

Planning Act
Loi sur l'aménagement du territoire

ONTARIO REGULATION XXX/24
ZONING ORDER – TOWN OF BRADFORD WEST GWILLIMBURY, COUNTY OF
SIMCOE

Definitions

1. In this Order,

“Back to Back Townhouse Dwelling” shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.

“Zoning By-law” means Zoning By-Law No. 2010-050 of the Town of Bradford West Gwillimbury.

Application

2. (1) This Order applies to lands in the Town of Bradford West Gwillimbury in the County of Simcoe, in the Province of Ontario, being the lands outlined in black on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Residential One Exception One

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential One Exception One Zone on the map described in Section 2(1), except for:

- (a) Single Detached Dwelling
- (b) Home occupation
- (c) Public Uses

(2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 3(1)(a) are as follows:

- 1. Minimum Lot Area shall be 340m²
- 2. Minimum Lot Frontage shall be 11.5 metres
- 3. Minimum Required Front Yard shall be 3.0 metres
- 4. Minimum Required Rear Yard shall be 7.5 metres
- 5. Minimum Required Interior Side Yard shall be 1.2 metres and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
- 6. Minimum Required Exterior Yard shall be 3.0 metres
- 7. Maximum Height shall be 13.0 metres;
- 8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres
- 9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Residential One Exception Two

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential One Exception Two Zone on the map

described in Section 2(1), except for:

- (a) Semi Detached Dwelling
- (b) Home occupation
- (c) Public Uses

- (2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 4(1)(a) are as follows:
1. Minimum Lot Area shall be 200m² per dwelling unit
 2. Minimum Lot Frontage shall be 6.8 metres per dwelling unit
 3. Minimum Required Front Yard shall be 3.0 metres
 4. Minimum Required Rear Yard shall be 7.5 metres
 5. Minimum Required Interior Side Yard shall be 1.2 metres. For clarity, this requirement shall not apply to the common wall between dwelling units or to a side lot line that coincides with the party wall between two dwellings.
 6. Minimum Required Exterior Yard shall be 3.0 metres
 7. Maximum Height shall be 13.0 metres;
 8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres
 9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Residential Two Exception One

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential Two Exception One Zone on the map described in Section 2(1), except for:

- (a) Street Townhouse Dwelling
- (b) Home occupation
- (c) Public Uses

- (2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 5(1)(a) are as follows:
1. Minimum Lot Area shall be 170m² per dwelling unit
 2. Minimum Lot Frontage shall be 6.0 metres per dwelling unit
 3. Minimum Required Front Yard shall be 3.0 metres
 4. Minimum Required Rear Yard shall be 6.0 metres
 5. Minimum Required Interior Side Yard shall be 1.2 metres. For clarity, this requirement shall not apply to the common wall between dwelling units or to a side lot line that coincides with the party wall between two dwellings.
 6. Minimum Required Exterior Yard shall be 3.0 metres
 7. Maximum Height shall be 13.0 metres;
 8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Residential Two Exception Two

6. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential Two Exception Two Zone on the map described in Section 2(1), except for:

- (a) Back to Back Townhouse Dwelling
- (b) Home occupation
- (c) Public Uses

(2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 6(1)(a) are as follows:

1. Minimum Lot Area shall be 85m² per dwelling unit
2. Minimum Lot Frontage shall be 5.5 metres
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 0.0 metres
5. Minimum Required Interior Yard shall be 1.2 metres For clarity, this requirement shall not apply to the common wall between dwelling units or to a side lot line that coincides with the party wall between two dwellings.
6. Minimum Required Exterior Yard shall be 3.0 metres
7. Maximum Height shall be 14.0 metres;
8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres
9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Institutional Exception

7. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Institutional Exception Zone on the map described in Section 2(1), except for:

- (a) Community Centre
- (b) Day Nursery
- (c) Institutional Use
- (d) Library
- (e) Park
- (f) Place of Worship
- (g) Public School
- (h) Private School
- (i) Single Detached Dwelling
- (j) Home Occupation
- (k) Public Uses

(2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 7(1)(a) to (h) are as follows:

1. Minimum Lot Area shall not be applicable
2. Minimum Lot Frontage shall not be applicable

3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 7.5 metres
5. Minimum Required Interior Side Yard shall be 3.0m
6. Minimum Required Exterior Yard shall be 4.0 metres
7. Maximum Height shall be 13.0 metres;
8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres
9. Minimum setback from a Sight Triangle shall be 0.0 metres.

(3) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 7(1)(i) are as follows:

1. Minimum Lot Area shall be 340m²
2. Minimum Lot Frontage shall be 11.5 metres
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 7.5 metres
5. Minimum Required Interior Side Yard shall be 1.2 metres and 0.6 metres on the other side. For clarity, on a corner lot, the interior side yard is 0.6m
6. Minimum Required Exterior Yard shall be 3.0 metres
7. Maximum Height shall be 13.0 metres;
8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres
9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Neighbourhood Commercial Exception

8. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Neighbourhood Commercial Exception on the map described in Section 2(1), except for:

- (a) Art gallery
- (b) Animal clinic (small animal)
- (c) Business office
- (d) Day nursery
- (e) Dry cleaning depot
- (f) Drive-through service facility
- (g) Financial institution
- (h) Fitness centre
- (i) Funeral home
- (j) Hotel
- (k) Laundromat
- (l) Miniature golf course
- (m) Medical office
- (n) Personal service establishment
- (o) Pet salon
- (p) Place of entertainment
- (q) Place of amusement
- (r) Place of assembly
- (s) Place of worship

