



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: Aug 23, 2021

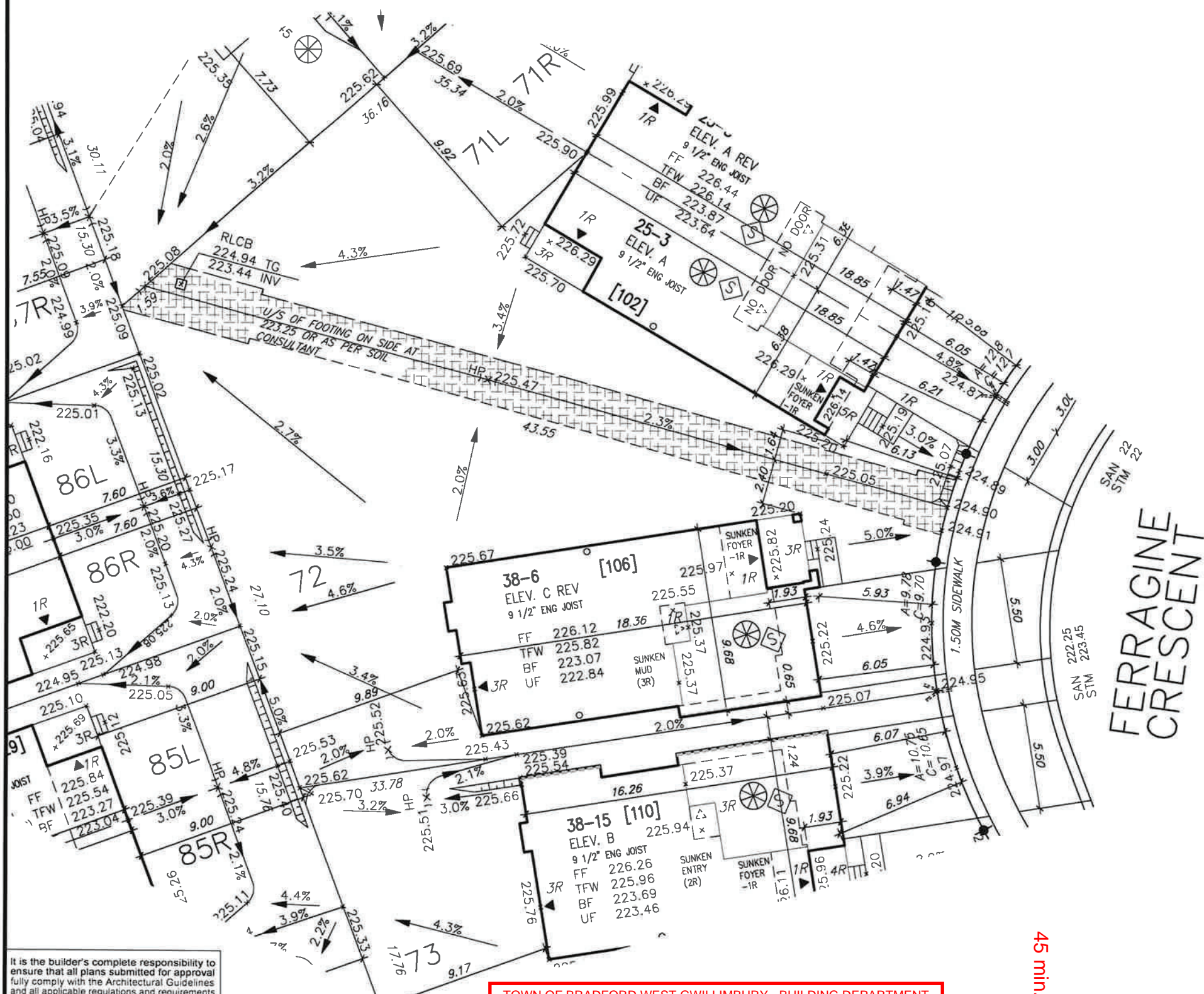
REVIEWED BY: Cdeleuter

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.

Aug  
DATE  
REVIEWED BY  
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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: JUL 19, 2021

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



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100311R DATE: Sept. 3, 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

9'-0" BASEMENT

45 min.

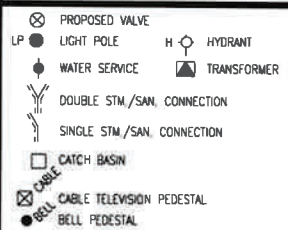
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - Jul 8 2021 - 3:43 PM

project no.

16023

MUNICIPAL ADDRESS

106 FERRAGINE CRES.



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 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.



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

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. 72 resite  
DATE July 12, 2021

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 7.87m

AVERAGE GRADE: 225.43m

LOT AREA: 686.76 m2

LOT FRONTAGE: 12.95 m

LOT COVERAGE: N/A %

SAN INVERT: 222.25 m

STM INVERT: 223.45 m

DESIGNED: -

DRAWN: RC

SCALE: 1:250

DATE: MAY 11-2021

PLAN: 51M-1137

No.	Revision	Date
4		
3		
2	REVISED TO 9'0" BASEMENT	JUL 08-2021
1	REVISED AS PER ENG'S COMMENTS	MAY 11-2021

SITING &amp; GRADING PLAN

LOT NO: 72