

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 05/26/2020

REVIEWED BY: C. DeRoux

ENGINEERING REVIEW

☒ ACCEPTED

☐ ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

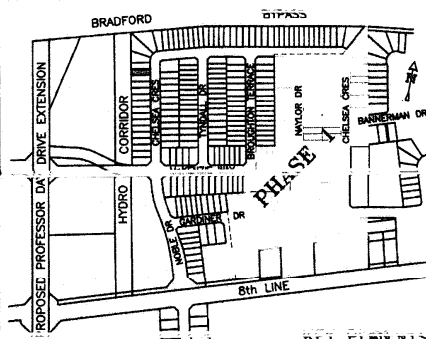
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

June 2, 2020 *Don Whelan*

DATE REVIEWED BY: (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

LEGEND

- ☒ SINGLE CATCHBASIN
- ☒ DOUBLE CATCHBASIN
- ☒ SANITARY MH
- ☐ STORM MH
- SANITARY SERVICE
- STORM SERVICE
- WATER SERVICE
- GAS SERVICE
- HYDRO SERVICE
- CABLE SERVICE
- FLOW DIRECTION
- * ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- SW 000.00 SWALE ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- TWG TOP OF WALL IN GARAGE
- FS FINISHED SLAB
- USF U/S FOOTING
- USFG U/S FOOTING GARAGE
- HYDRANT AND VALVE
- ⊕ VALVE AND BOX
- ⊗ BELL PEDESTAL
- △ CABLE PEDESTAL
- ⊕ HYDRO TRANSFORMER
- ⊙ LIGHT STANDARD
- MB SUPER MAILBOX
- ↓ DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION



ZONING INFORMATION

ZONE DESIGNATION	BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00	
FRONT FACE OF GARAGE			
FRONT YARD SETBACK (m)	3.0	5.64	
OTHER PORTIONS OF DWELLING			
INTERIOR SIDE YARD	1.2	1.30	
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	0.6	0.70	
REAR YARD SETBACK (m)	7.5	10.46	
GARAGE INTERIOR WIDTH (m)	5.4	5.59	
GARAGE INTERIOR LENGTH (m)	6.0	6.10	
GARAGE PROJECTION (m)	3.0	1.57	

STRUCTURE

MODEL NAME	HONEYWOOD 2480 C
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	N/A

ADJACENT MODEL

MODEL NAME	ROSEMOUNT 2800 B
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	N/A

FIREBREAK LOT

MODEL NAME	NO
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	N/A

SERVICING CHECK BOX

SERVICE	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	YES	1.7	

NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14 CONCESSION 8 AND ALL OF BLOCK 131 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED OCTOBER 28, 2014

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

ARCHITECTURAL CONTROL

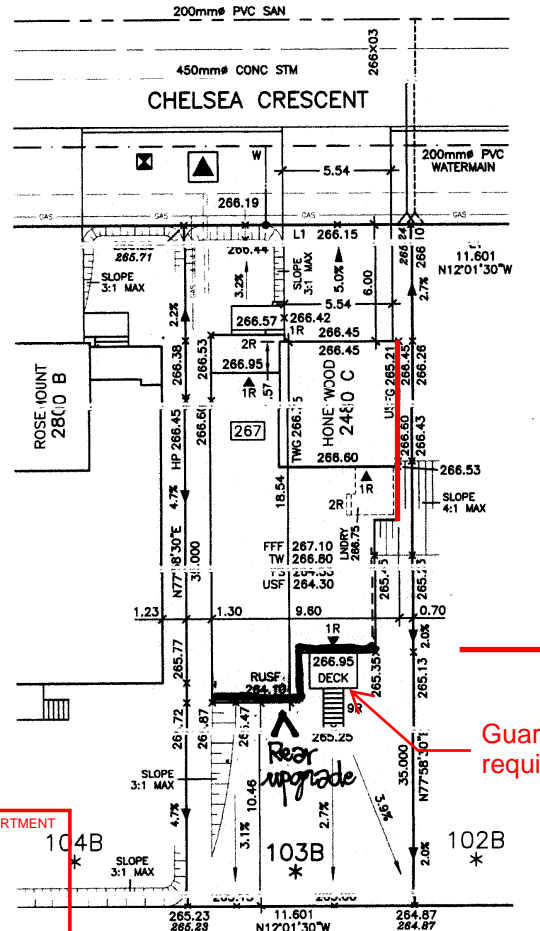
☐ Approved

☒ Approved as Noted

MARTIN ASSOCIATES

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purposes.

Date: 19.05.2020 TM



45 min. FRR

Guard & Handrail required

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

ONTARIO ASSOCIATION OF ARCHITECTS

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

PROJECT

PROPOSED DWELLING FOR: LORMEL HOMES
AT: 267 CHELSEA CRESCENT
BRADFORD, ONTARIO

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: *Cole Engineering*

APPROVED BY: *Daniel Ma*

SIGNATURE: *March 11, 2020*

DATE: *March 11, 2020*

INSPECTOR: *Paul W. Flui*

PERMIT NO.: PRBD202000443 **DATE:** Jun. 12, 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.MY
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

HYDRO CORRIDOR

SITE COPY

DEVELOPER:

MAX BUILDING HEIGHT: 11.00 m **LOT AREA:** 406.03 m² **SAN INVERT:** 263.14 m

BUILDING HEIGHT: 8.67 m **LOT FRONTAGE:** 11.601 m **STM INVERT:** 263.51 m

AVERAGE GRADE: 266.05 m **LOT COVERAGE:** 38.92 % **DESIGNED:** TP

2 REVISED PER COLE ENGINEERING REVIEW **MR 08 20** **SCALE:** 1:250

1 ISSUED **FE 26 20** **PLAN:** 51M-1087

NO Revision Date

SITING & GRADING PLAN

LOT NO: 103

PHASE 2