



Bill No. 057

BY-LAW NUMBER 2015-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 15-G-065;

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts that the City of Barrie Comprehensive Zoning By-law 2009-141 be amended as follows:

1. **THAT** Section 3.0 Definitions be amended by inserting a new definition between "Funeral Establishment" and "Garage, Private" as follows:

"Funeral Service Provider

shall mean a wholly enclosed building for the purpose of furnishing funeral services to the public and may include facilities for the preparation of the human body for internment or cremation, and may include facilities for cremation, but shall not include ceremonies such as celebrations of life or wakes."

2. **THAT** Section 3.0 Definitions be amended by inserting a new definition between "Material Recovery Facility" and "Mineral Aggregate Resources" as follows:

"Medical Marihuana Production Facility

shall mean the use of a wholly enclosed building or structure to possess, produce, ship, deliver, transport, test or destroy medical marihuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to the Marihuana for Medical Purposes Regulations."

3. **THAT** Section 3.0 Definitions be amended by deleting the definition of Manufacturing and Processing as follows:

"Manufacturing and Processing

shall mean a building in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on."

and replaced with the following:

"Manufacturing and Processing

shall mean a wholly enclosed building in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on. Such facilities may also sort and separate materials, and may include hydroponic uses, but shall not include a material recovery facility, concrete ready mix plant, excavation and processing of mineral aggregate resources, manufacturing/rendering or refining of noxious products, a recycling facility for concrete and/or asphalt and a medical marihuana production facility."

4. **THAT** Section 3.0 Definitions be amended by deleting the definition of Warehouse as follows:

"Warehouse

shall mean a building used for the storage of goods and materials."

and replaced with the following:

“Warehouse

shall mean a wholly enclosed building used for the storage of goods or materials and may include distribution of warehoused goods/materials for the purpose of delivering or transporting. Warehouse shall not include a truck terminal use.”

5. **THAT** Section 4.11.1.3 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

Fencing

Any permitted *outdoor storage* or *outdoor storage use* which adjoins a *street* or a lot in any *zone* other than the *zone* in which the *outdoor storage* is located shall be screened from view from the *street* or *lot* through the erection and maintenance of an opaque fence of a minimum height of 2m. The fence shall maintain the same setback as required for the *outdoor storage*. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the *lot line* along the *street*.

and replaced with the following:

Fencing

Any permitted *outdoor storage* or *outdoor storage use* which adjoins a *street* or a lot in any *zone* other than the *zone* in which the *outdoor storage* is located shall be screened from view from the *street* or *lot* through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height. The fence shall maintain the same setback as required for the *outdoor storage*. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the *lot line* along the *street*.

6. **THAT** a new Section 4.11.1.7 be added to the Comprehensive Zoning By-law 2009-141 as follows:

4.11.1.7 Maximum Permitted Outdoor Storage

Outdoor Storage or Accessory to a permitted use, shall not exceed fifty percent (50%) of the total *gross floor area* of the main building in both the Light Industrial (LI) and Highway Industrial (HI) zones.

7. **THAT** a new Section 4.11.1.8 be added to the Comprehensive Zoning By-law 2009-141 as follows:

4.11.1.8 Outdoor Storage Adjacent to Highway 400

Outdoor storage shall only be permitted in interior side yards and the *Outdoor Storage* must be fully screened from Highway 400 by the main building.

8. **THAT** Section 7.2.1 and Table 7.2 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

7.2 PERMITTED USES

7.2.1 The permitted *uses* in the Industrial *Zone* are listed in Table 7.2.

Table 7.2					
Uses	Zones				
	Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Industrial Uses					
<i>Abattoir</i>					X
<i>Animal Shelter</i>			X	X	
<i>Bakery</i>		X	X	X	
<i>Concrete Product Manufacturing</i>				X	
<i>Concrete Ready Mix Plant</i>					X
<i>Excavation and Processing of Mineral Aggregate Resources</i>					X
<i>Foundry</i>				X	X
<i>Manufacturing and Processing in Wholly Enclosed Buildings</i>	X	X	X	X	X
<i>Manufacturing, Refining, or Rendering of Noxious Products</i>					X
<i>Material Recovery Facility</i>				X ⁽¹⁾	X ⁽¹⁾
<i>Outdoor Storage</i>				X	X
<i>Outdoor Storage of Sand, Gravel, Stone, Soil or Salt</i>					X

Table 7.2					
Uses	Zones				
	Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals			X	X	
Research/Development Facility	X	X	X	X	
Self Storage			X	X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment			X	X	
Bank	X		X		
Building Supply Centre			X	X	
Car Wash			X	X	
Conference Centre	X	X	X		
Custom Workshop			X	X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment			X	X	
Fitness or Health Club	X		X		
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)			X		
Nursery or Garden Supply Centre			X	X	
Office	X	X	X	X	
Office, Medical	X		X		
Outdoor Display and Sales Area			X	X	
Photography Studio	X		X		
Recreational Establishment			X		
Restaurant as part of multi-tenant building	X	X	X	X	
Service Store	X		X	X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X		X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings			X		
Institutional Uses					
Commercial School	X		X		
Day Nursery	X		X		
Industrial School			X	X	

⁽¹⁾ Shall be conducted only within a fully enclosed building. No outdoor storage or accessory outdoor storage will be permitted in association with these uses.

