



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

PERMIT #
PRBD202001532

BUILDING PERMIT

PROJECT LOCATION	82 WESTLAKE CRES
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 153L
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV. B *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 22, 2020

REVIEWED BY:

CdeRenter

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 23, 2020

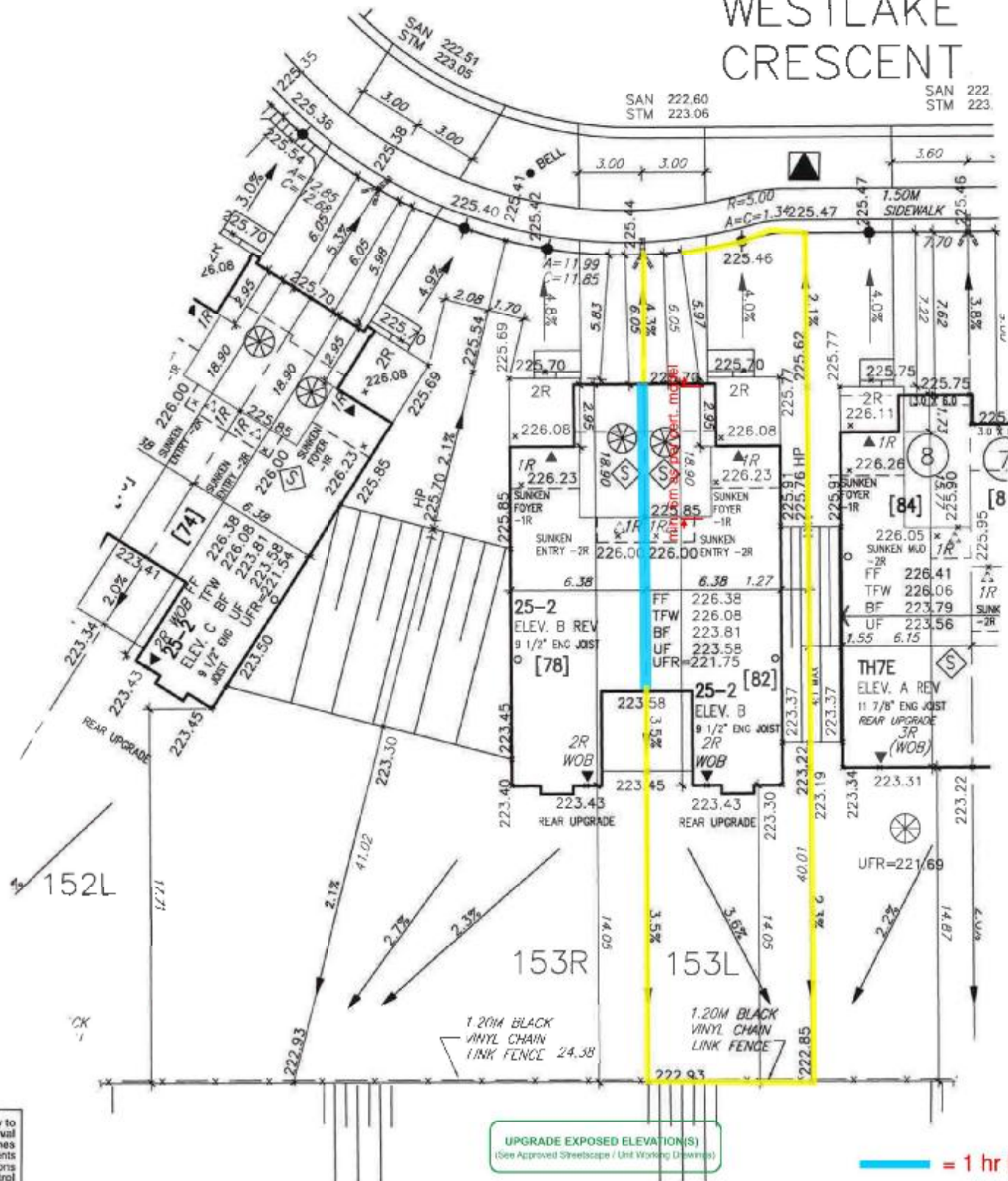
DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

FIREBREAK LOT

WESTLAKE CRESCENT

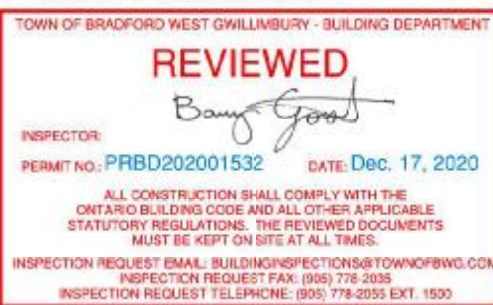


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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:
DATE: DEC 05, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

= 1 hr F.R.R.

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - Dec 3 2020 - 7:00 AM

- PROPOSED VALVE
- LIGHT POLE
- WATER SERVICE
- DOUBLE STM/SAN CONNECTION
- SINGLE STM/SAN CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- NO. OF RISERS
- FINISHED FLOOR ELEVATION
- FINISHED MARK LEVEL ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT SIDE
- WALK OUT DECK
- WALK OUT BASEMENT
- REAR PORCH
- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACQUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- EMBARKMENT
- LOTS ROLLOPPED WITH SWAMP PUMP
- PROVIDE 3/4" DIA. CLEAN STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASH PAD)
- SIDE WINDOW LOCATION
- DPT. DOOR LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

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. 153
DATE Dec 3, 2020

DEVELOPER:
ARG GROUP

BUILDER:
BAYVIEW WELLINGTON

CONSULTANT:
URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m
BUILDING HEIGHT: 8.87m
AVERAGE GRADE: 224.59m

LOT AREA: 759.34 m2
LOT FRONTAGE: 16.04 m
LOT COVERAGE: N/A %

DESIGNED: -
DRAWN: RC
SCALE: 1:250
DATE: DEC 02-2020
PLAN: 51M-1137

LOT NO. 153

MUNICIPAL ADDRESS
78 WESTLAKE CRES.
MUNICIPAL ADDRESS
82 WESTLAKE CRES.



SITE COPY

REVISIONS AS PER ENG'S COMMENTS
DEC 02-2020