

## RESIDENTIAL PARKING REQUIREMENTS

The number of *parking spaces* required for residential *uses* shall be calculated in accordance with the standards set out in Table 5.3, below:

**TABLE 5.3: RESIDENTIAL PARKING REQUIREMENTS**

USE	MINIMUM PARKING SPACE REQUIREMENT
<i>Bed and Breakfast establishment</i>	1/guest room in addition to the required parking for the <i>dwelling unit</i>
<i>Boarding or Rooming House</i> <i>Second Level Lodging House</i>	2 spaces, plus 0.5 space/room for every separate room designed as accommodation
<i>Crisis Care Facility</i> <i>Group Home Type 1</i> <i>Group Home Type 2</i> <i>Residential Treatment Centre</i>	6 spaces or 1/4 beds, whichever is greater
<i>Custom Workshop</i> <i>Home Industry</i> <i>Home Occupation</i>	1 space, but only if the <i>use</i> occupies a <i>gross floor area</i> of 25.0 sq.m or greater in addition to the required parking for the <i>dwelling unit</i>
<b>Dwelling, Accessory</b>	<b>1/unit, in addition to the required parking for the <i>dwelling unit</i></b>
<i>Dwelling, Apartment</i>	1.5/unit, plus 0.25/unit dedicated for visitor parking
<b>Dwelling, Duplex</b> <b>Dwelling, Linked</b> <b>Dwelling, Semi-Detached</b> <b>Dwelling, Detached</b> <b>Dwelling, Townhouse (Street)</b>	<b>2/unit; may be provided as <i>tandem parking spaces</i></b>
<i>Dwelling, Multiple Unit</i>	1.5/unit, plus 0.25 /unit in a <i>building</i> containing 3 or more <i>dwelling units</i>
<i>Dwelling, Townhouse (Block)</i> <i>Dwelling, Townhouse (Stacked)</i>	2 /unit, plus 0.5/unit in a <i>building</i> containing 8 or more <i>dwelling units</i>
<i>Garden Suite</i> <i>Mobile Home</i>	1/unit
<i>Long Term Care Facility</i> <i>Nursing Home</i>	0.5/bed
<i>Retirement Home</i>	4 spaces, plus 0.5 <i>parking spaces</i> for each of the first 30 guest rooms, plus 0.25 <i>parking spaces</i> for each additional guest room

\*\*\*  
3 parking spaces required total.  
1+2=3

\*\*\* For reference every parking spot must be a minimum size of 2.7m by 6.0m on private property.

- i) Such registered *lot* abuts and is directly legally accessible to vehicular traffic from a road designated on the said plan of subdivision and vested in the name of the *Town* of Bradford West Gwillimbury, notwithstanding that the said street may or may not yet have been assumed by the *Town* of Bradford West Gwillimbury; and,
  - ii) Such registered *lot* is subject to a subdivision agreement requiring that the said street be constructed to the satisfaction of the *Town* of Bradford West Gwillimbury.
- d) Where lands form a *lot*, block or unit in an approved plan of condominium, a roadway owned and maintained by a registered condominium corporation shall be deemed to be an improved *public street* for the purposes of this By-law.

**4.3**

**ACCESSORY DWELLINGS**

For accessory dwelling in Residential Zones conditions 4.3.1 A-G must be met.



**4.3.1**

**Residential Zones, Places of Worship**

Where an *accessory dwelling* is permitted in a *Residential Zone* or *accessory* to a *place of worship* in this By-law:

- a) The maximum number of *accessory dwellings* permitted on a *lot* shall be 1;
- b) An *accessory dwelling* shall only be permitted within a *detached dwelling, semi-detached dwelling or place of worship*;
- c) The *accessory dwelling* shall be located entirely within the same *main building* as the *detached dwelling, semi-detached dwelling or place of worship*;
- d) Except in Estate Residential "ER" *zones*, no more than one entrance to any *dwelling unit* is contained within any *main wall* facing a *street line*;
- e) the entrance to the *accessory dwelling* is not located within a *private garage*;
- f) The minimum required *net floor area* for the *accessory dwelling* shall be 38.0 square metres; and,
- g) The maximum *gross floor area* of the *accessory dwelling* shall be 45% of the *gross floor area* of the *main building*.

For accessory dwelling in All Other Zones conditions 4.3.2 A-F must be met.

