

Lakeside living, Where
the shoreline meets
the *everyday.*



Harbourline

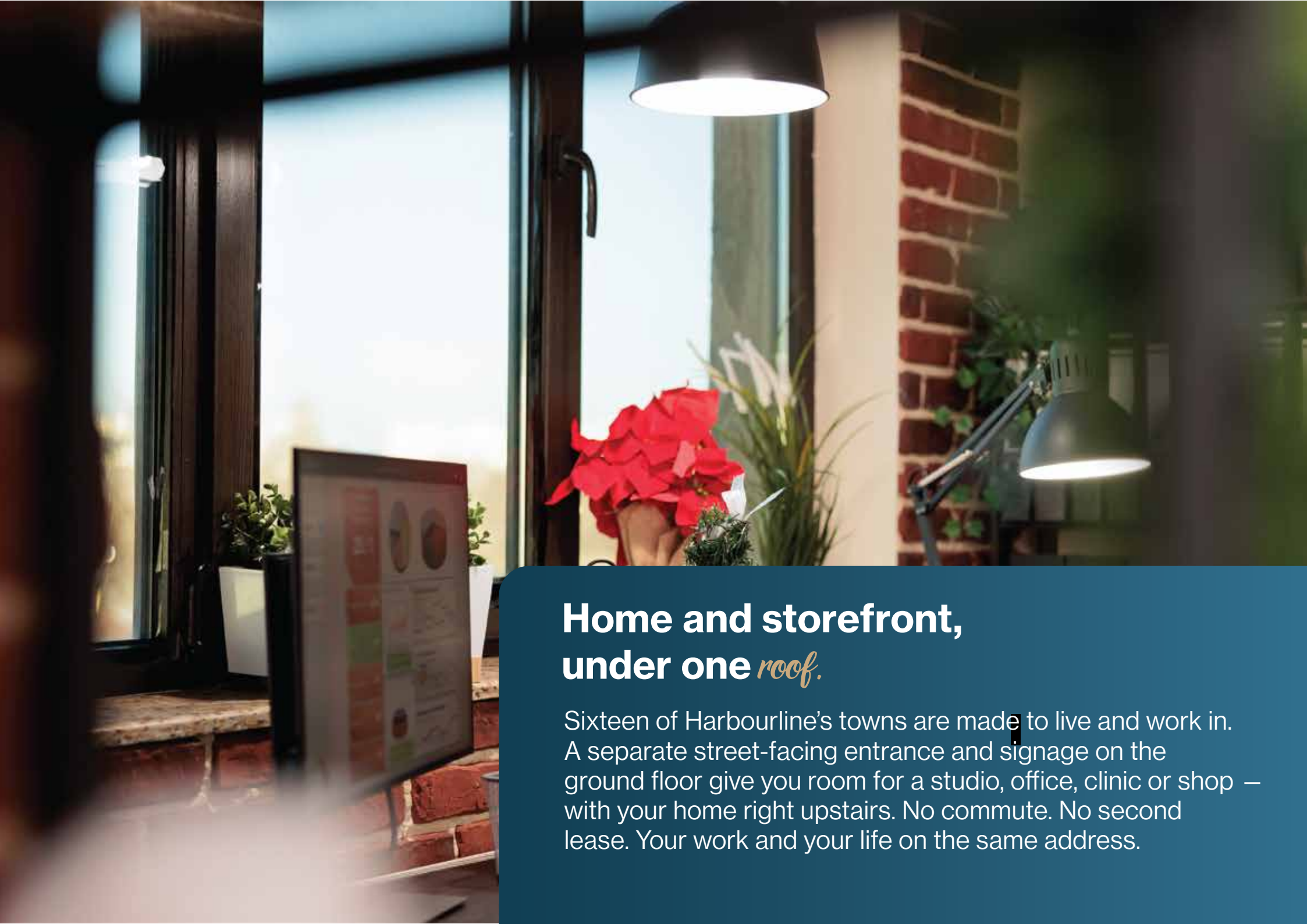
A lakeside town community in *Innisfil*.

