



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 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 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 40m² of leasable area (i.e. 15 commercial parking spaces).

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday**, **February 15**, **2024**, **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 Ontario Lands Tribunal.



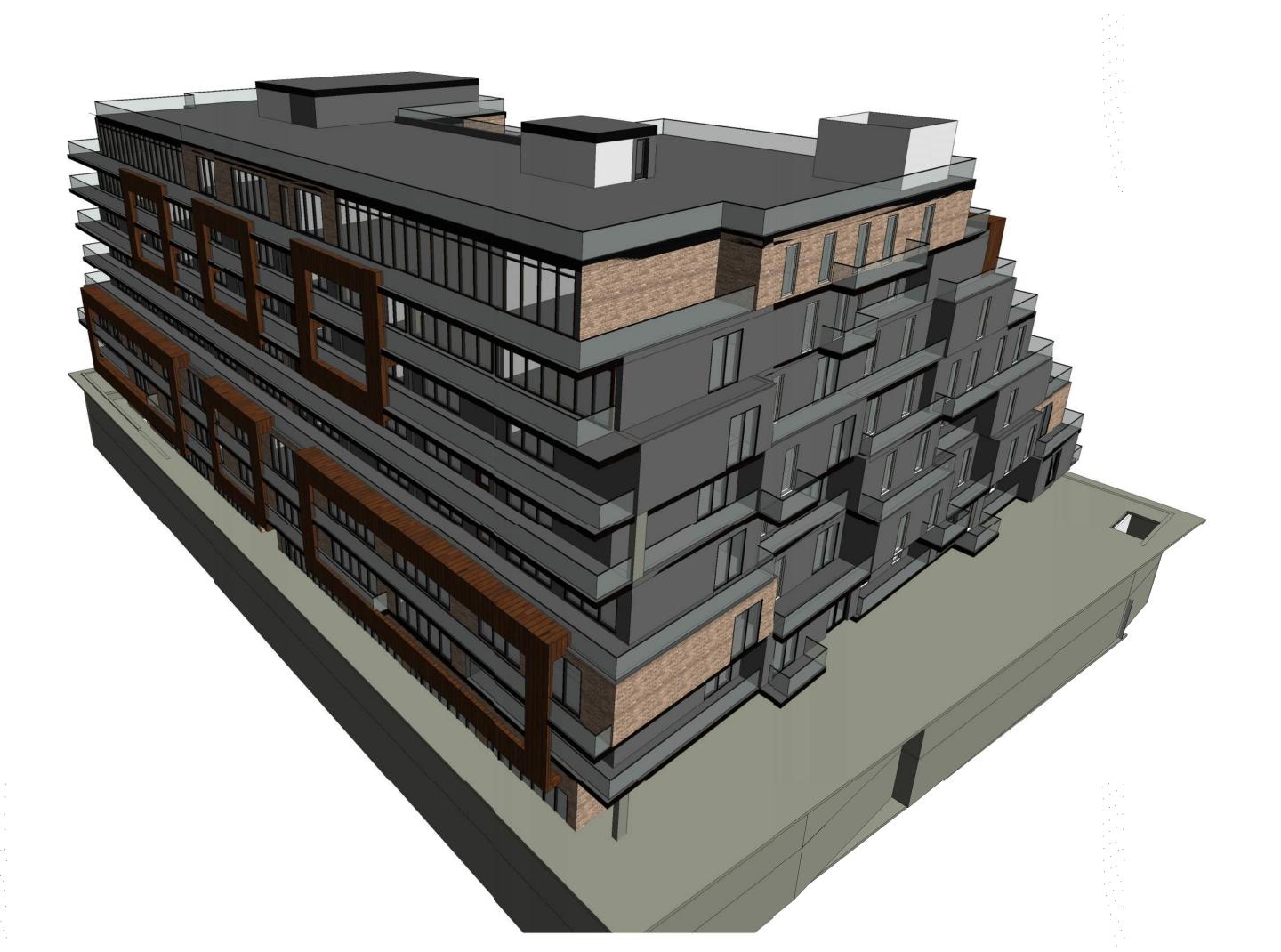
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: January 23, 2024

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

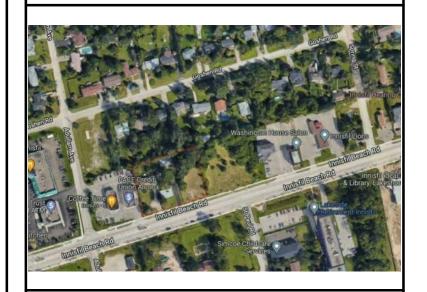








1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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.





DRAWING TITLE

COVER

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JB		SA
SCALE @ ARCH D)	DATE
1 : 64		2021-11-26
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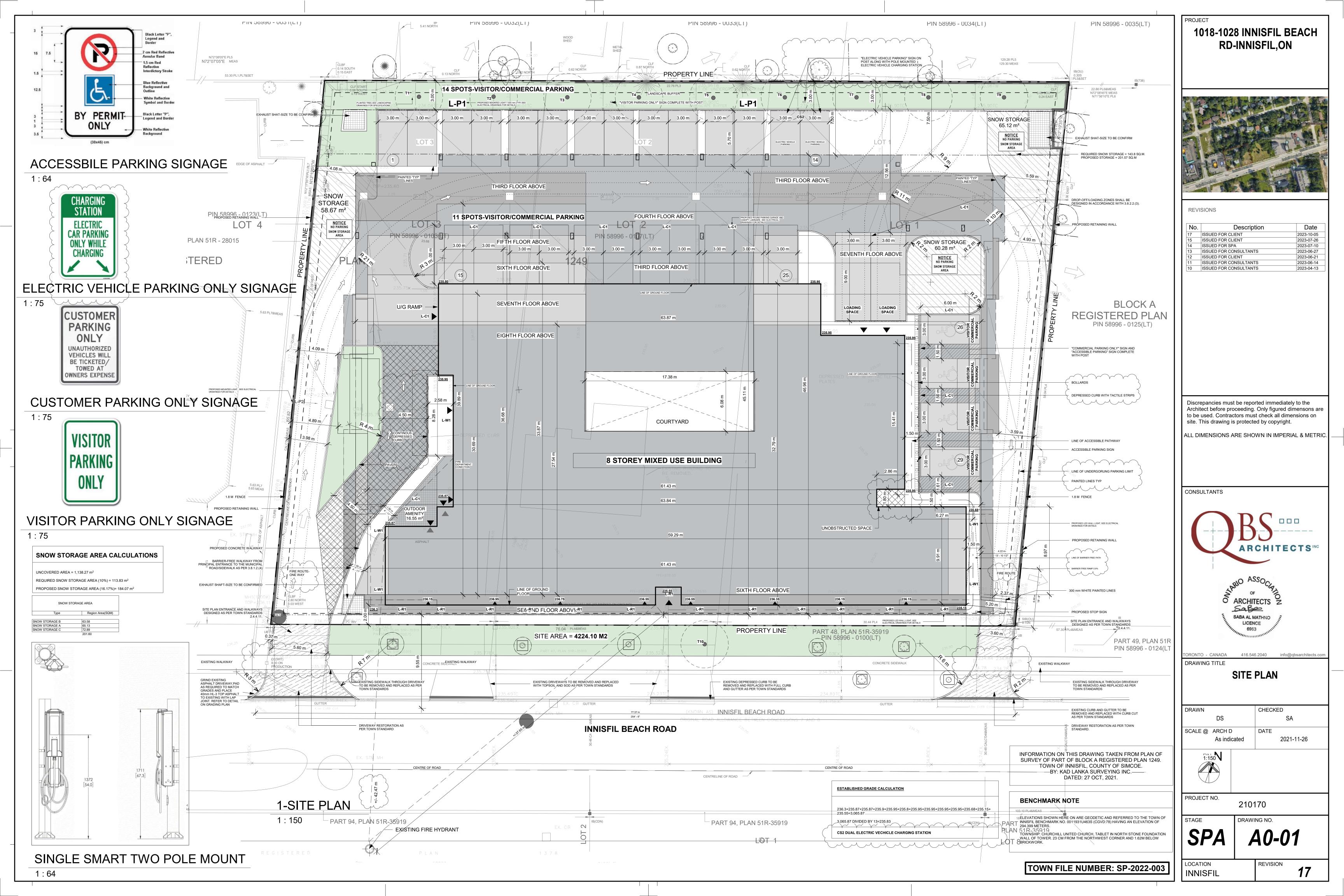
PROJECT NO.

A0-00

210170

LOCATION INNISFIL

TOWN FILE NUMBER: SP-2022-003



ZONING SUMMARY		
LOT AREA	4224.10 m ²	45467.82 SF
GROSS FLOOR AREA GFA	17737.25 m ²	190922.14 SF

LEVEL	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL UNITS
	IBK	IBKID	ZDIX	ZDIN'D	JDIN	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%	

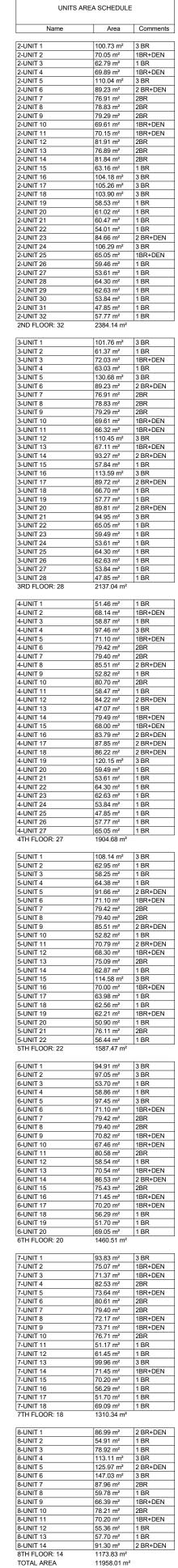
ZONING PROVISION	BY-LAW NUMBER	MU2 REQUIREMENT	PROPOSAL	COMPLIANCE	COMMENTS
MINIMUM LOT FRONTAGE	080-13	15.0M	77.57M	YES	
MINIMUM LOT AREA	080-13	1000 SQM	4224.10 SQM	YES	
MINIMUM FRONT YARD	080-13	1 M	1 M	YES	
MINIMUM REAR YARD DEPTH	080-13	7.5 M	7.5 M	YES	
MINIMUM LANDSCAPED OPEN SPACE	080-13	N/A 2	N/A	N/A	
MAXIMUM LOT COVERAGE	080-13	N/A	N/A	N/A	
MAXIMUM BUILDING HEIGHT	080-13	24.0M	26.38 M	NO	
45 DEGREE ANGULAR PLANE FROM REAR	080-13	REQUIRED	COMPLIES	NO	
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	29 SHARED VISITOR/COMMERCIAL	NO	161 RESIDENTIAL UNITS- VISITOR PARKING 0.25/UNIT,41 SPACES REQUIRED
		LEASABLE AREA- COMMERCIAL 2			OF COMMERCIAL SPACE PROPOSED,14 SPACES REQUIRED
MINIMUM NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	080-13	1.25/UNIT-VISITOR	179) 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 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	6	YES	
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 EXTEIROR 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 SPACED REQUIRED
OUTDOOR AMENITY		2 SQM/UNIT	COMPLIES	YES	827.74 SQMPROVIDED
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 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 = 1486.15X50% = 743.07 SQ.M	PROPOSED AREA FOR NON- RESIDENTIAL USES = 552.15 SQ.M	NO	

01100012001	R AREAS (RESIDENT	17 (C 0 17 (1 G)	THE FOXE	EABLE AREA
Level	Area	Area m2	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m²	15996.76 SF	1486.15 m²
2ND FLOOR	31126.89 SF	2891.78 m²	27689.17 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 m ²	17134.05 SF	1591.81 m²
7TH FLOOR	17521.80 SF	1627.83 m ²	15284.85 SF	1420.01 m²
BTH FLOOR	15891.40 SF	1476.36 m ²	13755.38 SF	1277.92 m ²
TOP OF ROOF	15102.11 SF	1403.03 m ²	15102.11 SF	1403.03 m ²
Grand total: 42	190922.14 SF	17737.25 m²	171432.63 SF	15926.61 m²

Level	Name	Area	Area m2
GROUND FLOOR	LOBBY	59.82 m²	59.82 m²
GROUND FLOOR	STAIR	13.52 m²	13.52 m²
GROUND FLOOR	STORAGE	6.95 m ²	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 m ²	50.60 m ²
GROUND FLOOR	WC /	√ 13.58 m²	13.58 m²
GROUND FLOOR	INDOOR AMENITY	2\\ 46.82,m²	46.82 m²
GROUND FLOOR	COMMERCIAL	523.69 m²	523.69 m²
GROUND FLOOR	MOVING AREA	39.21\m²	39.21 m²
GROUND FLOOR	GARBAGE R.	70.52 m²	70.52 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	4.55 m²	4.55 m ²

	INDOOR AND OUTDOOR	AMENITIES	
Level	Name	Area	Area m2
GROUND FLOOR	INDOOR AMENITY	50.60 m ²	50.60 m ²
GROUND FLOOR	INDOOR AMENITY	46.82 m²	46.82 m²
GROUND FLOOR	INDOOR AMENITY	199.18 m²	199.18 m²
3RD FLOOR	INDOOR AMENITY	54.74 m²	54.74 m²
3RD FLOOR	OUTDOOR AMENITY	190.17 m²	190.17 m²
5TH FLOOR	OUTDOOR AMENITY	286.23 m²	286.23 m²
ROOF	OUTDOOR AMENITY	1265.72 m²	1265.72 m²
Cuand tatal, 7		2002 462	2002 462

