



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 #**  
**PRBD202001518**

## BUILDING PERMIT

<b>PROJECT LOCATION</b>	<b>14 WESTLAKE CRES</b>
<b>LEGAL DESCRIPTION</b>	<b>PLAN 51M1137 PT LOT 139R</b>
<b>WORK DESCRIPTION</b>	<b>SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV.C MOD</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 18, 2020**Reviewed By: *Paul Otter*

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: **139**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)

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.

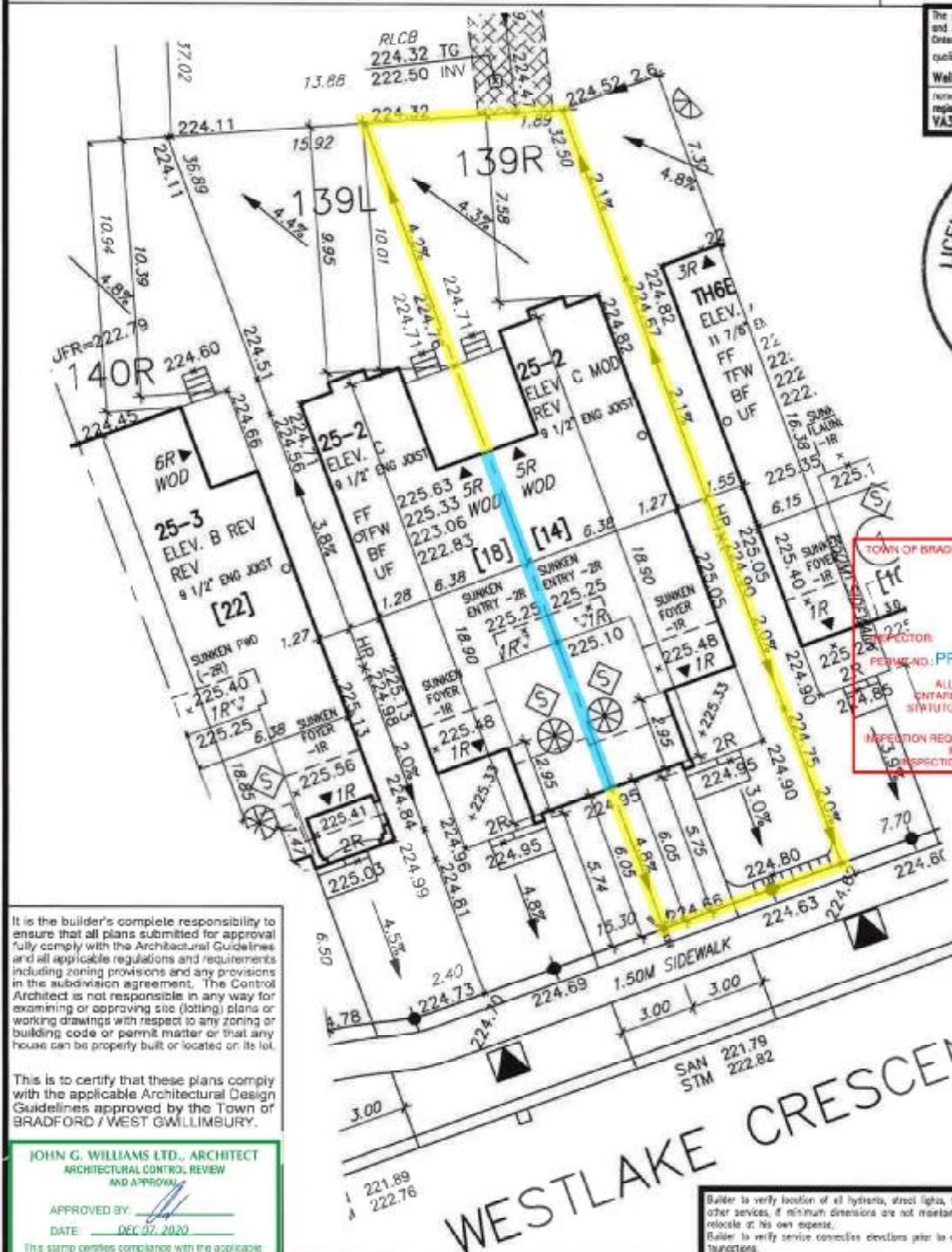
Qualification Information

Wellington Jno-Baptiste *Jno-Baptiste* 25591

Signature

Registration Information

VA3 Design Inc. 42658

**REVIEWED***Paul Otter*PERMIT NO: **PRBD202001518**DATE: **Dec. 21, 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@TOWNOFBWS.COM](mailto:BUILDINGINSPECTIONS@TOWNOFBWS.COM)