Modern, freehold-style towns on Belle Aire Beach Road — minutes from Lake Simcoe, with live/work homes built for the way you actually live.

Harbourline is a community of 85 modern towns just steps from Lake Simcoe's beaches and marinas. It's designed for the way Innisfil really lives — weekends on the water, an easy drive down Highway 400, and a walkable street to call your own. A collection of these homes are live/work, with a street-facing ground floor for your business, studio or storefront, and a full home above.

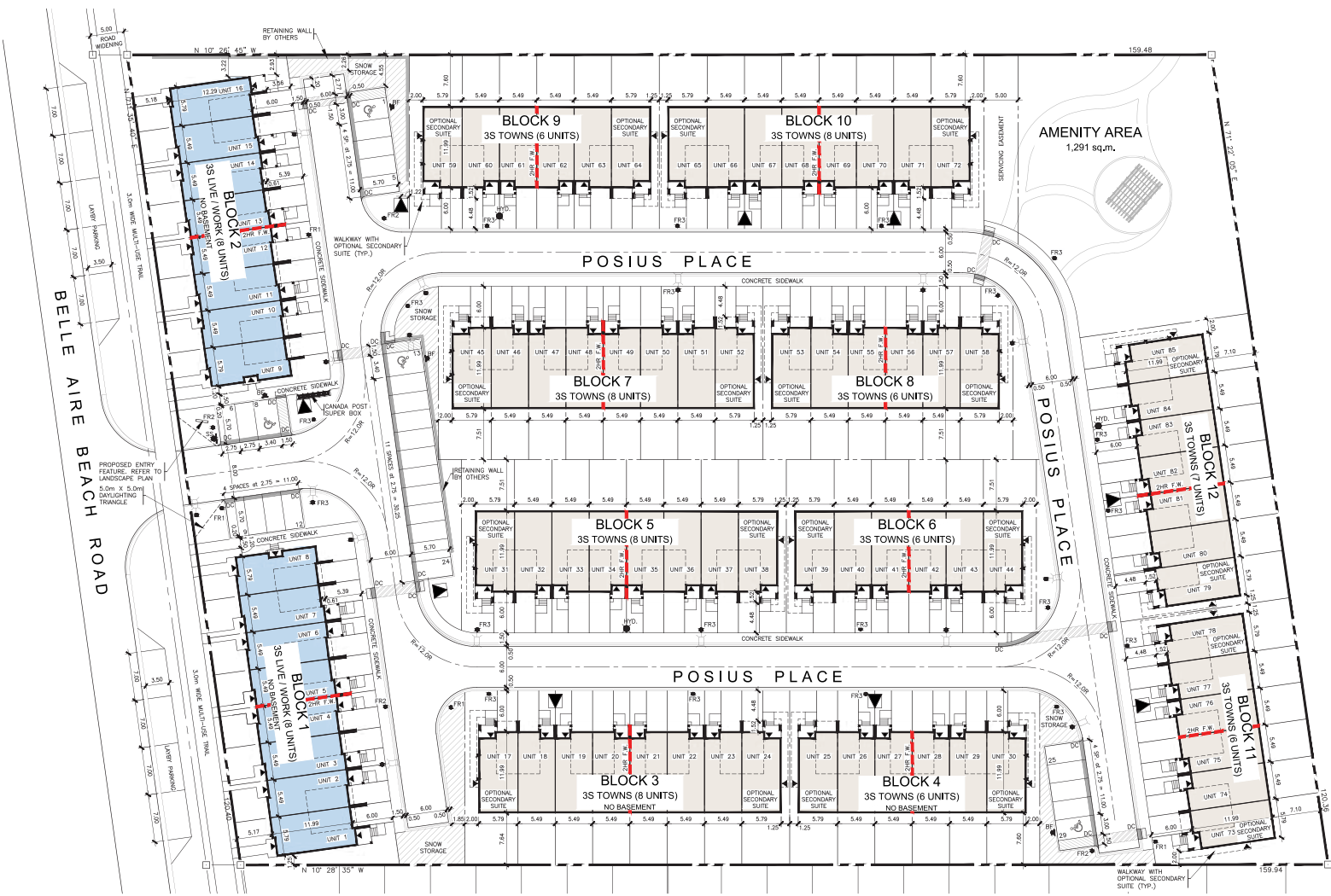


Harbourline



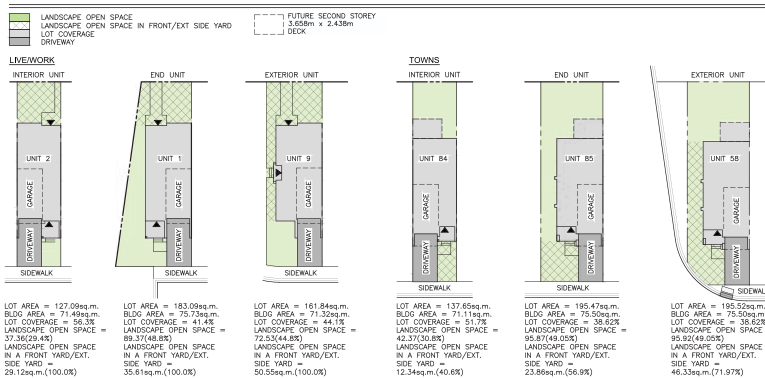
Home and storefront, under one *roof.*

Sixteen of Harbourline's towns are made to live and work in. A separate street-facing entrance and signage on the ground floor give you room for a studio, office, clinic or shop — with your home right upstairs. No commute. No second lease. Your work and your life on the same address.

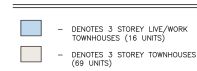


1 SITE PLAN
A1.01 1:350

