



Town of Bradford West Gwillimbury
305 Barrie St, Unit 4B
Bradford, Ontario, Canada L3Z 2A9

Phone: 905-778-2055
Fax: 905-778-2053

www.townofbwg.com

PERMIT #
PRBD202001497

BUILDING PERMIT

PROJECT LOCATION	69 TIBERINI WAY
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 80L
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV.C
OWNER NAME	BRADFORD EAST DEVELOPMENTS 111 CREDITSTONE RD CONCORD , ON L4K 1N3
APPLICANT NAME	ANDY MINATEL (BAYVIEW WELLINGTON HOMES)) 111 CREDITSTONE ROAD, CONCORD, ON L4K 1N3

On behalf of the CHIEF BUILDING OFFICIAL

December 21, 2020
DATE

POST THIS CARD IN A CONSPICUOUS PLACE

The person to whom a permit has been issued shall notify the Chief Building Official at least 48 hours in advance of the stages of construction specified in section 2.4.5 of the regulations.

The permit is granted on the express condition of full compliance with all the provisions of the Building Code Act and regulation made hereunder and of any By-Law or any amendment thereto of the Town of Bradford West Gwillimbury in whole regulates the structural requirements, the erection, alteration, location, use, etc., of buildings unless otherwise specifically so provided for and approved of in writing by the Chief Building Official. This permit is subject to revocation pursuant to section 10 of the Building Code Act, 1992.

Construction to start within 6 months. Permit will be revoked if construction has been substantially suspended for a period of more than 1 (one) year.



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW: 2010-050

DATE REVIEWED: December 16, 2020

REVIEWED BY: Sarah Otter

ENGINEERING REVIEW

☒ ACCEPTED

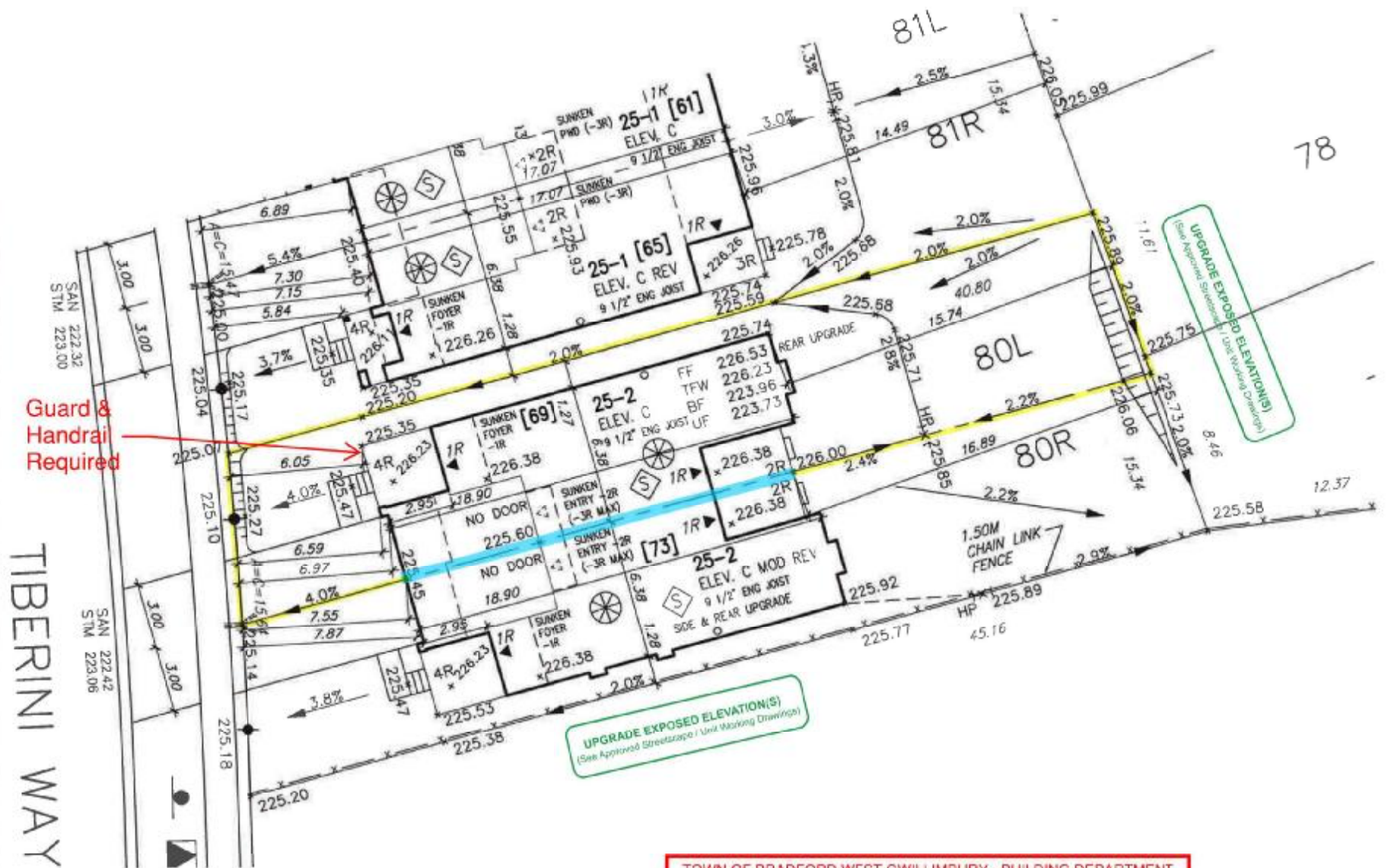
☐ ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

