

# TABLE OF CONTENTS

|  | <u>Page</u> |
|--|-------------|
| A GUIDE TO THE USE OF THIS ZONING BY-LAW .....                               | i           |
| INTRODUCTION .....   | i           |
| PURPOSE OF THIS ZONING BY-LAW .....  | i           |
| HOW TO USE THIS BY-LAW .....   | ii          |
| 1. Locate the Property on a Map .....  | ii          |
| 2. Determine the Permitted Uses.....   | ii          |
| 3. Determine the Standards .....   | ii          |
| 4. Review the General Provisions.....  | iii         |
| 5. Assess the Parking and Loading Restrictions.....                          | iii         |
| 6. Review Exceptions, Holding Zones and Temporary Uses .....                 | iii         |
| 7. Check Recent Zoning By-law Amendments and Minor Variances .....           | iii         |
| 8. Legal Non-Conforming and Legal Non-Complying Uses .....                   | iii         |
| <br>   |             |
| PART 1 INTERPRETATION AND ADMINISTRATION .....                               | 1           |
| 1.1 Title and Defined Area .....   | 1           |
| 1.2 Conformity and Compliance with By-law .....                              | 1           |
| 1.3 Building Permits, Certificates of Occupancy and Municipal Licenses ..... | 1           |
| 1.4 Obligation .....   | 1           |
| 1.5 Inspection of Premises .....   | 2           |
| 1.6 Enforcement .....  | 2           |
| 1.7 Validity .....   | 2           |
| 1.8 Effective Date .....   | 2           |
| 1.9 Repeal of Former By-laws .....   | 2           |
| 1.10 Minor Variances to Former By-laws, as Amended.....                      | 2           |
| 1.11 Site Plan Agreements.....   | 3           |
| 1.12 Expansions to Legal Non-Conforming Uses .....                           | 3           |
| 1.13 Outstanding Deferrals .....   | 3           |
| <br>   |             |
| PART 2 ESTABLISHMENT OF ZONES .....  | 5           |
| 2.1 Zones.....   | 5           |
| 2.2 Zone Symbols .....   | 6           |
| 2.3 Zone Schedules.....  | 6           |
| 2.4 Determining Zone Boundaries.....   | 6           |
| 2.5 Exception Zones.....   | 7           |
| 2.6 Holding Zones.....   | 7           |
| 2.7 Certain Words .....  | 7           |
| 2.8 Land Ownership .....   | 8           |
| 2.9 Prohibited Uses.....   | 8           |
| <br>   |             |
| PART 3 DEFINITIONS .....   | 9           |

# TABLE OF CONTENTS

|  | <u>Page</u> |
|--|-------------|
| PART 4 GENERAL PROVISIONS .....  | 36          |
| 4.1 Accessory Buildings, Structures and Uses .....                               | 36          |
| 4.1.1 Permitted Uses .....   | 36          |
| 4.1.2 Lot Coverage.....  | 37          |
| 4.1.3 Height.....  | 37          |
| 4.1.4 Setback and Yard Requirements.....   | 37          |
| 4.1.5 Garages .....  | 38          |
| 4.1.6 Gatehouses and Parking Shelters.....                                       | 40          |
| 4.1.7 Outdoor Furnaces .....   | 40          |
| 4.1.8 Communications Towers in Residential Zones.....                            | 40          |
| 4.1.9 Shipping Containers.....   | 40          |
| 4.1.10 Accessory Waste Storage Areas.....  | 41          |
| 4.2 Access to an Improved Public Street.....                                     | 41          |
| 4.3 Accessory Dwellings .....  | 42          |
| 4.3.1 Residential Zones, Places of Worship.....                                  | 42          |
| 4.3.2 All Other Zones.....   | 43          |
| 4.4 Accessory Farm Employee Accommodation.....                                   | 43          |
| 4.5 Adult Entertainment Uses .....   | 44          |
| 4.6 Day Nurseries .....  | 44          |
| 4.8 Dwelling Units on a Lot .....  | 45          |
| 4.9 Encroachments for all Buildings and Structures .....                         | 45          |
| 4.10 Height Exceptions.....  | 47          |
| 4.11 Home Industries.....  | 48          |
| 4.12 Home Occupations and Custom Workshops .....                                 | 49          |
| 4.13 Landscaped Open Space Requirements.....                                     | 51          |
| 4.13.1 General Requirements .....  | 51          |
| 4.13.2 Planting Strips - Location.....   | 51          |
| 4.14 Mobile Homes.....   | 52          |
| 4.15 Model Homes.....  | 53          |
| 4.16 Multiple Lots in a Development.....   | 53          |
| 4.16.1 More Than One Registered Lot.....   | 53          |
| 4.16.2 Parking Areas and Driveways in Residential Zones .....                    | 53          |
| 4.17 Multiple Uses on a Lot.....   | 53          |
| 4.18 Multiple Zones on One Lot.....  | 54          |
| 4.19 Non-Complying Buildings and Structures.....                                 | 54          |
| 4.19.1 Replacement, Enlargement, Repair or Renovation.....                       | 54          |
| 4.19.2 Reconstruction and Restoration to a Safe Condition .....                  | 54          |
| 4.19.3 Permitted Exterior Works.....   | 55          |
| 4.19.4 Permitted Interior Alteration .....                                       | 55          |
| 4.19.5 Building Permit Already Issued .....                                      | 55          |
| 4.19.6 Driveways and Required Parking Spaces .....                               | 55          |
| 4.19.7 Non-compliance as a Result of New Road Construction .....                 | 55          |
| 4.20 Non-Complying Lots .....  | 56          |
| 4.20.1 Existing Lots .....   | 56          |
| 4.20.2 Non-compliance as a Result of an Acquisition of Land (Road Widening)..... | 56          |

