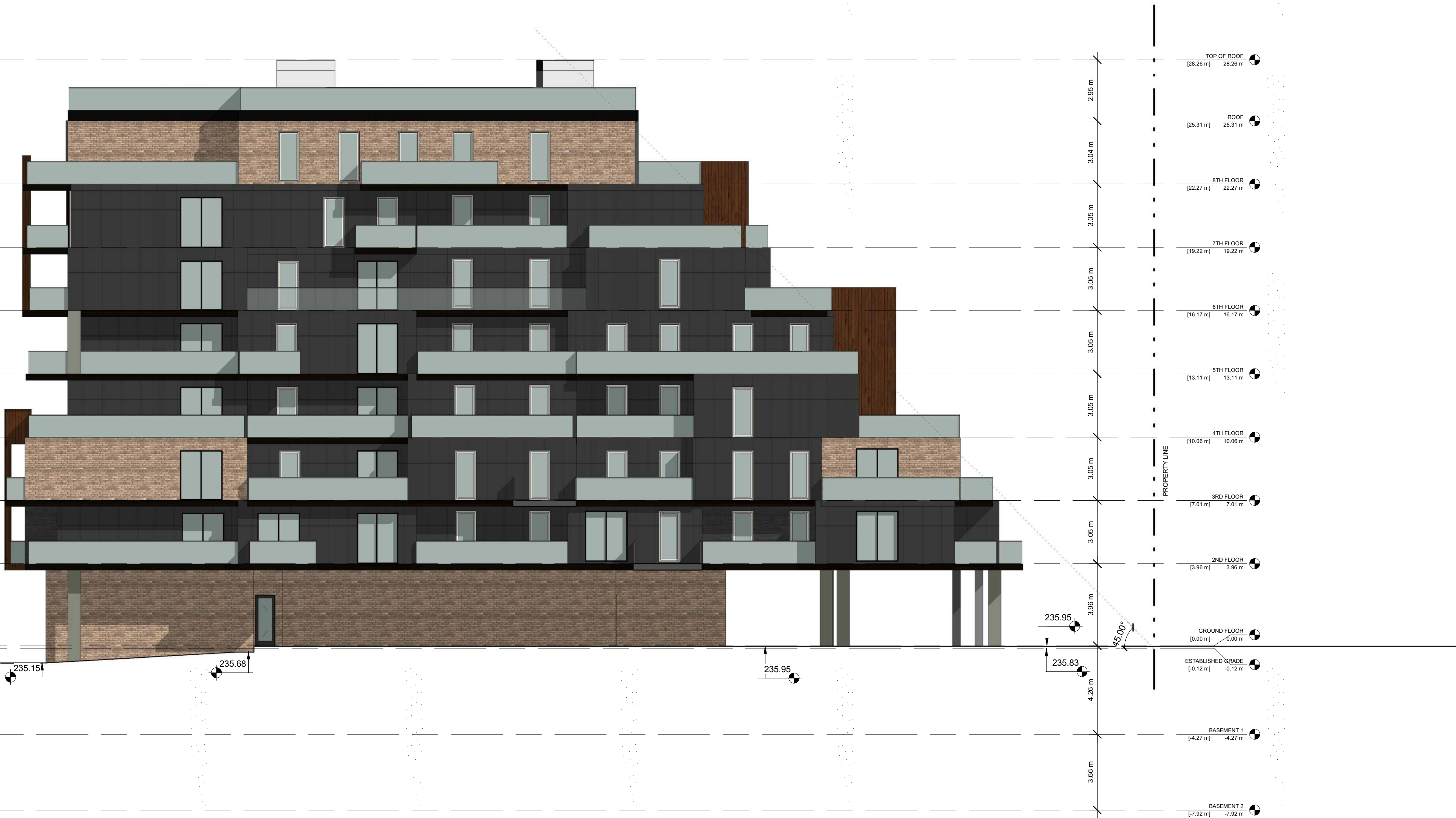


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
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