	1670 BAYVIEW AVENUE, S TORONTO, ON M4G 3C2										S ARCHITI	ECTS Z
	CERTIFICATE OF PRACTION	CE NUMBER: 52	35								SABA AL MA	
	PROPOSED 8 MIXED USE LOCATION:	D BUILDING WIT	TH 2 LEVELS	S OF U/G F	ARKING						The architect noted	d above has exercised
	1018-1028 INNISFIL BEAC	H RD-INNISFIL,0	ON								design activities.	trol with respect to The architect's seal
No.	ONTARIO'S BUILDING CO	DE DATA MATRI	X PART 3 RI	ESIDENTIA	.L						OBC REFERENC	
											References are to noted [A] for Divis Division C.	Division B unless ion A or [C] for
1	PROJECT DESCRIPTION:					\boxtimes	NEW		PAR	T 11	Division C. PART 3	PART 9
				7 снаме	E OF USE		ADDITION ALTERATIO	N	11.1 TO	11.4	[A]1.1.2	
2	MAJOR OCCUPANCY(S):	GRO	UP C RESID				ALTERATIO				3.1.2.1.(1)	
		GRO	<u>UP A2</u> - INDO	OOR AMEN	OR RETAIL A ITY SPACES ID STORAGE		ONAL SERVIC	E UNITS				
3	SUPERIMPOSED MAJOR	OCCUPANCIES	X YES		10	A2 OVER	C OVER D&E	OCCUPA	NCIES		3.2.2.7	
4	BUILDING CLASSIFICATION)N									3.2.2.2083	
		3.2.2 3.2.2			•	•	A, SPRINKLEI					
		3.2.2					A, SPRINKLED A, SPRINKLED					
		3.2.2					, SPRINKLED					
		3.2.2	.73	GROUP F	-3, ANY HEIGH	HT, ANY AREA	A, SPRINKLED)				
5	BUILDING AREA (m²):	EXI	STING: 0		1	NEW: 3,086.7	4				1.4.1.2.[A]	1.4.1.2.[A]
6	GROSS AREA (m²):		EXIST	TING		NEW			TOTAL		1.4.1.2.[A]	1.4.1.2.[A]
	GROUN	D FLOOR	0.			1487.16			1487.16			
	SECONI	D FLOOR	0.	00		2891.78			2891.78			
	THIRD F	LOOR	0.	00		2689.47			2689.47			
		H FLOOR	0.	00		2383.69			2383.69			
	FIFTH F		0.			1971.41			1971.41			
	SIXTH F		0.0			1807.53			1807.53			
		TH FLOOR	0.0			1627.83			1627.83			
		FLOOR OP AMENITY	0.0			1476.36 1403.03			1476.36 1403.03			
	NOOF I	uvi∟ivif i	0.			00.00						
	TOTAL	AREA							17773.41			
7	NUMBER OF STOREYS	ABC	VE GRADE:	: 8 (28.26 N	1) B	ELOW GRAD	E: 2				1.4.1.2.[A] & 3.2.1.1	1. 1.4.1.2.[A] & 9.10.4
-	NUMBER OF STOREYS NUMBER OF STREET/FIRI			8 (28.26 N	1) B	ELOW GRAD	E: 2				1.4.1.2.[A] & 3.2.1.1 3.2.2.10 & 3.2.5	1. 1.4.1.2.[A] & 9.10.4 9.10.20
8	NUMBER OF STREET/FIRE	E FIGHTER ACC	ESS: 1	`	, GROUP E, G	GROUP F-3					3.2.2.10 & 3.2.5 3.2.2.2083	9.10.20 9.10.2
8	NUMBER OF STREET/FIRE	E FIGHTER ACC	ESS: 1	`	, GROUP E, G	GROUP F-3 NTIRE BUILD		s			3.2.2.10 & 3.2.5	9.10.20
8	NUMBER OF STREET/FIRE	E FIGHTER ACC	ESS: 1	`	, GROUP E, G	GROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLO	ING MPARTMENTS DOR AREAS		NI IEU OF	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5 3.2.2.17	9.10.20 9.10.2 9.10.8.2
8	NUMBER OF STREET/FIRE	E FIGHTER ACC	ESS: 1	`	GROUP E, G	GROUP F-3 NTIRE BUILD ELECTED CO	ING MPARTMENTS OOR AREAS	II	N LIEU OF	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5	9.10.20 9.10.2
8 9 10	NUMBER OF STREET/FIRI BUILDING CLASSIFICATIO SPRINKLER SYSTEM PRO	E FIGHTER ACC	ESS: 1	`	, GROUP E, G	SROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLG ASEMENT ON OT REQUIRE ES	ING MPARTMENTS OOR AREAS	☐ II	ATING IO	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX	9.10.20 9.10.2 9.10.8.2 INDEX
8 9 10 11 11	NUMBER OF STREET/FIRI BUILDING CLASSIFICATIO SPRINKLER SYSTEM PRO	E FIGHTER ACC	ESS: 1	`	, GROUP E, G	SROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLO ASEMENT ON OT REQUIRE ES ES	ING MPARTMENT: OOR AREAS ILY D		ATING	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX	9.10.20 9.10.2 9.10.8.2 INDEX
8 9 10	NUMBER OF STREET/FIRI BUILDING CLASSIFICATIO SPRINKLER SYSTEM PRO STANDPIPE REQUIRED: FIRE ALARM REQUIRED:	E FIGHTER ACC N: GROUP A2 POSED: IS ADEQUATE:	ESS: 1	, GROUP E	, GROUP E, G Si Si B, N X Yi X Yi	SROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLG ASEMENT ON OT REQUIRE ES	ING MPARTMENT: OOR AREAS ILY D		ATING IO	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX 3.2.9 3.2.4	9.10.20 9.10.2 9.10.8.2 INDEX N/A 9.10.18
11 12 13	NUMBER OF STREET/FIRE BUILDING CLASSIFICATION SPRINKLER SYSTEM PROS STANDPIPE REQUIRED: FIRE ALARM REQUIRED: WATER SERVICE/SUPPLY HIGH BUILDING: CONSTRUCTION RESTRICE	E FIGHTER ACC	ESS: 1 2, GROUP C	GROUP D	GROUP E, G	GROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLO ASEMENT ON OT REQUIRE ES ES ES ES (MUNICIPA ES OMBUSTIBLE	ING MPARTMENT: DOOR AREAS NLY D AL)		IO IO IO IO IO IO	F ROOF	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX 3.2.9 3.2.4 3.2.5.7	9.10.20 9.10.2 9.10.8.2 INDEX N/A 9.10.18 N/A
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111 12 13 13 14 15 15 16 16 17 17 18 18 18 19 19 20 1	NUMBER OF STREET/FIRI BUILDING CLASSIFICATION SPRINKLER SYSTEM PROPE STANDPIPE REQUIRED: FIRE ALARM REQUIRED: WATER SERVICE/SUPPLY HIGH BUILDING: CONSTRUCTION RESTRICA ACTUAL CONSTRUCTION MEZZANINE(S) AREA (m²) OCCUPANT LOAD BASES BASEMENT 2: BASEMENT 1: GROUND FLOOR: GROUND FLOOR: SECOND FLOOR: THIRD FLOOR: THIRD FLOOR: FOURTH FLOOR: SEVENTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: ROOF TOP AMENITY: BARRIER-FREE DESIGN HAZARDOUS SUBSTANCE REQUIRED FIRE RESISTANCE RATING (FRR) FI R SPATIAL SEPERATION - CO WALL AREA E.B.F. (Sq.ft) FRONT (SOUTH) 17,675. REAR (NORTH) 17,397.	E FIGHTER ACC IN: GROUP AZ POSED: TIS ADEQUATE: CTIONS: No. No. CTIONS: No. C	DN-COMBUSERMITTED DN-COMBUSERMITTED DN-COMBUSERMITTED CUPANCY CU	GROUP E STIBLE STIBLE STIBLE F3 F3 F3 E/D A2 C C C C C C C C C C C C C	GROUP E, G S S S S S S S S S	PROPOSE OF OF OPENING (Sq.m), 3 PROPOSE OF OPENING	ING IMPARTMENT: OOR AREAS ILY D AL) E REQUIRED IIILDING ON-COMBUSTI NO NO NO NO O TO FRR S IIILDING IIILDING	LOAD LOAD LOAD LOAD LOAD LOAD LOAD LOAD	00 OO OO OO OO OO OO OO	SONS SONS FRSONS RSONS	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX 3.2.9 3.2.4 3.2.5.7 3.2.6 3.2.2.2083 3.2.1.1.(3)-(8) 3.1.17 3.8 3.8 3.3.1.2. & 3.3.1.19 3.2.2.2083 3.2.1.4 3.2.2.13	9.10.20 9.10.2 9.10.8.2 INDEX N/A 9.10.18 N/A 9.10.6 9.10.4.1 9.9.1.3 9.5.2 9.10.1.3(4) 9.10.8 9.10.9
111 111 112 13 14 14 15 16 16 17	NUMBER OF STREET/FIRI BUILDING CLASSIFICATION SPRINKLER SYSTEM PROPE STANDPIPE REQUIRED: FIRE ALARM REQUIRED: WATER SERVICE/SUPPLY HIGH BUILDING: CONSTRUCTION RESTRICA ACTUAL CONSTRUCTION MEZZANINE(S) AREA (m²) OCCUPANT LOAD BASES BASEMENT 2: BASEMENT 1: GROUND FLOOR: GROUND FLOOR: THIRD FLOOR: THIRD FLOOR: FOURTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: ROOF TOP AMENITY: BARRIER-FREE DESIGN HAZARDOUS SUBSTANCE REQUIRED FIRE RESISTANCE RATING (FRR) FINA SPATIAL SEPERATION - CO WALL AREA E.B.F. (Sq.ft) FRONT (SOUTH) 17,675. REAR (NORTH) 17,397. SIDE-RIGHT (EAST) 10,016	FIGHTER ACC IN: GROUP AZ POSED: TIS ADEQUATE: CTIONS: Ne Ne No No	DN-COMBUSERMITTED DN-COMBUSERMITTED DN-COMBUSERMITTED CUPANCY CU	STIBLE STIBLE STIBLE STIBLE F3 F3 F3 F3 F2/D A2 C C C C C C C C C C C C C C C C C C	GROUP E, G S S S S S S S S S	PROPOSE OF OF OF OPENING (Sed) 3 PROPOSE OF OPENING (Sed) 4 PROPOSE OF OPENING (SED) 4	ING IMPARTMENT: OOR AREAS ILY D AL) E REQUIRED IND IND IND IND IND IND IND IND IND I	LOAD LOAD LOAD LOAD LOAD LOAD LOAD LOAD	00 OO OO OO OO OO OO OO	SONS SONS ERSONS SONS RSONS	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX 3.2.9 3.2.4 3.2.5.7 3.2.6 3.2.2.2083 3.2.1.1.(3)-(8) 3.1.17 3.8 3.8 3.3.1.2. & 3.3.1.19 3.2.2.2083 3.2.1.4 3.2.2.13	9.10.20 9.10.2 9.10.8.2 INDEX N/A 9.10.18 N/A 9.10.6 9.10.4.1 9.9.1.3 9.5.2 9.10.1.3(4) 9.10.8 9.10.9
111 111 112 13 14 14 15 16 16 17	NUMBER OF STREET/FIRI BUILDING CLASSIFICATION SPRINKLER SYSTEM PROPE STANDPIPE REQUIRED: FIRE ALARM REQUIRED: WATER SERVICE/SUPPLY HIGH BUILDING: CONSTRUCTION RESTRICA ACTUAL CONSTRUCTION MEZZANINE(S) AREA (m²) OCCUPANT LOAD BASES BASEMENT 2: BASEMENT 1: GROUND FLOOR: GROUND FLOOR: SECOND FLOOR: THIRD FLOOR: THIRD FLOOR: FOURTH FLOOR: SEVENTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: SEVENTH FLOOR: EIGHTH FLOOR: ROOF TOP AMENITY: BARRIER-FREE DESIGN HAZARDOUS SUBSTANCE REQUIRED FIRE RESISTANCE RATING (FRR) FI R SPATIAL SEPERATION - CO WALL AREA E.B.F. (Sq.ft) FRONT (SOUTH) 17,675. REAR (NORTH) 17,397.	FIGHTER ACC IN: GROUP AZ POSED: TIS ADEQUATE: CTIONS: Ne Ne No No	ESS: 1 2, GROUP C. DN-COMBUS EMMITTED DN-COMBUS EMMITTED CUPANCY I CUP	GROUP E STIBLE STIBLE F3 F3 F3 F6 CC CC CC CC CC CC A2 CC CC CC	GROUP E, G S S S S S S S S S	BROUP F-3 NTIRE BUILD ELECTED CO ELECTED FLO ASEMENT ON OT REQUIRE ES ES (MUNICIP. ES OMBUSTIBLE OMBUSTIBLE ING DESIGN ING DESIGN 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ING IMPARTMENT: OOR AREAS ILLY D ALL) E REQUIRED IND NO NO NO NO NO S IND NO	LOAD LOAD LOAD LOAD LOAD LOAD LOAD LOAD	00 O O O O O O O O O	SONS SONS FRSONS RSONS	3.2.2.10 & 3.2.5 3.2.2.2083 3.2.1.5 3.2.2.17 INDEX 3.2.9 3.2.4 3.2.5.7 3.2.6 3.2.2.2083 3.2.1.1.(3)-(8) 3.1.17 3.8 3.8 3.3.1.2. & 3.3.1.19 3.2.2.2083 3.2.1.4 3.2.2.13	9.10.20 9.10.2 9.10.8.2 INDEX N/A 9.10.18 N/A 9.10.6 9.10.4.1 9.9.1.3 9.5.2 9.10.1.3(4) 9.10.8 9.10.9