INSPECTION REQUEST FAX: (905) 778-2035

INSPECTION REQUEST TELEPHONE: (905) 778-2035 EXT. 1503

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: *John Williams*DATE: **DEC 07, 2020**

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

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  
14 WESTLAKE CRES.MUNICIPAL ADDRESS  
18 WESTLAKE CRES.**VA3  
DESIGN**255 Consumers Rd Suite 120  
Toronto ON M2W 1R4  
T 416.630.2255 F 416.630.4782  
[va3design.com](http://va3design.com)

RICHARD - H:\ARCHIVE\WORKING\2015\16023.BW\Site plan\16023-SP.dwg - Thu - Dec 3 2020 - 6:59 AM

File name

Project no.

13045

<input checked="" type="checkbox"/> PROPOSED VALVE	<input checked="" type="checkbox"/> FINISHED FLOOR ELEVATION	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> [XXXX] MUNICIPAL ADDRESS	<input checked="" type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
<input checked="" type="checkbox"/> LIGHT POLE	<input checked="" type="checkbox"/> FINISHED MAIN LEVEL ELEVATION	<input checked="" type="checkbox"/> MAIL BOX	<input checked="" type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL
<input checked="" type="checkbox"/> WATER SERVICE	<input checked="" type="checkbox"/> UNDERSIDE FOOTING ELEVATION	<input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> ADJUSTABLE FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED
<input checked="" type="checkbox"/> DOUBLE STM/SAN CONNECTION	<input checked="" type="checkbox"/> FIN. BASEMENT FLOOR SLAB	<input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> HYDRO SERVICE LATERAL	<input checked="" type="checkbox"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
<input checked="" type="checkbox"/> SINGLE STM/SAN CONNECTION	<input checked="" type="checkbox"/> TOP OF FOUNDATION WALL	<input checked="" type="checkbox"/> HYDRO METER	<input checked="" type="checkbox"/> GAS METER	<input checked="" type="checkbox"/> SIDE WINDOW LOCATION
<input checked="" type="checkbox"/> CATCH BASIN	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT REAR	<input checked="" type="checkbox"/> WALK OUT DECK	<input checked="" type="checkbox"/> WALK OUT BASEMENT	<input checked="" type="checkbox"/> OPT. DOOR LOCATION
<input checked="" type="checkbox"/> CABLE TELEVISION PEDESTAL	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT SIDE	<input checked="" type="checkbox"/> EMBASMENT	<input checked="" type="checkbox"/> LOTS EQUIPPED WITH SLUMP PUMP	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION
<input checked="" type="checkbox"/> BELL PEDESTAL	<input checked="" type="checkbox"/> REVERSE PLAN			<input checked="" type="checkbox"/> REDUCE SIDE YARD

North arrow



DEVELOPER:	MAX BUILDING HEIGHT: <b>13.0m</b>	LOT AREA: <b>530.70m<sup>2</sup></b>	SAN INVERT: <b>221.79 m</b>
<b>ARG GROUP</b>	BUILDING HEIGHT: <b>7.85m</b>	LOT FRONTAGE: <b>15.30m</b>	STM INVERT: <b>222.82 m</b>
BUILDER:	AVERAGE GRADE: <b>224.88m</b>	LOT COVERAGE: <b>N/A %</b>	DESIGNED: <b>-</b>
<b>BAYVIEW WELLINGTON</b>	<b>SITE COPY</b>		DRAWN: <b>RC</b>
CONSULTANT:			SCALE: <b>1:250</b>
<b>URBAN ECO SYSTEMS- CIVIL ENG</b>	1 REVISED AS PER ENG'S COMMENTS	DEC 01-2020	DATE: <b>- DEC 02-2020</b>
<b>VA3 DESIGN- ARCHITECTURE</b>	No. Revision	Date	PLAN: <b>51M-1063</b>
		drawing name	LOT NO: <b>139</b>

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