and replaced with the following:

Table 7.2					
Uses	Zones				
	Business Park (BP) (Formally EM1-Business Park)	Light Industrial (LI) (Formally EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formally EM2-Highway 400 Industrial)	General Industrial (GI) (Formally EM4-General Industrial)	Restricted Industrial (RI) (Formally EM5-Restricted Industrial)
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Medical Marihuana Production Facility				X	
Material Recovery Facility				X ⁽¹⁾	X ⁽¹⁾
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X ⁽¹⁾	X ⁽¹⁾
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank	X	X	X (As part of a multi-tenant building)		
Building Supply Centre		X		X	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range <small>(outdoor)</small>				X	
Hotel, Motel	X	X	X		
Miniature Golf <small>(outdoor)</small>		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	
Photography Studio	X	X			

Private Club		X			
Recreational Establishment		X			
Restaurant as part of multi-tenant building	X	X	X	X	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Commercial School	X	X	X		
Day Nursery	X	X			
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

(1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these *uses*.

9. **THAT** Section 7.2.2 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

“Accessory Retail Uses

Accessory retail *uses* shall only be permitted in association with *uses* identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same *structure* and shall not exceed 15% of the *gross floor area* in the Highway 400 Industrial (EM2) and General Industrial (EM4) *Zones* to a maximum of 300m² or 25% of the *gross floor area* in the Business Park (EM1) and Service Industrial (EM3) *Zones* to a maximum of 300m².”

and replaced with the following:

“Accessory Retail Uses

Accessory retail *uses* shall only be permitted in association with *uses* identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same *structure* and shall not exceed 15% of the *gross floor area* in the Highway Industrial (HI) and General Industrial (GI) *Zones* to a maximum of 300m². The lands that are zoned Business Park (BP) and Light Industrial (LI) shall not exceed 25% of the *gross floor area*. Those lands that are zoned Light Industrial (LI) and abut an arterial road as identified on Schedule D-Roads Plan of the Official Plan shall be permitted up to a maximum of 35% of gross floor area for accessory retail uses.”

10. **THAT** Section 7.2.5 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

“Noxious Products

As identified under Section 7.2 noxious products shall only be permitted in the Restricted Industrial (EM5) *Zone* and shall mean the manufacturing, refining, or rendering of: asbestos products, asphalt, blacking or polish, brick or tile, cement, gypsum, lime or plaster of paris, dextrin, glucose or starch, dye, fat, grease, lard or tallow, gelatin, glue or size, soda or potash, vinegar, ethanol, or similar substances.

(a) No ethanol production facility shall be located closer than 1000m from any other ethanol production facility, or lands zoned for residential use, or containing one or more residential dwelling units, or containing a school, a hospital, or a place of worship.”

and replaced with the following:

“Noxious Products

As identified under Section 7.2 noxious products shall only be permitted in the Restricted Industrial (RI) *Zone* and shall mean the manufacturing, refining, or rendering of: asbestos products, asphalt, blacking or polish, brick or tile, cement, gypsum, lime or plaster of paris, dextrin, glucose or starch, dye, fat, grease, lard or tallow, gelatin, glue or size, soda or potash, vinegar, ethanol, or similar substances.

- (a) No ethanol production facility shall be located closer than 1000m from any other ethanol production facility, or lands zoned for residential use, or containing one or more residential dwelling units, or containing a school, a hospital, or a place of worship.”

11. THAT Section 7.3.1 and Table 7.3 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

7.3 INDUSTRIAL STANDARDS

7.3.1 The uses permitted in the Industrial Zone are subject to the development standards referenced in Table 7.3.

Table 7.3						
		Zones				
		Business Park (EM1)	Highway 400 Industrial (EM2)	Service Industrial (EM3)	General Industrial (EM4)	Restricted Industrial (EM5)
Lot Area (min.)		1300m ²	1300m ²	700m ²	700m ²	2000m ²
Lot Frontage (min.)		30m	30m	15m ⁽¹⁾	15m ⁽¹⁾	45m
Front yard (min.)		6m	15m ⁽²⁾	7m	7m ⁽²⁾	15m
Side Yard (min.)		4m	4m	3m	3m	3m
Side Yard Adjoining	Residential Zone (min.)	10m	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m	7m
Rear Yard (min.)		6m	8m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	7m	15m
Lot Coverage (max.)		50%	50%	60%	60%	60%
Building Height (max.)		14m ⁽³⁾	14m ⁽³⁾	14m ⁽³⁾	-- ⁽³⁾	-- ⁽³⁾

⁽¹⁾ Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

⁽²⁾ The lot line and yard of any lot in any Highway 400 Industrial (EM2) Zone and/or General Industrial (EM4) Zone which adjoins the right-of-way of Highway 400 shall be deemed to be the front lot line or front yard of the lot and the provisions of this By-law shall apply accordingly.

