



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 #**  
**PRBD202001535**

# BUILDING PERMIT

<b>PROJECT LOCATION</b>	<b>61 WESTLAKE CRES</b>
<b>LEGAL DESCRIPTION</b>	<b>PLAN 51M1137 PT LOT 154R</b>
<b>WORK DESCRIPTION</b>	<b>SEMI DETACHED HOUSE SONOMA 4 (SD25-4 COR) ELEV. C (Lot Specific Lot 154)</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.*

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.

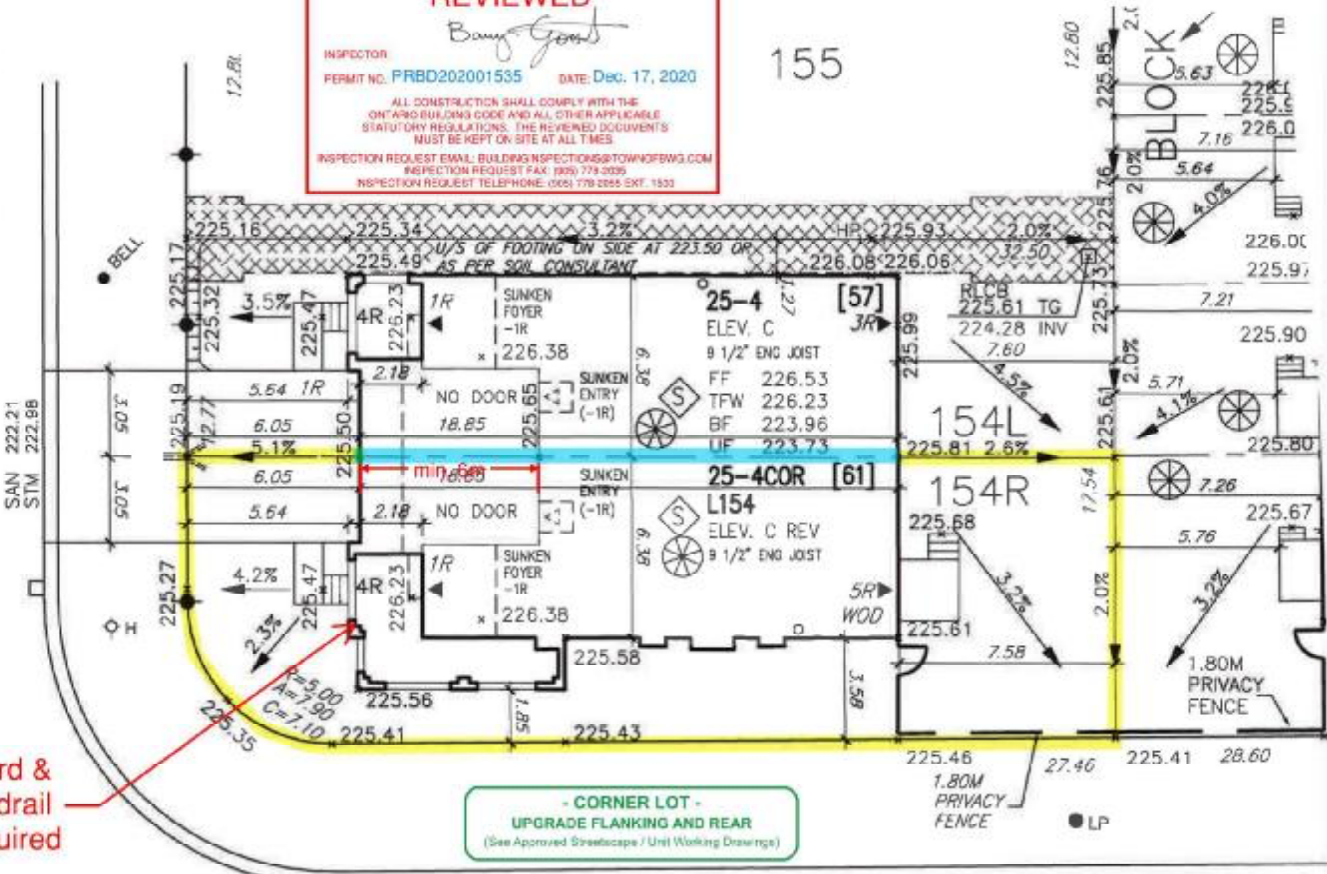
**December 23, 2020**  
 DATE REVIEWED BY  
 (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT  
**REVIEWED**  
*Benny Gault*  
 INSPECTOR  
 PERMIT NO. PRBD202001535 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: BUILDING@INSPECTIONS@TOWNOFBWG.COM  
 INSPECTION REQUEST FAX: (505) 779-0209  
 INSPECTION REQUEST TELEPHONE: (505) 779-0255 EXT. 1503

155

WESTLAKE CRESCENT

Guard & Handrail Required



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 07, 2020**  
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER  
*[Signature]*  
**C.R. MOFFAT**  
 100511242  
 PROVINCE OF ONTARIO

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-Baptista** 25591  
 Name registration information  
**VAS 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.