AREA CALCULATIONS



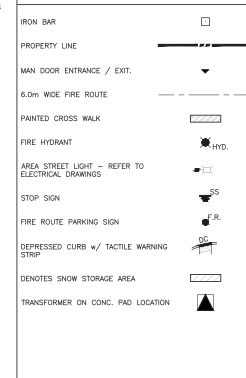
UNIT LEGEND



PARKING REQUIREMENTS TOWNHOUSES:

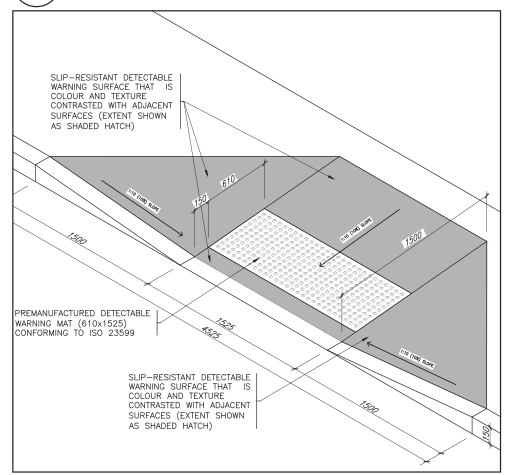
PARKING REQUIRED:
TOTAL SPACES REQUIRED = 2 SPACES / UNIT = 138 SPACES
PARKING PROVIDED:
TOTAL SPACES = 138 SPACES INCLUDES GARAGES
VISITOR SPACES REQUIRED:
0.25 / REQUIRED SPACES = 18 SPACES
PROVIDED:
TOTAL VISITOR SPACES = 18 SPACES
BARBER FREE PARKING SPACES REQUIRED:
38 x 22' = 1 SPACES
PROVIDED:
TOTAL SPACES = 4
PARKING REQUIREMENTS LIVE/WORK TOWNHOUSES:
REQUIRED:
TOTAL SPACES REQUIRED = 2 SPACES / UNIT = 32 SPACES
PROVIDED:
TOTAL SPACES = 32 SPACES INCLUDES GARAGES
VISITOR SPACES REQUIRED:
0.33 / REQUIRED SPACES = 8 SPACES
PROVIDED:
TOTAL VISITOR SPACES = 11 SPACES
BARBER FREE PARKING SPACES REQUIRED:
38 x 9' = 1 SPACES
PROVIDED:
TOTAL SPACES = 4
COMMERCIAL PARKING SPACES REQUIRED:
PERSONAL SERVICE ESTABLISHMENT
(1 SPACE/28 sq.m GROSS FLOOR AREA)
COMMERCIAL SPACES REQUIRED:
41.60 sq.m/28' = 16 SPACES
COMMERCIAL SPACES PROVIDED:
TOTAL SPACES = 16

