



**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-235;

**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 2.7 be amended by adding the words “Federal and” before “Provincial Statutes” in both the heading and the text.
2. **THAT** the definition of Nursery or Garden Supply Centre in Section 3.0 be deleted and replaced with the following:

**Nursery or Garden Supply Centre**

shall mean a building and lot, where young trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies and accessory outdoor storage.

3. **THAT** Section 4.2.1.5 be deleted and the remaining sections of 4.2.1 be renumbered accordingly.
4. **THAT** Section 4.2.1.12 be deleted and replaced with the following:

4.2.1.12 Sale of Fruits and Vegetables

The sale of fruit and vegetables and other home-made/farm produce on a seasonal basis is permitted on commercially zoned property provided the required zoning standards for any existing use, including but not limited to parking, is not impacted.

5. **THAT** Section 4.6.2.2 be deleted and the remaining sections be renumbered accordingly.
6. **THAT** Section 4.6.2.4 be deleted and replaced with the following:

4.6.2.4 Parking – Multiple Uses

That notwithstanding the parking requirements set out in Table 4.6, where there are 2 or more permitted uses in any *building* or on any *lot*, the following parking requirements shall apply:

- a) Multiple Uses in Industrial Zones: A minimum of 1 parking space per 40m<sup>2</sup> of gross floor area shall be required except where data warehousing is in combination with another use, in which case the data warehousing components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 40m<sup>2</sup>.
- b) Multiple Uses in Commercial Zones: A minimum of 1 parking space per 24m<sup>2</sup> of gross floor area shall be required except where residential uses are in combination with another use, in which case the residential use components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 24m<sup>2</sup>.
- c) For development that existed prior to the passing of this By-law, when change of use occurs, the less restrictive of the standard parking rate or the blended parking rate for multiple uses in accordance with a) and b) can be applied.

7. **THAT** Table 5.3 be amended by adding reference to footnote (7) to the Side Yards (min.) for every residential zone as noted below:

### 5.3 RESIDENTIAL STANDARDS

- 5.3.1 The *uses* permitted in the Residential *Zone* are subject to the development standards referenced in Table 5.3.

Table 5.3											
	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
<b>Side Yards (min.)</b> (1)(3)(7)	7m	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)(8)	1.2m (2)	1.8m (2)(8)(9)	1.8m (2)(8)	5m (8)	5m (8)

- (1) - See 5.3.3.2 (a)      (4) - See 5.3.4.1      (7) - See 5.3.5 (f)  
 (2) - See 5.3.3.2 (b)      (5) - See 5.3.4.2      (8) - See 5.3.3.2 (d)  
 (3) - See 5.3.3.2 (c)      (6) - See 5.3.4.3      (9) - See 5.3.2

8. **THAT** Section 5.3.5 be amended by deleting subsection h) and replacing it with the following:

- h) collectively exceed 10% lot coverage for detached accessory structures or a maximum of 50m<sup>2</sup> whichever is lesser except in the case of block/cluster/stacked townhouse developments, walk-up apartments or apartments where a maximum of 10% lot coverage shall apply. The 10% lot coverage permitted for accessory buildings and structures is in addition to the lot coverage as set out in Table 5.3 (By-law 2015-195).

9. **THAT** footnote 1 of Section 5.3.6.1 be deleted and replaced with the following:

- (1) Front Yard Parking coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses, semi-detached houses, units with second suites and other permitted uses in the RM2 and RM2-TH zone shall be subject to the maximum parking standard (60%) as noted in the table in 5.3.6.1(a).

10. **THAT** the zoning map schedule be amended in accordance with the maps attached as Schedule "A".

