

Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: Jun 22, 2021

Reviewed By: C. DeFeux

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: 70 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.

July 6, 2021

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO: PRBD202100307

DATE: Jul. 9, 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: BUILDINGINSPECTIONS@TOWNOFBWG.COM  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

POURED-IN-PLACE STAIRS  
WITH MASONRY VENEER  
ON BOTH SIDES

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: MAY 28, 2021

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

Lot area: min. 200m2/dwelling unit Lot from

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

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  
90 FERRAGINE CRES.MUNICIPAL ADDRESS  
94 FERRAGINE CRES.**VA3  
DESIGN**

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

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - May 13 2021 - 1:33 PM

file name

project no

16023

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

- NO. OF RISERS  
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

- 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

- 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

north arrow



DEVELOPER:

**ARG GROUP**

BUILDER:

**BAYVIEW WELLINGTON**

CONSULTANT:

**URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE**

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.05m

AVERAGE GRADE: 225.29m

3

2

1 REVISED AS PER ENG'S COMMENTS

No. Revision

LOT AREA: 507.46 m<sup>2</sup>

LOT FRONTAGE: 15.30 m

LOT COVERAGE: N/A %

DRAWN: RC

SCALE: 1:250

DATE: MAY 11-2021

Date

drawing name

**SITING & GRADING PLAN**

SAN INVERT: 222.10 m

STM INVERT: 222.60 m

DESIGNED:

DATE: MAY 11-2021

PLAN: 51M-1137

LOT NO:

**70**