

Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: **2010-050**

DATE REVIEWED: **05/27/2020**

REVIEWED BY: *C. Decker*

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.

August 30, 2020

REVIEWED BY: *[Signature]*

DATE (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
- USF 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 1.22m FROST PROTECTION

DETAIL A SCALE = 1:100

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION 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-962 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

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

ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	6.36
INTERIOR SIDE YARD SETBACK (m) (WEST)	1.2	1.89
INTERIOR SIDE YARD SETBACK (m) (EAST)	0.6	1.28
REAR YARD SETBACK (m)	7.5	14.88
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	2.03

STRUCTURE

MODEL NAME	REDWING 2280 A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	GLENARM 2250 B
WEST	KIMBERLEY 3020 C
NORTH	N/A
SOUTH	N/A
FIREBREAK LOT	NO

SERVICING CHECK BOX

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

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

BRADFORD BYPASS

PART 4

MINOR INFILL AREA WITHIN 5m OFFSET FROM PROPERTY LINE 2.5:1 MAXIMUM SLOPE TO MATCH EXISTING GROUND PERMISSION OBTAINED FROM OWNER

PROPOSED VERTI-CRETE RETAINING WALL (MAX HEIGHT = 0.99m)

PROPOSED MAX 1.8m HIGH NOISE ATTENUATION FENCE TO BE INSTALLED ON TOP OF PROPOSED VERTI-CRETE RETAINING WALL ON PRIVATE PROPERTY

ARCHITECTURAL CONTROL

Approved as Noted

MARTIN ASSOCIATES

27-08-2020

CHelsea CRESCENT

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 DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419

Architect

ONTARIO ASSOCIATION OF ARCHITECTS

LEO AREMA LICENCE 7561

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: 243 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: *GEE ENGINEERING*

APPROVED BY: *Daniel MA*

SIGNATURE: *Daniel MA*

DATE: *Aug. 19, 2020*

KEY PLAN N.T.S.

BRADFORD BYPASS

PROPOSED PROFESSOR DAY DRIVE EXTENSION

HYDRO

CORRIDOR

CHLSEA CRES

BRADFORD CRES

WALTON DR

CHLSEA CRES

BRADFORD CRES

8th LINE

REVIEWED

BUILDER: *[Signature]*

INSPECTOR: *[Signature]*

PERMIT NO: **PRBD202000449** DATE: **Aug. 31, 2020**

CONSULTANT: **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.OM

INSPECTION REQUEST FAX: (905) 778-2035

INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

LOT NO: 109

PHASE 2