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

**READ** a first and second time this 7<sup>th</sup> day of December, 2015.

**READ** a third time and finally passed this 7<sup>th</sup> day of December, 2015.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



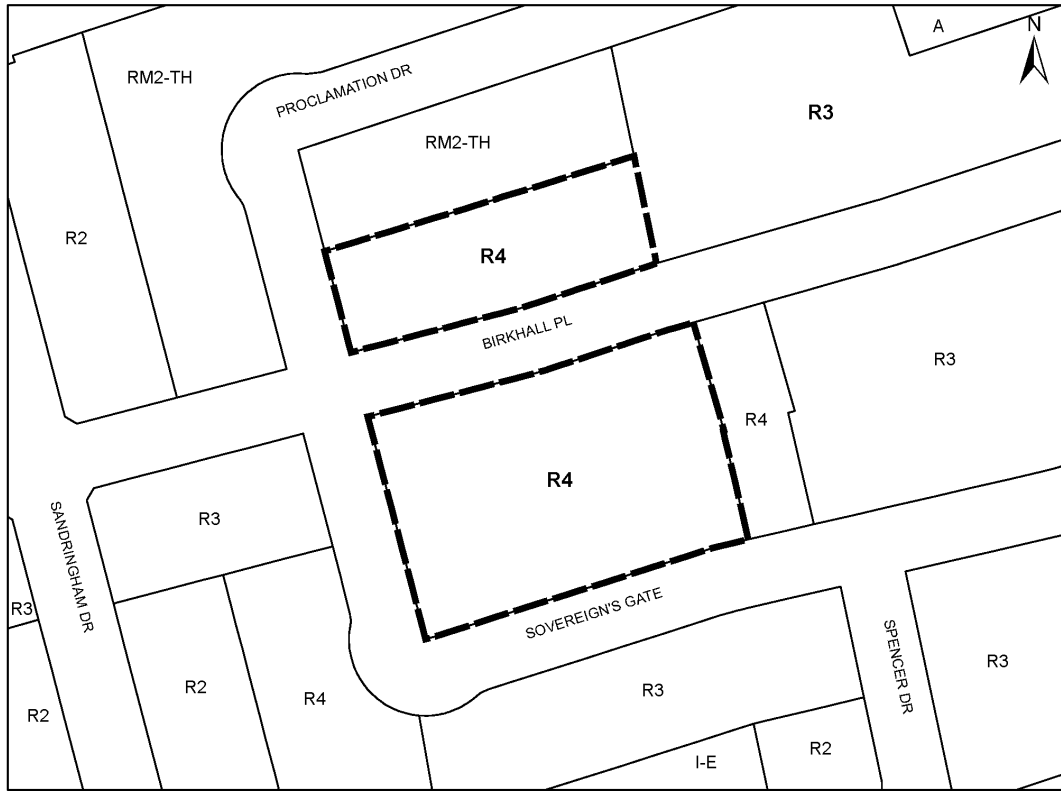
D14-1591  
374-388/ 379-387 Leacock Dr

October 14, 2015

**Schedule "A1" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



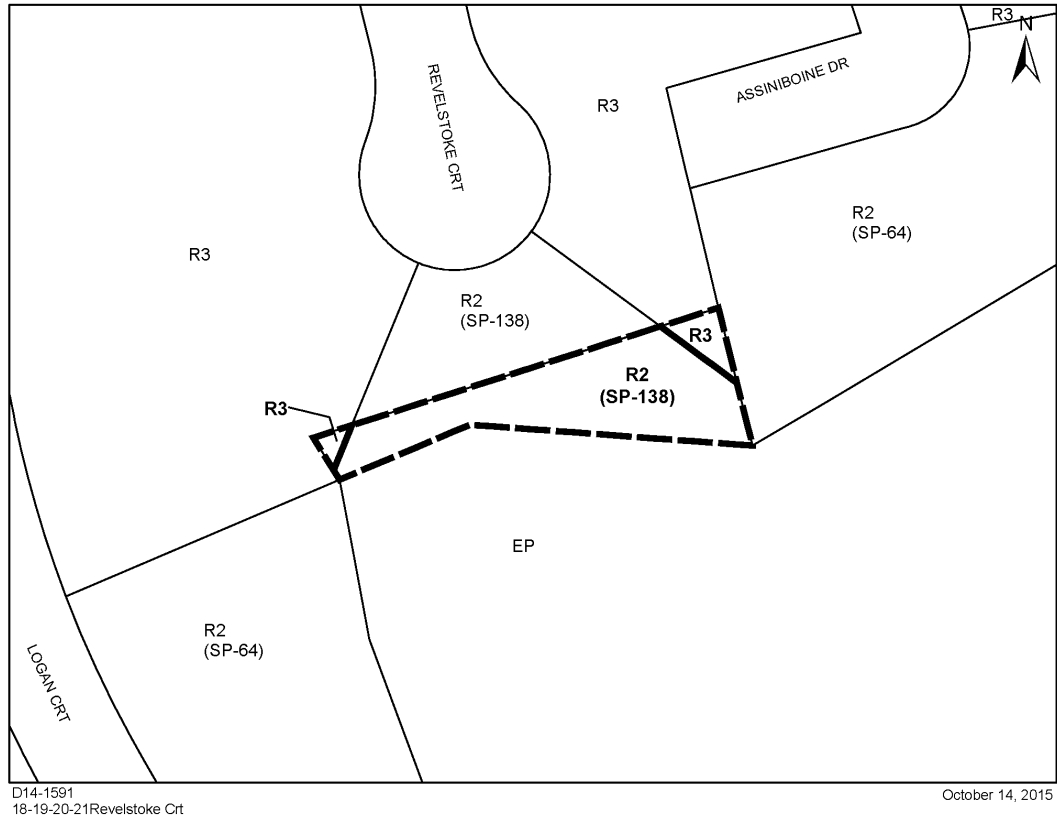
D14-1591  
146-160/ 147-161 Birkhall Pl  
& 22-36 Sovereign's Gate

