

The Corporation of the Town of Bradford West Gwillimbury

By-law 2025-##

A By-law to amend Zoning By-law 2010-050 to update agricultural zoned residential dwellings provisions.

WHEREAS By-law 2010-050 is the main comprehensive Zoning By-law of the Town of Bradford West Gwillimbury;

AND WHEREAS By-law 2010-050 includes a provision that regulate agricultural zoned residential dwellings;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it appropriate to amend Section 9.5.1 of Part 9 Country Zone of Zoning By-law 2010-050

AND WHEREAS authority is granted under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13;

NOW THEREFORE the Council of The Corporation of the Town of Bradford West Gwillimbury enacts as follows:

1. Part 9 - Country Zone is hereby amended by replacing section 9.5.1 as follows:

9.5.1 Agricultural (A)

Notwithstanding Table 9.2 above, no person shall within an Agricultural (A) Zone erect, alter or use a detached dwelling on a lot except in accordance with the following zone standards:

- | | |
|--|---|
| a) Minimum lot frontage | 30.0 m; |
| b) Minimum lot depth | 45.0 m; |
| c) Minimum lot area | 1,800 sq.m; |
| d) Minimum required front yard | 15.0 m; |
| e) Minimum required rear yard | 7.5 m; |
| f) Minimum required interior side yard | 3.6m; |
| g) Minimum required exterior side yard | 15.0 m; |
| h) Maximum height | 11.0 m; |
| i) Maximum lot coverage | 15% (for lots with a lot area less than 4.0ha). |

This By-law shall come into force and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Enacted this ## day of Month, YYYY.

Tara Reynolds, Clerk

James Leduc, Mayor