



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050  
DATE REVIEWED: DEC 20, 2021  
REVIEWED BY: [Signature]

ENGINEERING REVIEW

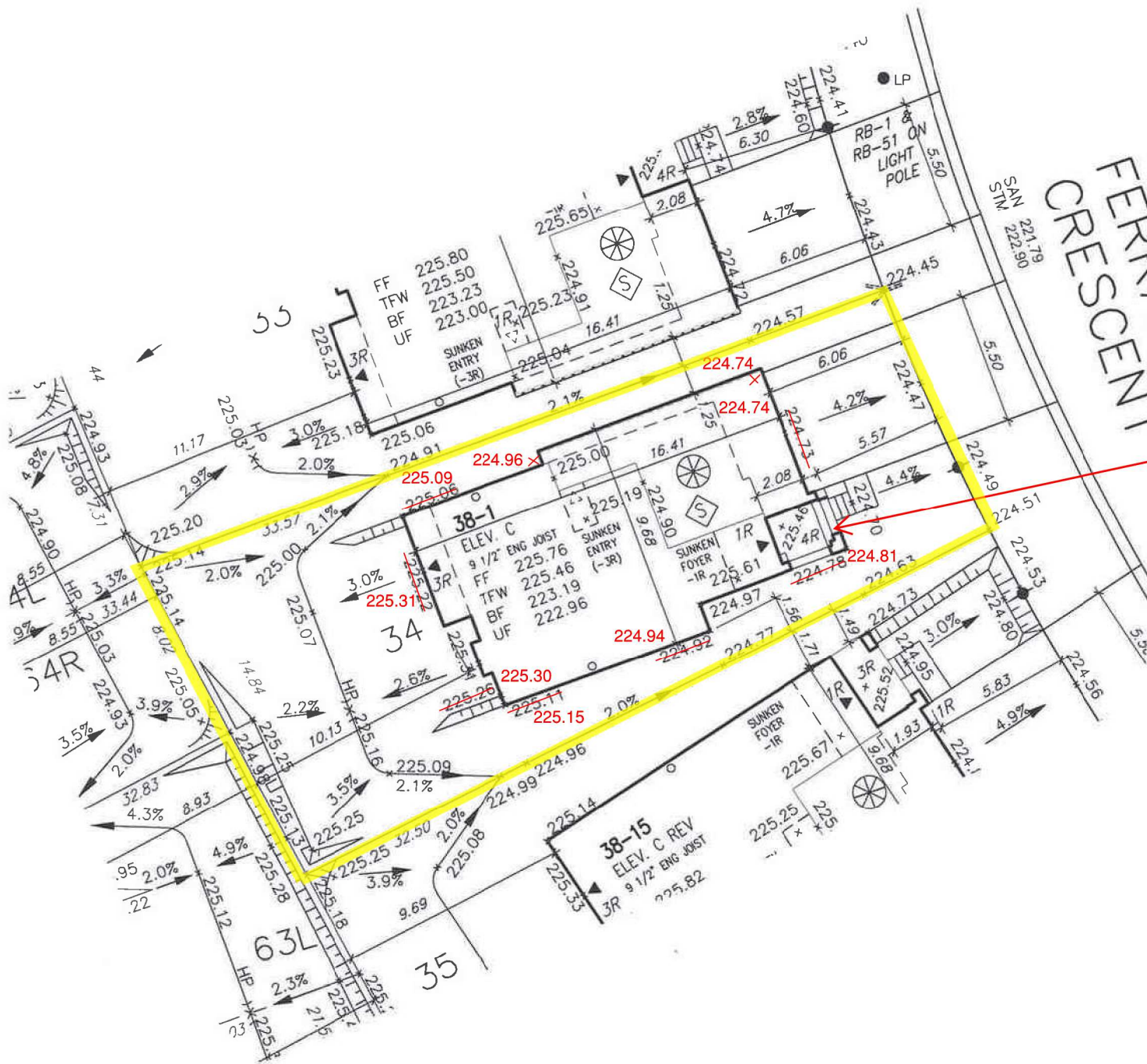
ACCEPTED  
 ACCEPTED AS NOTED  
 REQUIRES RE-SUBMISSION

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 20, 2021

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

NOTE: ENSURE SANITARY LATERAL IS EQUAL TO OR LESS THAN 6.0% SLOPE.