#### 4.3.2

#### All Other Zones

- a) A *dwelling unit* shall be permitted *accessory* to permitted non-residential *uses* in any *Zone*, except:
  - i) Where a *dwelling unit* is identified as a permitted *use* in the same *Zone*; and,
  - ii) In the Institutional "I" *zone*, only one *accessory dwelling unit* shall be permitted *accessory* to a place of worship;
- b) The maximum number of *accessory dwellings* permitted on a *lot* shall be 1;
- c) An *accessory dwelling* shall only be permitted within the *main building*;
- d) The minimum required *net floor area* for the *accessory dwelling* shall be 35.0 square metres, plus 10.0 square metres for each bedroom;
- e) The maximum gross floor area of the accessory dwelling shall be the lesser of 45% of the gross floor area of the main building or 110m<sup>2</sup>; and,
- f) No dwelling unit shall be located within a portion of a non-residential building that is used:
  - i) To house livestock;
  - ii) As part of a *bulk fuel storage* operation or any *premises* that has flammable fluids or hazardous materials stored in bulk for commercial purposes;
  - iii) For a *motor vehicle body shop*;
  - iv) For a *motor vehicle gas bar*;
  - v) For a *motor vehicle repair establishment*; or,
  - vi) For a *service shop*.

#### 4.4

#### ACCESSORY FARM EMPLOYEE ACCOMMODATION

Where *accessory farm employee accommodation* is permitted in a *Zone*, the following provisions shall apply:

- a) Any *lot* upon which *accessory farm employee accommodation* is located shall be occupied as a residence by the operator of the business;
- b) Any *building* and any associated activity area used for the *accessory farm employee accommodation* shall be located no

**PART 6  
RESIDENTIAL ZONES**

Accessory Dwellings Permitted in the highlighted zones. Conditions of Special Provision '3' must be met. See below.

**6.1 LIST OF APPLICABLE ZONES**

<b>Residential One</b>	<b>R1-1, R1-2, R1-3, R1-4</b>
Residential Two	<b>R2-1, R2-2, R2-3</b>
Residential Three	R3
<b>Rural Settlement Residential</b>	<b>R4</b>
<b>Estate Residential</b>	<b>ER</b>

**6.2 GENERAL PROHIBITION**

No *person* shall, within any Residential Zone, use or permit the *use* of any land, or *erect, alter, enlarge, use or maintain any building or structure* for any *use* other than as permitted in Table 6.1 and in accordance with the standards contained in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

**6.3 PERMITTED USES**

*Uses* permitted in the Residential Zones are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted *use* in Table 6.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire Zone. Conditions are listed below the Permitted Use Table 6.1.

**TABLE 6.1: PERMITTED USES**

USE	R1-1 R1-2	R1-3	R1-4	R2-1	R2-2	R2-3	R3	R4	ER
<i>Bed and Breakfast</i>	X	X		X				X	
<i>Boarding or Rooming House</i>				X				X	
<i>Crisis Care Facility</i>				X				X	
<i>Custom Workshop (1)</i>	X	X	X	X				X	X
<i>Day Nursery (2)</i>	X	X	X	X	X	X	X	X	
<b><i>Dwelling, Accessory (3)</i></b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>				<b>X</b>	<b>X</b>
<i>Dwelling, Apartment</i>						X	X		
<i>Dwelling, Detached</i>	X	X		X				X	X
<i>Dwelling, Duplex</i>				X					
<i>Dwelling, Linked</i>									
<b><i>Dwelling, Multiple Unit</i></b>				<b>X</b>	<b>X</b>	<b>X</b>			
<i>Dwelling, Semi-detached</i>			X	X					

USE	R1-1 R1-2	R1-3	R1-4	R2-1	R2-2	R2-3	R3	R4	ER
<i>Dwelling, Townhouse (Block)</i>					X				
<i>Dwelling, Townhouse (Stacked)</i>					X				
<i>Dwelling, Townhouse (Street)</i>				X	X				
<i>Group Home Type 1</i>	X			X				X	
<i>Home Occupation (1)</i>	X	X	X	X				X	X
<i>Mobile Home</i>									
<i>Mobile Home Park</i>									
<i>Nursing Home</i>				X	X	X	X		
<i>Parking Garage, Accessory</i>						X	X		
<i>Private Home Daycare</i>	X	X	X	X	X	X	X	X	X

### Special Provisions for Table 6.1

1. Permitted only within a *detached dwelling, linked dwelling, and semi-detached dwelling*. Subject to Section 4.12 of this By-law.
2. Subject to Section 4.6 of this By-law.
3. Subject to Section 4.3 of this By-law.

Conditions of Section 4.3 must be met. See attached extract.

## 6.4 ZONE STANDARDS

No *person* shall within any Residential *Zone* use or permit the *use* of any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the *zone* standards in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, below. Any number(s) following the *zone* standard, *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of each of Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7.

