

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) The zoning requirements set out for the R1-2 Zone in Table 6.2 of the Zoning Bylaw shall apply to the uses permitted in subsection 3(1) with the following exceptions:

- 1. Minimum Required Exterior Yard shall be 3.0 metres
- 2. Maximum Height shall be 13.0 metres;
- 3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 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

(3) The zoning requirements set out for the R1-4 Zone in Table 6.2 of the Zoning Bylaw shall

apply to the uses permitted in subsection 4(1) with the following exceptions:

1. Minimum Required Exterior Yard shall be 3.0 metres
2. Maximum Height shall be 13.0 metres;
3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 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

(4) The zoning requirements set out for the R2-2 Zone in Table 6.4 of the Zoning Bylaw shall apply to the uses permitted in subsection 5(1) with the following exceptions:

1. Minimum Required Exterior Yard shall be 3.0 metres
2. Maximum Height shall be 13.0 metres;
3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 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

(5) The zoning requirements set out for the R2-2 Zone in Table 6.4 of the Zoning Bylaw shall apply to the uses permitted in subsection 5(1) with the following exceptions:

1. Minimum Lot Area shall be 85m² per dwelling unit
2. Minimum Lot Frontage shall be 6.0 metres
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 3.0 metres
5. Minimum Required Interior Yard shall be 1.2 metres for an unattached side and 0.0 metres for an attached side
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

Additional Zoning Requirements

7. (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.

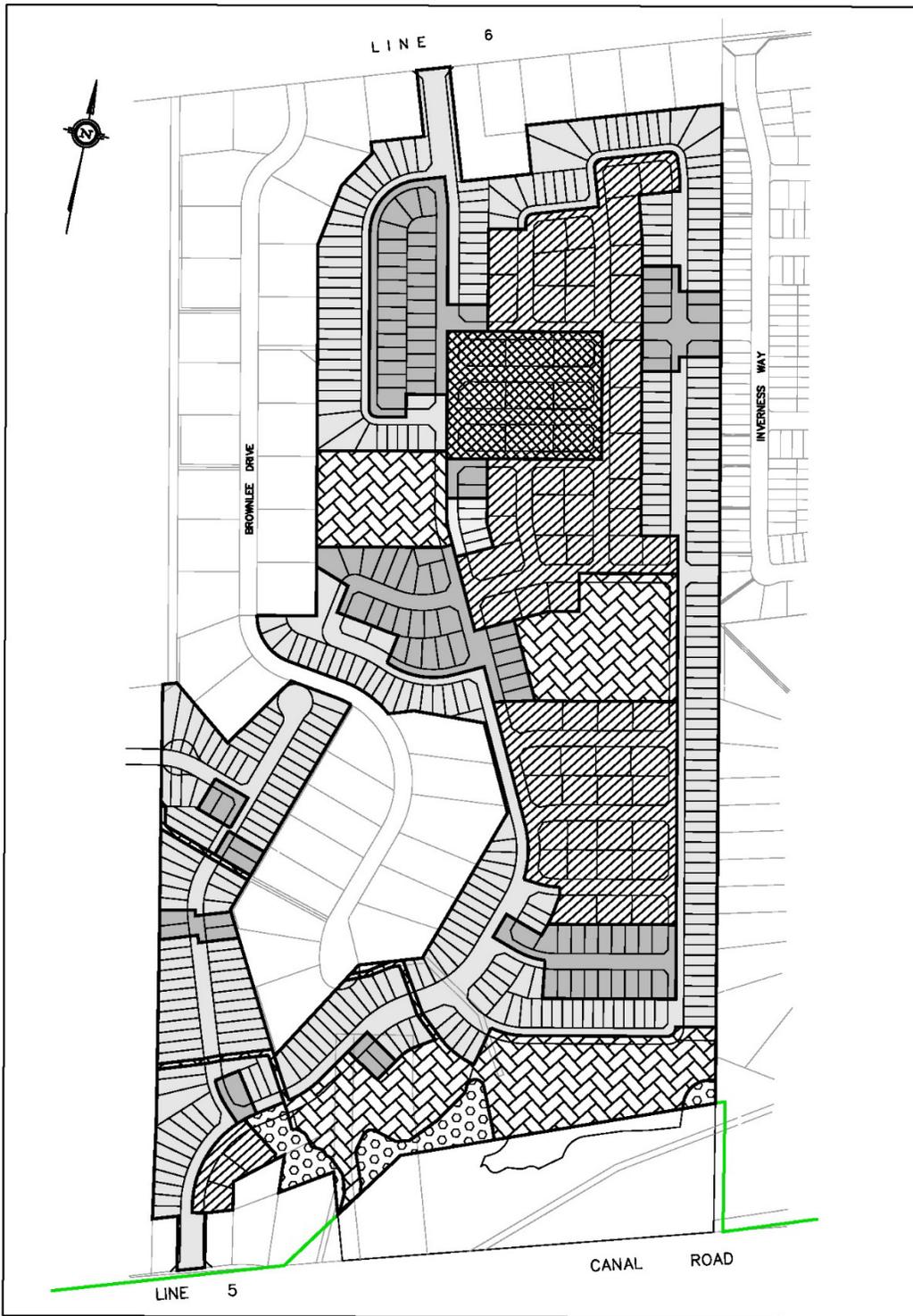
Terms of use

8. (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

9. (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.

MAP NO. XXX



Legend

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|---|---|
|  Residential One Exception One |  Residential Two Exception Two |
|  Residential One Exception Two |  Open Space |
|  Residential Two Exception One |  Environmental Protection |