⁽³⁾ Except in the case where lands abut a Residential Zone in which case the maximum building height shall be 9m. Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard.

and replaced with the following:

7.3 INDUSTRIAL STANDARDS

7.3.1 The uses permitted in the Industrial Zone are subject to the development standards referenced in Table 7.3.

Table 7.3						
		Zones				
		Business Park (BP)	Highway Industrial (HI)	Light Industrial (LI)	General Industrial (GI)	Restricted Industrial (RI)
Lot Area (min.)		1300m ²	1300m ²	700m ²	700m ²	2000m ²
Lot Frontage (min.)		30m	30m	15m ⁽¹⁾	15m ⁽¹⁾	45m
Front yard (min.)		6m	15m ⁽²⁾	7m	7m ⁽²⁾	15m
Side Yard (min.)		4m	4m	3m	3m	3m

Side Yard Adjoining	Residential Zone (min.)	10m	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m	7m
Rear Yard (min.)		6m	8m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	15m	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	7m	15m
Lot Coverage (max.)		50%	50%	60%	60%	60%
Building Height (max.)		14m ⁽³⁾	14m ⁽³⁾	14m ⁽³⁾	-- ⁽³⁾	-- ⁽³⁾

- (1) Except in the case where an Industrial *Zone* abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the *lot frontage* shall be increased to 30m.
- (2) The *lot line* and yard of any lot in any Highway Industrial (HI) *Zone* and/or General Industrial (GI) *Zone* which adjoins the right-of-way of Highway 400 shall be deemed to be the front *lot line* or *front yard* of the lot and the provisions of this By-law shall apply accordingly.
- (3) Except in the case where lands abut a Residential *Zone* in which case the maximum building height shall be 9m. Cranes, conveying equipment and incidental equipment required for *manufacturing and processing* shall also be exceptions to the maximum building height standard.

THAT Section 7.3.3 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

“7.3.3 Parking Standards

7.3.3.1 Surface Treatment

Parking spaces, driveways and aisles in the General Industrial (EM4) and Restricted Industrial (EM5) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities.

7.3.3.2 Front Yard Parking

In any Highway 400 Industrial (EM2) *Zone*, where parking is being provided in the *front yard*, such *parking area* shall not exceed 20% of the required parking for the lot as per Section 4.6 of the By-law.”

and replaced with the following:

“7.3.3 Parking Standards

7.3.3.1 Surface Treatment

Parking spaces, driveways and aisles in the General Industrial (GI) and Restricted Industrial (RI) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities.

7.3.3.2 Front Yard Parking

In any Highway Industrial (HI) *Zone*, where parking is being provided in the *front yard*, such *parking area* shall not exceed 20% of the required parking for the lot as per Section 4.6 of the By-law.”

12. **THAT** Section 7.3.4 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

“7.3.4 Loading Spaces Standards

7.3.4.1 Surface Treatment

- a) *Loading spaces* and maneuvering areas for any use in the Business Park (EM1), Highway 400 Industrial (EM2) and Service Industrial (EM3) *Zones* must be constructed with an asphaltic or, concrete surface or decorative brick pavers and curbed with a continuous poured concrete curb.
- b) *Loading spaces* in the General Industrial (EM4) and Restricted Industrial (EM5) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities.”

and replaced with the following:

“7.3.4 Loading Spaces Standards

7.3.4.1 Surface Treatment

- a) *Loading spaces* and maneuvering areas for any use in the Business Park (BP), Highway Industrial (HI) and Light Industrial (LI) *Zones* must be constructed with an asphaltic or, concrete surface or decorative brick pavers and curbed with a continuous poured concrete curb.
- b) *Loading spaces* in the General Industrial (GI) and Restricted Industrial (RI) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities.”

13. **THAT** Section 7.3.5 of Comprehensive Zoning By-law 2009-141 as identified below be deleted:

“7.3.5 Landscape Buffer Areas

7.3.5.1 Business Parks

Any lot in the Business Park (EM1) *Zone* shall provide a landscaped buffer area of 6m along the *lot line* of the yard abutting any *street*. A landscaped buffer area of 1.5m shall be provided along all *lot lines* unless otherwise specified under Section 4.8 of the By-law. A minimum of 50% of the *front yard* of any lot within the Business Park (EM1) *Zone* shall be landscaped.”

and replaced with the following:

“7.3.5 Landscape Buffer Areas

7.3.5.1 Business Parks

Any lot in the Business Park (BP) *Zone* shall provide a landscaped buffer area of 6m along the *lot line* of the yard abutting any *street*. A landscaped buffer area of 1.5m shall be provided along all *lot lines* unless otherwise specified under Section 4.8 of the By-law. A minimum of 50% of the *front yard* of any lot within the Business Park (BP) *Zone* shall be landscaped.”

14. **THAT** the Zoning Map of Comprehensive Zoning By-law 2009-141, be deleted and replaced with the Zoning Map attached as Schedule “A”.

15. **THAT** Section 13.3 Special Provisions for Industrial Zones be deleted and replaced with Section 13.3 Special Provisions for Industrial Zones attached as Schedule “B”.

16. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 29th day of June, 2015.

READ a third time and finally passed this 29th day of June, 2015.

