

The Corporation of the Town of Bradford West Gwillimbury

By-law 2025-##

A By-law to amend Zoning By-law 2010-050 to update accessory farm employee accommodation 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 regulates farm employee accommodations;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it appropriate to amend Section 4.4 of Part 4 General Provisions 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 4 - General Provisions is hereby amended by replacing section 4.4 as follows:

4.4 Accessory Farm Employee Accommodation

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

- a) Shall be located on:
 - a. a farm property with or without an existing detached dwelling, having a Farm Business Registration (FBR) number registered through the Ontario Ministry of Agriculture, Food, Agribusiness, or applicable exemption thereto; or
 - b. a property containing the farm owner's residence on a non-farm property; or
 - c. in existing home on the farm property.
- b) Any building and any associated activity area used for the accessory farm employee accommodation shall be located no closer than 15 metres from any lot line.
- c) The minimum net floor area per person to be accommodated shall be 7.44 square metres; and

- d) The farm employee accommodation shall utilise the same entrance and driveway as the entrance and driveway utilized for the farm operation and shall be connected to a suitable water supply and septic system
- e) The use is clearly subordinate and accessory to the principal use on the same lot.

2. 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