October 14, 2015

**Schedule "A2" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



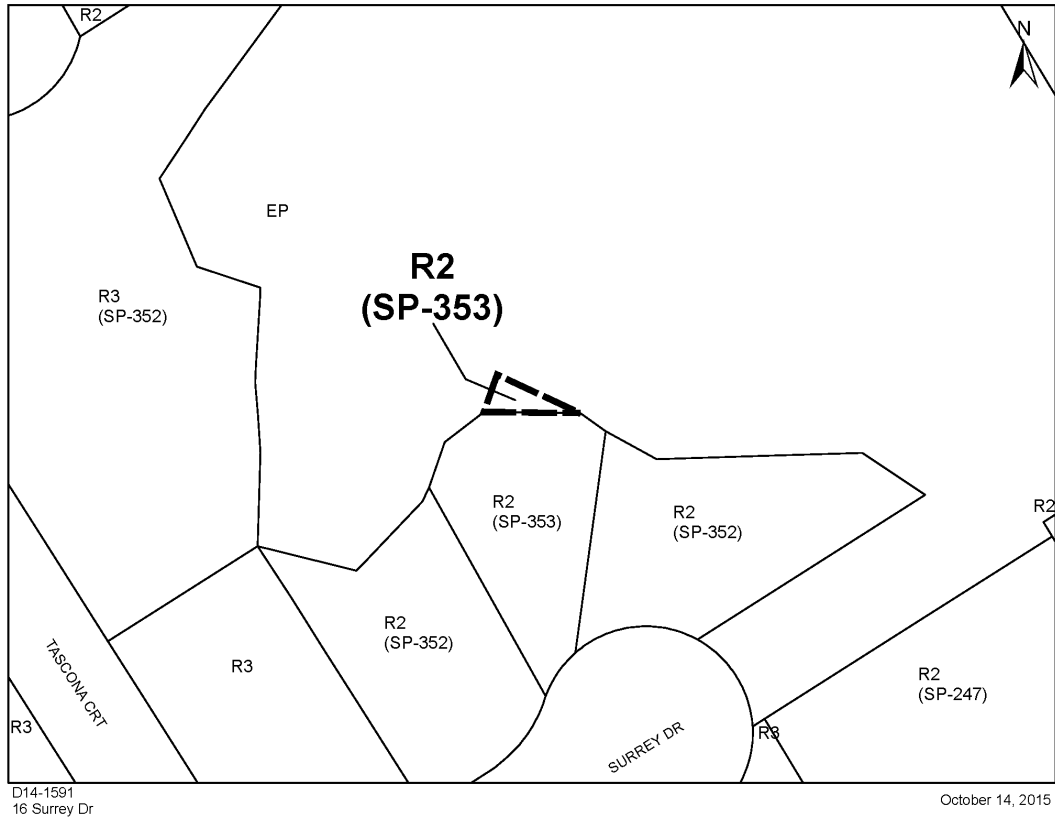
**Schedule "A3" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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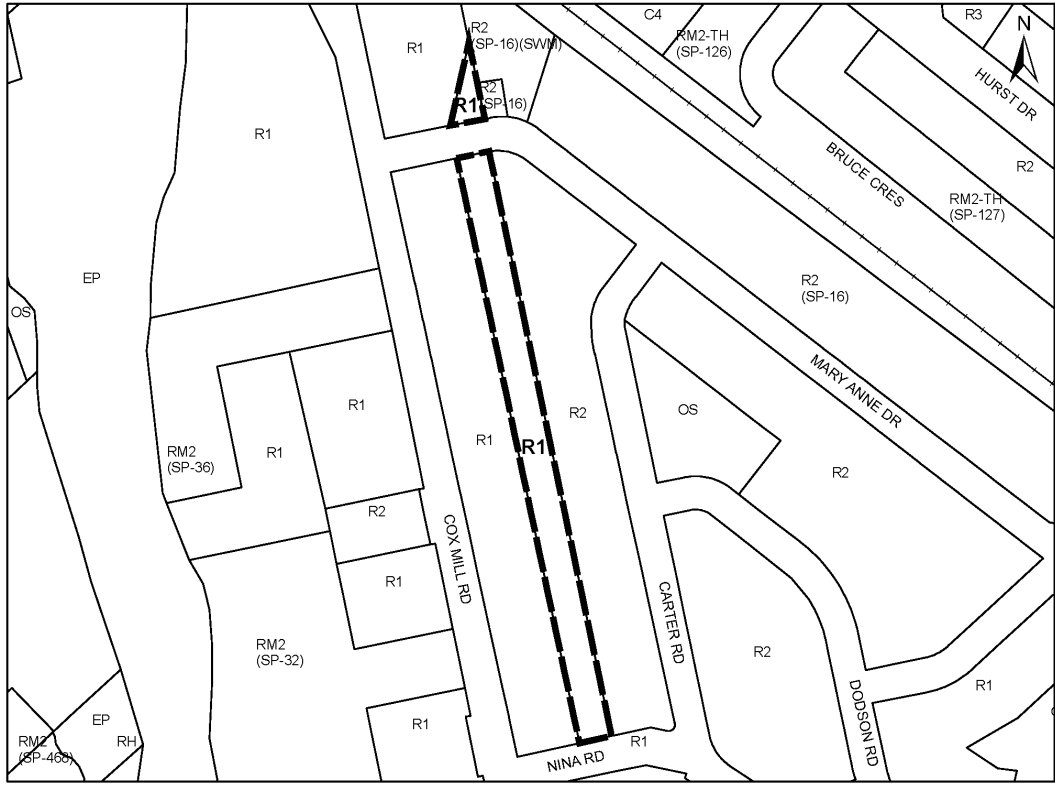
**CITY CLERK – DAWN A. MCALPINE**