BENC	HMAR	K NOT	Ε

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

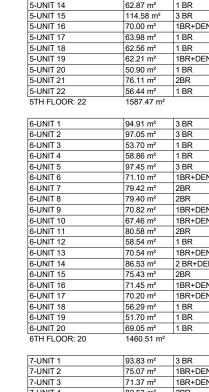
UNITS	AREA SCHEDULI	Ε
Name	Area	Comments
2-UNIT 1	100.73 m²	3 BR
2-UNIT 2 2-UNIT 3	70.05 m ² 62.79 m ²	1BR+DEN 1 BR
2-UNIT 4	69.89 m²	1BR+DEN
2-UNIT 5 2-UNIT 6	110.04 m ² 89.23 m ²	3 BR 2 BR+DEN
2-UNIT 7	76.91 m²	2BR
2-UNIT 8 2-UNIT 9	78.83 m² 79.29 m²	2BR 2BR
2-UNIT 10 2-UNIT 11	69.61 m² 70.15 m²	1BR+DEN 1BR+DEN
2-UNIT 12	81.91 m²	2BR
2-UNIT 13 2-UNIT 14	76.89 m² 81.84 m²	2BR 2BR
2-UNIT 15 2-UNIT 16	63.16 m ² 104.18 m ²	1 BR 3 BR
2-UNIT 16 2-UNIT 17	105.26 m²	3 BR
2-UNIT 18 2-UNIT 19	103.90 m ² 58.53 m ²	3 BR 1 BR
2-UNIT 20	61.02 m²	1 BR
2-UNIT 21 2-UNIT 22	60.47 m² 54.01 m²	1 BR 1 BR
2-UNIT 23	84.66 m²	2 BR+DEN 3 BR
2-UNIT 24 2-UNIT 25	106.29 m² 65.05 m²	1BR+DEN
2-UNIT 26 2-UNIT 27	59.46 m² 53.61 m²	1 BR 1 BR
2-UNIT 28	64.30 m²	1 BR
2-UNIT 29 2-UNIT 30	62.63 m² 53.84 m²	1 BR 1 BR
2-UNIT 31	47.85 m²	1 BR
2-UNIT 32 2ND FLOOR: 32	57.77 m² 2384.14 m²	1 BR
B-UNIT 1	101.76 m²	3 BR
3-UNIT 2	61.37 m²	1 BR
3-UNIT 3 3-UNIT 4	72.03 m ² 63.03 m ²	1BR+DEN 1 BR
3-UNIT 5	130.68 m²	3 BR
3-UNIT 6 3-UNIT 7	89.23 m ² 76.91 m ²	2 BR+DEN 2BR
3-UNIT 8 3-UNIT 9	78.83 m² 79.29 m²	2BR 2BR
3-UNIT 10	69.61 m²	1BR+DEN
3-UNIT 11 3-UNIT 12	66.32 m² 110.45 m²	1BR+DEN 3 BR
3-UNIT 13	67.11 m²	1BR+DEN
3-UNIT 14 3-UNIT 15	93.27 m² 57.84 m²	2 BR+DEN 1 BR
B-UNIT 16	113.59 m²	3 BR
3-UNIT 17 3-UNIT 18	89.72 m² 66.70 m²	2 BR+DEN 1 BR
3-UNIT 19 3-UNIT 20	57.77 m² 89.81 m²	1 BR 2 BR+DEN
3-UNIT 21	94.95 m²	3 BR
3-UNIT 22 3-UNIT 23	65.05 m ² 59.49 m ²	1 BR 1 BR
B-UNIT 24	53.61 m²	1 BR
3-UNIT 25 3-UNIT 26	64.30 m ² 62.63 m ²	1 BR 1 BR
3-UNIT 27 3-UNIT 28	53.84 m² 47.85 m²	1 BR 1 BR
BRD FLOOR: 28	2137.04 m ²	IBK
I-UNIT 1	51.46 m²	1 BR
4-UNIT 2	68.14 m²	1BR+DEN
4-UNIT 3 4-UNIT 4	58.87 m² 97.46 m²	1 BR 3 BR
1-UNIT 5 1-UNIT 6	71.10 m ² 79.42 m ²	1BR+DEN
4-UNIT 7	79.40 m²	2BR 2BR
1-UNIT 8 1-UNIT 9	85.51 m ² 52.82 m ²	2 BR+DEN 1 BR
4-UNIT 10	80.70 m²	2BR
1-UNIT 11 1-UNIT 12	58.47 m² 84.22 m²	1 BR 2 BR+DEN
1-UNIT 13	47.07 m²	1 BR
I-UNIT 14 I-UNIT 15	79.49 m² 68.00 m²	1BR+DEN 1BR+DEN
1-UNIT 16 1-UNIT 17	83.79 m² 87.85 m²	2 BR+DEN 2 BR+DEN
I-UNIT 18	86.22 m²	2 BR+DEN
I-UNIT 19 I-UNIT 20	120.15 m ² 59.49 m ²	3 BR 1 BR
I-UNIT 21	53.61 m²	1 BR
1-UNIT 22 1-UNIT 23	64.30 m ² 62.63 m ²	1 BR 1 BR
I-UNIT 24	53.84 m²	1 BR
I-UNIT 25 I-UNIT 26	47.85 m² 57.77 m²	1 BR 1 BR
I-UNIT 27 ITH FLOOR: 27	65.05 m ² 1904.68 m ²	1 BR
5-UNIT 1 5-UNIT 2	108.14 m² 62.95 m²	3 BR 1 BR
5-UNIT 3	58.25 m²	1 BR
5-UNIT 4 5-UNIT 5	64.38 m² 91.66 m²	1 BR 2 BR+DEN
5-UNIT 6	71.10 m²	1BR+DEN
5-UNIT 7 5-UNIT 8	79.42 m² 79.40 m²	2BR 2BR
5-UNIT 9	85.51 m²	2 BR+DEN
5-UNIT 10 5-UNIT 11	52.82 m² 70.79 m²	1 BR 2 BR+DEN
5-UNIT 12 5-UNIT 13	68.30 m² 75.09 m²	1BR+DEN 2BR
5-UNIT 14	62.87 m²	1 BR
-UNIT 15 -UNIT 16	114.58 m² 70.00 m²	3 BR 1BR+DEN
	63.98 m²	1 BR
5-UNIT 17 5-UNIT 18	62.56 m²	1 BR

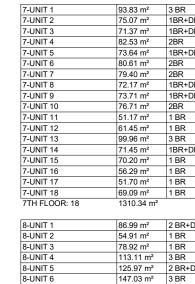
PROJECT

1018-1028 INNISFIL BEACH

RD-INNISFIL,ON

2-UNIT 7	76.91 m²	2BR
2-UNIT 8 2-UNIT 9	78.83 m ² 79.29 m ²	2BR 2BR
2-UNIT 10	69.61 m ²	1BR+DEN
2-UNIT 11	70.15 m²	1BR+DEN
2-UNIT 12	81.91 m ²	2BR
2-UNIT 13 2-UNIT 14	76.89 m² 81.84 m²	2BR 2BR
2-UNIT 15	63.16 m²	1 BR
2-UNIT 16 2-UNIT 17	104.18 m ² 105.26 m ²	3 BR 3 BR
2-UNIT 17 2-UNIT 18	105.26 m² 103.90 m²	3 BR
2-UNIT 19	58.53 m²	1 BR
2-UNIT 20 2-UNIT 21	61.02 m ²	1 BR 1 BR
2-UNIT 21 2-UNIT 22	60.47 m² 54.01 m²	1 BR
2-UNIT 23	84.66 m²	2 BR+DEN
2-UNIT 24 2-UNIT 25	106.29 m ² 65.05 m ²	3 BR 1BR+DEN
2-UNIT 26	59.46 m²	1 BR
2-UNIT 27	53.61 m²	1 BR
2-UNIT 28 2-UNIT 29	64.30 m ² 62.63 m ²	1 BR 1 BR
2-UNIT 30	53.84 m²	1 BR
2-UNIT 31	47.85 m²	1 BR
2-UNIT 32 2ND FLOOR: 32	57.77 m² 2384.14 m²	1 BR
END I LOOK. 32	2304.14 111	
3-UNIT 1	101.76 m²	3 BR
3-UNIT 2 3-UNIT 3	61.37 m ² 72.03 m ²	1 BR 1BR+DEN
3-UNIT 4	63.03 m ²	1 BR 1 BR
3-UNIT 5	130.68 m²	3 BR
3-UNIT 6	89.23 m ²	2 BR+DEN
3-UNIT 7 3-UNIT 8	76.91 m ² 78.83 m ²	2BR 2BR
3-UNIT 9	79.29 m ²	2BR
3-UNIT 10	69.61 m²	1BR+DEN
3-UNIT 11 3-UNIT 12	66.32 m² 110.45 m²	1BR+DEN 3 BR
3-UNIT 12 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 3-UNIT 17	113.59 m ² 89.72 m ²	3 BR 2 BR+DEN
3-UNIT 18	66.70 m²	1 BR
3-UNIT 19	57.77 m²	1 BR
3-UNIT 20 3-UNIT 21	89.81 m² 94.95 m²	2 BR+DEN 3 BR
3-UNIT 22	65.05 m ²	1 BR
3-UNIT 23	59.49 m²	1 BR
3-UNIT 24 3-UNIT 25	53.61 m ² 64.30 m ²	1 BR 1 BR
3-UNIT 26	62.63 m²	1 BR
3-UNIT 27	53.84 m²	1 BR
3-UNIT 28 3RD FLOOR: 28	47.85 m² 2137 04 m²	1 BR
OIND FLOOK: 28	2137.04 m²	
4-UNIT 1	51.46 m²	1 BR
4-UNIT 2	68.14 m²	1BR+DEN
4-UNIT 3 4-UNIT 4	58.87 m² 97.46 m²	1 BR 3 BR
4-UNIT 5	71.10 m ²	1BR+DEN
4-UNIT 6	79.42 m²	2BR
4-UNIT 7 4-UNIT 8	79.40 m² 85.51 m²	2BR 2 BR+DEN
4-UNIT 8 4-UNIT 9	52.82 m ²	1 BR
4-UNIT 10	80.70 m²	2BR
4-UNIT 11 4-UNIT 12	58.47 m²	1 BR 2 BR+DEN
4-UNIT 12 4-UNIT 13	84.22 m ² 47.07 m ²	1 BR
4-UNIT 14	79.49 m²	1BR+DEN
4-UNIT 15	68.00 m²	1BR+DEN
4-UNIT 16 4-UNIT 17	83.79 m² 87.85 m²	2 BR+DEN 2 BR+DEN
4-UNIT 17 4-UNIT 18	86.22 m²	2 BR+DEN 2 BR+DEN
4-UNIT 19	120.15 m²	3 BR
4-UNIT 20	59.49 m²	1 BR 1 BR
4-UNIT 21 4-UNIT 22	53.61 m ² 64.30 m ²	1 BR 1 BR
4-UNIT 23	62.63 m²	1 BR
4-UNIT 24	53.84 m²	1 BR
4-UNIT 25 4-UNIT 26	47.85 m ² 57.77 m ²	1 BR 1 BR
4-UNIT 27	65.05 m²	1 BR
4TH FLOOR: 27	1904.68 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 5-UNIT 6	91.66 m ² 71.10 m ²	2 BR+DEN 1BR+DEN
5-UNIT 7	79.42 m²	2BR
5-UNIT 8	79.40 m²	2BR
5-UNIT 9 5-UNIT 10	85.51 m ² 52.82 m ²	2 BR+DEN 1 BR
5-UNIT 10 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 5-UNIT 15	62.87 m ² 114.58 m ²	1 BR 3 BR
5-UNIT 16	70.00 m²	1BR+DEN
5-UNIT 17	63.98 m²	1 BR
5-UNIT 18 5-UNIT 19	62.56 m ² 62.21 m ²	1 BR 1BR+DEN
5-UNIT 19 5-UNIT 20	50.90 m ²	1 BR
5-UNIT 21	76.11 m²	2BR
5-UNIT 22	56.44 m²	1 BR
5TH FLOOR: 22	1587.47 m²	
6-UNIT 1	94.91 m²	3 BR
6-UNIT 2	97.05 m²	3 BR
6-UNIT 3 6-UNIT 4	53.70 m ²	1 BR 1 BR
6-UNIT 4 6-UNIT 5	58.86 m² 97.45 m²	1 BR 3 BR
6-UNIT 6	71.10 m²	1BR+DEN
6-UNIT 7	79.42 m²	2BR
6-UNIT 8	79.40 m²	2BR 1BR+DEN
6-UNIT 9 6-UNIT 10	70.82 m² 67.46 m²	1BR+DEN 1BR+DEN
6-UNIT 11	80.58 m ²	2BR
6-UNIT 12	58.54 m²	1 BR
6-UNIT 13	70.54 m²	1BR+DEN





DRAWN

DRAWING TITLE

SCALE @ ARCH D

PROJECT NO. 210170

As indicated

STAGE DRAWING NO. SPA

ARCHITECTS 2

SABA AL MATHNO LICENCE

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

STATISTICS

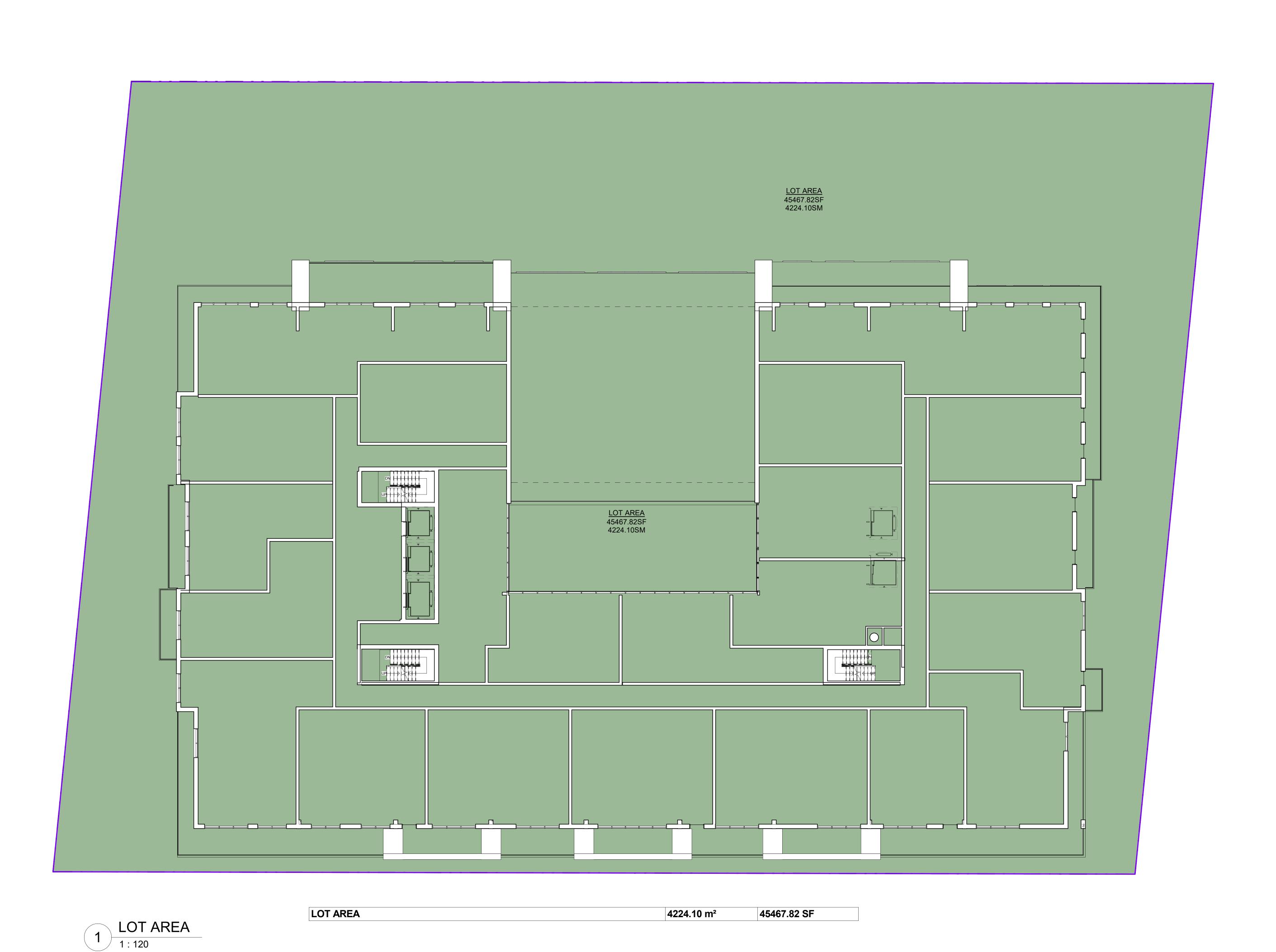
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DATE

