

# The Corporation of the Town of Bradford West Gwillimbury

## By-law 2025-##

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

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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 marsh agricultural zoned residential dwellings;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it appropriate to amend Section 9.5.3 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 9.5.3 as follows:

### **9.5.3 March Agricultural (AM), Natural Heritage System Two (NHS2)**

Notwithstanding Table 9.2 above, no person shall within a Marsh Agricultural (AM) or Natural Heritage System Two (NHS2) 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 area                    | 1,800 sq.m; |
| c) Minimum required front yard         | 7.5 m;      |
| d) Minimum required rear yard          | 7.5 m;      |
| e) Minimum required interior side yard | 3.6m;       |
| f) Minimum required exterior side yard | 3.6m;       |
| g) Maximum height                      | 11.0 m;     |
| h) Maximum lot coverage                | 20%         |

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.

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Tara Reynolds, Clerk

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James Leduc, Mayor