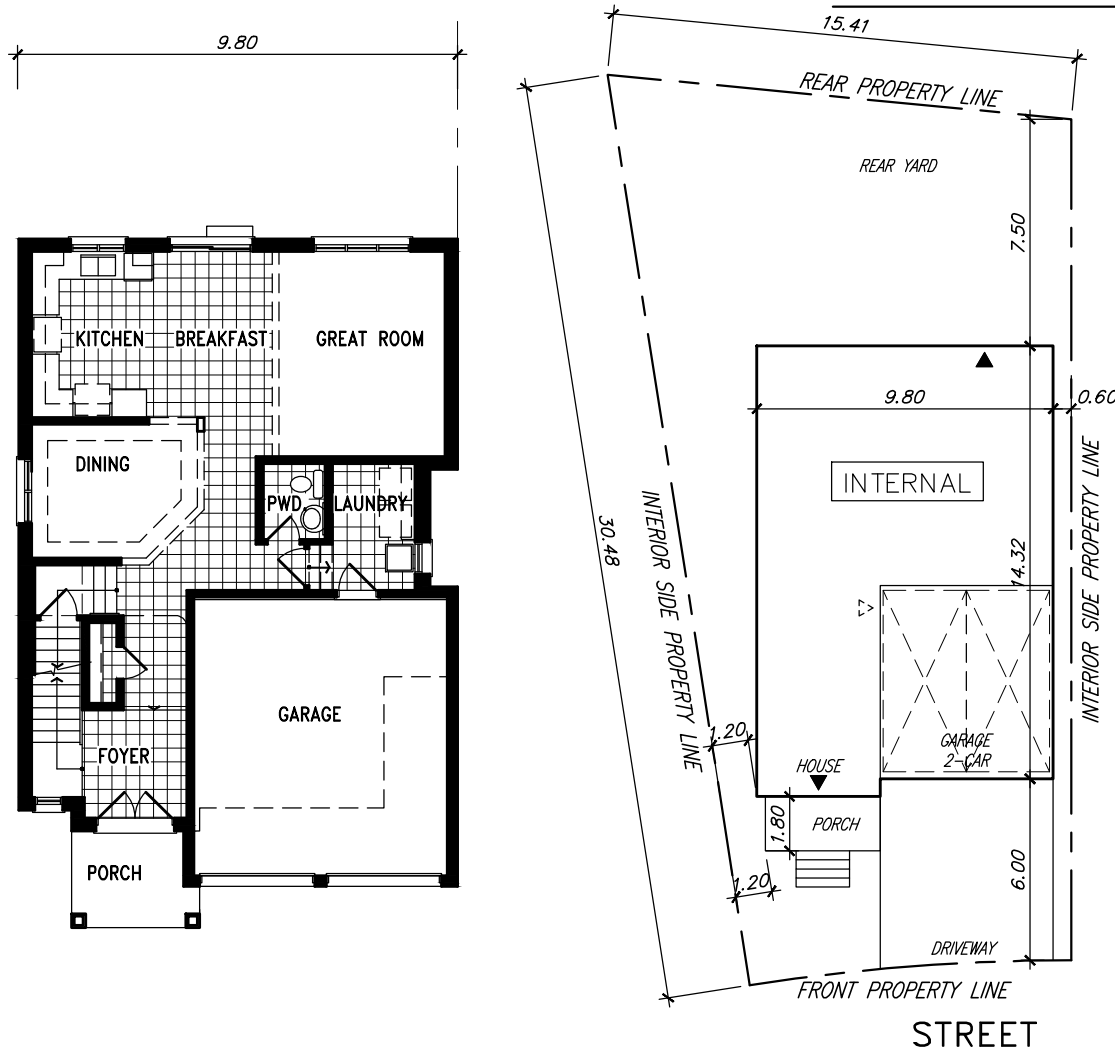


A1

BRADFORD HIGHLAND

11.6m (38') x 27.8m - DETACHED SINGLE BASED ON LOT 276



TYPICAL FLOOR PLAN (NTS)

11.6m(38') TYPICAL SINGLE

11.6M SINGLE DETACHED		
ZONE	PARENT BY LAW	EXCEPTION
		R1-2
MIN LOT AREA	340.00 S.M.	-
LOT FRONTAGE	11.6 M	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.6 M	-
REAR YARD	7.5 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

BAYVIEW WELLINGTON	date 28-08-08	drawn by RC	V3 DESIGN
	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	