SA

12/17/21

LOCATION INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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





DRAWING TITLE

LOT AREA

CHECKED

SCALE @ ARCH D 1:120 02/26/21

DRAWN

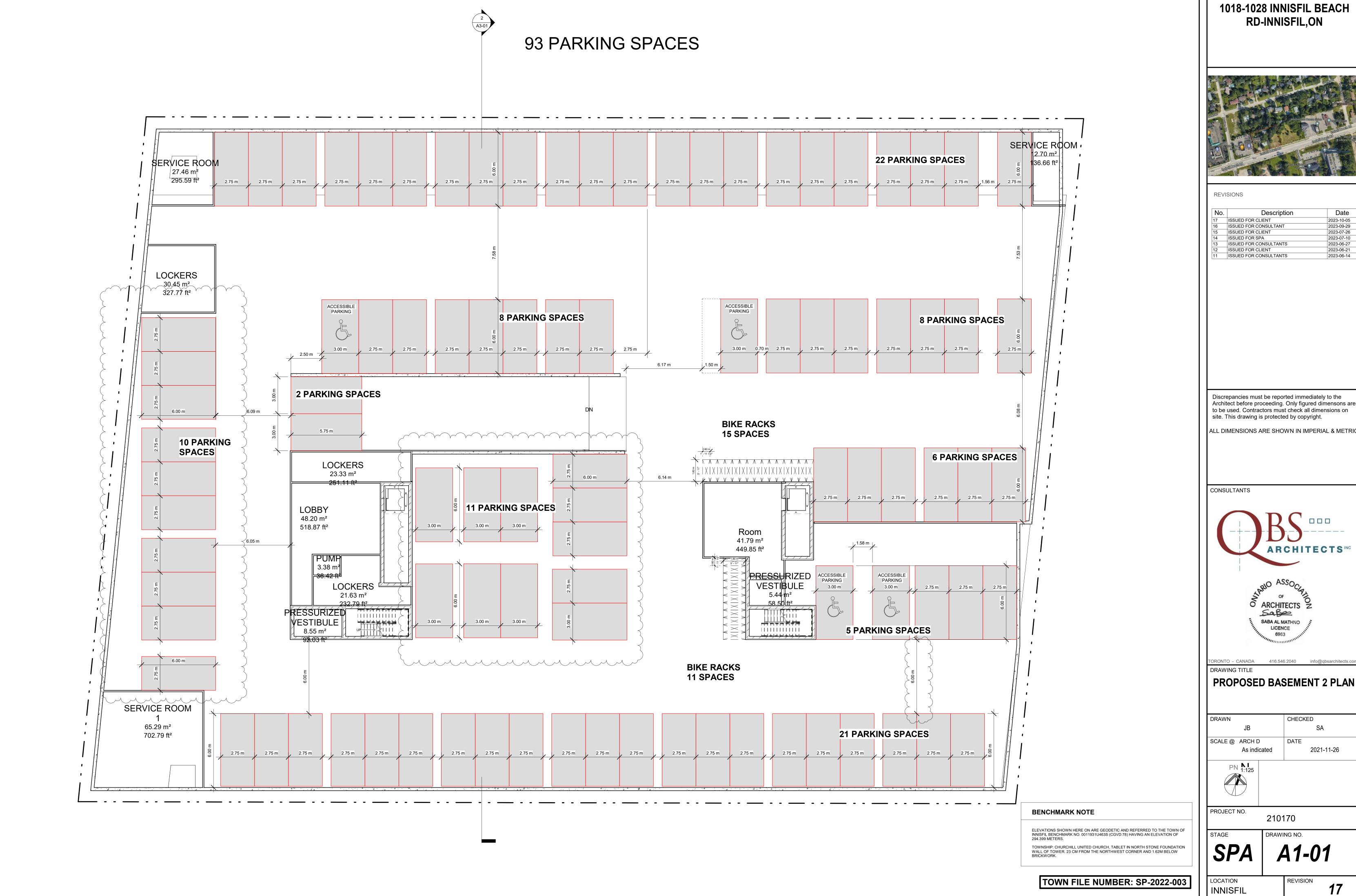
PROJECT NO. 210170

DRAWING NO. SPA

LOCATION

REVISION

INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC

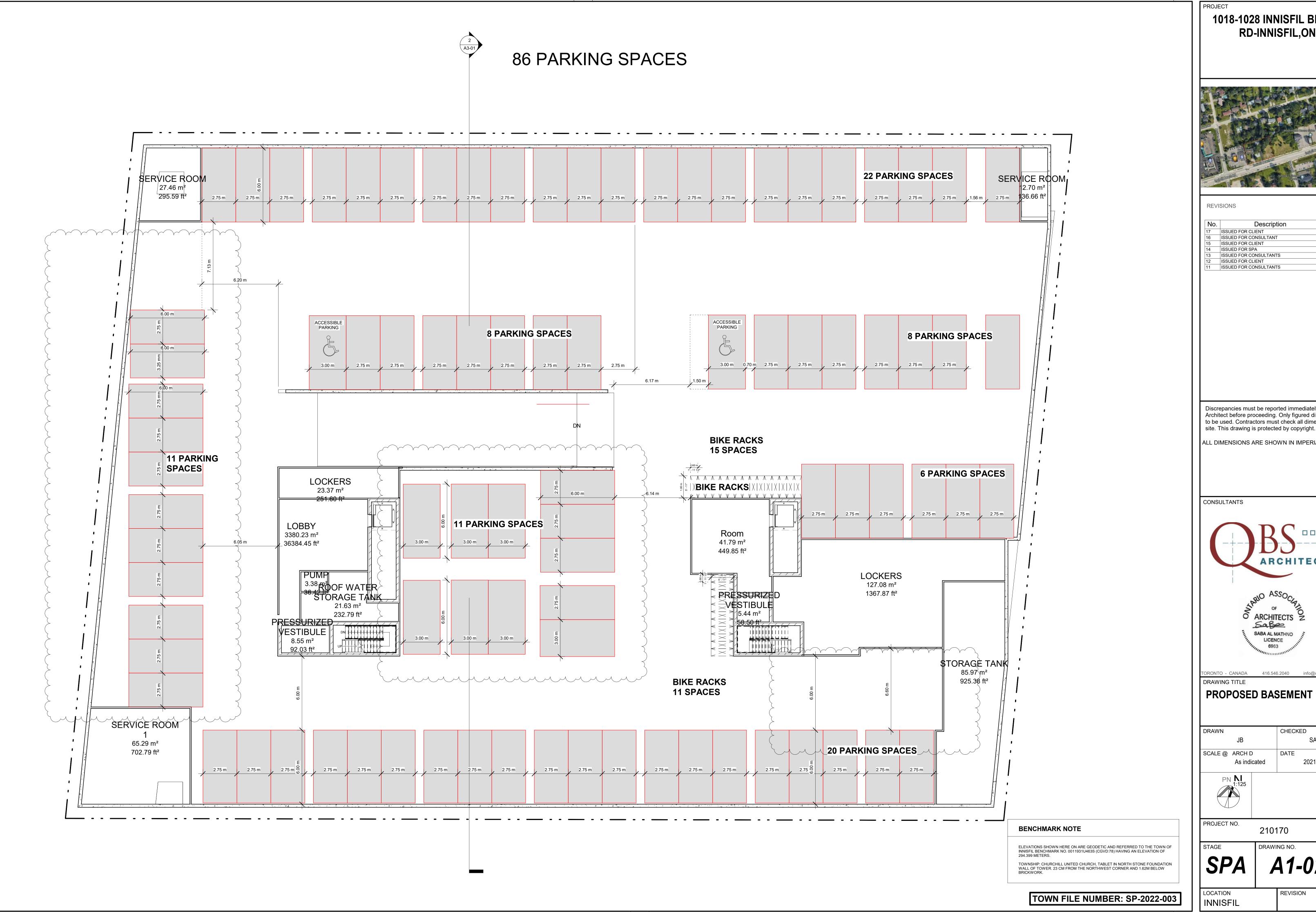




CHECKED

REVISION

2021-11-26



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

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PROPOSED BASEMENT 1 PLAN

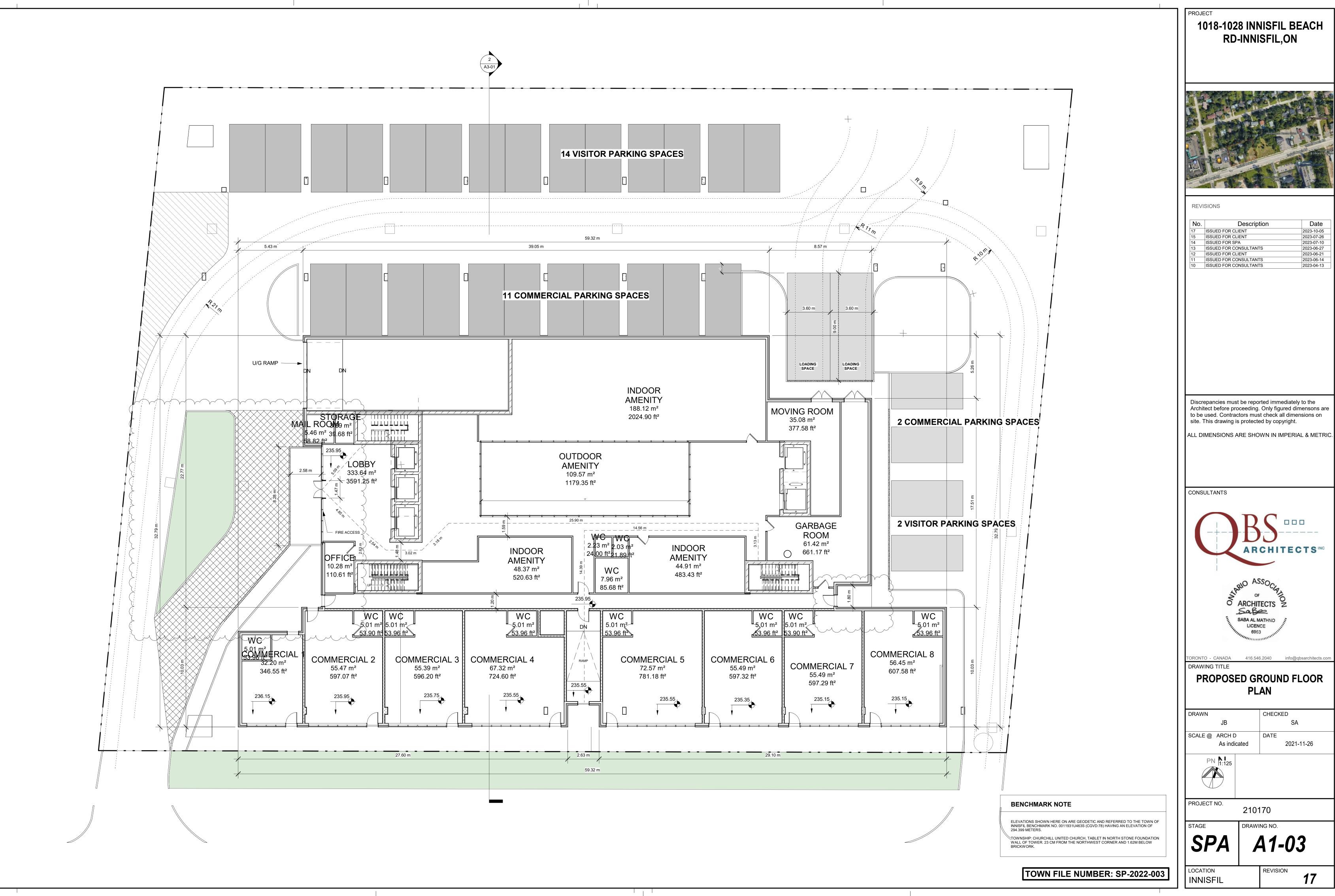
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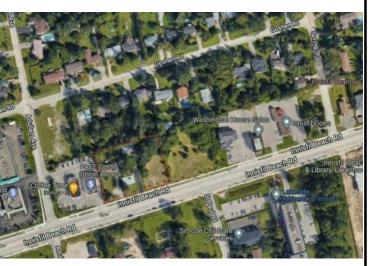
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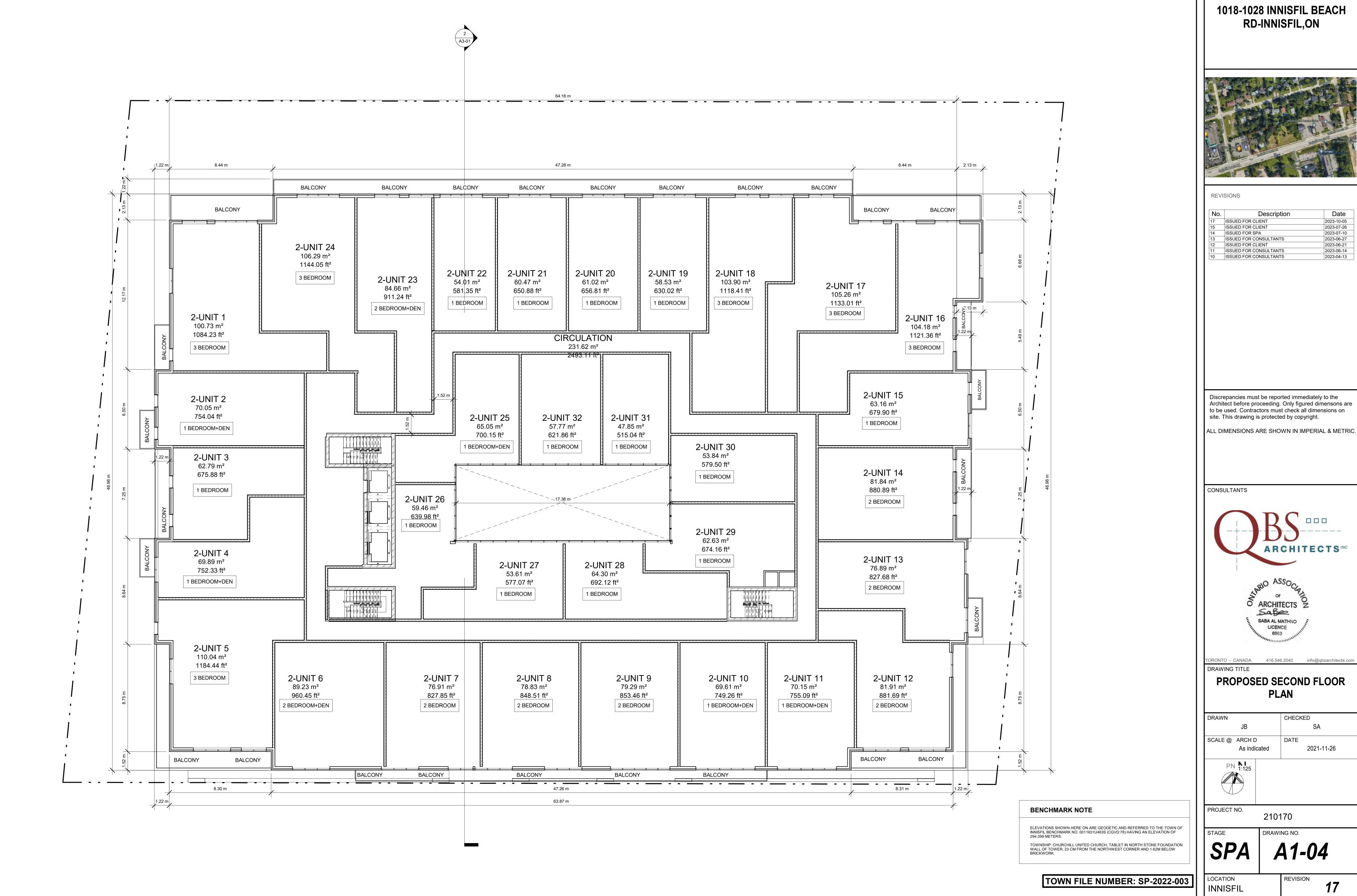
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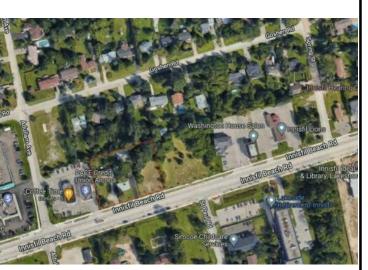
REVISION

