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THE CORPORATION OF THE CITY OF BARRIE  
Planning and Building Services  
"Committed to Service Excellence"

March 31, 2017

File: D14-1629

**NOTICE OF PROPOSED AMENDMENTS TO THE ZONING BY-LAW 2009-141 AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.**

Dear Sir/Madam:

**Re: City of Barrie - Housekeeping Amendments to Comprehensive Zoning By-law 2009-141**

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, April 24, 2017**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for municipally initiated housekeeping amendments to the Zoning By-Law 2009-141.

**THE PURPOSE** of the proposed amendments is to update and refine the intent of Comprehensive Zoning By-law 2009-101. The proposed amendments are intended to address inconsistencies, barriers for implementation, errors and omissions that have become apparent through the use of the By-law since its approval on August 10<sup>th</sup>, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law are summarized below. The revisions relate to legislative changes, modified definitions and revised standards that should assist and improve implementation of the By-law. Note that these changes may also trigger associated revisions to standard requirements in other sections of the By-law.

1. Section 3.0 Definitions

- a. Revise Day Nursery to remove the reference to outdated legislation and simplify standards to improve application of the term from a land use perspective.
- b. Delete and combine existing definitions for a Nursing Home, Rest Home or Home for the Aged, Retirement Home, and Senior Citizens Home, to remove the reference to outdated legislation and simplify standards to improve application of the terms from a land use perspective.
- c. Revise Second Suite to clarify the use as accessory to the principle land use.
- d. Delete Two-Unit Dwelling as more specific definitions are included in the By-law, such as Semi-Detached, Duplex and Second Suite.

2. Section 4.2.1.10 c) Outdoor Patios

- a. Delete requirements for screening outdoor commercial patios to provide flexibility for site design and potential screening materials that may be reflected through the Site Plan Control process.

3. Section 4.6 Parking Standards

- a. Update Barrier Free Parking standards required to reflect the Accessibility for Ontarians with Disabilities Act.
- b. Remove references to permitting or restricting tandem parking to simplify parking requirements as this standard is often modified through Special Provisions in the By-law.
- c. Revise standard for parallel parking to remove conflicting measurements regarding distance to the curb.

4. Section 5.2.9 Second Suites

- a. Delete requirements for the location of a second suite entrance door at the side or rear yard to ensure options are available for accessing the second suite in existing built situations.
- b. Add text to exempt existing built situations from meeting new By-law standards to eliminate the need to apply to Committee of Adjustment for an existing previously permitted design standard.

5. Section 5.3.5 b) Accessory Buildings and Structures

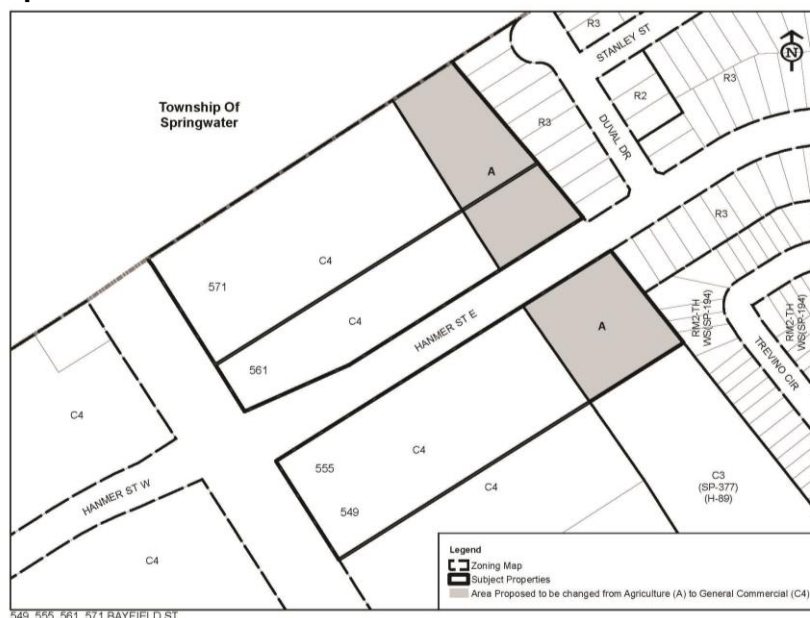
- a. Delete standard that lists accessory uses that are permitted in the front yard as it potentially conflicting with other text and is confusing to implement.

6. Section 5.3.6.1 Parking in Front Yards

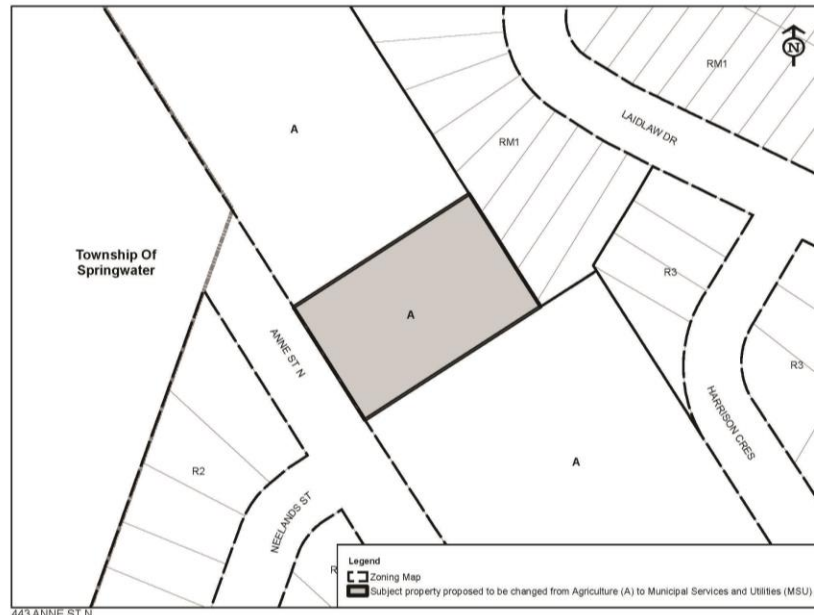
- a. Reword to ensure driveways are defined, and permit a mixture of non-permeable and permeable materials that encourage stormwater infiltration.

The proposed amendments to the Map Schedule predate urbanization of the City. The lands described below and identified on Key Map 1 and 2 attached to this notice are proposed to be zoned from Agriculture (A) to a more applicable zone category for the existing land use.

- 1. 549, 555, 561 and 571 Bayfield Street – Change from Agriculture (A) to General Commercial (C4). **Key Map 1**



2. 443 Anne Street – Change from Agriculture (A) to Municipal Services & Utilities (MSU). **Key Map 2**



**Any person wishing further information or clarification with regard to the proposed amendment to the Zoning By-law should contact the Planning Services Department during regular office hours at 705-739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by **Tuesday, April 18, 2017**. Any person may make representation at the meeting; however, written submissions are encouraged. Notification of the amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

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