A2

BRADFORD HIGHLAND

11.6m (38') x 27.8m - DETACHED SINGLE

BASED ON LOT 276



TYPICAL FRONT ELEVATION

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

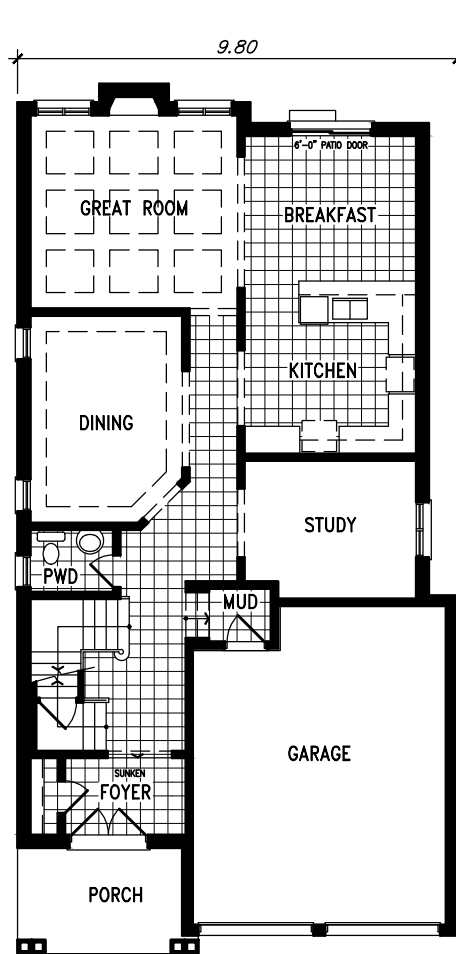
BAYVIEW WELLINGTON	date	28-08-08	drawn by	RC	VA3 DESIGN <small>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</small>
	file name	20004-TYPOLOGIES	scale	1:250	
BRADFORD HIGHLAND BRADFORD, ONTARIO	check by	—		—	
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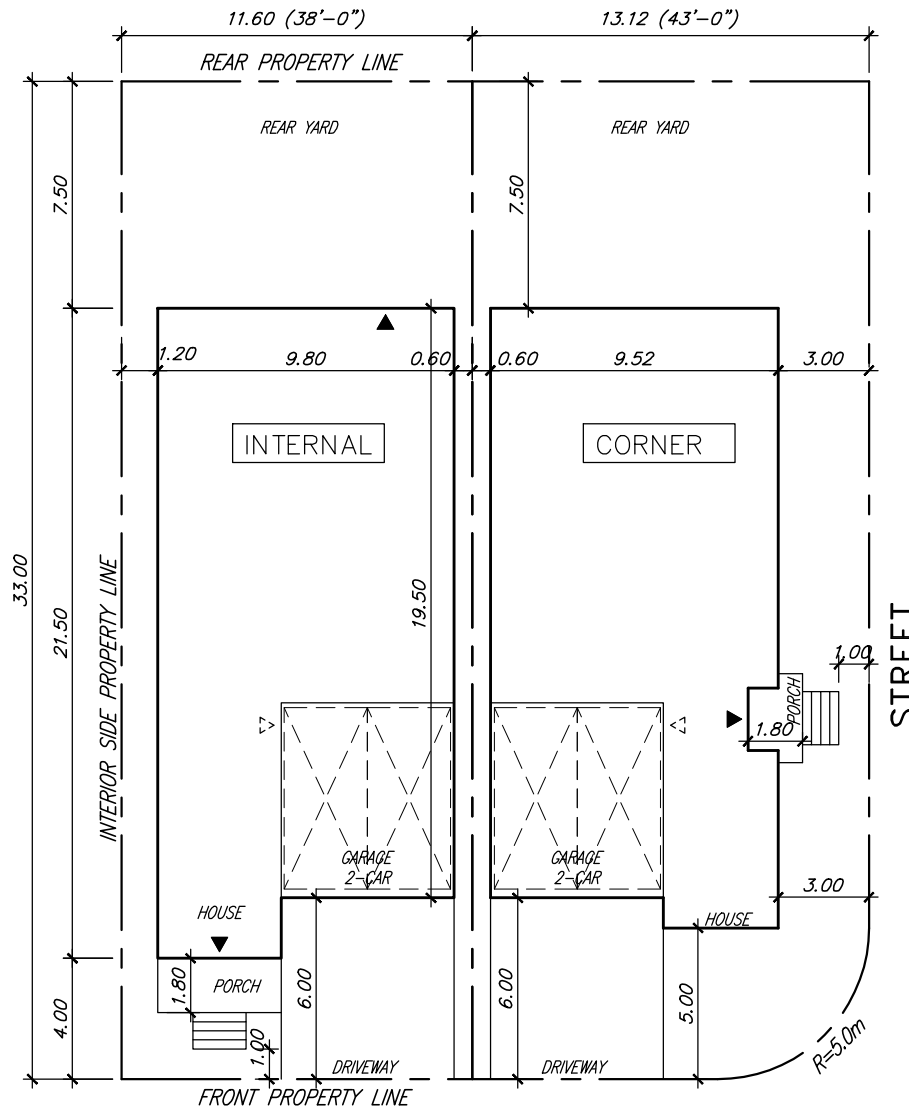
B1