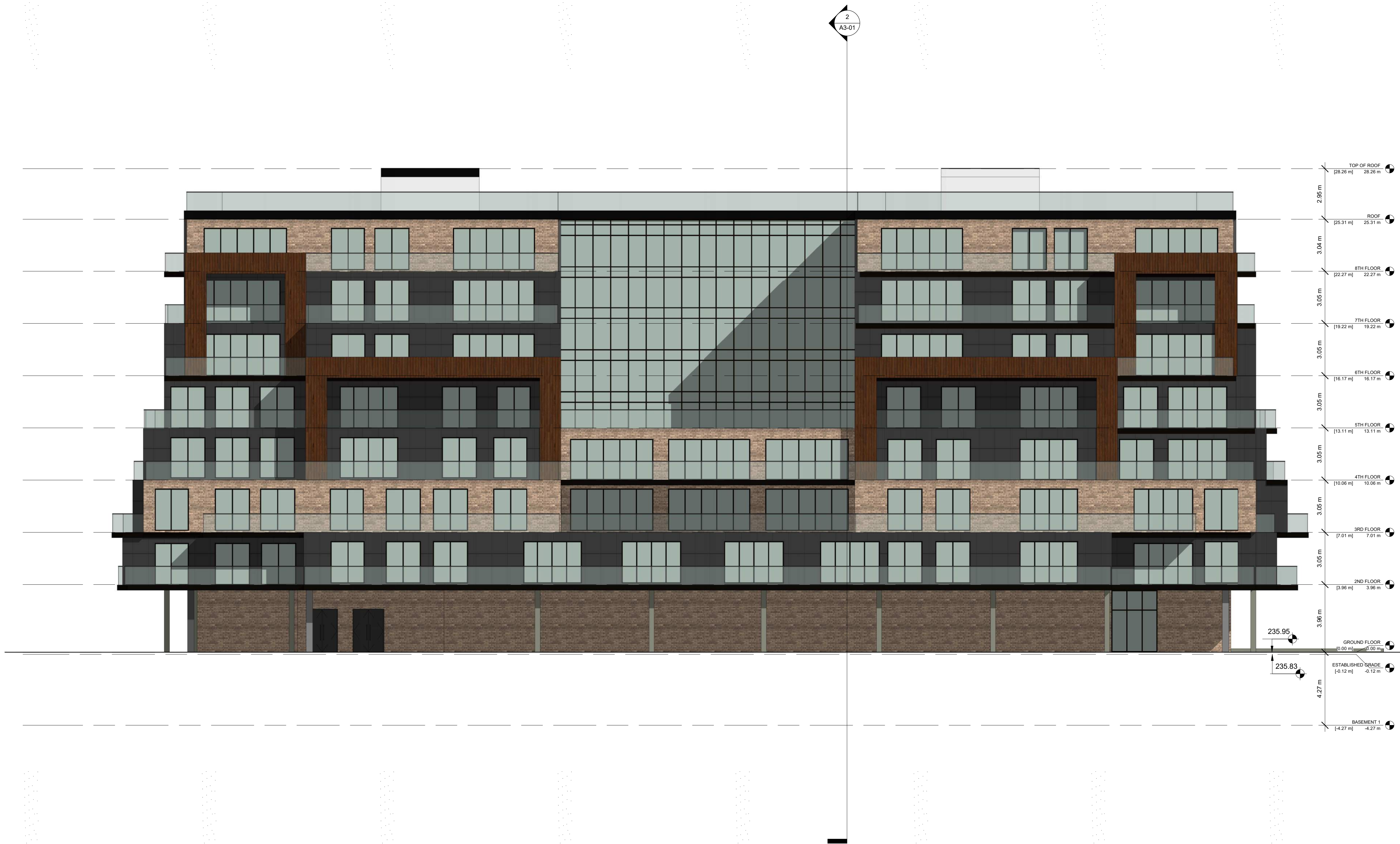


BENCHMARK NOTE

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

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.

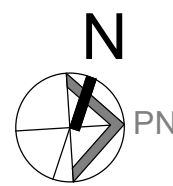
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
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



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

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

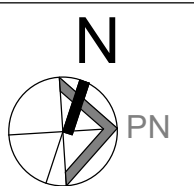


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

PROP. SIDE ELEVATION-(LEFT)