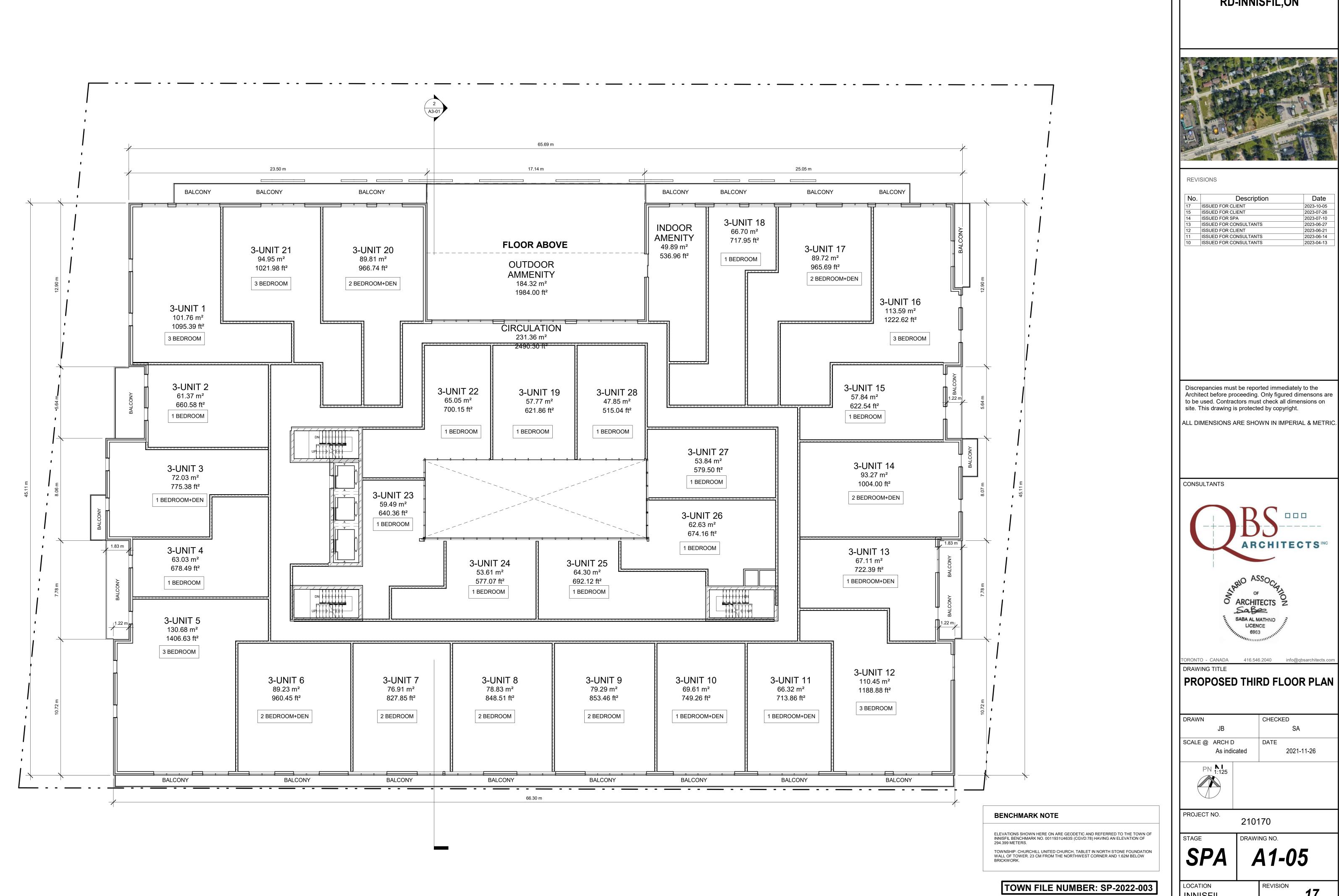
2021-11-26



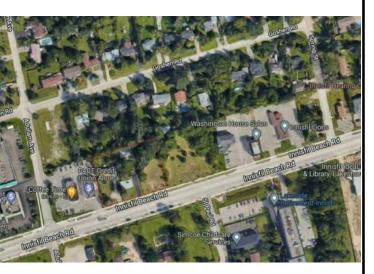








1018-1028 INNISFIL BEACH RD-INNISFIL,ON

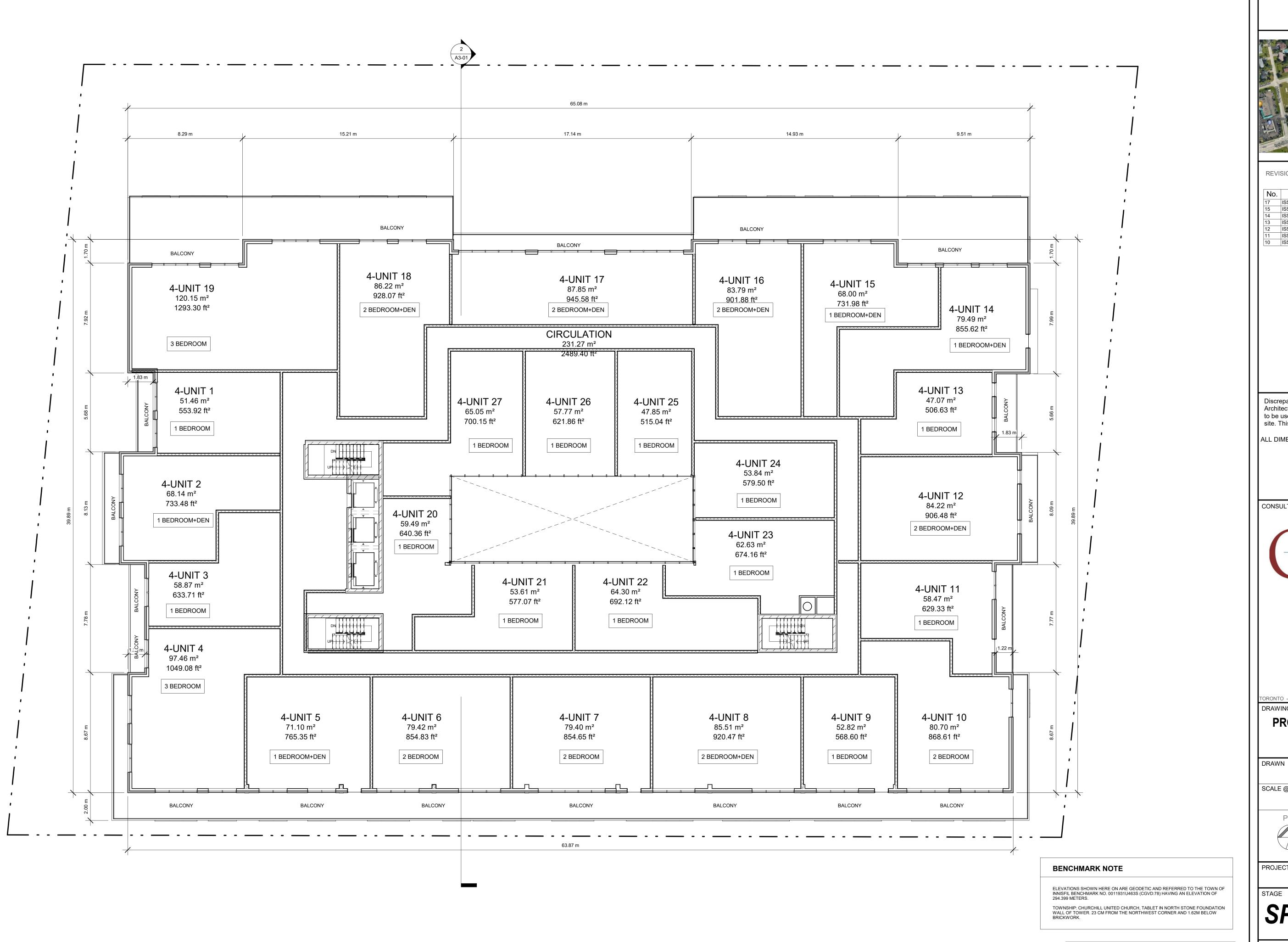


No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
3	ISSUED FOR CONSULTANTS	2023-06-27
2	ISSUED FOR CLIENT	2023-06-21
1	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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CONSULTANTS





TORONTO - CANADA 416.546.2040 info@qbsarchitects.co DRAWING TITLE

PROPOSED FOURTH FLOOR **PLAN**

CHECKED SA SCALE @ ARCH D DATE As indicated 2021-11-26



PROJECT NO. 210170

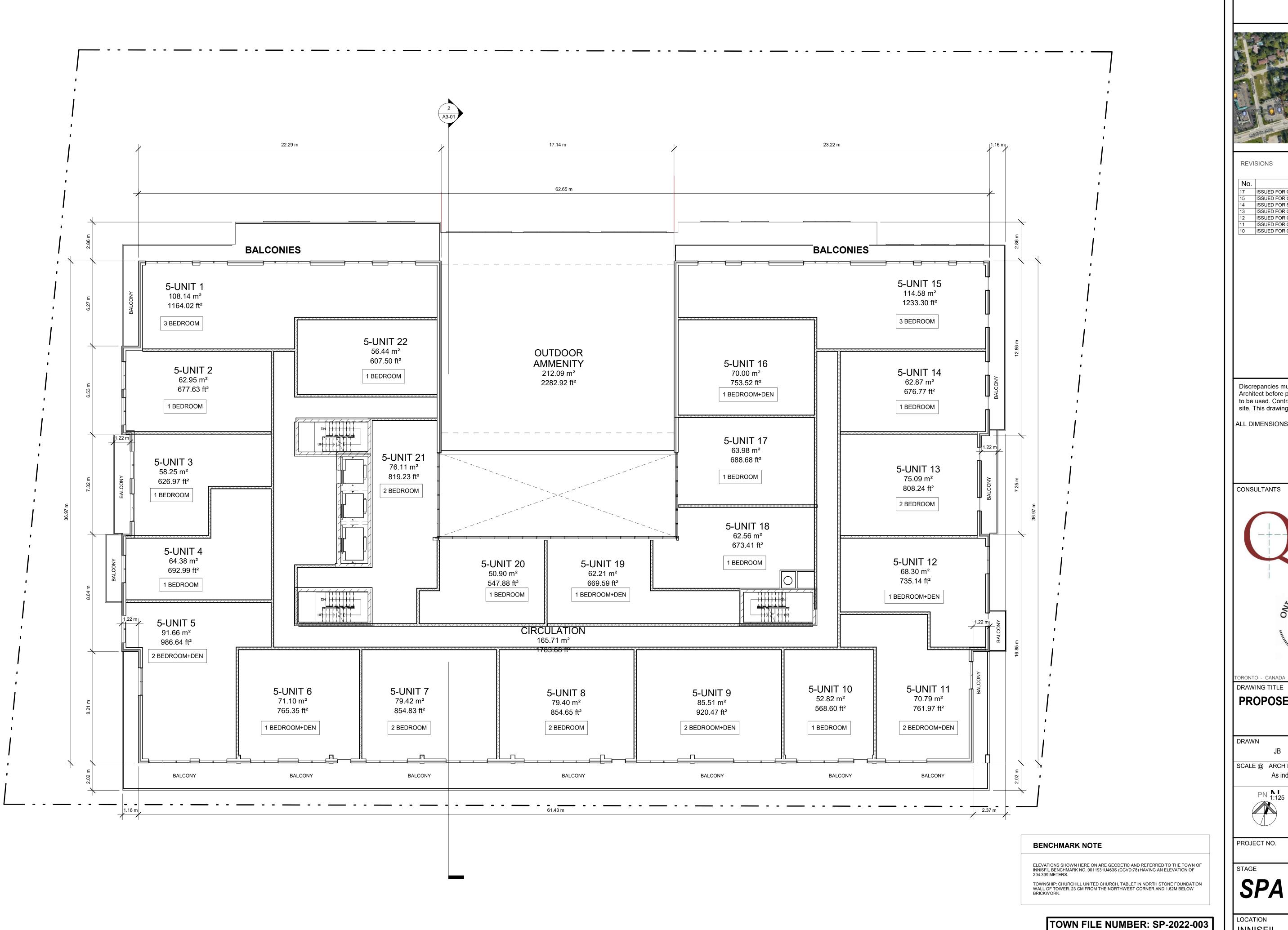
STAGE SPA

TOWN FILE NUMBER: SP-2022-003

DRAWING NO.