BRADFORD HIGHLAND

11.6m (38') x 33.0m - DETACHED SINGLE



TYPICAL FLOOR PLAN (NTS)



11.6m(38') TYPICAL SINGLE

11.6M SINGLE DETACHED		
ZONE	PARENT BY LAW	EXCEPTION
		R1-2
MIN LOT AREA	340.00 S.M.	-
LOT FRONTAGE	11.6 M	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.6 M	-
REAR YARD	7.5 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

BAYVIEW WELLINGTON	date 28-08-08	drawn by RC	VA3 DESIGN
	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	

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B2

BRADFORD HIGHLAND

11.6m (38') x 33.0m - DETACHED SINGLE



TYPICAL FRONT ELEVATION

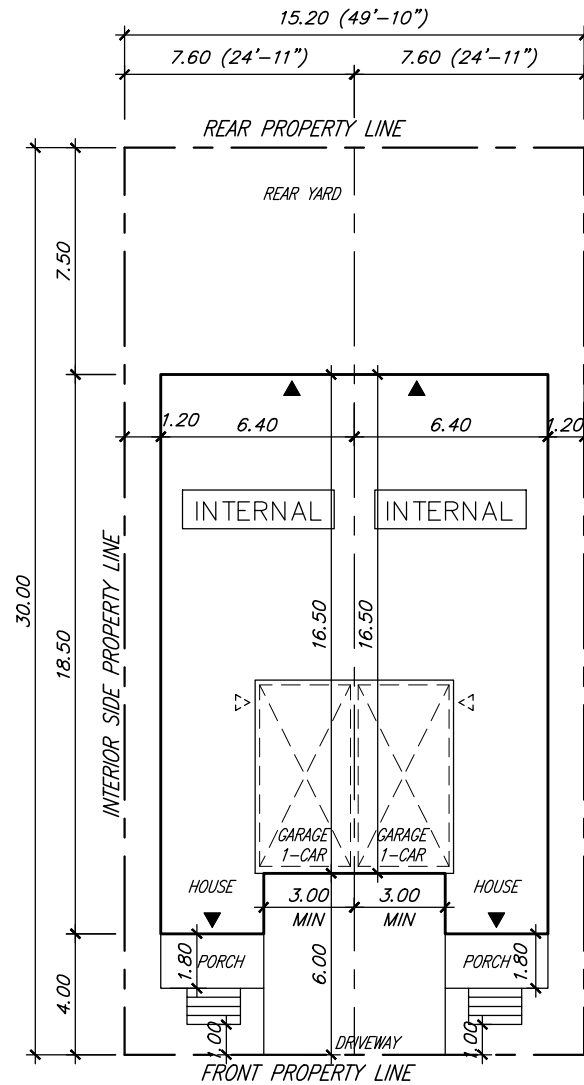
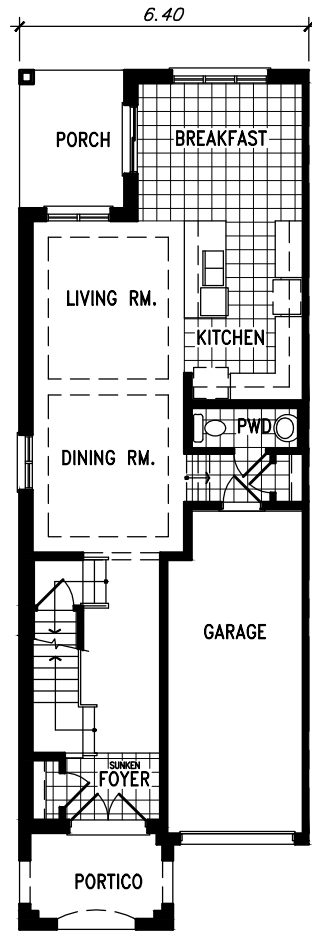
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	file name 20004-TYPOLOGIES		
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	check by —	

C1

BRADFORD HIGHLAND

7.6m (25') x 30.0m - SEMI



7.6M SEMI DETACHED		
ZONE	PARENT BY LAW	EXCEPTION
	R1-4	R1-4*X
MIN LOT AREA	200.00 S.M. PER DWELLING	-
LOT FRONTAGE	6.8 M PER DWELLING	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.0 M	-
REAR YARD	7.5 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