- (t) Parking garage
- (u) Printing and publishing establishment
- (v) Private club
- (w) Restaurant
- (x) Take-out restaurant
- (y) Retail store
- (z) Commercial school
- (aa) Private school
- (bb) Service shop
- (cc) Specialty food store
- (dd) Supermarket
- (ee) Street Townhouse Dwelling
- (ff) Home Occupation
- (gg) Public Uses

(2) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 8(1)(a) to (dd) are as follows:

1. Minimum Lot Area shall not be applicable
2. Minimum Lot Frontage shall be 23 metres
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 6.0 metres
5. Minimum Required Interior Side Yard shall be 3.0 metres
6. Minimum Required Exterior Yard shall be 4.0 metres
7. Maximum Height shall be 15.0 metres;

(3) In addition to the zoning requirements set out in Section 9, the only zoning requirements for the uses set out in Section 8(1)(a) are as follows:

1. Minimum Lot Area shall be 170m² per dwelling unit
2. Minimum Lot Frontage shall be 6.0 metres per dwelling unit
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 6.0 metres
5. Minimum Required Interior Side Yard shall be 1.2 metres. For clarity, this requirement shall not apply to the common wall between dwelling units or to a side lot line that coincides with the party wall between two dwellings.
6. Minimum Required Exterior Yard shall be 3.0 metres
7. Maximum Height shall be 13.0 metres;
8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

9. Minimum setback from a Sight Triangle shall be 0.0 metres.

Additional Zoning Requirements

9. (1) The zoning regulations in this section apply to all the uses permitted in this Zoning Order

(2) In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

(3) Model home and/or sales offices are permitted.

(4) Swimming Pools are permitted in the rear or side yards.

(5) Encroachments into the required yards are permitted as follows:

- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
- b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
- c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
- d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
- e. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 2.5 metres
- f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line
- g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
- h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
- i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot

- line
- j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line
 - k. Coach houses are permitted to encroach in to any yards up to 1.2 metres from any property line.

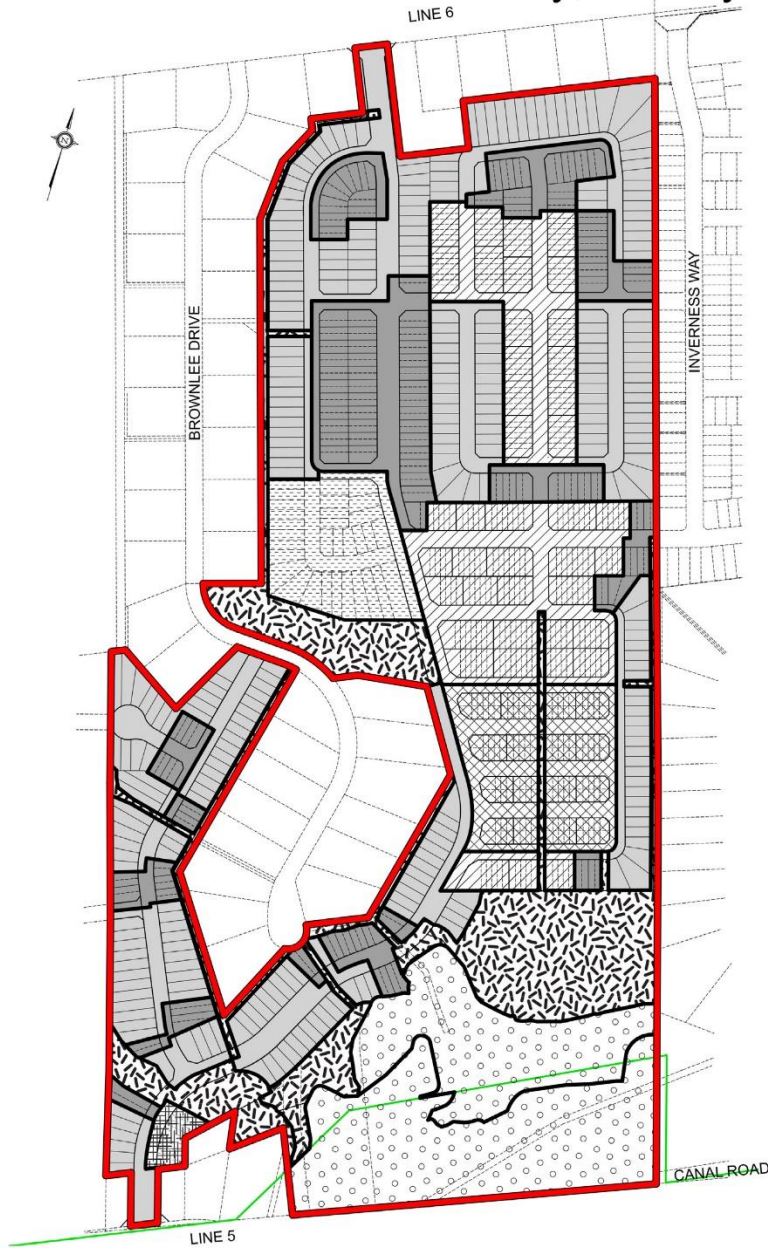
Terms of use

- 10.** (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
 - (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
 - (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

11.(1) This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Corporation of the Town of Bradford West Gwillimbury.

Town of Bradford-West Gwillimbury, County of Simcoe



MAP No. XXX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing
777 Bay St. Toronto, Ontario,

Planning Act

Ontario Regulation:

Date:

Original Signed By: Minister of Municipal Affairs and
Housing

LEGEND

-  Lands Subject to Zoning Order
-  Residential One Exception One
-  Residential One Exception Two
-  Residential Two Exception One
-  Residential Two Exception Two
-  Institutional Exception
-  Open Space
-  Environmental Protection
-  Neighbourhood Commercial Exception