



Town of Bradford West Gwillimbury  
305 Barrie St, Unit 4B  
Bradford, Ontario, Canada L3Z 2A9  
Phone: 905-778-2055  
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[www.townofbwg.com](http://www.townofbwg.com)

**PERMIT #**  
**PRBD202001520**

## BUILDING PERMIT

<b>PROJECT LOCATION</b>	<b>22 WESTLAKE CRES</b>
<b>LEGAL DESCRIPTION</b>	<b>PLAN 51M1137 PT LOT 140R</b>
<b>WORK DESCRIPTION</b>	<b>SEMI DETACHED HOUSE SONOMA 3 (SD25-3) ELEV.B</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:

Dec 22, 2020

Reviewed By:

C. DeFoster

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. 140

DATE Dec 3, 2020

## ENGINEERING REVIEW



ACCEPTED

☐ ACCEPTED AS NOTED☐ REQUIRES RE-SUBMISSION

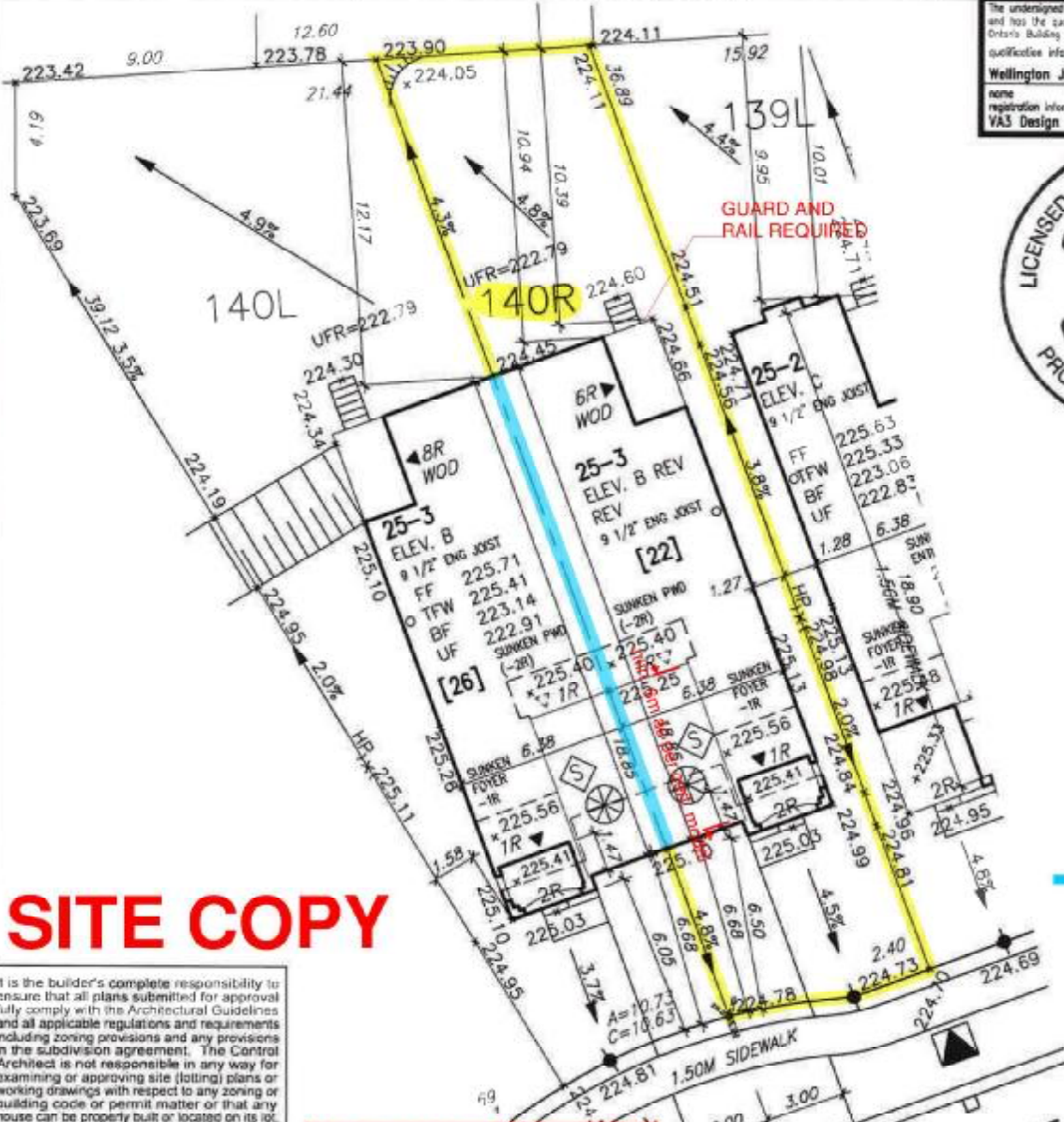
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

December 23, 2020

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



SITE COPY

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:

DATE: DEC 07, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



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.

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
Wellington Jno-Baptista 25591  
name registration information  
VAS Design Inc. 42658



= 1 hr F.R.R.

MUNICIPAL ADDRESS  
22 WESTLAKE CRES.  
MUNICIPAL ADDRESS  
26 WESTLAKE CRES.

VAS  
DESIGN

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

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File name

project no.

13045

- PROPOSED VALVE
- LIGHT POLE
- WATER SERVICE
- DOUBLE STW/SAN. CONNECTION
- SINGLE STW/SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDISTAL
- BELL PEDISTAL
- HYDRANT
- TRANSFORMER

- FINISHED FLOOR ELEVATION
- FINISHED MAIN LEVEL ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- WALK OUT DECK
- WALK OUT BASEMENT
- REVERSE PLAN

- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ADDITIONAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- EMERGENT
- SMOKE DIRECTION
- LOTS EQUIPPED WITH SLUMP 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)
- SEE WINDOW LOCATION
- OPEN DOOR LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT:	13.0m	LOT AREA:	719.88m <sup>2</sup>	SAN INVERT:	221.89 m
BUILDING HEIGHT:	8.13m	LOT FRONTAGE:	15.73m	STM INVERT:	222.76 m
AVERAGE GRADE:	224.85m	LOT COVERAGE:	N/A %	DESIGNED:	-
3	+	Lot area: min. 200m <sup>2</sup> /dwelling unit		DRAWN:	RC
2	+	Lot frontage: min. 6.8m/dwelling unit		SCALE:	1:250
1	+	REVISED AS PER ENG'S COMMENTS	DEC 01-2020	DATE:	DEC 02-2020
No.		Revision	Date	PLAN:	51M-1063
SITING & GRADING PLAN				LOT NO.:	140