# TABLE OF CONTENTS

|   | <u>Page</u> |
|---|-------------|
| 4.21 Non-Conforming Uses.....   | 56          |
| 4.22 Openings Facing a Lot Line .....   | 57          |
| 4.23 Outdoor Display and Sales Areas .....  | 57          |
| 4.24 Outdoor Storage.....   | 57          |
| 4.25 Patios .....   | 58          |
| 4.26 Pits and Quarries .....  | 58          |
| 4.26.1 Establishment.....   | 58          |
| 4.26.2 Processing .....   | 59          |
| 4.27 Public Uses .....  | 59          |
| 4.27.1 List of Permitted Uses.....  | 60          |
| 4.28 Reduction of Requirements .....  | 60          |
| 4.29 Services Required: Bradford Urban Area And Bond Head Rural<br>Settlement Area..... | 60          |
| 4.30 Sight Triangles.....   | 60          |
| 4.30.1 Application .....  | 60          |
| 4.30.2 Prohibition of Obstructions.....   | 61          |
| 4.30.3 Permitted Encroachments .....  | 62          |
| 4.31 Special Setbacks and Separation Distances .....                                    | 62          |
| 4.31.1 Group Homes .....  | 62          |
| 4.31.2 Minimum Distance Separation and Lot Requirements for Livestock .....             | 62          |
| 4.31.3 Highway 400 .....  | 62          |
| 4.31.4 TransCanada Pipeline .....   | 62          |
| 4.31.5 Setbacks from Watercourses and Canals .....                                      | 63          |
| 4.31.6 Railroads.....   | 63          |
| 4.32 Through Lots.....  | 63          |
| 4.33 Docks.....   | 63          |
| 4.34 Swimming Pools .....   | 63          |
| <br>  |             |
| PART 5 PARKING AND LOADING PROVISIONS .....   | 65          |
| 5.1 Applicability of this Section .....   | 65          |
| 5.2 General Parking Provisions .....  | 65          |
| 5.2.1 Restriction on Use of Land, Buildings and Structures .....                        | 65          |
| 5.3 Calculation of Parking Requirements .....   | 65          |
| 5.3.1 Rounding of Requirements .....  | 65          |
| 5.3.2 More than One Use on a Lot.....   | 65          |
| 5.3.3 Requirements Based on Capacity.....   | 66          |
| 5.4 Dimensions of Parking Spaces .....  | 66          |
| 5.4.1 General Requirement .....   | 66          |
| 5.4.2 Parallel Parking Spaces .....   | 66          |
| 5.4.3 Barrier-free Parking Spaces .....   | 66          |
| 5.5 Location of Required Parking .....  | 66          |
| 5.5.1 Same Lot as the Use .....   | 66          |
| 5.5.2 When On-site Parking is Not Required.....   | 67          |
| 5.5.3 Yards where Parking Areas are Permitted .....                                     | 67          |
| 5.6 Surface Treatment.....  | 67          |

