



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 #
PRBD202001533

BUILDING PERMIT

PROJECT LOCATION	78 WESTLAKE CRES
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 153R
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV. B *FIREBREAK LOT*
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: Dec 22, 2020
REVIEWED BY: CdeReuter

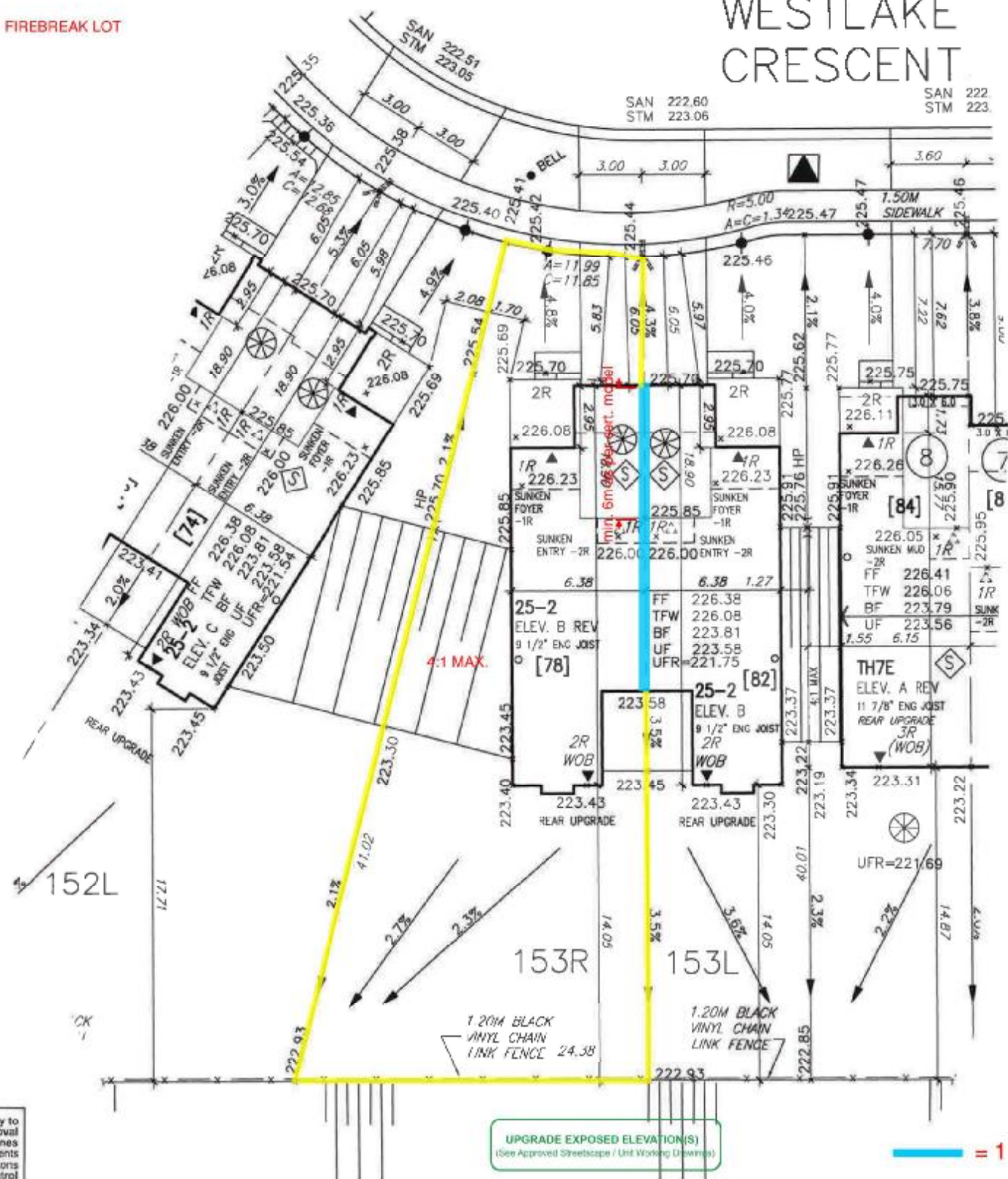
ENGINEERING REVIEW

☒ 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)

FIREBREAK LOT

WESTLAKE CRESCENT



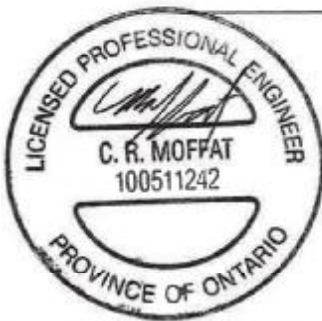
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 05, 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.: PRBD202001533 DATE: Dec. 17, 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@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

MUNICIPAL ADDRESS
78 WESTLAKE CRES.
MUNICIPAL ADDRESS
82 WESTLAKE CRES.

PROPOSED VALVE	NO. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAN STONE IN THIS AREA
LIGHT POLE	FINISHED FLOOR ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	FINISHED MARK LEVEL ELEVATION	RETAINING WALL	AIR CONDITIONER REQUIRED
DOUBLE STM/SAN. CONNECTION	UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SINGLE STM/SAN. CONNECTION	FIN. BASEMENT FLOOR SLAB	ACROUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	DPT. DOOR LOCATION
CABLE TELEVISION PEDESTAL	UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
BELL PEDESTAL	UNDERSIDE FOOTING AT SIDE	HYDRO METER	REDUCE SIDE YARD
	WALK OUT DECK	GAS METER	
	WALK OUT BASEMENT	SWALE DIRECTION	
	REAR YARD	LOTS ROLLOPPED WITH SUMP 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. 42656
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. 153
DATE Dec 3, 2020

DEVELOPER: Lot area: min. 200m2/dwelling unit
Lot frontage: min. 6.8m/dwelling unit
ARG GROUP
BUILDER: **BAYVIEW WELLINGTON**
CONSULTANT: **URBAN ECO SYSTEMS- CIVIL ENG**
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m
BUILDING HEIGHT: 8.87m
AVERAGE GRADE: 224.59m
LOT AREA: 759.34 m2
LOT FRONTAGE: 16.04 m
LOT COVERAGE: N/A %
SITE COPY
REVISIONS:
1. REVISED AS PER ENG'S COMMENTS
2. [Blank]
3. [Blank]
DEC 02-2020
PLAN: 51M-1137

SAN INVERT: 222.60 m
STM INVERT: 223.06 m
DESIGNED: -
DRAWN: RC
SCALE: 1:250
DATE: DEC 02-2020
PLAN: 51M-1137
LOT NO. 153