SITE PLAN LEGEND



2 SIGN DETAILS

A1.01 1:200



3 CURB CUT DETAIL

A1.01 1:200

ZONING BY-LAW PROVISION	REQUIRED RT-ZONE	PROPOSED RT-ZONE (TOWNHOUSE)	PROPOSED RT-ZONE (LIVE/WORK)
LOT AREA (MINIMUM)	INTERIOR-180 sq.m	*INT.-137.65 sq.m	*INT.-127.09 sq.m
INTERIOR LOTS	INTERIOR-210 sq.m	*INT.-195.47 sq.m	*INT.-183.09 sq.m
LOT AREA (MIN.) EXTERIOR LOT	270 sq.m	*INT.-161.84 sq.m	*INT.-151.84 sq.m
LOT FRONTAGE (MINIMUM)	6.0 m	*INT. = 5.48 m	*INT. = 5.48 m
INTERIOR LOTS	END - 7.79 m	*INT. = 5.48 m	*INT. = 5.48 m
LOT FRONTAGE (MIN.) EXT. LOT	9.0 m	*7.79 m	*6.99 m
FRONT YARD SETBACK (MINIMUM)	4.5 m	*4.48 m SECOND FLOOR OVERHANG 8.00 m GARAGE	5.18 m FRONT 6.00 m GARAGE
INTERIOR SIDE YARD (MINIMUM)	0.0 m OR 1.2 m FOR END UNIT	0.0 m - 5.48 m	0.0 m - 41.45
EXTERIOR SIDE YARD (MINIMUM)	3.0 m	*2.0 m	*1.20 m
REAR YARD (MINIMUM)	7.5 m	*7.10 m	*5.39 m SECOND FLOOR OVERHANG
LOT COVERAGE (MAXIMUM)	50%	*INTERIOR - 51.7%	*INTERIOR - 56.3%
		END - 38.6%	END - 41.45
		EXTERIOR - 38.6%	EXTERIOR - 44.4%
LANDSCAPE OPEN SPACE (MIN.)	35%	*INTERIOR - 30.8%	*INTERIOR - 29.4%
		END - 48.05%	END - 48.8%
		EXTERIOR - 49.5%	EXTERIOR - 44.8%
LANDSCAPE OPEN SPACE IN A FRONT YARD OR EXTERIOR SIDE YARD (MIN.)	40%	INTERIOR - 40.6%	INTERIOR - 100.0%
		END - 56.9%	END - 100.0%
		EXTERIOR - 71.9%	EXTERIOR - 100.0%
BUILDING HEIGHT (MAXIMUM)	11.0 m/9.5 m (FLAT ROOF)	10.70 m	10.70 m
SNOW STORAGE (10% OF TOTAL PAVED AREA)	PAVED AREA 3154.44 sq.m. REQUIRED: 315.44 sq.m.	PROVIDED SNOW STORAGE: 362.66 sq.m.	461.90 sq.m.
COMMERCIAL AREA	N/A	N/A	461.90 sq.m.

