



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 #
PRBD202001550

BUILDING PERMIT

PROJECT LOCATION	62 WESTLAKE CRES
LEGAL DESCRIPTION	PLAN 51M1137 LOT 149 PLAN 51M1137 LOT 149
WORK DESCRIPTION	DETACHED HOUSE BAROSSA 17 (S38-17) ELEV.B
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**

January 06, 2021
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: **January 5, 2021**Reviewed By: *Samuel 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. **149 (Re-site)**DATE **December 16, 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.

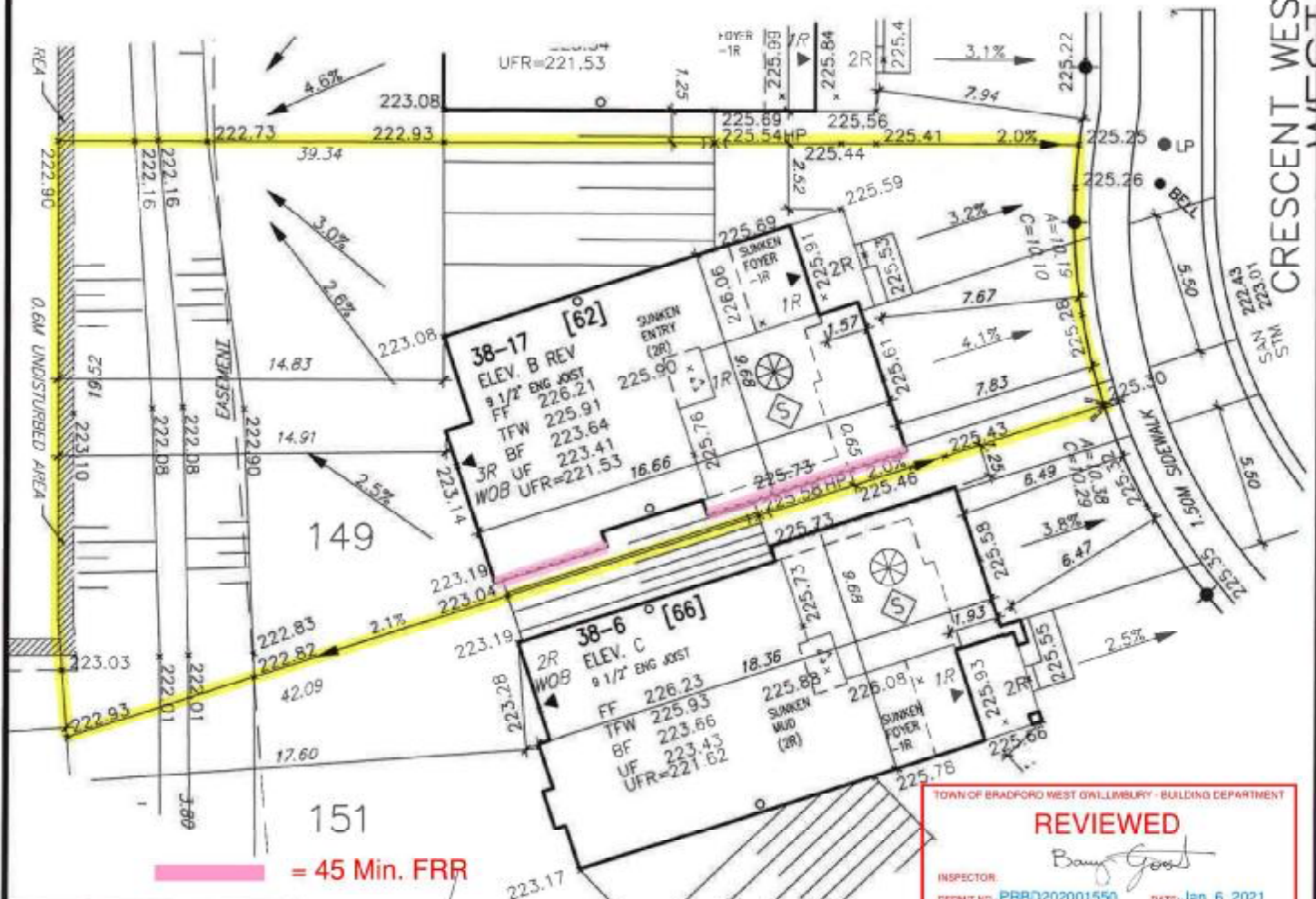
January 5, 2021

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

CRESCENT WEST LAKE



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 16, 2020**

This 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.

Wellington Jno-Baptiste 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 respected, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

REVIEWED

INSPECTOR:

PERMIT NO: **PRBD202001550**DATE: **Jan. 6, 2021**

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: BUILDINGINSPECT@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 779-0058
INSPECTION REQUEST TELEPHONE: (905) 779-0058 EXT. 1588

MUNICIPAL ADDRESS
62 WESTLAKE CRES.**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 f 416.630.4782
va3design.com

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file name

project no.
13045

- PROPOSED VALVE
- LP LIGHT POLE
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- HYDRANT
- TRANSFORMER

- JR NO. OF RISERS
- FF FINISHED FLOOR ELEVATION
- ML FINISHED MAIN LEVEL ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF FIN. BASEMENT FLOOR SLAB
- TFW TOP OF FOUNDATION WALL
- UFR UNDERSIDE FOOTING AT REAR
- UFS UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- DECK WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REY REVERSE PLAN

- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- SWALE DIRECTION
- LOPS EQUIPPED WITH SUMP PUMP
- EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPASH/PD)
- SIDE WINDOW LOCATION
- OPT. DOOR LOCATION
- EXTENSION DOOR LOCATION
- REDUCE SIDE YARD



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

**URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE**MAX BUILDING HEIGHT: **13.0m**BUILDING HEIGHT: **8.77m**AVERAGE GRADE: **224.70m**

2. REVISION TO 38-17 E

1 REVISED AS PER ENG'S COMMENTS

No. Revision

Date

drawing name

SITING & GRADING PLANLOT AREA: **661.96 m2**LOT FRONTAGE: **12.50 m**LOT COVERAGE: **N/A %**

DEC 16-20

DEC 01-2020

Date

drawing name

SITING & GRADING PLANSAN INVERT: **222.43 m**STM INVERT: **223.01 m**DESIGNED: **-**DRAWN: **RC**SCALE: **1:250**DATE: **- DEC 02-2020**PLAN: **51M-1063**LOT NO: **149**