TYPICAL FLOOR PLAN (NTS)

7.6m(25') TYPICAL SEMI

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

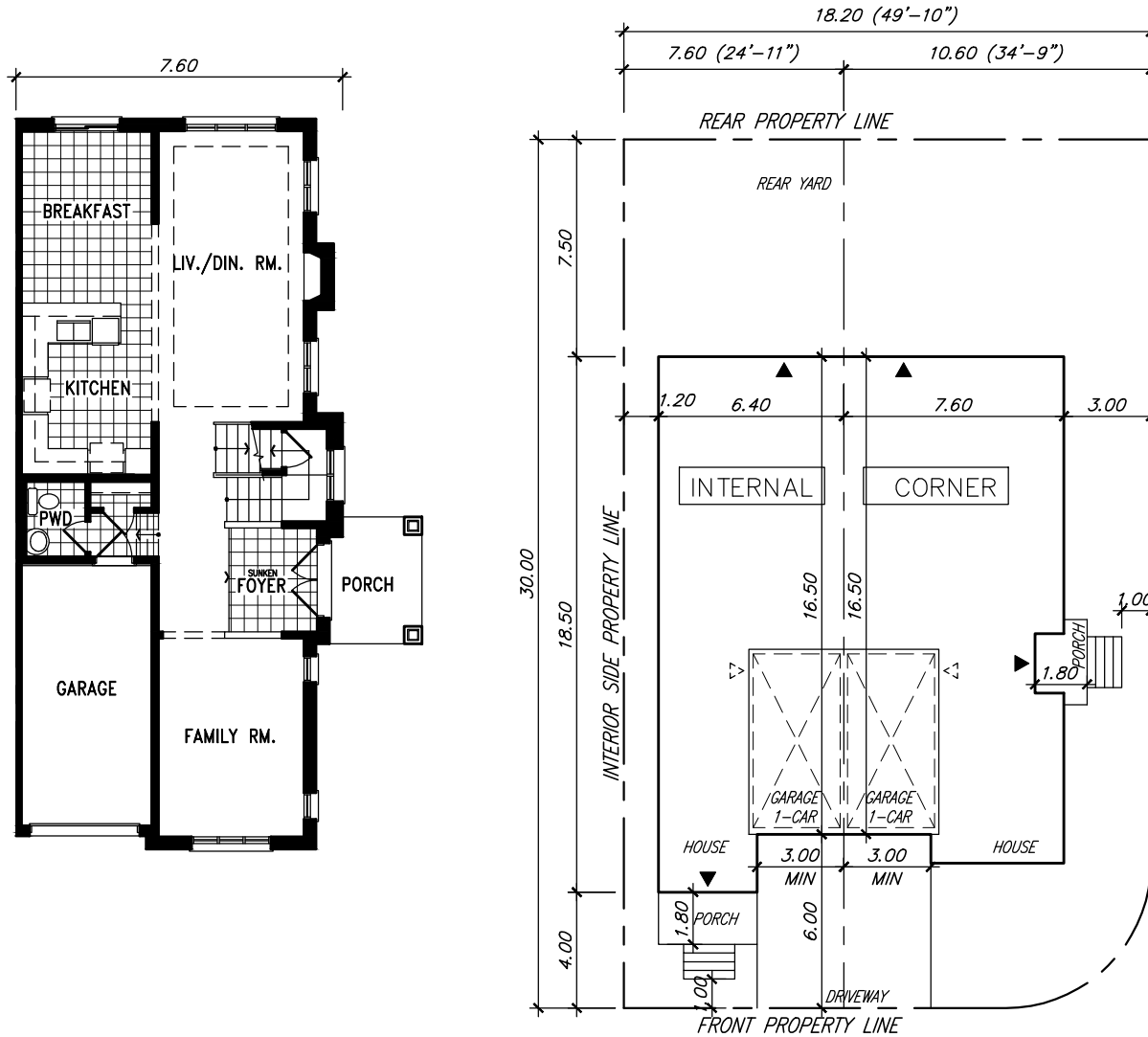
BAYVIEW WELLINGTON	date 28-08-08	drawn by RC	V3 DESIGN
	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
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C2

BRADFORD HIGHLAND

7.6m (25') x 30.0m - SEMI CORNER



7.6M SEMI DETACHED		
ZONE	PARENT BY LAW	EXCEPTION
		R1-4
MIN LOT AREA	200.00 S.M. PER DWELLING	-
LOT FRONTAGE	6.8 M PER DWELLING	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.0 M	-
REAR YARD	7.5 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

TYPICAL FLOOR PLAN (NTS)