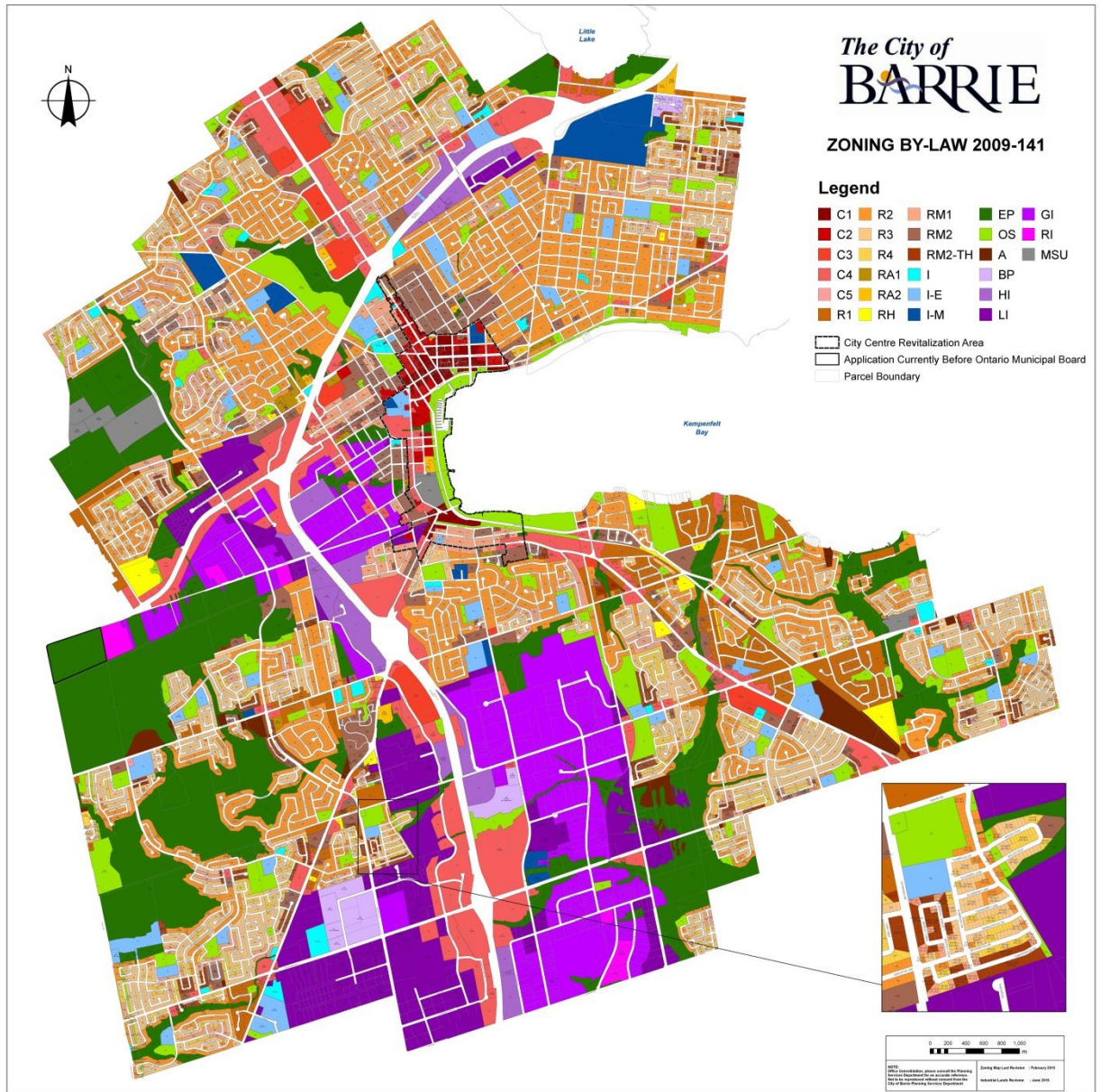
THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

SCHEDULE "A"

Zoning Map of Comprehensive Zoning By-law



SCHEDULE "B"

Section 13.3 Special Provisions for Industrial Zones

13.3 SPECIAL PROVISIONS FOR INDUSTRIAL ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.3.1 LI (SP-49)

76 Maplevue Drive West shall be used for no other purpose than the sale of new and used *vehicles*. (By-law 1991-186)

13.3.2 LI (SP-59)

55 Maplevue Drive West may be used for the purpose of an *automotive sales establishment* and Lot 24, Plan 51M-446 shall be allowed a zero *lot line* setback on the southerly *side yard*, and Lot 23, Plan 51M-466 shall be allowed a zero *lot line* setback on the northerly *side yard*. (By-law 1993-63)

13.3.3 LI (SP-95) M1 (SP-96)

780 Essa Road, Lot 3, Concession 11, being parts 1 and 2 according to Reference Plan 51R-26867 formerly Township of Innisfil, now City of Barrie, County of Simcoe, and Block 1 according to Plan 51M-778 shall not be used for an *adult entertainment parlour*. (By-law 1995-204)

13.3.4 GI (SP-125)

7 George Street shall provide a minimum of 156 *parking spaces* on said property. (By-law 1996-257)

13.3.5 HI (SP-135)

21 Patterson Road shall provide 20 *parking spaces* for a *place of worship use*. (By-law 1997-59)

13.3.6 HI (SP-141), LI (SP-141) (H-48)

40 Harvie Road *adult entertainment parlours* shall not be permitted and such lands shall be subject to a holding provision such provision to be removed upon the owner having entered into an agreement satisfactory to the City with respect to financial contributions to improvements to either or both of Essa Road/Highway 400 and Maplevue Drive/Highway 400 interchanges. (By-law 1998-168)

