

Zoning Order 003-2026

For lands municipally known as 2944 Line 5 and 2901 Line 6, Town of Bradford West Gwillimbury Ordered under section 47 of the Planning Act

As defined by section 47 of the *Planning Act*, for lands in the Town of Bradford West Gwillimbury in the Province of Ontario as described in Appendix “A” (the “subject lands”), I hereby order as follows:

1. Definitions

(1) In this order,

“zoning by-law” means Zoning By-Law No. 2010-050 of the Town of Bradford West Gwillimbury.

2. Permitted uses

- (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands shown as Residential One Exception (R1-1*A) Zone in Appendix “A”, except for the following uses:
- a) Uses permitted in the Residential One (R1-1) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - b) Uses permitted in the Residential One (R1-2) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - c) Uses permitted in the Residential One (R1-3) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - d) Uses permitted in the Residential One (R1-4) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - e) Uses permitted in the Residential Two (R2-1) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.

- f) Uses permitted in the Residential Two (R2-2) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - g) Uses permitted in the Residential Two (R2-3) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - h) Uses permitted in the Residential Three (R3) Zone, as set out in Table 6.1: Permitted Uses, in the zoning by-law.
 - i) Uses permitted in the Neighbourhood Commercial (C2) Zone, as set out in Table 7.2: Permitted Uses - Non-Residential Uses, in the zoning by-law.
 - j) Uses permitted in the Institutional (I) Zone, as set out in Table 10.1: Permitted Uses, in the zoning by-law.
- 2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands shown as School (S) Zone in Appendix "A", except for the following uses:
- a) Public schools
 - b) Parks
 - c) Conservation Uses

3. Zoning requirements

- (1) The zoning requirements for the uses permitted under clause 2 (1) (a) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential One (R1-1) Zone.
- (2) The zoning requirements for the uses permitted under clause 2 (1) (b) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential One (R1-2) Zone.
- (3) The zoning requirements for the uses permitted under clause 2 (1) (c) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential One (R1-3) Zone.
- (4) The zoning requirements for the uses permitted under clause 2 (1) (d) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential One (R1-4) Zone.

- (5) The zoning requirements for the uses permitted under clause 2 (1) (e) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential Two (R2-1) Zone.
- (6) The zoning requirements for the uses permitted under clause 2 (1) (f) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential Two (R2-2) Zone.
- (7) The zoning requirements for the uses permitted under clause 2 (1) (g) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential Two (R2-3) Zone.
- (8) The zoning requirements for the uses permitted under clause 2 (1) (h) are those set out in Part 6 - Residential Zones of the zoning by-law for the Residential Three (R3) Zone.
- (9) The zoning requirements for the uses permitted under clause 2 (1) (i) are those set out in Part 7 - Commercial Uses of the zoning by-law for the Neighbourhood Commercial (C2) Zone.
- (10) The zoning requirements for the uses permitted under clauses 2 (1) (j), 2 (2) (a), 2 (2) (b), and 2 (2) (c) are those set out in Part 10 - Other Zones of the zoning by-law for the Institutional (I) Zone.

4. Condition, municipal services

- (1) No person may use the lands shown as Residential One Exception (R1-1*A) Zone on the map described in Appendix A or erect or use buildings or structures on those lands unless the following conditions respecting municipal services are met, if applicable:
 - 1. New public or private streets required for the erection or use of a building or structure shall be constructed to a minimum of base curb and base asphalt or concrete and shall be connected to an existing public highway.
 - 2. Municipal water mains and sewers, and their appurtenances, that are required for the erection or use of a building or structure shall be installed and operational before the use or erection begins.