LOCATION REVISION

INNISFIL



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REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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PROPOSED FIFTH FLOOR PLAN

CHECKED

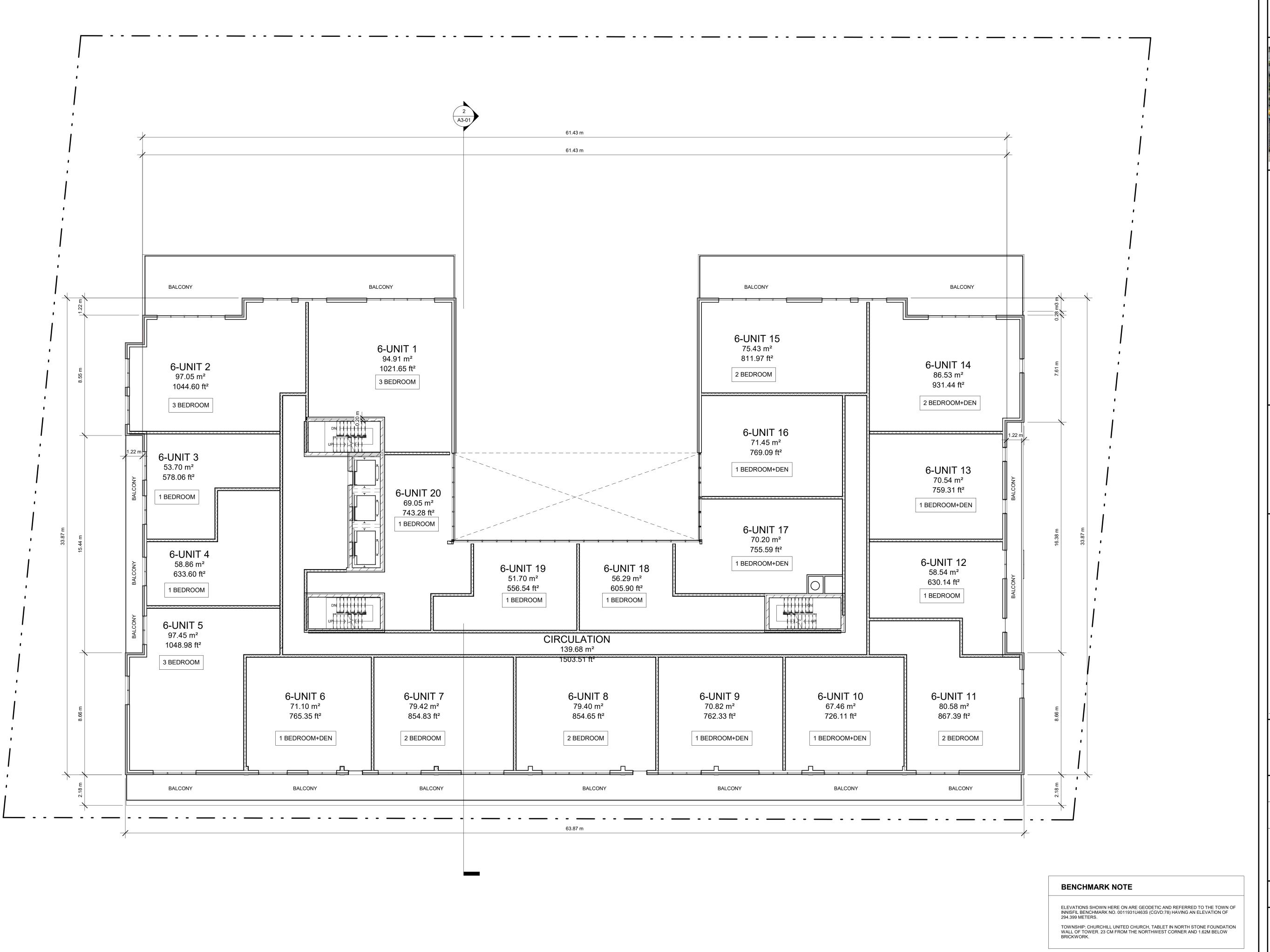
JB	SA
SCALE @ ARCH D As indicated	DATE 2021-11-26
PN N I 1:125	

PROJECT NO.

210170

DRAWING NO. SPA A1-07

LOCATION INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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DRAWING TITLE

PROPOSED SIXTH FLOOR PLAN

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

PROJECT NO.

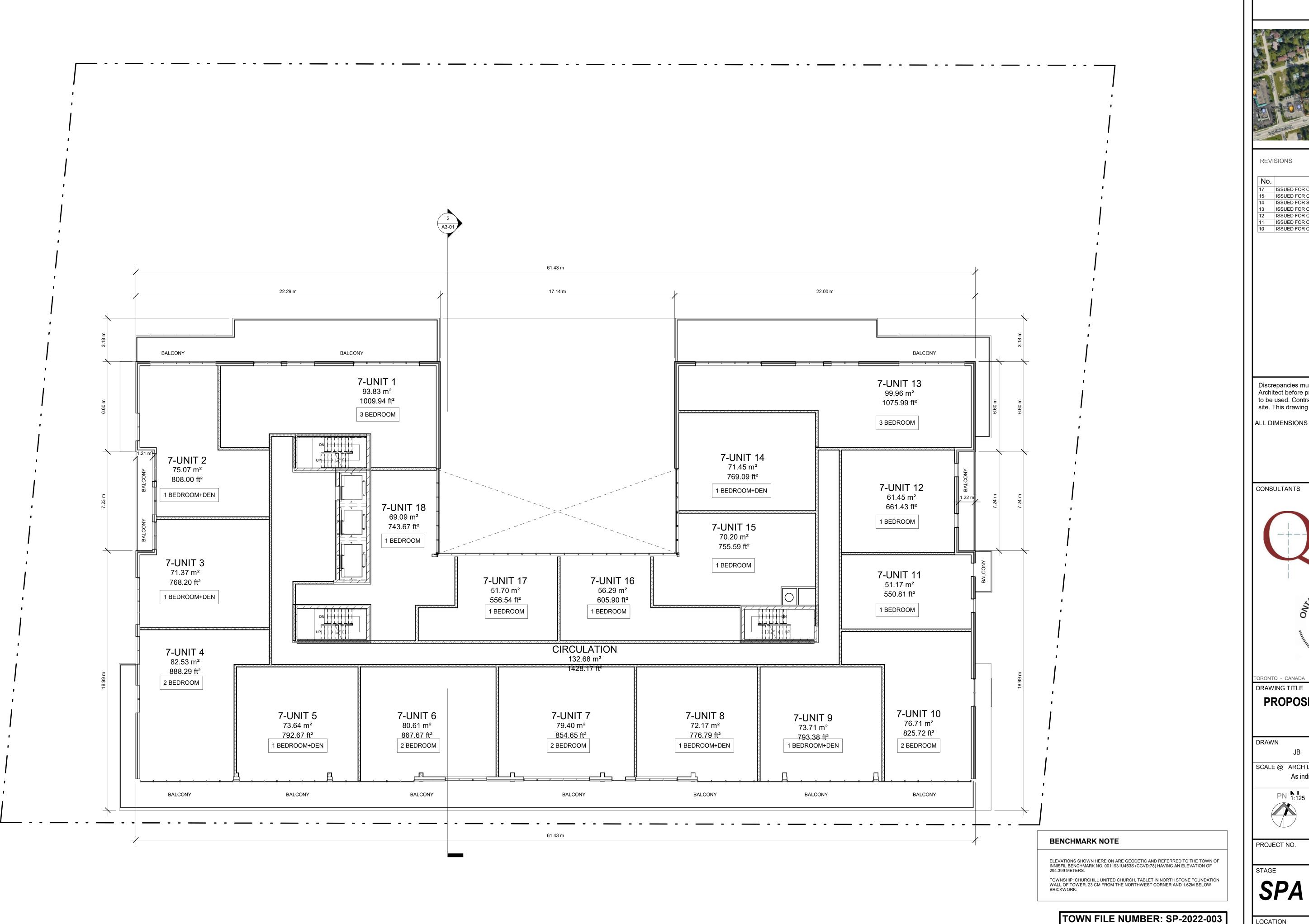
TOWN FILE NUMBER: SP-2022-003

210170

SPA DRAWING NO.

JIA AI-UU

LOCATION
INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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PROPOSED SEVENTH FLOOR **PLAN**

DRAWN CHECKED SA SCALE @ ARCH D DATE

As indicated

PROJECT NO. 210170

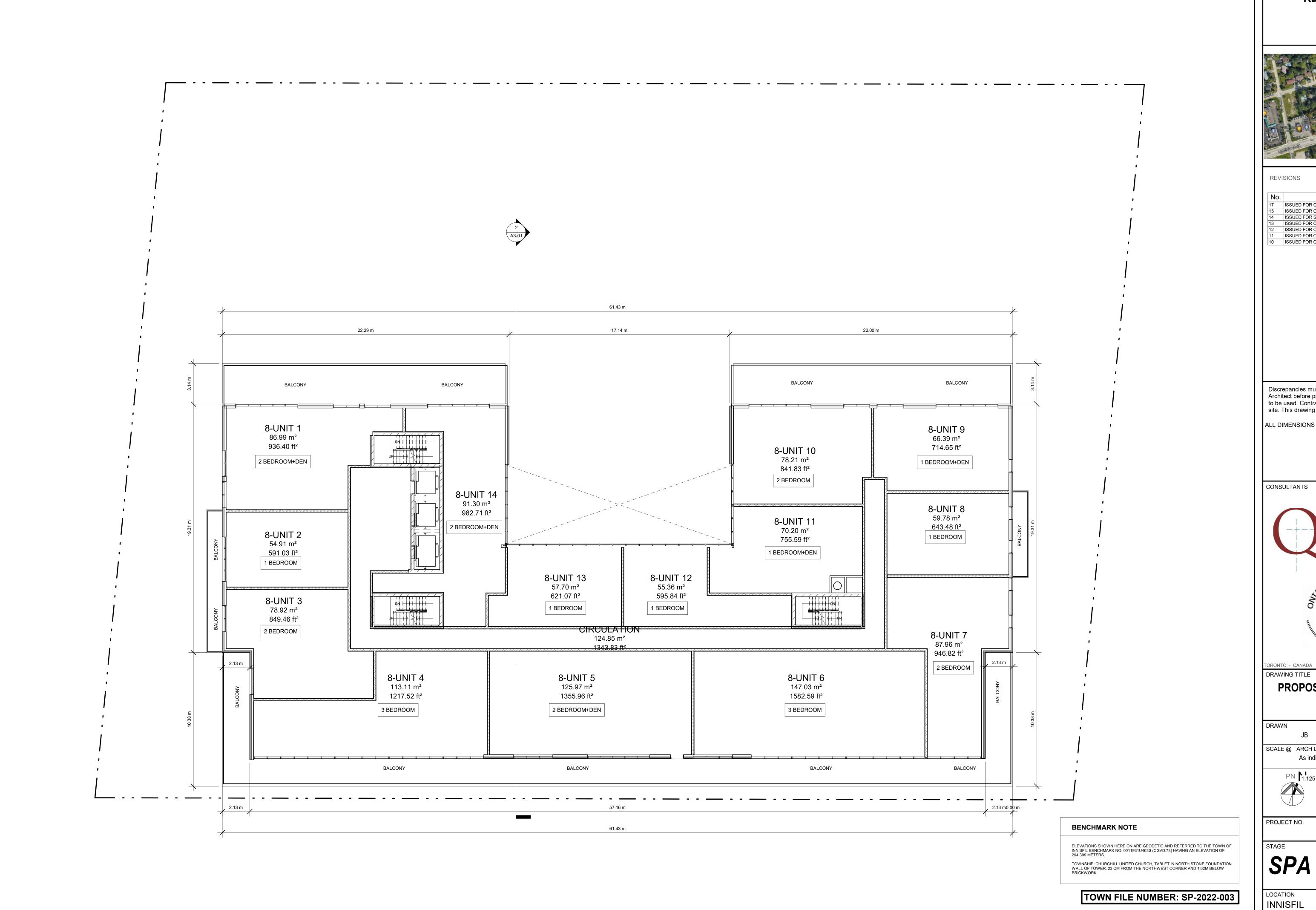
STAGE SPA

DRAWING NO.

