



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2022-09-14

REVIEWED BY: Lillian Zhang

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.

April 29, 2022

DATE

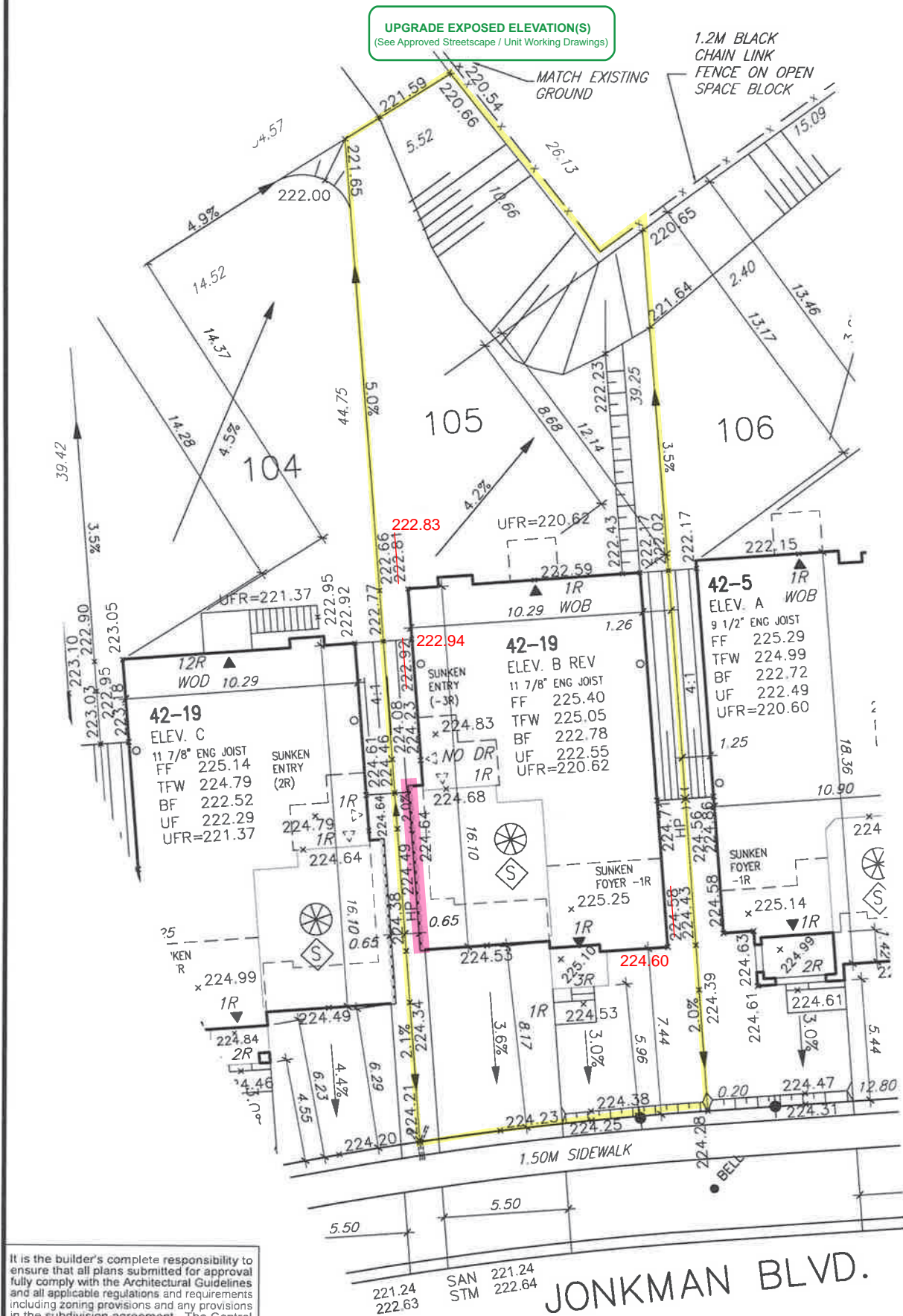
REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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

MATCH EXISTING GROUND

1.2M BLACK CHAIN LINK FENCE ON OPEN SPACE BLOCK



= 45 Min. FRR

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 08, 2021

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

REVIEWED

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO. PRBD202200293

DATE: Sept. 15, 2022

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

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Fri - Dec 3 2021 - 8:10 AM

project no.  
16023

- PROPOSED VALVE
- LP LIGHT POLE
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- HYDRANT
- TRANSFORMER
- NO. OF RISERS
- FINISHED FLOOR ELEVATION
- FINISHED MAIN LEVEL ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TFW TOP OF FOUNDATION WALL
- UFR UNDERSIDE FOOTING AT REAR
- UFF UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- DECK WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- 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
- 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
- SWALE DIRECTION
- LOTS EQUIPPED WITH SUMP PUMP

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

138 JONKMAN BLVD.

VA3 DESIGN

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. 105

DATE DEC 7, 2021

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

LOT AREA: 552.62 m<sup>2</sup>

SAN INVERT: 221.24 m

BUILDING HEIGHT: 9.19m

LOT FRONTAGE: 12.80 m

STM INVERT: 222.64 m

AVERAGE GRADE: 223.65m

LOT COVERAGE: N/A %

DESIGNED: -

4

DRAWN: RC

3

SCALE: 1:250

2

DATE: NOV 23-2021

1 ISSUED FOR CLIENT REVIEW

NOV 23-2021

PLAN: 51M-1137

No.

Revision

Date

LOT NO: 105

SITING & GRADING PLAN