



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

PERMIT #
PRBD202001538

BUILDING PERMIT

PROJECT LOCATION	23 WESTLAKE CRES
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 157R
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 4 (SD25-4 COR) ELEV.C *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: *C. DeBorja*

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. **157**
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)

POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

FIREBREAK LOT

Guard & Handrail Required

WESTLAKE CRESCENT

CORNER LOT - UPGRADE FLANKING AND REAR (See Approved Streetscape / Unit Working Drawings)

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 VAS Design Inc. 42658

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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: **DEC 03, 2020**

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



= 1 hr F.R.R.

TOWN OF BRADFORD WEST GWILLIMBURY - ENGINEERING DEPARTMENT
REVIEWED
INSPECTOR: *Baig Goss*
PERMIT NO: **PRBD202001538** 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 FORM: 8810 (N/A) (SEE PERMITS SECTION)
INSPECTION REQUEST FAX: 905.778.2025
INSPECTION REQUEST TELEPHONE: 905.778.2025 EXT. 1300

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

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
19 WESTLAKE CRES.
MUNICIPAL ADDRESS
23 WESTLAKE CRES.
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

RICHARD - H:\ARCHIVE\WORKING\2016\15023.BM\Site plan\15023-SP.dwg - Thu - Dec 3 2020 - 7:00 AM

- 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 FOOTING 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.
REVERSE PLAN

- STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACQUACULTURE FENCE (SEE LANDSCAPE PLAN)
WOOD SCREED FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
DRAINAGE
LOT 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	Lot area: min. 200m2/dwelling unit Lot frontage: min. 6.8m/dwelling unit	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 691.92 m2	SAN INVERT: 221.70 m
BUILDER: BAYVIEW WELLINGTON		BUILDING HEIGHT: 8.62m	LOT FRONTAGE: 18.24 m	STM INVERT: 223.04 m
CONSULTANT: URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE		AVERAGE GRADE: 225.20m	LOT COVERAGE: N/A %	DESIGNED: -
		3 2 1 No.	REVISOR: SITING & GRADING PLAN	DRAWN: RC SCALE: 1:250 DATE: DEC 02-2020 PLAN: 51M-1063
		Revision	Date	LOT NO: 157