**Schedule "A4" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

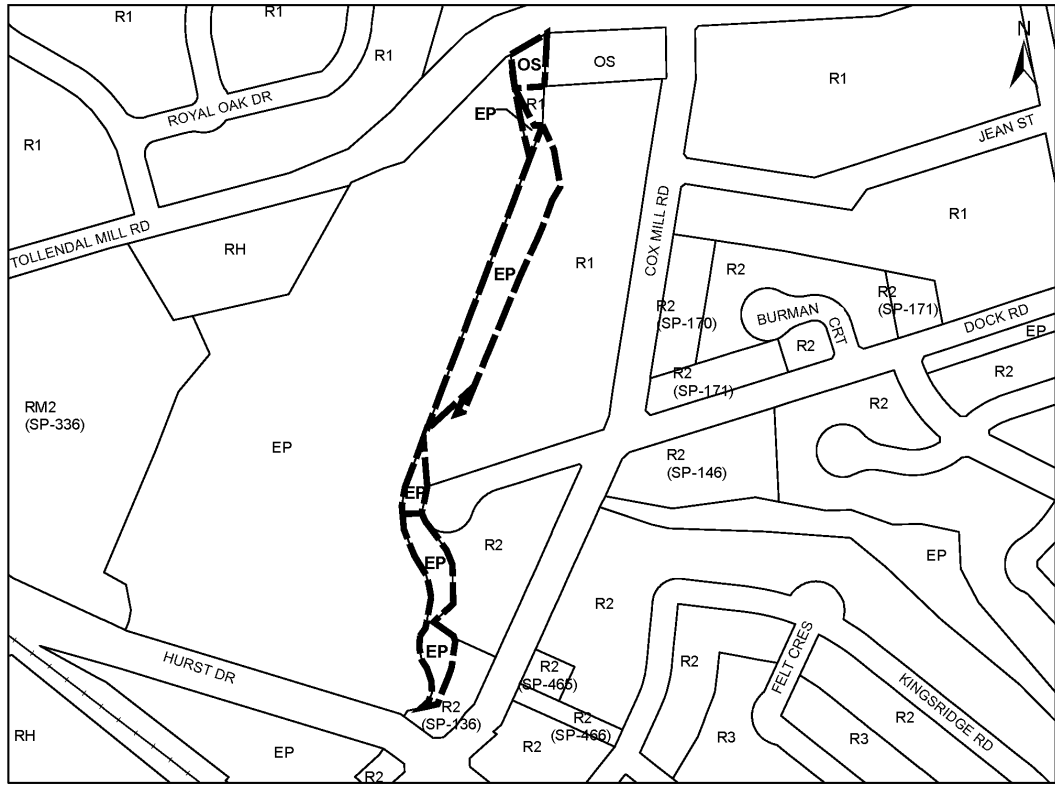
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**CITY CLERK – DAWN A. MCALPINE**