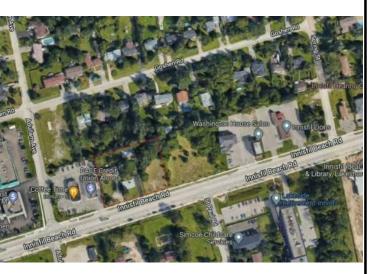
LOCATION REVISION

INNISFIL

2021-11-26



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No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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PROPOSED EIGHTH FLOOR

PLAN

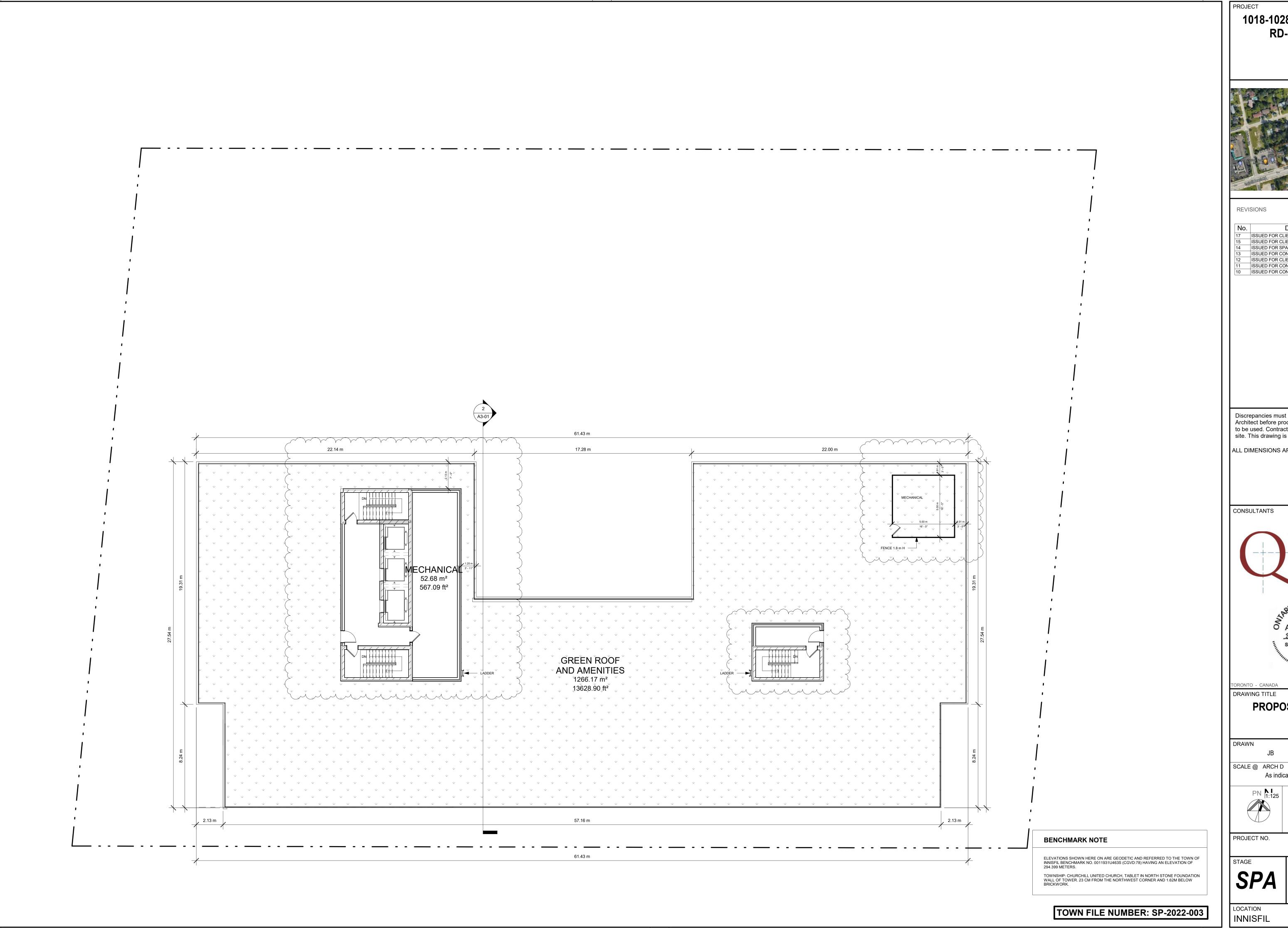
CHECKED SA SCALE @ ARCH D DATE 2021-11-26 As indicated

PROJECT NO. 210170

SPA

DRAWING NO. A1-10

LOCATION REVISION



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



Description	Date
ISSUED FOR CLIENT	2023-10-05
ISSUED FOR CLIENT	2023-07-26
ISSUED FOR SPA	2023-07-10
ISSUED FOR CONSULTANTS	2023-06-27
ISSUED FOR CLIENT	2023-06-21
ISSUED FOR CONSULTANTS	2023-06-14
ISSUED FOR CONSULTANTS	2023-04-13
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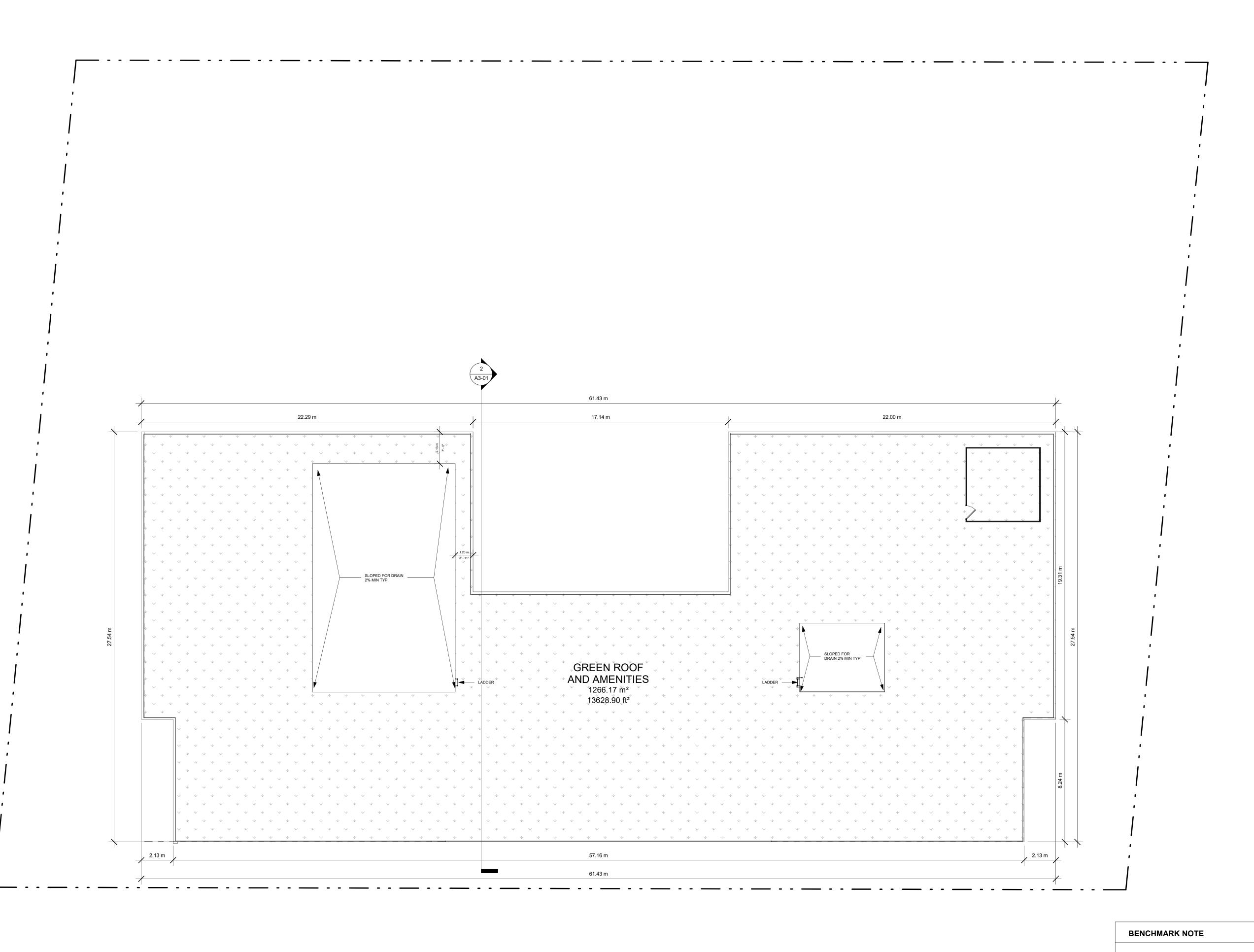
PROPOSED ROOF PLAN **ACCESS**

CHECKED

As indicated

210170

2021-11-26



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

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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PROPOSED ROOF PLAN

	DRAWN		CHECKED	
		Author		Checker
	SCALE @	ARCH D	DATE	
		As indicated		06/27/23



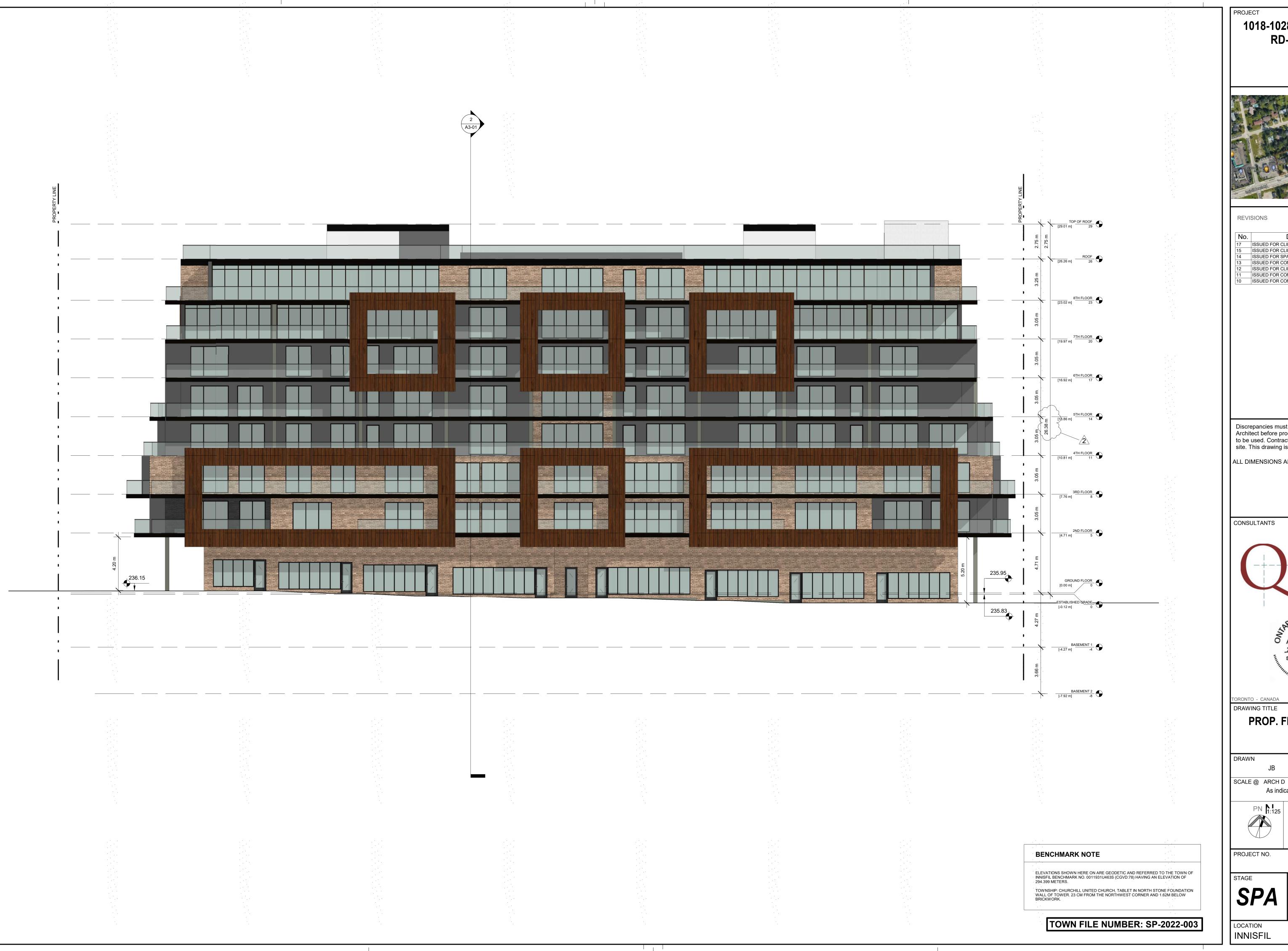
PROJECT NO. 210170

STAGE CD A

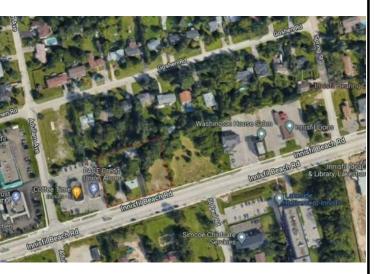
DRAWING NO.

|SPA | A1-12

LOCATION
INNISFIL



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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PROP. FRONT ELEVATION

	100	
DRAWN		CHECKED
JB		SA
SCALE @ ARCH D		DATE

02/26/21 As indicated

PROJECT NO.

210170

DRAWING NO.

LOCATION



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

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
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10	ISSUED FOR CONSULTANTS	2023-04-13

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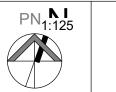


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DRAWING TITLE

PROP. SIDE ELEVATION-(RIGHT)

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	JB			SA
SCALE @	ARCH D	• • •	DATE	
	As indica	ated		02/26/21



PROJECT NO. 210170

STAGE

DRAWING NO.

LOCATION REVISION

LOCATION
INNISFIL

17



1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
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DRAWING TITLE

PROP. REAR ELEVATION

		1000		
DRAWN			CHECKED	
	JB		SA	
				-

SCALE @ ARCH D DATE
As indicated 03/22/22



PROJECT NO. 210170

STAGE SPA

DRAWING NO.

PA AZ-U

LOCATION
INNISFIL



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

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
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PROP. SIDE ELEVATION-(LEFT)