13.3.7 LI (SP-153)

611 Huronia Road a *golf course* shall also be permitted. (By-law 2001-77)

13.3.8 LI (SP-167)

80 Maplevue Drive West shall not be permitted an *golf driving range*, *adult entertainment parlour*, *arcade or game establishment*, *video rental store*. An *arcade or game establishment* consisting of an indoor entertainment complex of a minimum of 929m² shall be permitted. (By-law 1999-28)

13.3.9 HI (SP-202)

64 Saunders Road shall also be permitted: automotive leasing, ancillary automotive repair (e.g. trailer hitch installation), retail sale as an *accessory use*, and outside storage for the purpose of the *display* of corporate *vehicles* and/or trailers only, and shall provide a minimum 6m *landscape area* adjacent to Highway 400 and a minimum 3m *landscape strip* adjacent to Saunders Road; and shall have no open storage *display* or parking within 90m of Highway 400 save and except a maximum of 8 *vehicles* in and at grade *display* area located adjacent to the *landscape area* along the Highway 400 frontage only. (By-law 2000-135)

- 13.3.10** **LI (SP-87), LI (SP-212), LI (SP-214), LI (SP-284), LI (SP-313), LI (SP-322), LI (SP-344), LI (SP-345), LI (SP-346), LI (SP-347)**
- 125 and 191 Maplevue Drive West and 480 Dunlop Street West** an *automotive sales and leasing establishment* shall also be permitted. (By-law 2005-275)
- 13.3.11** **LI (SP-213)**
- 151 Maplevue Drive West** a convenience store ancillary to a gas bar with a maximum *gross floor area* of 220m² shall also be permitted. (By-law 2000-154)
- 13.3.12** **LI (SP-240)**
- 565 Bryne Drive** a *place of worship* of a maximum *gross floor area* of 900m² shall also be permitted. (By-law 2001-162)
- 13.3.13** **LI (SP-245)**
- 306 Tiffin Street** shall be used for no other purpose than the following: *offices, conference centres, electronics and software manufacturing in wholly enclosed buildings, pharmaceutical manufacturing in wholly enclosed buildings, printing and publishing, research and development facilities, restaurants* as part of a *multi-tenanted building, service stores, transmission and distribution operating centre, veterinary clinic, accessory retail, helicopter landing facility*. (By-law 2005-275)
- 13.3.14** **HI (SP-263)**
- 3 Morrow Road** - a convenience store of a maximum size of 220m as an ancillary *use* in conjunction with a gas bar and *car wash* shall also be permitted and shall be required to provide a 6m wide *landscaping strip* along the entire frontage of the Essa Road flankage, the treatment of which shall be addressed as a component of Site Plan Approval. (By-law 2005-275)
- 13.3.15** **LI (SP-270)**
- 499 and Rear of Veterans Drive** shall be used for no other purpose than a *landscaped buffer* and shall not be considered in the calculation of any yard requirement. (By-law 2002-146)
- 13.3.16** **LI (SP-282)**
- 730 Essa Road** shall be used for no other purpose than a *professional office*. (By-law 2004-292)
- 13.3.17** **LI (SP-286)**
- 115 Bell Farm Road** shall also permit clinics and *personal service stores*. (By-law 2003-008)
- 13.3.18** **LI (SP-338)**
- 500 Veterans Drive, 60 – 80 Reid Drive, 138 – 204 Caplan Avenue and 204 Maplevue Drive** (Lots 14 to 22 inclusive, Part of Lot 23 being Part 3 on Reference Plan 51R-33044 all according to Registered Plan 51M-495 all according to Registered Plan 51M-495) shall not be permitted *hotels* or *motels*. (By-law 2004-267)
- 13.3.19** **LI (SP-339)**
- 50 Reid Drive** shall not be permitted *hotels* or *motels*, shall be permitted a maximum *building height* of 28m. (By-law 2004-267)
- 13.3.20** **LI (SP-340)**
- 566 - 570 Bryne Drive** an *automotive sales establishment* with no outside storage of *vehicles* shall also be permitted. (By-law 2004-289)
- 13.3.21** **RI (SP-350)**
- 160 Lockhart Road**
- a) Shall only be permitted the following uses:
- i) All industrial *uses* permitted in the (GI) *Zone*;
- ii) Asphalt plant (the manufacturing of asphalt);

- iii) The processing (i.e. crushing, screening or washing) of sand, gravel, stone or other surface and subsurface minerals;
 - iv) *Outdoor storage* of sand, gravel, stone;
 - v) *Recycling Facility Concrete and/or Asphalt*;
 - vi) Storage of soil or salt within an enclosed structure or covered as set out in (g) below;
 - vii) Open storage of heavy machinery and equipment; and,
 - viii) *Uses and buildings* accessory to a permitted use.
- b) That provided the lands shown as (RI)(SP-350) on Schedule “A” to this by-law are not used for any other purposed listed in Section 7.12.28 a) ii) to vii) inclusive, then and only in such case shall the following additional *uses* be permitted: all Commercial *Uses*, *Agricultural Uses* and *Institutional Uses* permitted in the (GI) *Zone*;
- c) That notwithstanding any provision of this By-law to the contrary and notwithstanding any consolidation of lots, all of the land shown as (RI SP-350) on Schedule “A” to this by-law shall be treated as a *single lot* for zoning purposes;
- d) That notwithstanding the definition of “*Lot Line, Front*”, the *lot line* abutting Lockhart Road shall be considered the *front lot line* and the *lot line* abutting Rawson Road shall be considered the *side lot line*;
- e) That notwithstanding Section 7.8.3, the northerly property limit of Lot 84, Plan 51M-379 shall not be subject to screening measures. Further, that as an alternative to the minimum 2m high opaque fence, the *outdoor storage* may be screened from view from the *street* by landscaping or a combination of fencing and landscaping; and
- f) That in addition to the Industrial Standards as set out in Section 7.8 of this By-law as amended, and notwithstanding Section 7.8.1 and 7.8.2, there shall be no *outdoor storage* within the minimum required *front yard* or minimum required exterior *side yard*, and the property zoned Restricted Industrial (RI SP-350) shall require the following setback and height restrictions:

Maximum Stockpile Height

Setback from Street		Maximum Stockpile Height
Lockhart Road	Rawson Avenue	
15 to 30m	7 to 20m	2.4m
30 to 60m	20 to 35m	5.0m
60 to 90m	35 to 60m	7.5m
90 to 120m	More than 60m	10.0m
More than 120m	More than 60m	12.0m

- g) That storage of soil only take place where the soil is covered in such a manner as to prevent the effects of water or wind on the stored material that would in any way create an impact off site.

That storage of salt shall only take place within an enclosed *structure* such as a salt dome with openings for access for persons and *vehicles* and will include an impervious base, and will take place in accordance with best management practices. Best management practices shall include taking all reasonable steps to contain on-site any run-off, windblown or similar emission that might emanate from the storage material. (By-law 2005-139A Board Order 0353)

13.3.22

BP (SP-356)

2, 22, 26, 30 and 33 Quarry Ridge Road shall be used for no other purpose than the following *uses*: light and high technology manufacturing; processing and assembly *uses* and warehousing in wholly enclosed buildings; *research and development facilities* including laboratories, pharmaceutical and medical product industry; *offices*; *restaurants*; banks; *conference centre*; communication and broadcasting establishments including radio or television transmission facilities; *hotels/motels*; *fitness centres*; racquet clubs; swimming pool; *health club*; retail or *service stores* if accessory *uses* to a permitted restricted industrial use on the same lot and if they do not exceed more than 15% of the *gross floor area* of the building; *medical office*; *florist*; fire station; police station; day care facilities as an accessory use; *community centre*, and shall provide a minimum *front yard* setback of 6m, a minimum *side yard* adjacent to a residential use of 25m and a

minimum *rear yard* adjacent to a residential use of 25m. (By-law 2005-191) (By-law 2005-275)

13.3.23 LI (SP-359)

99-105 Maplevue Drive West and 133-147 Maplevue Drive West

Notwithstanding any other provision of this By-law, the uses listed in the Table contained in Section 6.2.1 under the heading "Permitted Uses General Commercial (C4)" with the exception of "shopping centre" and "dwelling unit in conjunction with permitted commercial uses, excepting defined automotive uses", may be constructed and used on such properties provided the provisions of this By-law applicable to lands zoned C4 are complied with, and provided further that not more than 3,650 sq. m. of gross floor area may be constructed and used on the currently vacant portion of 99-105 Maplevue Drive West (as shown on Schedule "A") and not more than 6,000 sq. m. of gross floor area may be constructed and used on 133-147 Maplevue Drive West.

13.3.24 HI (SP-361)

55 Patterson Road in addition to the permitted *uses* in the (EM2) *Zone*, shall be permitted an electrical *utility* and any associated *outside storage*. (By-law 2005-275 Board Order No. 2628)

13.3.25 LI (SP-367)

Part of the North Half of Lot 4 Concession 11, formerly Township of Innisfil now in the City of Barrie shall also be permitted as *automotive sales establishment*. (By-law 2006-120)

13.3.26 LI (SP-385)

Part Lot 4, Concession 12 in addition to the permitted *uses* in the (LI) *Zone*, shall be permitted a *place of worship* (which shall not include a *day nursery*, *day care centre*, *school*, or any residential *use* other than that associated with a *rectory* or *manse*). (By-law 2005-275 Board Order No. 2628)

13.3.27 LI (SP-386)

Parts 3, 4, 5, 6, 10, 11 RP 51R-29607 in addition to the permitted *uses* in the (LI) *Zone*, shall be permitted a single free standing *restaurant* building of no greater than 300m² together with any associated *drive through*. (By-law 2005-275 Board Order No. 2628)

13.3.28 HI (SP-392)

92 Davidson Street and 12 Ottaway Avenue shall be permitted a self storage use up to a maximum of 3,112 square metres of ground floor gross floor area and a maximum of 1,254 square metres of second floor gross floor area and that there shall be no direct access onto Ottaway Avenue; (By-law 2005-275 Board Order No. 1021)

13.3.29 LI (SP-394)

494 Veterans Drive in addition to the permitted *uses* in the (LI) *Zone* shall be permitted a private club (save and except any fraternity or sorority house, guest house or hostel or any other residential *uses* associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628)

13.3.30 LI (SP-395)

660 Bayview Drive in addition to the permitted *uses* in the (LI) *Zone* shall be permitted a *private club* (save and except any fraternity or sorority house, guest house or hostel or any other residential *uses* associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628)