December 21, 2020

DATE REVIEWED BY: (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: DEC 09, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

[Signature]

INSPECTOR:

PERMIT NO.: PRBD202001497

DATE: Dec. 16, 20

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

SITE COPY

MUNICIPAL ADDRESS
73 TIBERINI WAY
MUNICIPAL ADDRESS
69 TIBERINI WAY

PROPOSED VALVE	NO. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
UP	FINISHED FLOOR ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	FINISHED MAIN LEVEL ELEVATION	RETAINING WALL	AIR CONDITIONER REQUIRED
DOUBLE STM/SAN CONNECTION	UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DRAINAGE LOCATION (DISCHARGE INTO STORM DRAIN)
SINGLE STM/SAN CONNECTION	FIN. BASEMENT FLOOR SLAB	ADDITIONAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	DOOR LOCATION
CABLE TELEVISION PEDESTAL	UNDERSIDE FOOTING AT REAR	HYDRO METER	EXTERIOR DOOR LOCATION
BELL PEDESTAL	UNDERSIDE FOOTING AT FRONT	HYDRO SERVICE LATERAL	REDUCE SIDE YARD
	UNDERSIDE FOOTING AT SIDE	GAS METER	
	WALK OUT DECK	SWALE DIRECTION	
	W.O.S. WALK OUT BASEMENT	EMBANKMENT	
	REARISE PLAN	LOTS EQUIPPED WITH SLUMP PUMP	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification Information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t: 416.630.2255 f: 416.630.4782
va3design.com

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 80
DATE Dec 3, 2020

DEVELOPER:
ARG GROUP
BUILDER:
BAYVIEW WELLINGTON
CONSULTANT:
URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 656.43 m ²	SAN INVERT: 222.42 m
BUILDING HEIGHT: 7.99m	LOT FRONTAGE: 15.30 m	STM INVERT: 223.06 m
AVERAGE GRADE: 225.62m	LOT COVERAGE: N/A %	DESIGNED: -
4		DRAWN: RC
3		SCALE: 1:250
2		DATE: DEC 02-2020
1	REVISED AS PER ENG'S COMMENTS	PLAN: 51M-1137
No.	Revision	Date
SITING & GRADING PLAN		LOT NO: 80