7.6m(25') TYPICAL SEMI

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BAYVIEW WELLINGTON	date 28-08-08	drawn by RC	V3 DESIGN
	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	

C3

BRADFORD HIGHLAND

7.6m (25') x 30.0m - SEMI



TYPICAL FRONT ELEVATION

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

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	file name 20004-TYPOLOGIES		
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	check by —	
	RICHARD — G:\ARCHIVE\DESIGN\2020\20004.BW\TYPOLOGIES\20004-TYPOLOGIES.dwg — Wed — Aug 9 2023 — 10:25 AM		

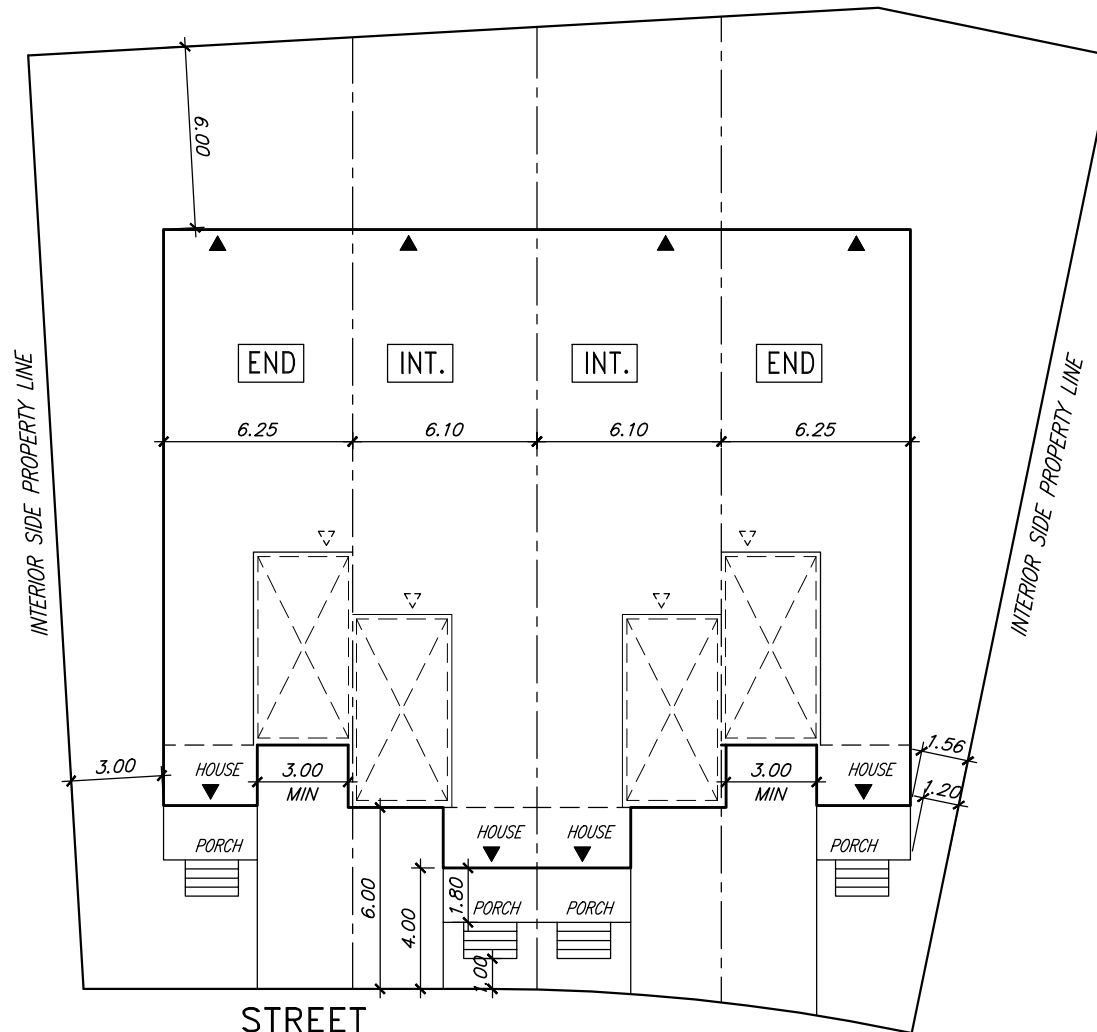
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D1

BRADFORD HIGHLAND

6.1m (20') x 31.8m - STREET TOWNHOUSE


BASED ON BLOCK 435



TYPICAL SITE PLAN

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

6.10M STREET TOWNHOUSE		
ZONE	PARENT BY LAW	EXCEPTION
		R2-2
MIN LOT AREA	170.00 S.M. PER DWELLING	-
LOT FRONTAGE	6.0 M PER DWELLING	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.0 M	-
REAR YARD	6.0 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