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



PROJECT NO.	200143
-------------	--------

STAGE	DRAWING NO.
-------	-------------

SPA A2-04

LOCATION INNISFIL	REVISION 08
----------------------	-----------------------

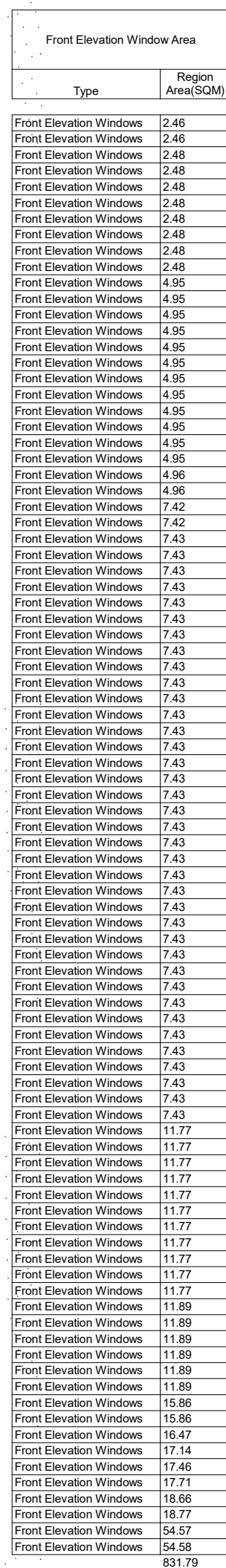


BENCHMARK NOTE

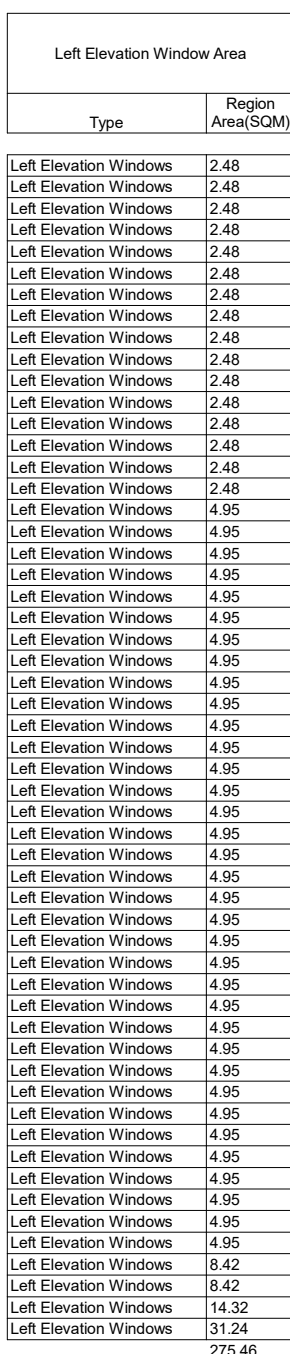
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD.78) HAVING AN ELEVATION OF 294.399 METERS.

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

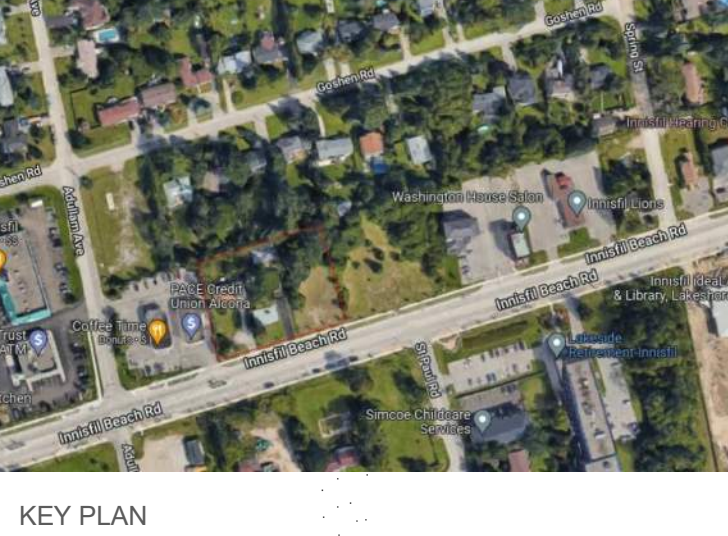
TOWN FILE NUMBER: SP-2022-003



3 REAR ELEVATION CALCULATIONS



2 LEFT ELEVATION CALCULATIONS



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 3:56:05 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

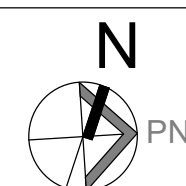
DRAWING TITLE

SPATIAL SEPERATION CALCULATIONS

DRAWN	CHECKED
-------	---------

JB	SA
----	----

SCALE @ ARCH D	DATE
----------------	------



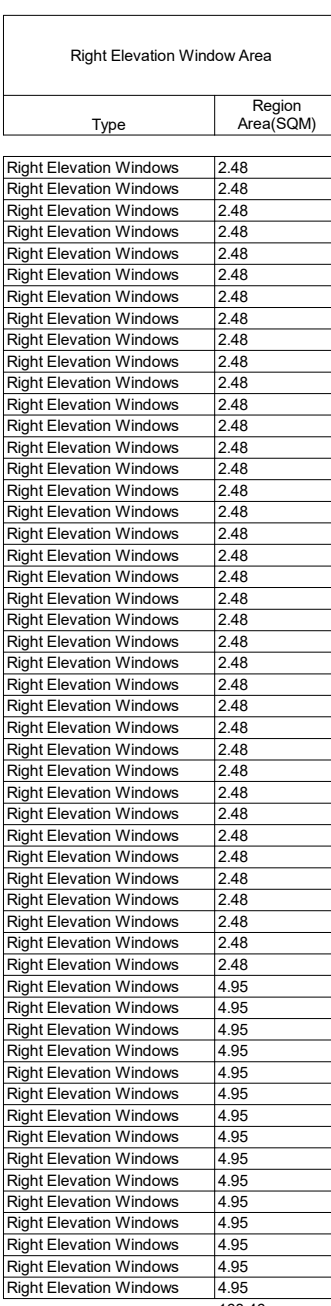
PROJECT NO.	200143
-------------	--------