DRAWN CHECKED

SCALE @ ARCH D DATE
As indicated 03/22/22



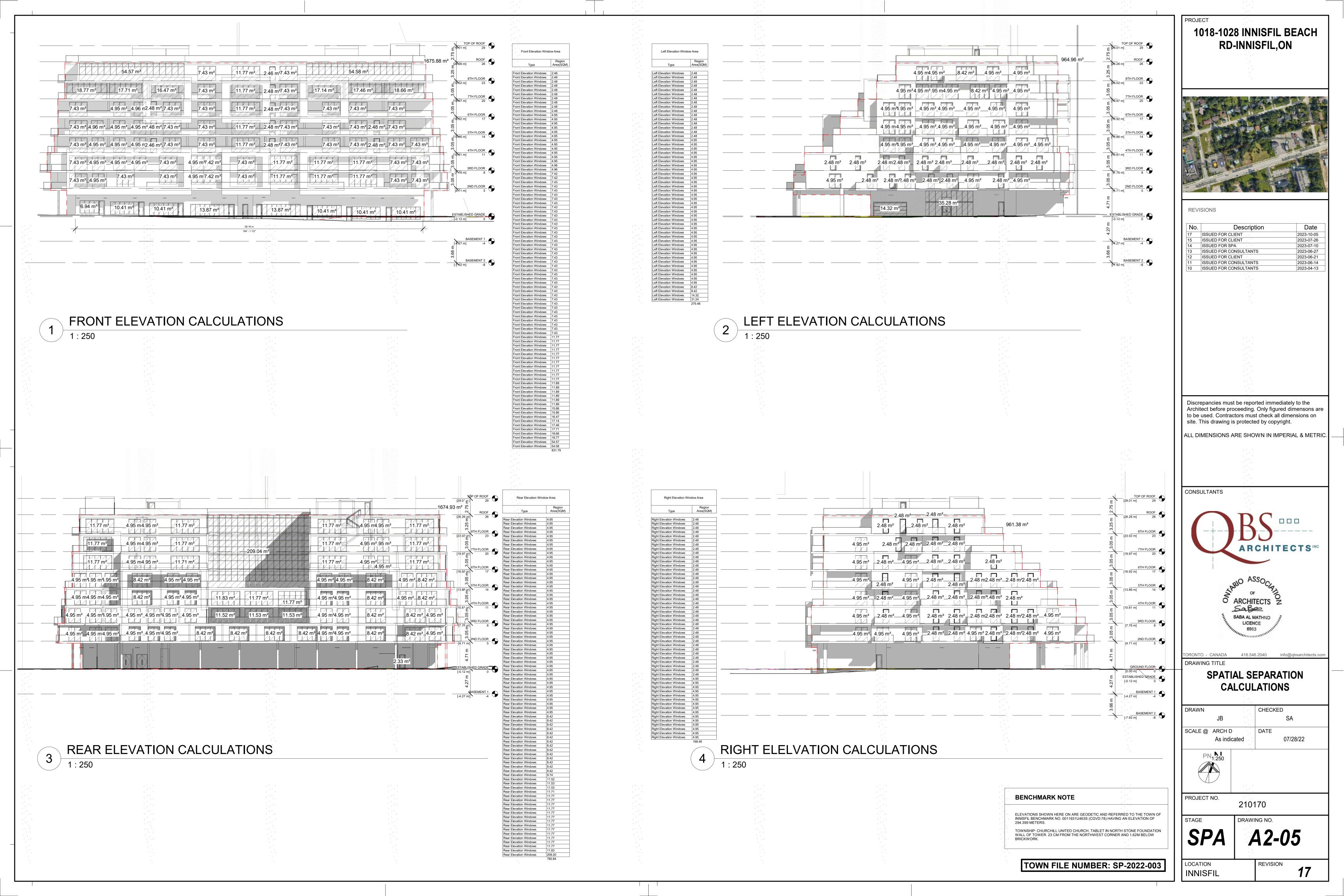
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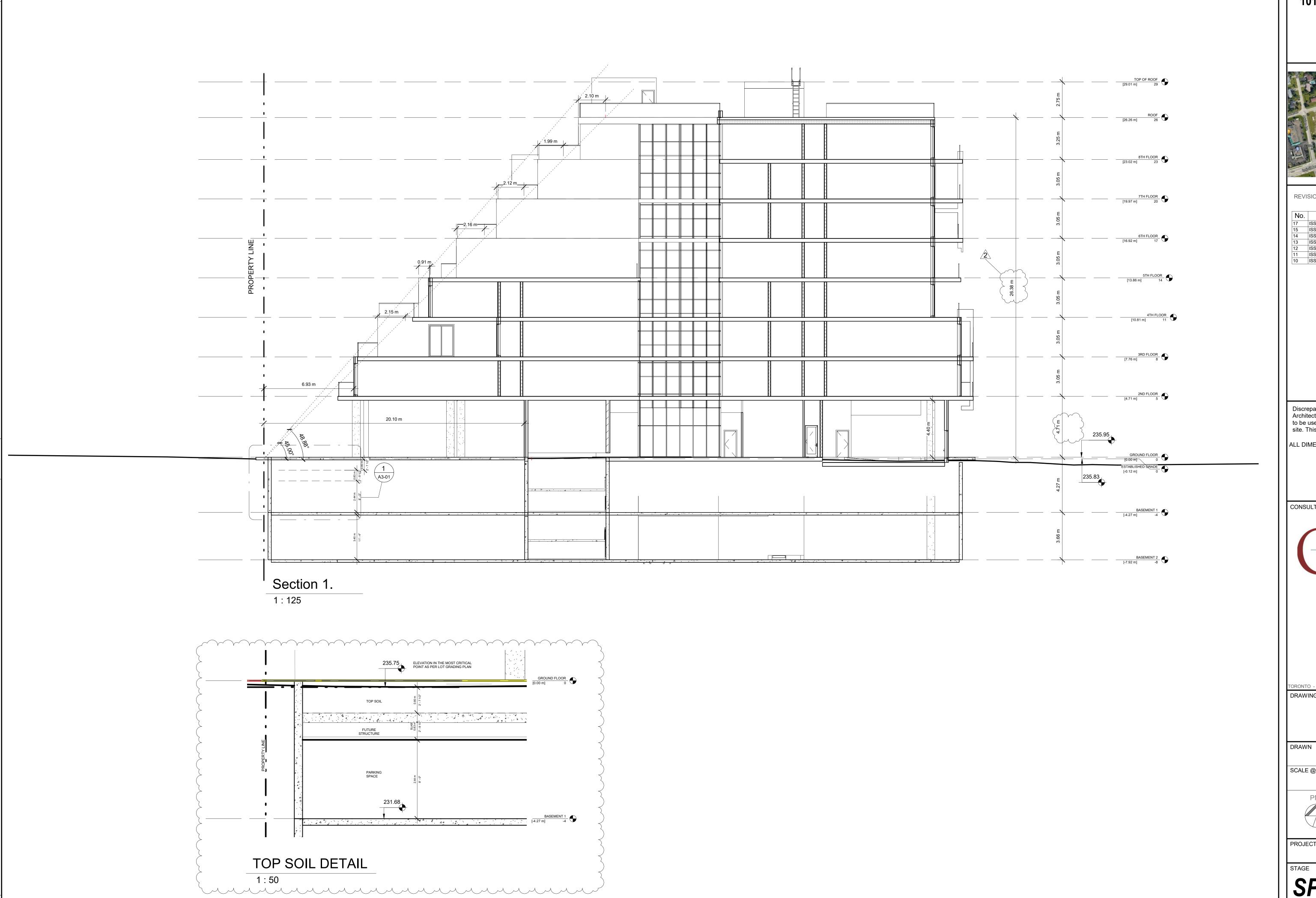
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SPA

A 2-04

LOCATION
INNISFIL





1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
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SECTION 1

CHECKED

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SCALE @ ARCH D As indicated 2021-11-26

PROJECT NO. 210170

DRAWING NO.

SPA A3-01

LOCATION INNISFIL

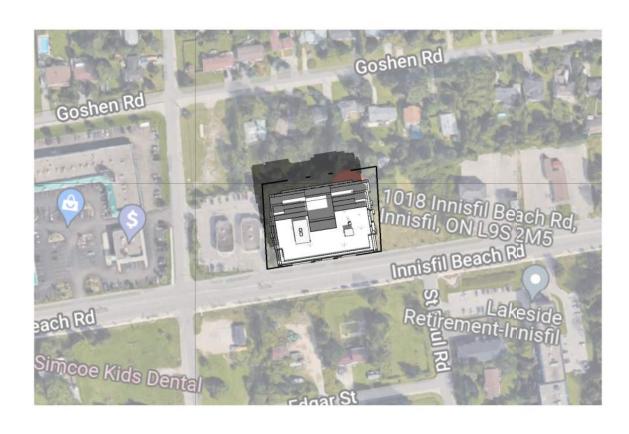
REVISION

TOWN FILE NUMBER: SP-2022-003



20/03/2022 SPRING 8-15 AM

1:2500



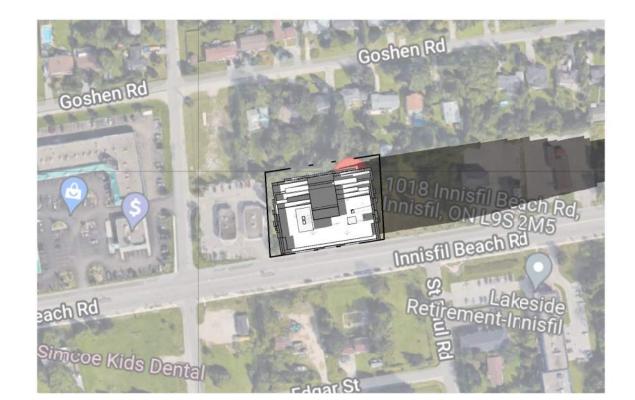
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1:2500



20/03/2022 SPRING 2-15 PM

1:2500



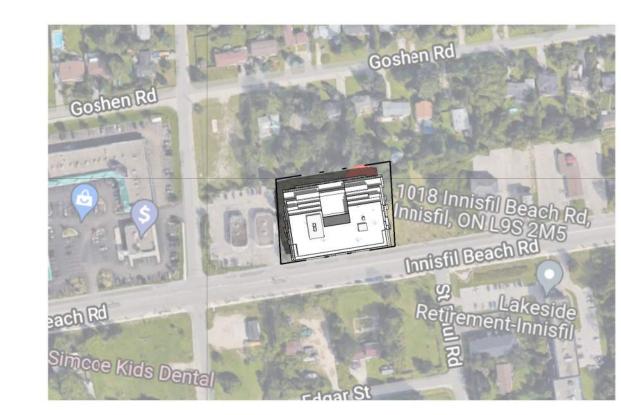
20/03/2022 SPRING 5-15 PM

1:2500



21/06/2022 SUMMER 8-15 AM

1:2500



21/06/2022 SUMMER 11-15 AM

1:2500



21/06/2022 SUMMER 2-15 PM

1:2500



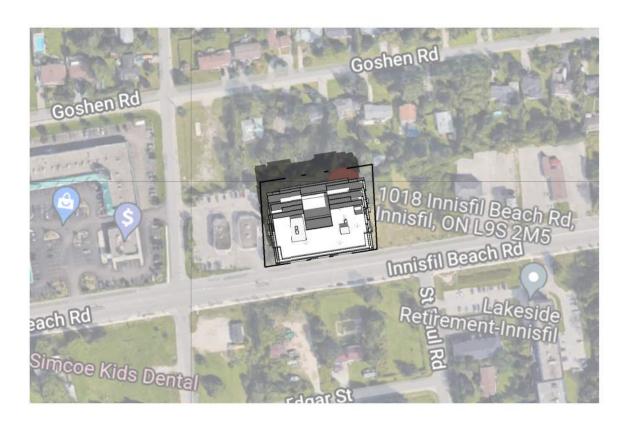
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1:2500



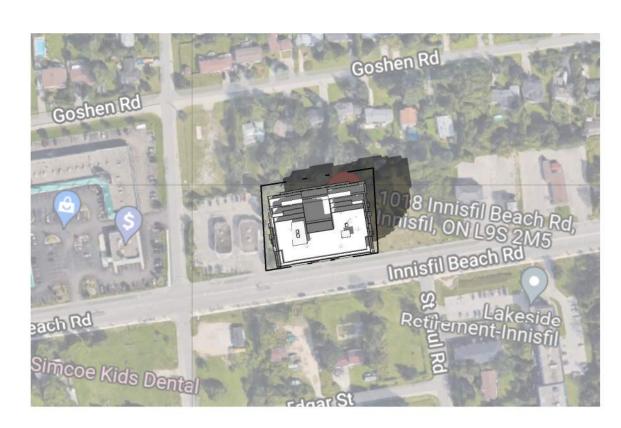
20/09/2022 FALL 8-15 AM

1:2500



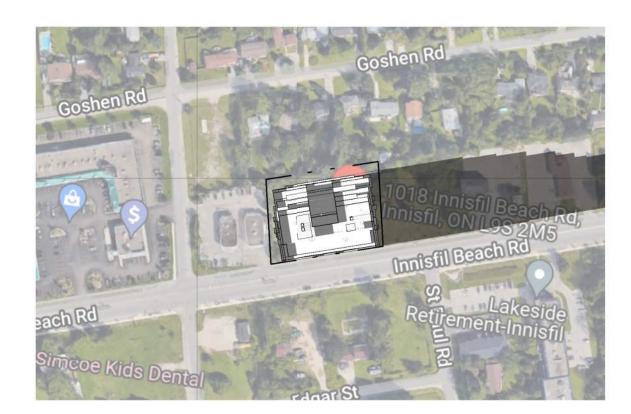
20/09/2022 FALL 11-15 AM

1:2500



20/09/2022 FALL 2-15 PM

1:2500



20/09/2022 FALL 5-15 PM

1:2500



21/12/2022 WINTER 8-15 AM

1:2500



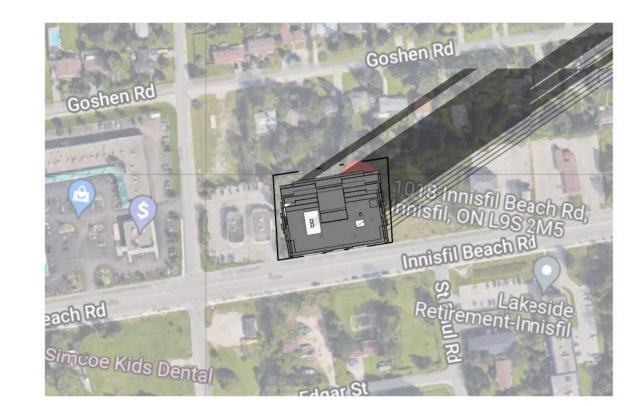
21/12/2022 WINTER 11-15 AM

1:2500



21/12/2022 WINTER 2-15 PM

1:2500



21/12/2022 WINTER 5-15 PM

BENCHMARK NOTE 1:2500

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PROJECT 1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

Description	Date
ISSUED FOR CLIENT	2023-07-26
ISSUED FOR SPA	2023-07-10
ISSUED FOR CONSULTANTS	2023-06-27
ISSUED FOR CLIENT	2023-06-21
ISSUED FOR CONSULTANTS	2023-06-14
ISSUED FOR CONSULTANTS	2023-04-13
ISSUED FOR CONSULTANTS	2023-03-27
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SUN SHADOW STUDY

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SCALE @ ARCH D As indicated



PROJECT NO.

210170

DRAWING NO.

A5-01

INNISFIL

REVISION

07/28/22

TOWN FILE NUMBER: SP-2022-003



1:240

Schema 1 Legend

COMMERCIAL
RESIDENTIAL

GROSS FLOOR AREAS (RESIDENTIAL STATS)

Level Area Area m2

GROUND FLOOR 15996.76 SF 1486.15 m²
2ND FLOOR 31126.89 SF 2891.78 m²
3RD FLOOR 28949.18 SF 2689.47 m²
4TH FLOOR 25657.83 SF 2383.69 m²
5TH FLOOR 21220.07 SF 1971.41 m²
6TH FLOOR 19456.09 SF 1807.53 m²
7TH FLOOR 17521.80 SF 1627.83 m²
7TH FLOOR 15891.40 SF 1476.36 m²
TOP OF ROOF 15102.11 SF 1403.03 m²
Grand total: 42 190922.14 SF 17737.25 m²

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL,ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05

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RONTO - CANADA 416.546.2040

DRAWING TITLE

COMMERCIAL & RESIDENTIAL STATISTICS (GROUND FLOOR)

DRAWN

JB

SCALE @ ARCH D

As indicated

CHECKED

SA

DATE

12/20/21

PN

PROJECT NO.

210170

SPA

A5-03

LOCATION REVISION

TOWN FILE NUMBER: SP-2022-003

LOCATION INNISFIL

17