



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW: 2010-050

DATE REVIEWED: 05/27/2020

REVIEWED BY: C. DeFeux

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 2, 2020 *Don Whelan*DATE REVIEWED BY
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

LEGEND

- ☒ SINGLE CATCHBASIN
- ☒ DOUBLE CATCHBASIN
- ☒ SANITARY MH
- ☒ STORM MH
- ☒ SANITARY SERVICE
- ☒ STORM SERVICE
- ☒ WATER SERVICE
- ☒ GAS SERVICE
- ☒ HYDRO SERVICE
- ☒ CABLE SERVICE
- ☒ FLOW DIRECTION
- ☒ ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- SW 000.00 SWALE ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- TWG TOP OF WALL IN GARAGE
- FS FINISHED SLAB
- U/S FOOTING
- USFG U/S FOOTING GARAGE
- SPO SUMP PUMP
- HYDRANT AND VALVE
- VALVE AND BOX
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO TRANSFORMER
- LIGHT STANDARD
- SUPER MAILBOX
- DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.4m Frost Protection

ARCHITECTURAL
DESIGN INC.56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660 0302
FAX 905 660-9419

Architect



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

PROJECT

PROPOSED DWELLING
FOR: LORMEL HOMES
AT: 259 CHELSEA CRESCENT
BRADFORD, ONTARIO

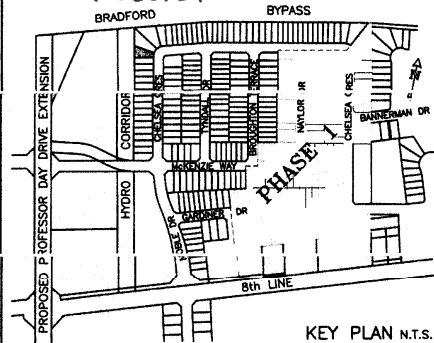
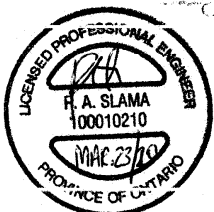
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: COLE ENGINEERING

APPROVED BY: DAVID MA

SIGNATURE: David Ma

DATE: March 23, 2020



ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	5.0	7.05
FRONT FACE OF GARAGE		
FRONT YARD SETBACK (m)	3.0	7.34
OTHER PORTIONS OF DWELLING		
INTERIOR SIDE YARD SETBACK (m) (NORTH)	1.2	1.25
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	0.6	1.23
REAR YARD SETBACK (m)	7.5	10.30
GARAGE INTERIOR WIDTH (m)	6.4	6.50
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

STRUCTURE

MODEL NAME	ROSEMOUNT 2800 A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	ROSEMOUNT 2800 B

FIREBREAK LOT

NO

SERVICING CHECK BOX

SERVICE	YES/NO	DEPTH AT P/L	INVERT	P/L
WATER	YES	1.7		
VEC				

NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY AND ALL OF BLOCK 131 REGISTERED PLAN 51M-982 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202000445

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.

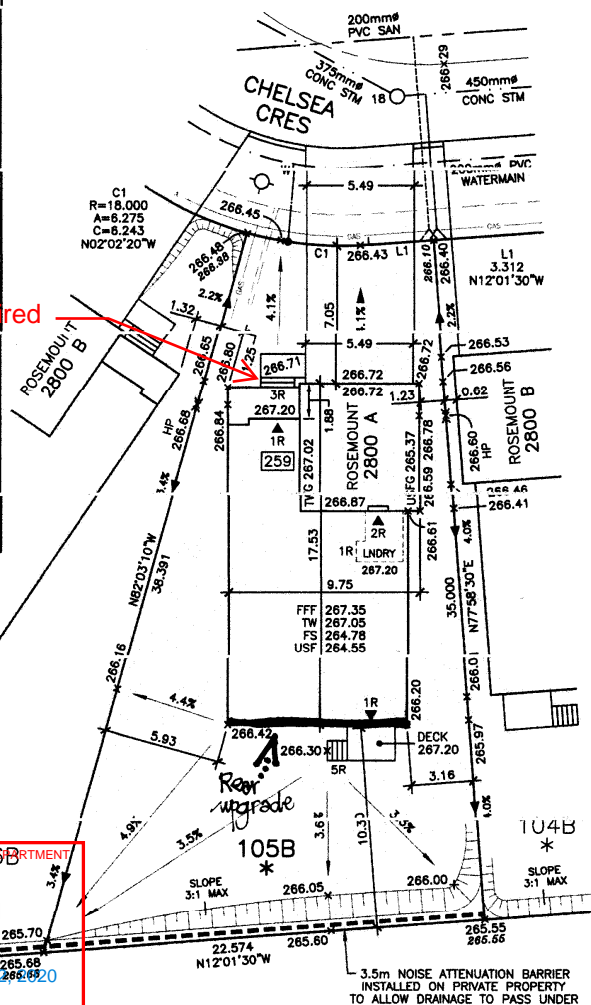
IF 544-302-2800 OR 1-800-387-5353 FOR MORE INFORMATION. VISIT: WWW.BUILDINGINSPECTION.TOWNOFBWM.GOV

BENCHMARK: CONCRETE CULVERT UNDER HIGHWAY No. 88, 1.8km WEST OF POST OFFICE, TABLET IN WEST FACE OF CULVERT, 30cm FROM NORTH END, 1.02m BELOW TOP, 11.0m NORTH OF CENTRELINE OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m.
ELEVATION: 249.431

ARCHITECTURAL CONTROL

☐ Approved☒ Approved as Noted

MARTIN ASSOCIATES

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purpose.
Date: 23-03-2020-TM

LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

DEVELOPER:

MAX. BUILDING HEIGHT: 11.00 m

BUILDING HEIGHT: 5.28 m

AVERAGE GRADE: 266.54 m

4

3

2 REVISED PER COLE ENGINEERING REVIEW

1 ISSUED

CONSULTANT:

LOT AREA: 569.89 m²

LOT1 FRONTAGE: 12.14 m

LOT COVERAGE: 28.70 %

DRAWN: TP

DATE: MAR 2020

SCALE: 1:250

MR 18 20

MR 13 20

Revision

Date

SITING & GRADING PLAN

SAN INVERT: 263.43 m

STM INVERT: 263.72 m

DESIGNED: TP

DRAWN: TP

DATE: MAR 2020

SCALE: 1:250

MR 18 20

MR 13 20

PLAN: 51M-1087

LOT NO: 105
PHASE 2

SITE COPY