



Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: June 15, 2021

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. 32 L/R

DATE May 19, 2021

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.

June 17, 2021

Tom Whelan

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 25591
name registration information BCIN
VA3 Design Inc. 42658

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.

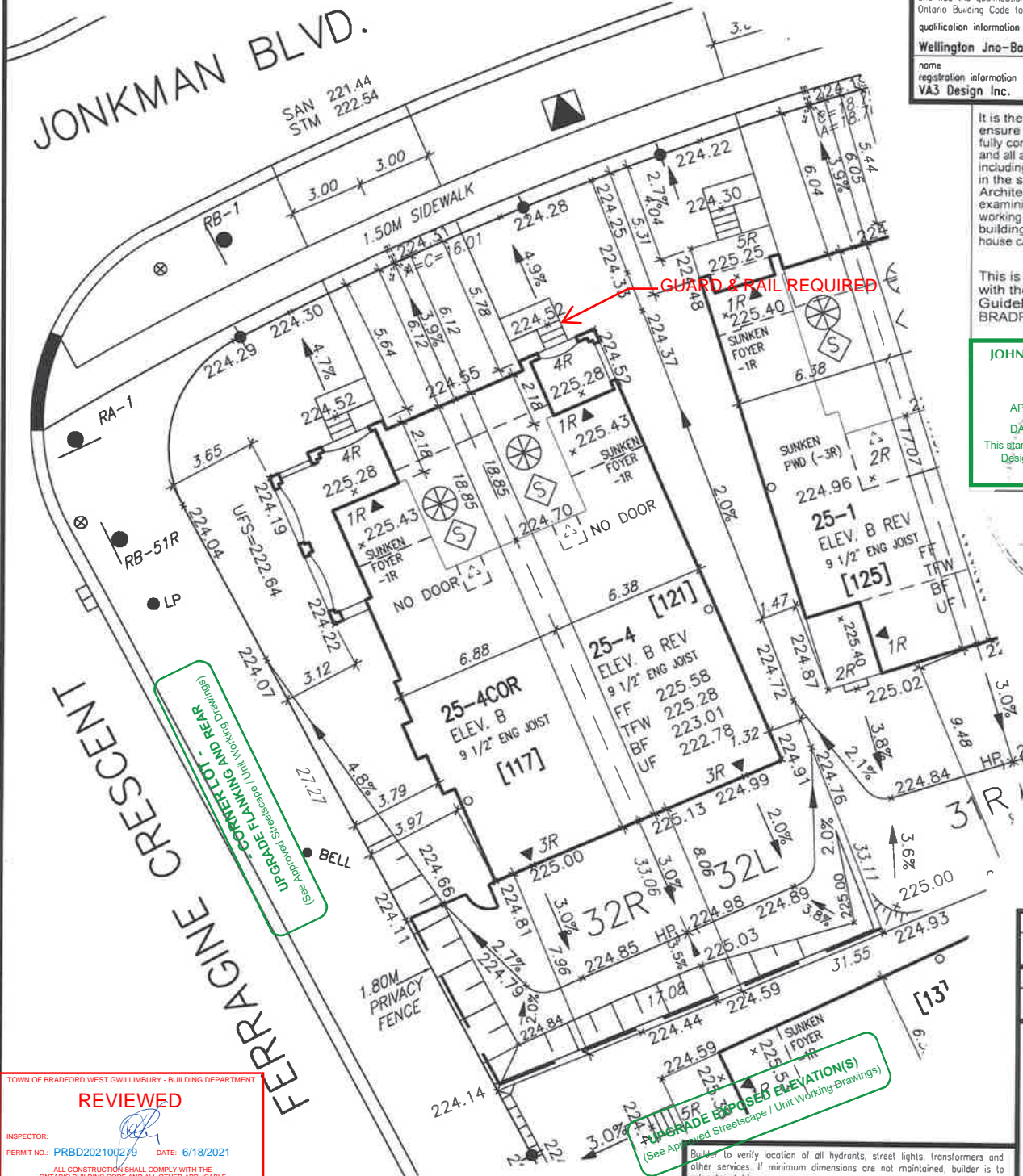
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]

DATE: MAY 27, 2021

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



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: [Signature]
PERMIT NO.: PRBD202100279 DATE: 6/18/2021

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: BUILDINGSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 775-5389 EXT. 1500

SITE COPY

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

MUNICIPAL ADDRESS
121 JONKMAN BLVD.

MUNICIPAL ADDRESS
117 JONKMAN BLVD.

VA3 DESIGN

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

- PROPOSED VALVE
- LP LIGHT POLE
- WATER SERVICE
- DOUBLE STM/SAN CONNECTION
- SINGLE STM/SAN CONNECTION
- CATCH BASIN
- BELL CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- HYDRANT
- TRANSFORMER
- FINISHED FLOOR ELEVATION
- FINISHED MAIN LEVEL ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- WALK OUT DECK
- W.O.B. REV
- 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
- LOTS EQUIPPED WITH SUMP PUMP
- EMBANKMENT

- [XXXX] MUNICIPAL ADDRESS
- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
- OPT. DOOR LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD



DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 621.25m ²	SAN INVERT: 221.44 m
ARG GROUP	BUILDING HEIGHT: 8.63m	LOT FRONTAGE: 20.23 m	STM INVERT: 222.54 m
BUILDER:	AVERAGE GRADE: 224.67m	LOT COVERAGE: N/A %	DESIGNED:
BAYVIEW WELLINGTON	3		DRAWN: RC
CONSULTANT:	2		SCALE: 1:250
URBAN ECO SYSTEMS- CIVIL ENG	1	REVISED AS PER ENG'S COMMENTS	DATE: - MAY 11-2021
VA3 DESIGN- ARCHITECTURE	No.	Revision	DATE: - MAY 11-2021
			PLAN: 51M-1137
			drawing name
			SITING & GRADING PLAN
			LOT NO: 32