# TABLE OF CONTENTS

|        | <u>Page</u>   |
|--------|---|
| 5.7    | Lighting ..... 67   |
| 5.8    | Exclusive Use of a Parking Space ..... 67   |
| 5.9    | Parking Required for Outdoor Patios ..... 68  |
| 5.10   | Access to Parking Areas and Parking Spaces..... 68  |
| 5.10.1 | Tandem Parking ..... 68   |
| 5.10.2 | Width of Parking Aisles..... 68   |
| 5.11   | Cash-in-Lieu of Parking ..... 68  |
| 5.12   | Outdoor Storage of Unlicensed or Inoperative Vehicles ..... 69  |
| 5.13   | Parking Garages ..... 69  |
| 5.14   | Non-Residential Parking Requirements ..... 69   |
| 5.15   | General Residential Parking Provisions ..... 72   |
| 5.15.1 | Location of Parking ..... 72  |
| 5.15.2 | General Parking Provisions for Residential Dwelling Units,<br>Excluding an Apartment Dwelling Unit ..... 72 |
| 5.16   | Driveways in Residential Zones ..... 72   |
| 5.16.1 | Maximum and Minimum <i>Driveway</i> Width ..... 72  |
| 5.16.2 | Entrances for Driveways ..... 73  |
| 5.17   | Commercial Vehicles, Recreational Vehicles and Campers ..... 73   |
| 5.17.1 | Outdoor Parking and Storage..... 73   |
| 5.17.2 | Use for Habitation ..... 74   |
| 5.17.3 | Temporary Stops in a Residential Zone..... 74   |
| 5.18   | Residential Parking Requirements..... 75  |
| 5.19   | Barrier-Free Parking Requirements ..... 76  |
| 5.20   | Loading Spaces ..... 76   |
| 5.20.1 | Restriction on Use of Land, Buildings and Structure ..... 76  |
| 5.20.2 | Calculation of Loading Requirements..... 76   |
| 5.20.3 | Loading Space Requirements..... 76  |
| 5.20.4 | Size of Loading Spaces ..... 77   |
| 5.20.5 | Location of Required Loading Spaces..... 77   |
| 5.20.6 | Exclusive Use of a Loading Space ..... 78   |
| 5.21   | Queuing Lanes ..... 78  |
| 5.21.1 | Queuing Lane Requirements ..... 78  |
| 5.21.2 | Ingress and Egress Space Requirements ..... 78  |
| 5.21.3 | Location of Ingress and Egress Spaces ..... 78  |
| 5.21.4 | Length of Queuing Lane..... 78  |
| 5.21.5 | Multiple Queuing Lane Requirements..... 79  |
| 5.21.6 | Size of Queuing Space..... 79   |
| 5.21.7 | Delineation of Queuing Lane Requirements ..... 79   |
| 5.22   | Bicycle Parking Requirements ..... 79   |
| <br>   |   |
| PART 6 | RESIDENTIAL ZONES ..... 80  |
| 6.1    | List of Applicable <i>Zones</i> ..... 80  |
| 6.2    | General Prohibition..... 80   |
| 6.3    | Permitted Uses ..... 80   |
| 6.4    | Zone Standards ..... 81   |

# TABLE OF CONTENTS

|   | <u>Page</u> |
|---|-------------|
| PART 7 COMMERCIAL ZONES .....   | 85          |
| 7.1 List of Applicable Zones .....  | 85          |
| 7.2 General Prohibition .....   | 85          |
| 7.3 Permitted Uses .....  | 85          |
| 7.4 Zone Standards .....  | 87          |
| <br>  |             |
| PART 8 EMPLOYMENT ZONES .....   | 89          |
| 8.1 List of Applicable Zones .....  | 89          |
| 8.2 General Prohibition .....   | 89          |
| 8.3 Permitted Uses .....  | 89          |
| 8.4 Zone Standards .....  | 91          |
| <br>  |             |
| PART 9 COUNTRYSIDE ZONES .....  | 92          |
| 9.1 List of Applicable Zones .....  | 92          |
| 9.2 General Prohibition .....   | 92          |
| 9.3 Permitted Uses .....  | 92          |
| 9.4 Zone Standards .....  | 93          |
| 9.5 Zone Standards for Detached Dwellings .....   | 94          |
| 9.5.1 Agricultural (A) .....  | 94          |
| 9.5.2 Rural (RU) .....  | 94          |
| 9.5.3 Marsh Agricultural (AM), Natural Heritage System Two (NHS2) .....                               | 94          |
| 9.6 Zone Standards for Greenhouses .....  | 95          |
| 9.7 Zone Standards for Equestrian Centres .....   | 95          |
| <br>  |             |
| PART 10 OTHER ZONES .....   | 96          |
| 10.1 List of Applicable Zones .....   | 96          |
| 10.2 General Prohibition .....  | 96          |
| 10.3 Permitted Uses .....   | 96          |
| 10.4 Zone Standards .....   | 97          |
| <br>  |             |
| PART 11 ZONING ORDERS FOR THE BRADFORD WEST GWILLIMBURY<br>STRATEGIC SETTLEMENT EMPLOYMENT AREA ..... | 99          |
| <br>  |             |
| PART 12 EXCEPTIONS .....  | 100         |
| <br>  |             |
| PART 13 HOLDING PROVISIONS .....  | 150         |
| <br>  |             |
| PART 14 TEMPORARY USE ZONES .....   | 152         |
| 14.1 Town-Wide Permissions .....  | 152         |
| 14.1.1 Construction .....   | 152         |
| 14.1.2 Garden Suites .....  | 152         |
| 14.1.3 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants .....                          | 152         |
| 14.2 Site-Specific Temporary Use Permissions .....  | 152         |

# TABLE OF CONTENTS

|  | <u>Page</u> |
|--|-------------|
| PART 15 ENACTMENT .....                              | 154         |
| 15.1 Force and Effect .....                          | 154         |
| 15.2 Force and Effect - Accessory Dwelling Unit..... | 154         |
| 15.3 Readings by Council .....                       | 154         |
| 15.4 Certification .....                             | 154         |

## SCHEDULES

- Schedule A - Rural Maps
- Schedule B - Bradford Maps
- Schedule C - Bond Head Maps
- Schedule D - Special Mapping
- Schedule E - MDS Formulae (September 2006)