Guard & Handrail Required

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: NOV 25, 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: [Signature]  
PERMIT NO.: PRBD202100769 DATE: Dec. 21, 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) 775-5369 EXT. 1500

**SITE COPY**

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Wed - Nov 24 2021 - 10:07 AM		file name	project no. 16023	MUNICIPAL ADDRESS 243 FERRAGINE CRES.																
<ul style="list-style-type: none"> <li>PROPOSED VALVE</li> <li>LIGHT POLE</li> <li>WATER SERVICE</li> <li>DOUBLE STM/SAN. CONNECTION</li> <li>SINGLE STM/SAN. CONNECTION</li> <li>CATCH BASIN</li> <li>CABLE TELEVISION PEDESTAL</li> <li>BELL PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>HYDRANT</li> <li>TRANSFORMER</li> <li>No. OF RISERS</li> <li>FINISHED FLOOR ELEVATION</li> <li>FINISHED MAIN LEVEL ELEVATION</li> <li>UNDERSIDE FOOTING ELEVATION</li> <li>FIN. BASEMENT FLOOR SLAB</li> <li>TFW TOP OF FOUNDATION WALL</li> <li>UFR UNDERSIDE FOOTING AT REAR</li> <li>UFF UNDERSIDE FOOTING AT FRONT</li> <li>UFS UNDERSIDE FOOTING AT SIDE</li> <li>WALK OUT DECK</li> <li>W.O.B. WALK OUT BASEMENT</li> <li>REVERSE PLAN</li> </ul>	<ul style="list-style-type: none"> <li>STREET SIGN</li> <li>MAIL BOX</li> <li>RETAINING WALL</li> <li>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</li> <li>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</li> <li>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</li> <li>HYDRO SERVICE LATERAL</li> <li>HYDRO METER</li> <li>GAS METER</li> <li>EMBANKMENT</li> <li>[XXXX] MUNICIPAL ADDRESS</li> <li>SWALE DIRECTION</li> <li>LOTS EQUIPPED WITH SUMP PUMP</li> </ul>	<ul style="list-style-type: none"> <li>PROVIDE 3/4" DIA CLEAR STONE IN THIS AREA</li> <li>THIS LOT CONTAINS ENGINEERED FILL</li> <li>AIR CONDITIONER REQUIRED</li> <li>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> <li>SIDE WINDOW LOCATION</li> <li>OPT. DOOR LOCATION</li> <li>EXTERIOR DOOR LOCATION</li> <li>REDUCE SIDE YARD</li> </ul>	<p>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.</p> <p>qualification information Wellington Jno-Baptiste 25591 name registration information BCIN VA3 Design Inc. 42658</p> <p>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.</p>	 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	DEVELOPER: <b>ARG GROUP</b>		MAX BUILDING HEIGHT: 13.0m	LOT AREA: 425.55 m <sup>2</sup>	SAN INVERT: 221.79 m															
LOT NO. 34	BUILDER: <b>BAYVIEW WELLINGTON</b>		BUILDING HEIGHT: 7.96m	LOT FRONTAGE: 11.90 m	STM INVERT: 222.90 m															
DATE: NOV 24, 2021	CONSULTANT: <b>URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE</b>		AVERAGE GRADE: 225.01m	LOT COVERAGE: N/A %	DESIGNED: -															
			<table border="1"> <tr> <th>No.</th> <th>Revision</th> <th>Date</th> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>NOV 10-2021</td> </tr> </table>		No.	Revision	Date	4			3			2			1	ISSUED FOR CLIENT REVIEW	NOV 10-2021	DRAWN: RC
No.	Revision	Date																		
4																				
3																				
2																				
1	ISSUED FOR CLIENT REVIEW	NOV 10-2021																		
			<b>SITING &amp; GRADING PLAN</b>		SCALE: 1:250															
					DATE: NOV 10-2021															
					PLAN: 51M-1137															
					LOT NO: 34															