BAYVIEW WELLINGTON BRADFORD HIGHLAND BRADFORD, ONTARIO	date 28-08-08	drawn by RC	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
	file name 20004-TYPOLOGIES	scale 1:250	
		check by -	

D2

BRADFORD HIGHLAND

6.1m (20') x 31.8m - STREET TOWNHOUSE

BASED ON BLOCK 435



TYPICAL FRONT ELEVATION

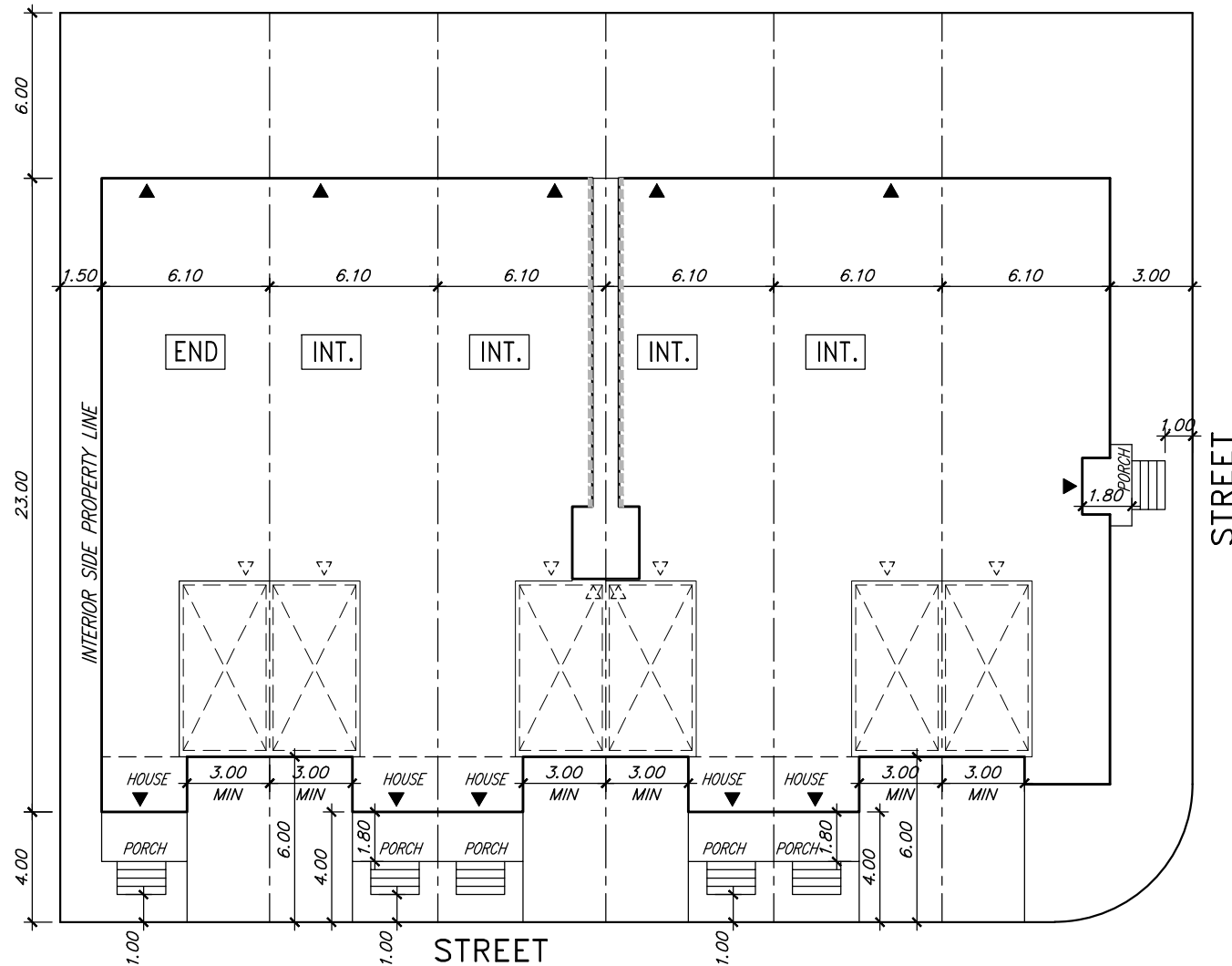
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BAYVIEW WELLINGTON	date 28-08-08	drawn by RC	V3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
	file name 20004-TYPOLOGIES		
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	check by —	
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BRADFORD HIGHLAND