TABLE 6.2: STANDARDS FOR THE RESIDENTIAL ONE (R1) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
R1-1	510.0 sq.m	12.0 m	3.0 m (4)	7.5 m	1.2 m (1)	3.5 m	11.0 m
R1-2	340.0 sq.m.	11.6 m	3.0 m (4)	7.5 m	1.2 m (2) (3)	3.5 m	11.0 m
R1-3	270.0 sq.m	8.2 m	3.0 m (4)	7.5 m	1.2 m (2)	3.5 m	11.0 m
R1-4 (6)	200.0 sq.m per dwelling unit	6.8 m per dwelling unit	3.0 m (4)	7.5 m	1.2 m/0.00 m	3.5 m (5)	11.0 m

### Special Provisions for Table 6.2

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on the other side.
2. Reduced to 0.6 metres on one side only.

3. Minimum required *interior side yard* if a *private garage* is located in the *rear yard* - 3.5 metres on one side and 0.6 metres on the other side.
4. Minimum required *front yard* is 6.0 metres for the front face of the *private garage*, 3.0 metres for all other portions of the *dwelling*.
5. Minimum required exterior side *yard* if the attached garage faces the *rear lot line* - 3.0 metres.
6. Notwithstanding Section 4.30.1, the minimum *sight triangle* for a local *street* to a collector *street* shall be 5.0 metres.

**TABLE 6.3: STANDARDS FOR THE RESIDENTIAL TWO (R2-1) ZONE**

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Detached</i>	465.0 sq.m	15.0 m	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Duplex</i>	285.0 sq.m per <i>dwelling unit</i>	8.5 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Linked</i>	305.0 sq.m per <i>dwelling unit</i>	9.0 m per <i>dwelling unit</i>	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Semi-detached</i>	230.0 sq.m per <i>dwelling unit</i>	7.0 m per <i>dwelling unit</i>	6.0 m	7.5 m	1.2 m (1)(2)	5.0 m	11.0 m
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Nursing Home</i>	n/a	15.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per <i>dwelling unit</i>	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (3)	3.5 m	11.0 m
<i>Crisis Care Facility</i> <i>Group Home Type 1</i>	Shall be the standard applicable to the type of <i>building</i> the <i>use</i> is proposed to occupy.						

**Special Provisions for Table 6.3**

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on the other side.
2. Required on one side only.
3. Required for an end *dwelling unit* on one side only.

**TABLE 6.4: STANDARDS FOR THE RESIDENTIAL TWO (R2-2) ZONE**

<i>DWELLING TYPE</i>	<i>MINIMUM LOT AREA</i>	<i>MINIMUM LOT FRONTAGE</i>	<i>MINIMUM REQUIRED FRONT YARD</i>	<i>MINIMUM REQUIRED REAR YARD</i>	<i>MINIMUM REQUIRED INTERIOR SIDE YARD</i>	<i>MINIMUM REQUIRED EXTERIOR SIDE YARD</i>	<i>MAXIMUM HEIGHT</i>
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per <i>dwelling unit</i>	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Block)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Stacked)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	30.0 m per block	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m

**Special Provisions for Table 6.4**

1. Minimum *lot area* where the number of *parking spaces* provided as underground *parking spaces* equals the number of *townhouse dwelling units* in a *townhouse building* - 70.0 square metres per *dwelling unit*.
2. Required for an end *dwelling unit* on one side only.

**TABLE 6.5: STANDARDS FOR THE RESIDENTIAL TWO (R2-3) ZONE**

<i>DWELLING TYPE</i>	<i>MINIMUM LOT AREA</i>	<i>MINIMUM LOT FRONTAGE</i>	<i>MINIMUM REQUIRED FRONT YARD</i>	<i>MINIMUM REQUIRED REAR YARD</i>	<i>MINIMUM REQUIRED INTERIOR SIDE YARD</i>	<i>MINIMUM REQUIRED EXTERIOR SIDE YARD</i>	<i>MAXIMUM HEIGHT</i>
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Apartment</i>	185.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m

**Special Provisions for Table 6.5**

1. Minimum *lot area* where the number of *parking spaces* provided as underground *parking spaces* equals the number of units in an *apartment building* - 70.0 square metres per *dwelling unit*.

**TABLE 6.6: STANDARDS FOR THE RESIDENTIAL THREE (R3) ZONE**

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Apartment</i>	140.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m

**Special Provisions for Table 6.6**

1. Minimum *lot area* where the number of *parking spaces* provided as underground parking equals the number of *apartment dwelling units* in an *apartment building* - 70.0 square metres per *dwelling unit*.

**TABLE 6.7: STANDARDS FOR THE RURAL SETTLEMENT RESIDENTIAL (R4) ZONE**

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
R4	929.0 sq.m	23.0 m	7.0 m	7.5 m	1.8 m	5.5 m	30%	11.0 m

**TABLE 6.8: STANDARDS FOR THE ESTATE RESIDENTIAL (ER) ZONE**

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
ER	4000.0 sq.m	30.0 m	15.0 m	15.0 m	5.0 m	15.0 m	20%	11.0 m