



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](http://www.townofbwg.com)

**PERMIT #**  
**PRBD202001515**

## BUILDING PERMIT

<b>PROJECT LOCATION</b>	<b>39 JONKMAN BLVD</b>
<b>LEGAL DESCRIPTION</b>	<b>PLAN 51M1137 LOT 137</b>
<b>WORK DESCRIPTION</b>	<b>DETACHED HOUSE BAROSSA 1 (S38-1) ELEV. A</b>
<b>OWNER NAME</b>	<b>BRADFORD EAST DEVELOPMENTS 111 CREDITSTONE RD CONCORD , ON L4K 1N3</b>
<b>APPLICANT NAME</b>	<b>ANDY MINATEL (BAYVIEW WELLINGTON HOMES)) 111 CREDITSTONE ROAD, CONCORD, ON L4K 1N3</b>

*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 18, 2020**  
Reviewed By: *[Signature]*

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: **137**  
DATE: **Dec 3, 2020**

#### 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.

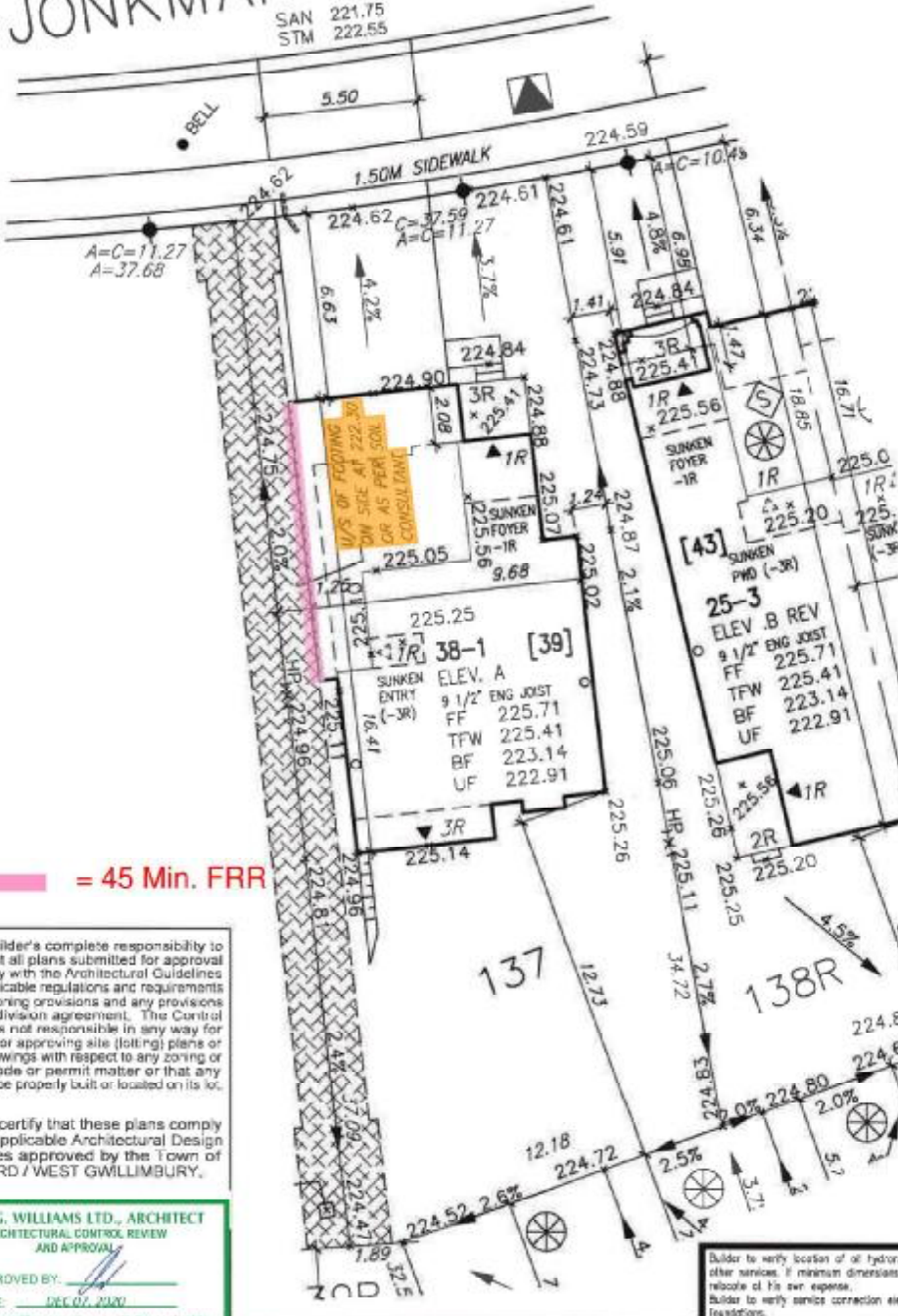
**December 21, 2020**

DATE: \_\_\_\_\_ REVIEWED BY: *[Signature]*  
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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 *[Signature]* 25581  
name registration information  
VA3 Design Inc. *[Signature]* 42658



**JONKMAN BLVD.**  
SAN 221.75  
STM 222.55



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 02, 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**  
INSPECTOR: *[Signature]*  
PERMIT NO.: **PRBD202001515** DATE: **Dec. 21, 2020**  
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@TOWNOFBRD.COM  
INSPECTION REQUEST FAX: (905) 778-2055  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

MUNICIPAL ADDRESS  
**39 JONKMAN BLVD.**

**VA3 DESIGN**

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