6.1m (20') x 33.0m - STREET TOWNHOUSE



TYPICAL SITE PLAN

6.1M STREET TOWNHOUSE		
ZONE	PARENT BY LAW	EXCEPTION
		R2-2
MIN LOT AREA	170.00 S.M. PER DWELLING	-
LOT FRONTAGE	6.0 M PER DWELLING	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.0 M	-
REAR YARD	6.0 M	-
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

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	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	
		RICHARD - G:\ARCHIVE\DESIGN\2020\20004.BW\TYPOLOGIES\20004-TYPOLOGIES.dwg - Wed - Aug 9 2023 - 10:25 AM	

E2

BRADFORD HIGHLAND

6.1m (20') x 33.0m - STREET TOWNS



TYPICAL FRONT ELEVATION

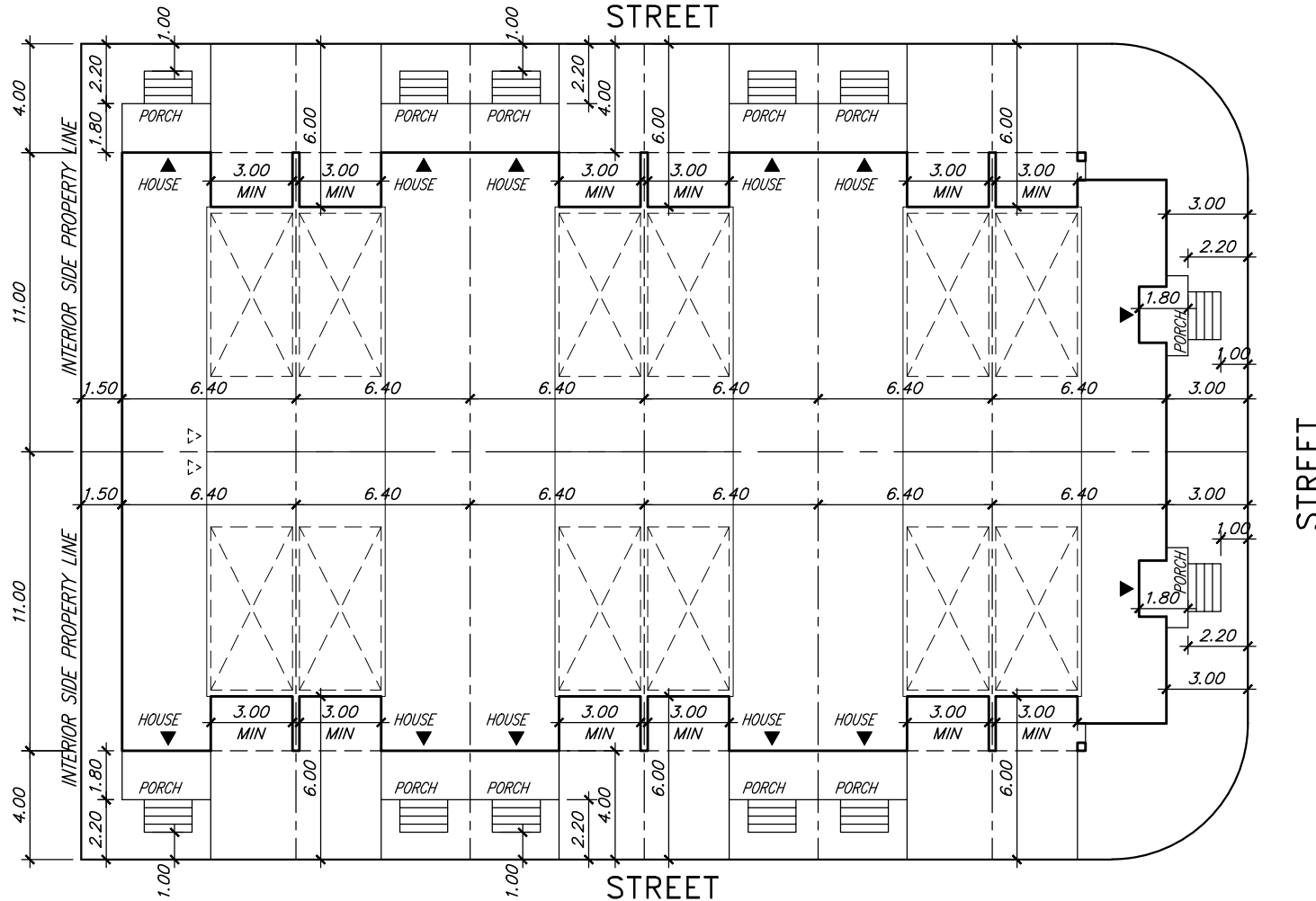
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	file name 20004-TYPOLOGIES		
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250	check by —	
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BRADFORD HIGHLAND