5. Implementation provisions

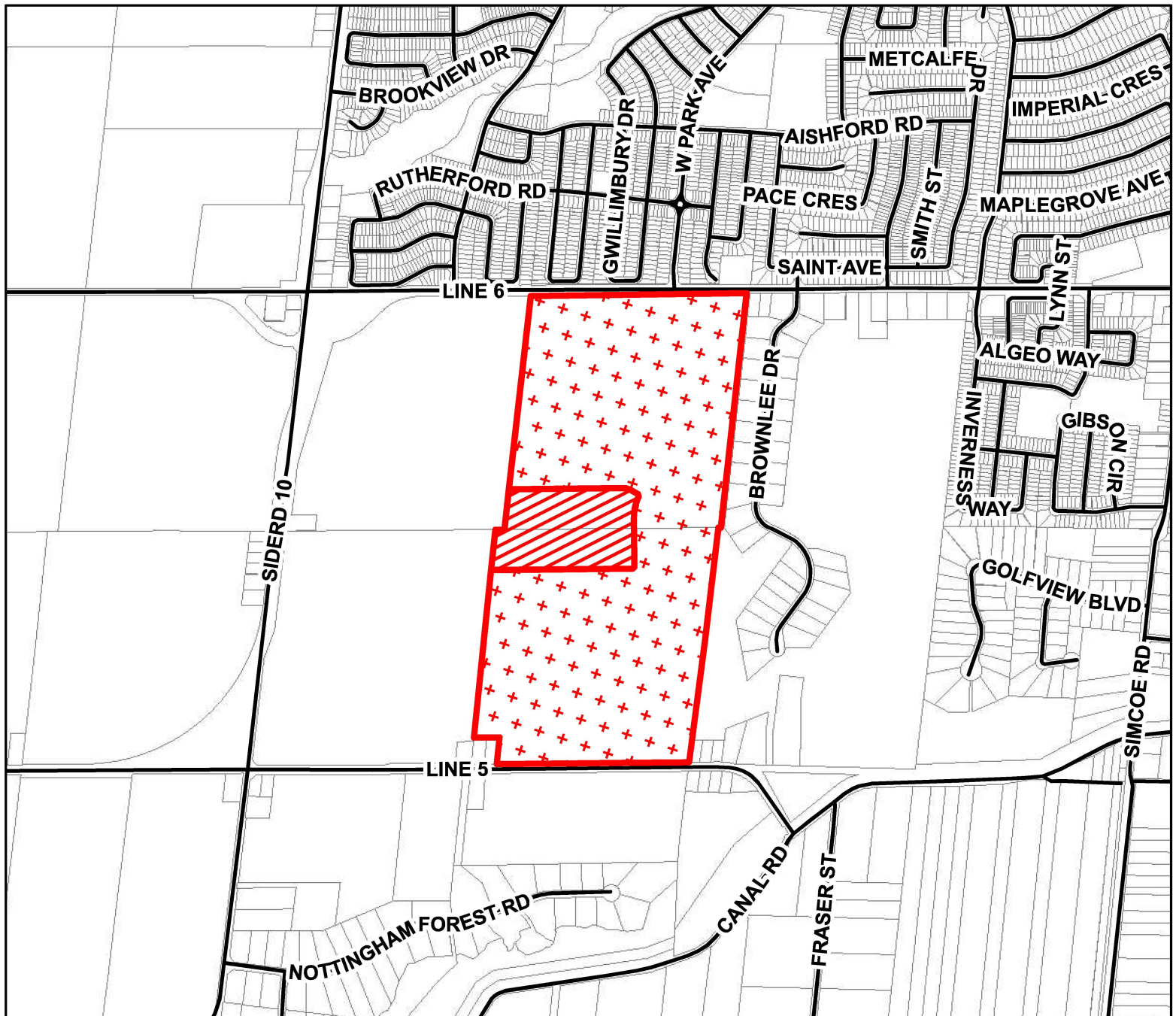
- (1) This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be a by-law passed by the Council of the Town of Bradford West Gwillimbury.
- (2) Policy statements issued under subsection 3 (1) of the *Planning Act*, provincial plans, and official plans do not apply in respect of a licence, permit, approval, permission or other matter required before a use permitted by this order may be established on the lands subject to this order.
- (3) This order comes into force on the day it is made.

Dated at Toronto this 6th day of February, 2026.



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

Appendix "A" to Zoning Order 003-2026



LEGEND

— Roads

□ Parcels

Subject Lands - Part of Lot 12,
Concession 5, West Gwillimbury,
Town of Bradford West Gwillimbury,
County of Simcoe



School (S) Zone

Residential One



Exception (R1-1*A)
Zone



Map North (Degrees): 18°E

0 145 290 580
Metres

1 cm equals 160 metres

Map Description:

The map shows lands located in, Part of Lot 12, Concession 5, West Gwillimbury, Town of Bradford West Gwillimbury, County of Simcoe.

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THIS IS NOT A PLAN OF SURVEY

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