*VARIANCE REQUIRED



Minutes to the water. Connected to *everywhere.*



Lake Simcoe beaches, marinas
and Innisfil Beach Park nearby



Quick access to Highway 400 and
GO Transit — Barrie and the GTA
within reach



Golf courses, ski hills, parks and
trails close by



Everyday shops, schools and the
Innisfil Recreation Complex
minutes away

Modern outside. Considered *inside*.

Clean, contemporary architecture in brick, stone and crisp siding, with three storeys of light-filled living. EV-ready, low-maintenance, and finished to feel like home from day one. From efficient interior towns to enhanced end homes — register to be the first to see floor plans and pricing.



Standard Features

Exterior Features

- Architecturally designed and controlled exteriors and streetscapes.
- 2x6 wall panels, R27 insulation.
- Quality clay brick installed on elevations as per applicable plan, pre-selected by Builder.
- Premium siding installed on elevations as per applicable plan with colour matched decorative trim pre-selected by Builder
- Pre-finished, maintenance-free aluminum sots, fascia, eavestroughs and down spouts, as per plan.
- All windows are high efficiency Low E Argon gas filled maintenance free black vinyl clad windows.
- Insulated patio door, as per applicable plan.
- 45 min. Fire Rated Metal insulated front entry door with weather stripping and adjustable sweeps, as per applicable plan
- Quality caulking to exterior of all windows and doors.
- Poured concrete foundation walls and basement floors.
- Foundation exterior wall wrapped with dimple wrap to guard against leaks (or equivalent).
- Concrete front porch as per applicable plan.
- EPDM rubber roof membrane installed over sloped roof towards drains.
- Entire property graded to municipal standards, sodded, landscaped with paved parking lots.
- One owned parking space included with unit.

Kitchen And Bath

- Quality kitchen and bathroom cabinets from Builder's selections.
- Stone countertops in kitchen with under mount double basin stainless steel sink.
- Opening in cabinetry for future dishwasher, rough-in provided. Connection costs not included.
- Stainless 2 speed exhaust fan over stove vented to the exterior.
- Heavy duty receptacle for electric stove.
- Dedicated electrical outlet for refrigerator. Fridge opening standard 36" wide x 70" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 1/2" high.
- Electrical outlets at counter level for small appliances.
- Large mirrors above vanities.
- Quality white plumbing fixtures with chrome single lever faucets (low water consumption toilet supplied with insulated tank) Separate acrylic one piece corner shower stall as per applicable plan.
- White acrylic tub 1 piece tub with surrounded tiles/shower installed for easy maintenance.
- Bathrooms (and powder rooms where applicable) come with laminate counters and white drop in sinks with vanity.
- Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms.

Interior Features

- Impressive 9 ft. ceilings on main floor, 8' in basement and second floor except in areas where architectural details, mechanical or duct work require ceiling height to be lowered.
- Drywalled half-walls are capped in wood and painted white, as per applicable plan.
- Brushed Nickel interior door hardware.
- 2-Panel interior doors with color matching bi-fold closet doors, as per applicable plan, complete with 2 3/4" trim and casings, and 3 1/2" baseboard painted semi-gloss white.
- Deadbolts on all entry doors.
- 'California' textured ceilings throughout except in kitchens, bathrooms and laundry rooms (NOTE: Smooth finish not always possible in 'open concept' designs).
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint. Paint colour from Builder's samples. One paint colour throughout.
- Luxury vinyl plank and tile from builders selections throughout excluding bedrooms. Bedrooms and stairs feature premium carpet and underpad.
- 5/8" OSB subfloors screwed and glued to minimize squeaks.
- Energy saving insulation as per Ontario Building Code requirements.
- R22 to foundation walls, R27 to 2x6 exterior walls and R31 to attic.
- Spray applied R32 urethane insulation installed below all unheated spaces.