6.4m (21') x 15.0m - BACK TO BACK TOWNHOUSE



TYPICAL SITE PLAN

6.40M BACK TO BACK TOWNHOUSE		
ZONE	PARENT BY LAW	EXCEPTION
		R2-2
PERMITTED USES	BLOCK, STACKED, STREET TOWNHOUSE, MULTIPLE UNIT	INCLUDING BACK TO BACK TOWNHOUSE
MIN LOT AREA	170.00 S.M. PER DWELLING	84.00 S.M. PER DWELLING
LOT FRONTAGE	6.0 M PER DWELLING	-
FRONT YARD - HOUSE	3.0 M	-
- GARAGE	6.0 M	-
MAXIMUM GARAGE WIDTH	3.6 M FOR LOTS LESS THAN 11.6 7.2 FOR LOTS 11.6-22 11.0M FOR LOTS GREATER THAN 22	-
EXTERIOR SIDE YARD	3.5 M	3.0 M
INTERIOR SIDE YARD	1.2 M & 0.0 M	1.50 M
REAR YARD	6.0 M	0.0 M
HEIGHT	11.0 M	13.0 M
AMENITY SPACE	N/A	N/A
PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	AS PER SECTION 4.2	-

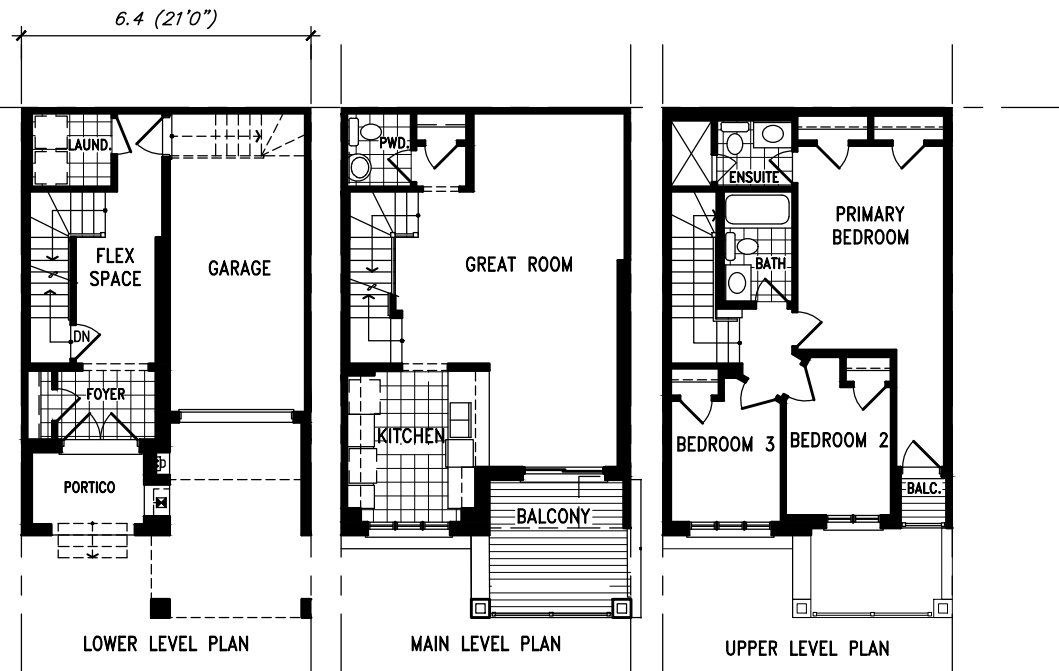
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	file name 20004-TYPOLOGIES	check by -	
BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250		

F2


BRADFORD HIGHLAND

6.4m (21') x 15.0m - BACK TO BACK TOWNHOUSE



TYPICAL FLOOR PLANS (NTS)

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

BAYVIEW WELLINGTON BRADFORD HIGHLAND BRADFORD, ONTARIO	date 28-08-08	drawn by RC	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com
	file name 20004-TYPOLOGIES	scale 1:250	
		check by —	

F3

BRADFORD HIGHLAND

6.4m (21') x 15.0m - BACK TO BACK TOWNHOUSE



TYPICAL FRONT ELEVATION

This Demonstration Plan for Part of Block 36, Plan 51M-221 and Part of Lot 13, Concession 5 (Geographic Township of West Gwillimbury) Town of Bradford-West Gwillimbury County of Simcoe is subject to SPA and is intended to show the conceptual site layout for the purposes of confirming a ZBL only. Plan not to be reviewed for any other purpose other than to ensure conformity with the Secondary Plan.

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BRADFORD HIGHLAND BRADFORD, ONTARIO	scale 1:250		

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