



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 #
PRBD202001525

BUILDING PERMIT

PROJECT LOCATION	46 WESTLAKE CRES
LEGAL DESCRIPTION	PLAN 51M1137 LOT 145
WORK DESCRIPTION	DETACHED HOUSE BAROSSA 3 (S38-3) 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 21, 2020

Reviewed By:

C. Moffat

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. 145

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 22, 2020

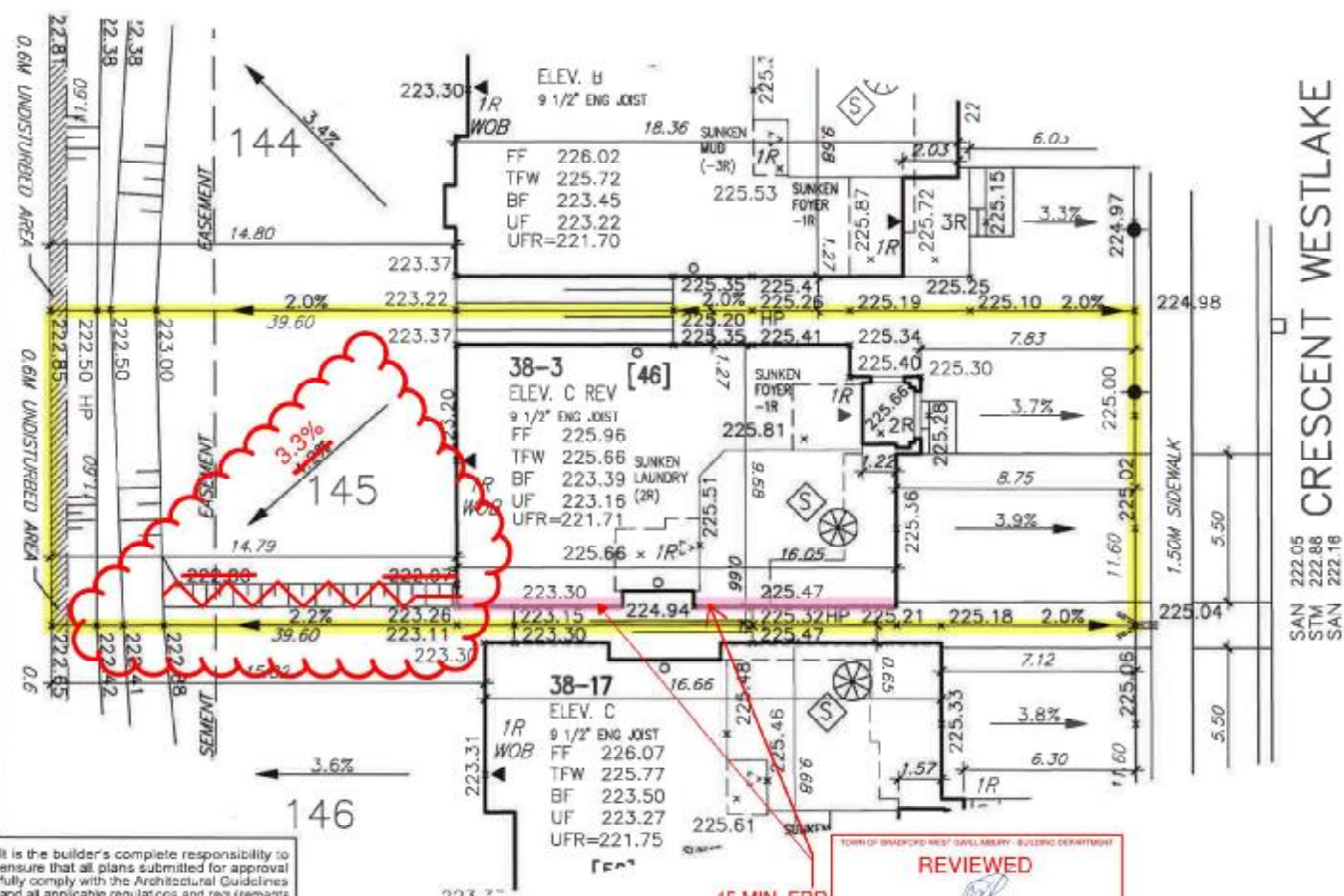
DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

SITE COPY

FIREBREAK LOT



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

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



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

VA3 Design Inc. 42658

Builder to verify location of all hydroids, 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 foundation.

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

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file name

project no.

13045

PROPOSED VALVE	STREET SIGN [XXXX] MUNICIPAL ADDRESS	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
UP LIGHT POLE	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	RETAINING WALL	AIR CONDITIONER REQUIRED
TRANSFORMER	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASH-PAD)
DOUBLE STM./SAN. CONNECTION	ACoustical FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
SINGLE STM./SAN. CONNECTION	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	EXTENSION DOOR LOCATION
CATCH BASIN	HYDRO SERVICE LATERAL	REDUCE SIDE YARD
CABLE TELEVISION PEDISTAL	HYDRO METER	
BELL PEDISTAL	GAS METER	
	SWALE DIRECTION	
	LOPS EQUIPPED WITH SLUMP PUMP	
	EMBANKMENT	

DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 459.31m ²	SAN INVERT: 222.05/222.16 m
ARG GROUP	BUILDING HEIGHT: 8.46m	LOT FRONTAGE: 11.60 m	STM INVERT: 222.88 m
BUILDER:	AVERAGE GRADE: 224.57m	LOT COVERAGE: N/A %	DESIGNED: -
BAYVIEW WELLINGTON	3		DRAWN: RC
	2		SCALE: 1:250
CONSULTANT:	1	REVISED AS PER ENG'S COMMENTS	DATE: - DEC 02-2020
URBAN ECO SYSTEMS- CIVIL ENG	No.	Revision	PLAN: 51M-1063
VA3 DESIGN- ARCHITECTURE		drawing name	LOT NO: 145

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