STAGE	DRAWING NO
-------	------------

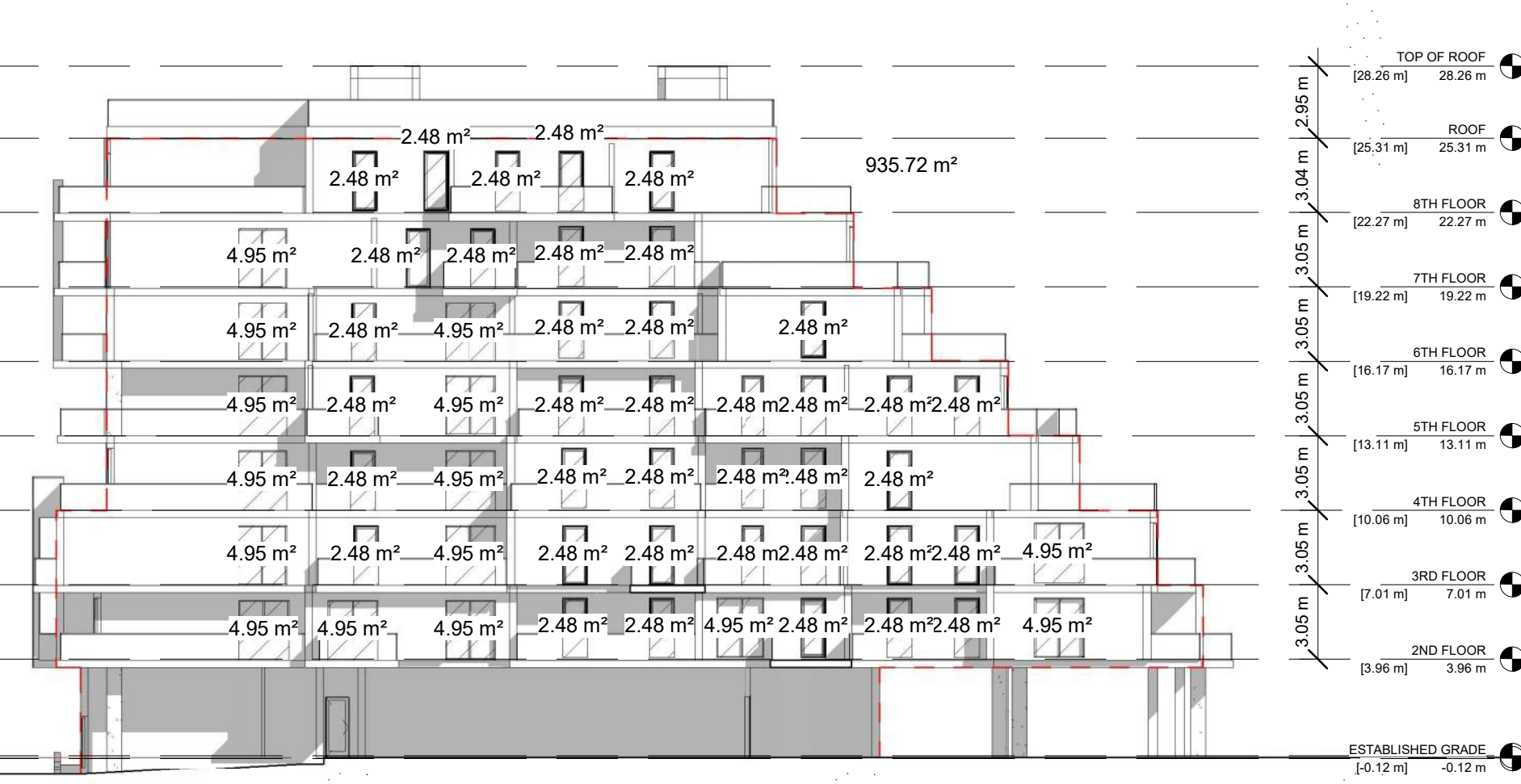
SPA A2-05

LOCATION
INNISFIL

REVISION	08
----------	----



RIGHT ELEVATION CALCULATIONS



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, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

