



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 #**  
**PRBD202001500**

## BUILDING PERMIT

<b>PROJECT LOCATION</b>	<b>65 TIBERINI WAY</b>
<b>LEGAL DESCRIPTION</b>	<b>PLAN 51M1137 PT LOT 81R</b>
<b>WORK DESCRIPTION</b>	<b>SEMI DETACHED HOUSE SONOMA 1 (SD25-1) ELEV.C</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: **December 16, 2020**Reviewed By: *Sarah O'Neil*

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. **81**DATE **Dec 3, 2020**

## ENGINEERING REVIEW

☒ ACCEPTED☐ ACCEPTED AS NOTED☐ REQUIRES RE-SUBMISSION

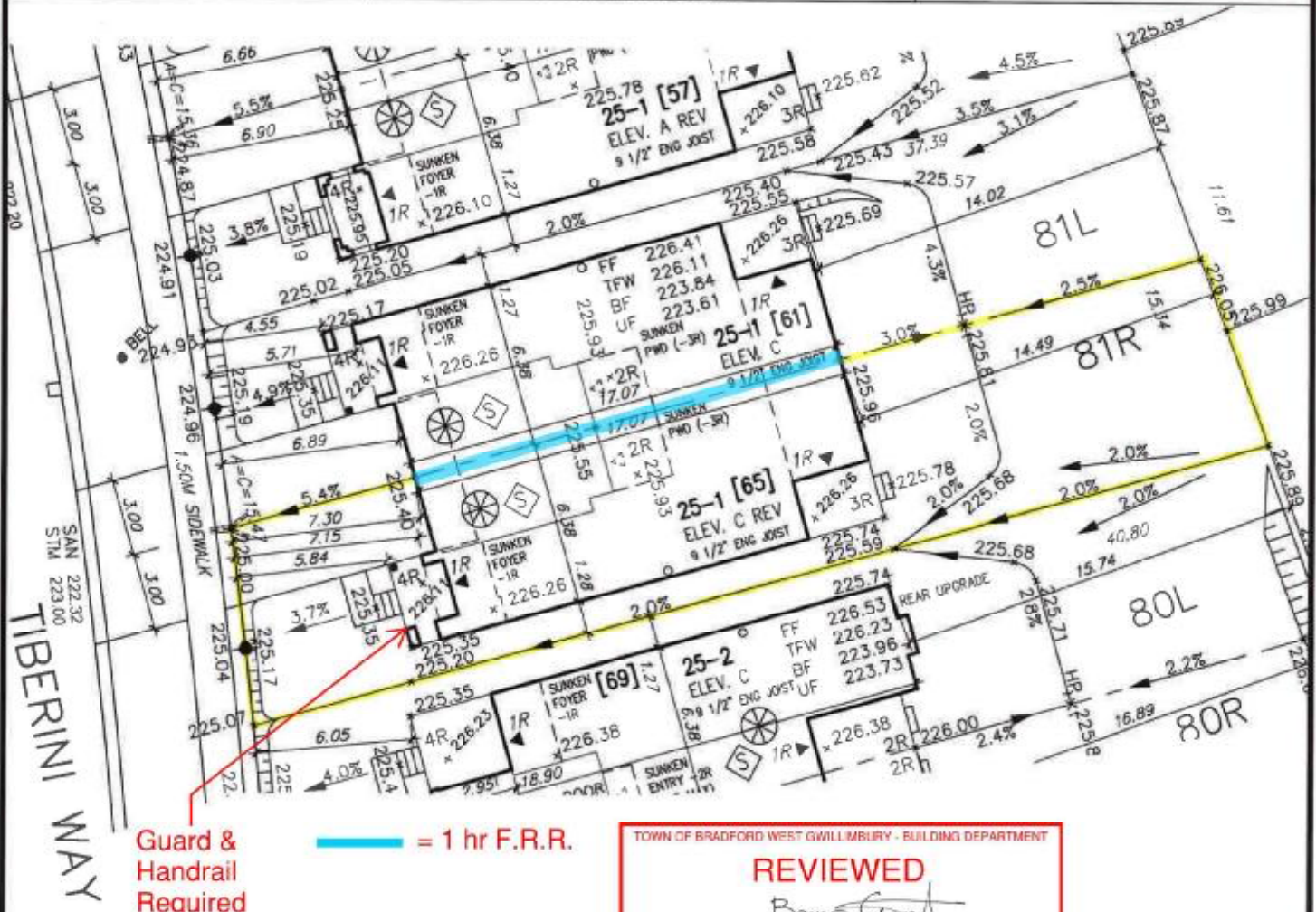
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

**December 21, 2020**

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

*[Signature]*

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 APPROVALAPPROVED BY: *[Signature]*DATE: **DEC 07, 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: *Bang Goo*

PERMIT NO: **PRBD202001500** DATE: **Dec. 16, 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@TOWNOFBRWG.COM](mailto:BUILDINGINSPECTIONS@TOWNOFBRWG.COM)  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

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

VA3 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

65 TIBERINI WAY

MUNICIPAL ADDRESS

61 TIBERINI WAY

255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
1 416.630.2225 1 416.630.4782  
[va3design.com](http://va3design.com)

RICHARD - H:\ARCHIVE\WORKING\2016\180223.BW\Site plan\160223-SP.dwg - Thu - Dec 3 2020 - 6:58 AM

file name

project no

PROPOSED VALVE	NO. OF RISERS	STREET SIGN	XXXXX MUNICIPAL ADDRESS	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
LP LIGHT POLE	FF FINISHED FLOOR ELEVATION	MAIL BOX		THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	ML FINISHED MAIN LEVEL ELEVATION	RETAINING WALL		AIR CONDITIONER REQUIRED
DOUBLE STM/SAN. CONNECTION	UF UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SINGLE STM/SAN. CONNECTION	BF FIN. BASEMENT FLOOR SLAB	ACoustical FENCE (SEE LANDSCAPE PLAN)		SIDE WINDOW LOCATION
CATCH BASIN	TFW TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		OPT. DOOR LOCATION
CABLE TELEVISION PEDESTAL	UPK UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL		REDUCE SIDE YARD
BELL PEDESTAL	UFT UNDERSIDE FOOTING AT FRONT	HYDRO METER		
	UPS UNDERSIDE FOOTING AT SIDE	GAS METER		
	W.O.B. WALK OUT DECK	SWALE DIRECTION		
	REV REVERSE PLAN	LOTS EQUIPPED WITH SUMP PUMP		

DEVELOPER:	MAX BUILDING HEIGHT: <b>13.0m</b>	LOT AREA: <b>597.00 m2</b>	SAN INVERT: <b>222.32 m</b>
<b>ARG GROUP</b>	BUILDING HEIGHT: <b>8.05m</b>	LOT FRONTAGE: <b>15.30 m</b>	STM INVERT: <b>223.00 m</b>
BUILDER:	AVERAGE GRADE: <b>225.53m</b>	LOT COVERAGE: <b>N/A %</b>	DESIGNED: <b>-</b>
<b>BAYVIEW WELLINGTON</b>	3	2	DRAWN: <b>RC</b>
CONSULTANT:	1	REVISÉ AS PER ENG'S COMMENTS	SCALE: <b>1:250</b>
<b>URBAN ECO SYSTEMS- CIVIL ENG</b>	No.	Revision	DATE: <b>DEC 01-2020</b>
<b>VA3 DESIGN- ARCHITECTURE</b>		Date	DATE: <b>DEC 02-2020</b>
		drawing name	PLAN: <b>51M-1063</b>
		LOT NO: <b>81</b>	

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