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project no.  
**13045**

- PROPOSED VALVE  
LIGHT POLE  
WATER SERVICE  
DOUBLE STM/SAN CONNECTION  
SINGLE STM/SAN CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL

- NO. OF RISERS  
FINISHED FLOOR ELEVATION  
FINISHED MAIN LEVEL ELEVATION  
UNDERSIDE FLOORING ELEVATION  
FIN. BASEMENT FLOOR SLAB  
TOP OF FOUNDATION WALL  
UNDERSIDE FOOTING AT REAR  
UNDERSIDE FOOTING AT FRONT  
UNDERSIDE FOOTING AT SIDE  
DECK  
W.O.B.  
WALK OUT BASEMENT  
REVERSE PLAN

- STREET SIGN  
MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)  
ACQUADUCT FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
HYDRO METER  
GAS METER  
SWALE DIRECTION  
LOT'S EQUIPPED WITH SUMP PUMP

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA  
THIS LOT CONTAINS ENGINEERED FILL  
AIR CONDITIONER REQUIRED  
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)  
SIDE WINDOW LOCATION  
OPT. DOOR LOCATION  
EXTERIOR DOOR LOCATION  
REDUCE SIDE YARD



#### DEVELOPER:

**ARG GROUP**

#### BUILDER:

**BAYVIEW WELLINGTON**

#### CONSULTANT:

**URBAN ECO SYSTEMS- CIVIL ENG**  
**VA3 DESIGN- ARCHITECTURE**

MAX BUILDING HEIGHT:	13.0m	LOT AREA:	452.13 m <sup>2</sup>	SAN INVERT:	221.75 m
BUILDING HEIGHT:	7.93m	LOT FRONTAGE:	11.77 m	STM INVERT:	222.55 m
AVERAGE GRADE:	225.02m	LOT COVERAGE:	N/A %	DESIGNED:	-
<b>SITE COPY</b>				DRAWN:	RC
				SCALE:	1:250
1	REVISED AS PER ENG'S COMMENTS	DEC 01-2020	DATE:	-	DEC 02-2020
No.	Revision	Date	PLAN:	51M-1063	
<b>SITING &amp; GRADING PLAN</b>				LOT NO:	<b>137</b>