13.3.31 LI (SP-396)

649 Bayview Drive, Part Lot 8, Concession 11, formerly Township of Innisfil, now City of Barrie being Parts 1, 3 and 5 on Reference Plan 51R-20375 in addition to the list of permitted *uses* in the (LI) *Zone*, shall be permitted a *private club* (save and except any fraternity or sorority house, guest house or hostel or any other residential *uses* associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628)

13.3.32

BP (SP-407) (H-100) (H2-101)

400 Bayview Drive shall permit the following uses:

Accessory Employee Use, Accessory Retail, Assembly Hall, Bank, Conference Centre, Data Processing Centre, Drive-Through Facility, Fitness or Health Club, Hotel, Motel, Office, Photography Studio, Restaurant⁽¹⁾, Service Store, Veterinary Clinic, Manufacturing & Processing in Wholly Enclosed Building, Printing & Publishing, Research & Development Facility, Warehousing in Wholly Enclosed Building excluding Self Storage, Commercial School, Day Nurseries (By-law 86-265), Office, Medical (By-law 2013-026).

Footnotes to BP (SP-407)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m²;

Notwithstanding the list of permitted uses, one freestanding restaurant shall be permitted within the lands zoned Business Park BP (SP-407) (H2-101).

The following standards shall apply:

- a) Lot Area (min) 1300m²
- b) Lot Frontage (min) 30m
- c) Front Yard (min.) – 6m
- d) Side Yard (min.) – 4m
- e) Side Yard (min.) – 10m, adjacent to a residential zone
- f) Side Yard (min) – 6m, adjacent a to a street
- g) Rear Yard (min) – 6m
- h) Rear Yard (min) – 15m, adjoining a residential zone
- i) Rear Yard (min) – 6m, adjoining a street
- j) Lot Coverage (max) – 50%
- k) Building Height (max) – 45m ⁽²⁾

Footnotes to BP (SP-407)

(2) Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard.

Refer to **By-law 2010-130** attached to OMB Decision PL050527, as amended by By-law 2013-026.

13.3.33

LI (SP-408) (H2-103)

505 Bayview Drive shall permit the following uses:

Auto Leasing Establishment, Auto Sales Establishment, Miniature Golf (Indoor), Restaurant⁽¹⁾, Animal Pound.

Notwithstanding the list of permitted uses, two freestanding restaurants shall be permitted within the lands zoned Light Industrial LI (SP-408) (H2-102) (H2-103).

Footnotes to BP (SP-408)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m²;

The following standards shall apply:

- a) Lot Area (min) 700m²
- b) Lot Frontage (min) 15m ⁽¹⁾

- c) Front Yard (min.) – 7m
- d) Side Yard (min.) – 3m
- e) Side Yard (min.) – 10m, adjacent to a residential zone
- f) Side Yard (min) – 7m, adjacent a to a street
- g) Rear Yard (min) – 7m
- h) Rear Yard (min) – 15m, adjoining a residential zone
- i) Rear Yard (min) – 7m, adjoining a street
- j) Lot Coverage (max) – 60%
- k) Building Height (max) – 16m ⁽²⁾

Footnotes to LI (SP-408)

(1) Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

(2) Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard.

Refer to **By-law 2010-130** attached to OMB Decision PL050527 and By-law 2011-086.

13.3.34

LI (SP-409) (H2-105)

505 Bayview Drive shall permit the following uses:

Accessory Employee Use, Golf Driving Range, Restaurant⁽¹⁾, Transmission Establishment (Cellular or Electronic), Concrete Product Manufacturing, Foundry, Material Recovery Facility⁽²⁾, Recyclable Materials Transfer Stations⁽²⁾, Truck Terminal, Heavy Equipment Dealer, Kennel,.

Footnotes to LI (SP-409)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m²;

(2) Shall be conducted only within a fully enclosed building. No outside storage or accessory outside storage will be permitted with these uses.

The following standards shall apply:

- a) Lot Area (min) 700m²
- b) Lot Frontage (min) 15m ⁽¹⁾
- c) Front Yard (min.) – 7m
- d) Side Yard (min.) – (left blank in table)
- e) Side Yard (min.) – 10m, adjacent to a residential zone
- f) Side Yard (min) – 7m, adjacent a to a street
- g) Rear Yard (min) – 7m
- h) Rear Yard (min) – 15m, adjoining a residential zone
- i) Rear Yard (min) – 7m, adjoining a street
- j) Lot Coverage (max) – 60%
- k) Building Height (max) – (left blank in table)

Footnotes to LI (SP-409)

⁽¹⁾ Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

Refer to **By-law 2010-130** attached to OMB Decision PL050527 and By-law 2011-086.