MUNICIPAL ADDRESS  
**57 WESTLAKE CRES.**  
 MUNICIPAL ADDRESS  
**61 WESTLAKE CRES.**  
**VAS DESIGN**  
 255 Consumers Rd Suite 120  
 Toronto ON M2J 1R4  
 t 416.630.2255 f 416.630.4782  
 vasdesign.com

<ul style="list-style-type: none"> <li>PROPOSED VALVE</li> <li>LIGHT POLE</li> <li>WATER SERVICE</li> <li>DOUBLE STM./SAN. CONNECTION</li> <li>SINGLE STM./SAN. CONNECTION</li> <li>CATCH BASIN</li> <li>CABLE TELEVISION PEDestal</li> <li>BELL PEDestal</li> </ul>	<ul style="list-style-type: none"> <li>HYDRANT</li> <li>TRANSFORMER</li> </ul>	<ul style="list-style-type: none"> <li>NO. OF RISERS</li> <li>FINISHED FLOOR ELEVATION</li> <li>FINISHED MAIN LEVEL ELEVATION</li> <li>UNDERSIDE FOOTING ELEVATION</li> <li>FIN. BASEMENT FLOOR SLAB</li> <li>TOP OF FOUNDATION WALL</li> <li>UNDERSIDE FOOTING AT REAR</li> <li>UNDERSIDE FOOTING AT FRONT</li> <li>UNDERSIDE FOOTING AT SIDE</li> <li>WALK OUT DECK</li> <li>WALK OUT BASEMENT</li> <li>REVERSE PLAN</li> </ul>	<ul style="list-style-type: none"> <li>STREET SIGN</li> <li>MAIL BOX</li> <li>RETAINING WALL</li> <li>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</li> <li>ACoustical FENCE (SEE LANDSCAPE PLAN)</li> <li>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</li> <li>HYDRO SERVICE LATERAL</li> <li>HYDRO METER</li> <li>GAS METER</li> <li>EMBARMENT</li> <li>SMALLE DIRECTION</li> <li>LOTS EQUIPPED WITH SUMP PUMP</li> </ul>	<ul style="list-style-type: none"> <li>PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</li> <li>THIS LOT CONTAINS ENGINEERED FILL</li> <li>AIR CONDITIONER REQUIRED</li> <li>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> <li>SIDE WINDOW LOCATION</li> <li>UPP. DOOR LOCATION</li> <li>EXTERIOR DOOR LOCATION</li> <li>REDUCE SIDE YARD</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

DEVELOPER: <b>ARG GROUP</b>	Lot area: min. 200m <sup>2</sup> /dwelling unit Lot frontage: min. 6.8m/dwelling unit	MAX BUILDING HEIGHT: <b>13.0m</b>	LOT AREA: <b>568.97 m<sup>2</sup></b>	SAN INVERT: <b>222.21 m</b>
BUILDER: <b>BAYVIEW WELLINGTON</b>		BUILDING HEIGHT: <b>8.56m</b>	LOT FRONTAGE: <b>17.75 m</b>	STM INVERT: <b>222.98 m</b>
		AVERAGE GRADE: <b>225.69m</b>	LOT COVERAGE: <b>N/A %</b>	DESIGNED: <b>-</b>
CONSULTANT: <b>URBAN ECO SYSTEMS- CIVIL ENG VAS DESIGN- ARCHITECTURE</b>		3		DRAWN: <b>RC</b>
		2		SCALE: <b>1:250</b>
		1	REVISED AS PER ENG'S COMMENTS	DATE: <b>DEC 01-2020</b>
		No.	Revision	DATE: <b>DEC 02-2020</b>
		<b>SITING &amp; GRADING PLAN</b>		PLAN: <b>51M-1063</b>
				LOT NO: <b>154</b>

**SITE COPY**