Electrical & Mechanical Features

- 100 AMP service with circuit breaker panel and copper wire throughout.
- Electrical layout will include one light fixture in the centre of each room and receptacles and switches as required by the Ontario Building Code. Four potlights included in living room.
- Interior door chime as selected by the Builder.
- Interior smoke and CO2 detectors supplied by Builder as required by the Ontario Building Code.
- A total of 2 outlets to be used in any combination of telephone or cable outlets
- Utility provider to make all connections at predetermined location in each unit.
- 1 exterior weather proof receptacle on private amenity connected to a Ground Fault Interrupt safety switch, as per applicable plan.
- Heavy duty stove and dryer connections.
- Quality engineered high efficiency Energy Star™ rated hot water forced air gas furnace.
- Central air conditioning included
- Natural Gas hot water heater provided, supplied by Builder.
- Rental contract to be set up by purchaser.



St. Louis
BAR & GRILL

LCBO

 **Harbourline**

TESORI
YOUR SAVVY PLACE

Town Center
Variety

PENINSULAR
PARK

Oro Station

INNISFIL PARK

BELLE AIR
BEACH

BELLE EWART

KILLARNEY
BEACH

Belle Aire
Beach

MAD BINS

LEFROY

KO MART


A Taste of Europe
Bistro & Ice Cream

ROADHOUSE
MARKET

Crown Hill

Bramley

400

Innisfil
shopping plaza

Stroud


St. André Bessette
CATHOLIC SCHOOL

ey Beach
c School

Built by *Crescent*.

Harbourline is built by Crescent Homes — a Tarion-registered Ontario builder with deep roots in the Waterloo Region. We don't build everywhere. We build here. And we build to last.

Local builders, building local

Crescent Homes has been delivering communities across Kitchener, Waterloo, Cambridge, and the surrounding region for 16 years. Our team lives where you live. The trades we work with are the same ones who will be available when you need them in year five, year ten, year fifteen.

Tarion-warranted, quality-assured

Every home is backed by Tarion's seven-year new home warranty — one of the strongest construction warranty programs in North America. From day-one fit-and-finish to multi-year structural protection, your investment is protected.



Communities, not just houses

Our existing communities — Otterbein Woods, Westwood Village, Doons Crossing, and others across the region — were planned the same way Mill & Maple is being planned. Real streets. Real character. Real places to live for the long term.



WARRANTY

As a proud Tarion-registered builder, we are dedicated to providing you with the highest standards of quality and consumer protection. Our registration with Tarion ensures that your new home is backed by a comprehensive warranty program, giving you peace of mind from the moment you receive your keys. This commitment to excellence and adherence to Tarion's stringent guidelines guarantees that your home is protected, allowing you to enjoy your new home with confidence. Trust us to deliver not just a house, but a place you'll love to call home.



More Projects by Crescent Homes

OTTERBEIN WOODS

Lawrence Park
TOWNS

ROCKHAVEN
ESTATES

Wellspring
Urban

THE
GEORGIE

WESTWOOD
VILLAGE

At Crescent Homes, we believe in enhancing the quality of life. We offer prime locations, innovative products, excellent customer service, and competitive pricing. A qualified team meticulously crafting every home, ensuring attention to detail and customer satisfaction. We prioritize energy efficiency, health, and comfort in our homes, tailoring each build to meet the unique needs of every buyer.

Crescent Homes' commitment extends beyond construction; we strive to foster trust, build strong relationships, and attain peace of mind for our buyers. Our knowledgeable and passionate team collaborates closely with buyers throughout the process to make their vision a reality. We strive to uphold the values of innovation, integrity, and excellence in everything we do, providing employees with a supportive work environment in which they can deliver exceptional craftsmanship and service while maintaining professional integrity.

Our mission is to provide customers with high-quality, dependable homes that they will be proud of for years. We value professionalism, integrity, and fairness in all of our interactions.

Be first on the *list*.

Harbourline is coming soon to Belle Aire Beach Road, Innisfil. Register now for first access to floor plans, pricing and VIP previews.