13.3.35 RI (SP-413) (H-107)

**Lots 76 to 83, Plan 51M-379
Located North of Lockhart Road, West of Rawson Avenue**

- a) Notwithstanding the permitted uses for Industrial Zones set out in Section 7.2, of this By-law, the property zoned Restricted Industrial (RI)(SP-413)(H-107) shall only be permitted a *Material Recovery Facility*; that associated *outdoor storage* of material be permitted provided that such *outdoor storage* is screened in accordance with the requirements of Section 4.11 of this By-law (2009-141), and that any associated *outdoor storage* not be permitted within 15m of the *front lot line*.
- i. The (H) symbol indicates that the lands so zoned cannot be used for a purpose permitted by Restricted Industrial (RI)(SP-413)(H-107) until the (H) symbol is removed. The removal of the (H) symbol shall be subject to completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
1. Ministry of Environment approval through issuance of a Certificate of Approval;
 2. That the owner provide a binding agreement to employ the Best Management Practices as included as Appendix "B" to Staff Report PLN054-06 and as recommended by Golder Associates Ltd. in a report entitled "Hydrogeological Review and Proposed Protection Measures, Barrie Metals Facilities, dated July 14, 2006" on the site, in a form acceptable to the City of Barrie;
 3. That adequate facilities for the safe storage, handling and disposal of hazardous materials be identified and a spills contingency plan be prepared;
 4. That a monitoring well be installed in order to monitor long term groundwater quality;
 5. That the owner submit a noise report prepared by a qualified professional that is to be reviewed and approved by the City's Engineering Department. (By-law 2008-004)

13.3.36 EM3 (SP-416)

490 Huronia Road

- a) Any *medical office* use shall comply with the parking standards in Section 4.6. (By-law 2008-008)

13.3.37 LI (SP-393 & SP-418)

Lot 14, Plan 51M-695 shall also permit an *automotive sales establishment* subject to the condition that all automotive *displays* be within the *building* and not within the *front* and/or *side yards*.

A minimum 3m *landscaped buffer strip* shall apply across the frontage of the property and a minimum 1.5m *landscaped buffer strip* shall apply along the rear and *side lot lines*.

Loading areas should only be permitted in the rear of the *building*.

In addition:

- a) All roof top mechanical equipment shall be screened from view.
- b) All garbage shall be stored within the *main building* or within an enclosure designed and constructed with walls built from similar exterior building materials to the *main building*, having a weather tight roof and a roll-up access door. (By-law 2008-088)

13.3.38 BP (SP-420) and BP (SP-421)

BP (SP-421)

10 Quarry Ridge Road shall also permit free standing *restaurants*. (By-law 2008-123)

BP (SP-420)

1, 5, 10 and 32 Quarry Ridge Road shall also permit the following *uses*:

light and high technology manufacturing, processing and assembly *uses* and warehousing in wholly enclosed *buildings, research and development facilities* including laboratories, pharmaceutical and medical product industry, *offices*, banks, *conference centre, hotels/motels, fitness centres*, racquet clubs, swimming pool, health club, *medical office, florist*, fire station, police station, *printing and publishing*, accessory retail not exceeding 25% of the total *gross floor area* of such *building* to maximum of 300m², *data processing centre, photography studio, service store, veterinary clinic, commercial school, day nursery, private club* and *restaurants* as part of a *multi-tenanted building* not exceeding 25% of the total *gross floor area* of such *building* to a maximum of 300m².

The following standards shall apply:

- l) *Landscape Open Space* (min.) 35% ⁽³⁾
- m) *Building Height* (max.) 9m ⁽¹⁾⁽²⁾
- n) *Front Yard* (min.) – 6m
- o) *Side Yard* (min.) – 25m, adjacent to a residential *use*
- p) *Rear Yard* (min.) – 25m, adjacent to a residential *use*.

Footnotes to BP (SP-420)

⁽¹⁾ Abutting Georgian Drive;

⁽²⁾ where a (BP) *use* abuts residentially *zoned* property the maximum *building height* may be increased to 14m provided a *landscaped area* of not less than 6m in width consisting of tree plantings and a 2m high fence has been erected abutting the residential property;

⁽³⁾ including a 15m wide landscaped berm with tree plantings along the Georgian Drive flankage of the Business Park *Zone*.

All other performance standards are to be in accordance with those outlined in the Business Park (EM1) *zone*. (By-law 2008-123)

13.3.39 LI (SP-451)

599 Dunlop Street West

Any proposed land uses within the Light Industrial LI (SP-451) zone determined to be medium or high risk in accordance with the South Simcoe Municipal Groundwater Study (SSMGS) and any subsequent revisions, attached as Appendix “B” thereto, be prohibited until such time that a risk assessment has been completed by a qualified professional, all to the satisfaction of the Ministry of the Environment, the Lake Simcoe Region Conservation Authority and the Corporation of the City of Barrie. (By-law 2010-053)

**13.3.44 BP (SP-407) (H-100)(H2-101)
LI (SP-408) (H-102)(H2-103)
LI (SP-409) (H-104)(H2-105)**

Parts 1-18,19,23,24,25,28,31,40 and 41 on plan 51R-31901

Lands are subject to Ontario Municipal Board decision PL050527 dated June 28, 2010. (By-law 2010-130) {(H-102) and (H-104) removed with By-law 2011-086}

13.3.45 GI (SP-461)

625 Veterans Drive

Shall require a minimum of 83 on-site parking spaces, including 4 barrier free spaces provided the zone contains only a Data Processing Centre with an Office component of less than 2,501m². (By-law 2011-066)

13.3.46 LI (SP-463)

125 Mapleview Drive West

Shall permit a parking and display area for an Automotive Sales and Leasing Establishment. (By-law 2014-111)

13.3.47 GI (SP-475)

141 – 149 Welham Road shall permit a Bank, a Photography Studio and a Commercial School. (By-law 2012-187)