**Schedule "A5" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



D14-1591  
Lovers Creek Ravine  
(Tollendale Mill Rd & Hurst Dr)

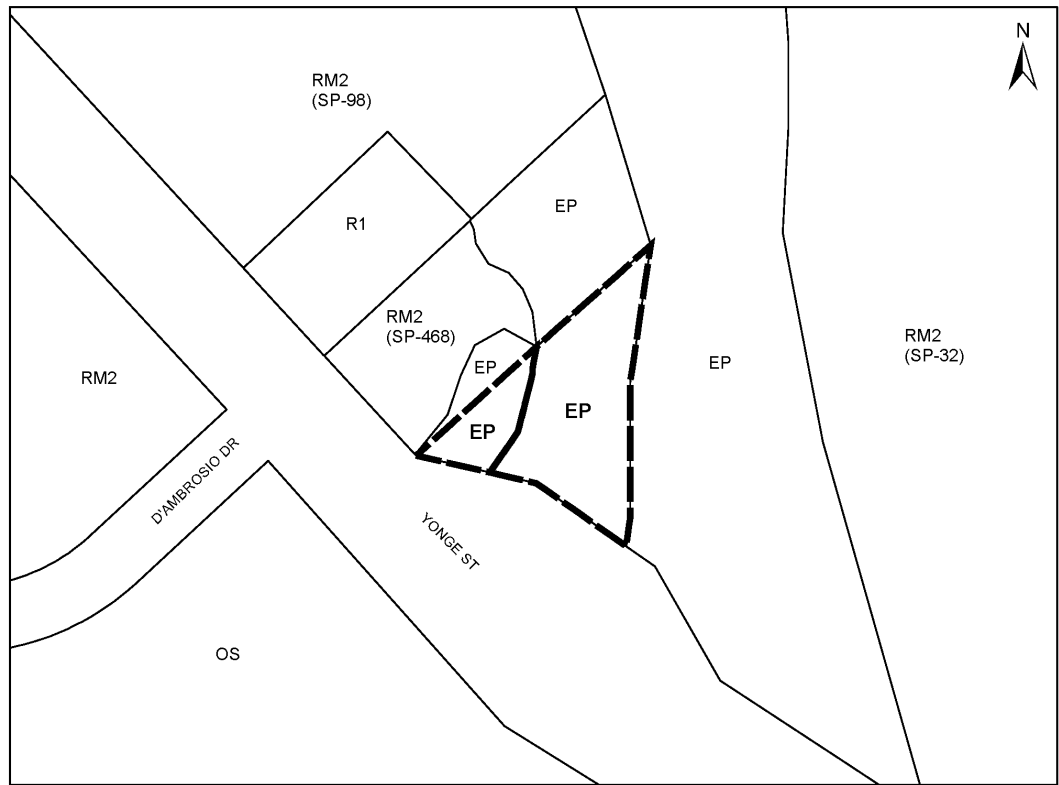
October 14, 2015

**Schedule "A6" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**





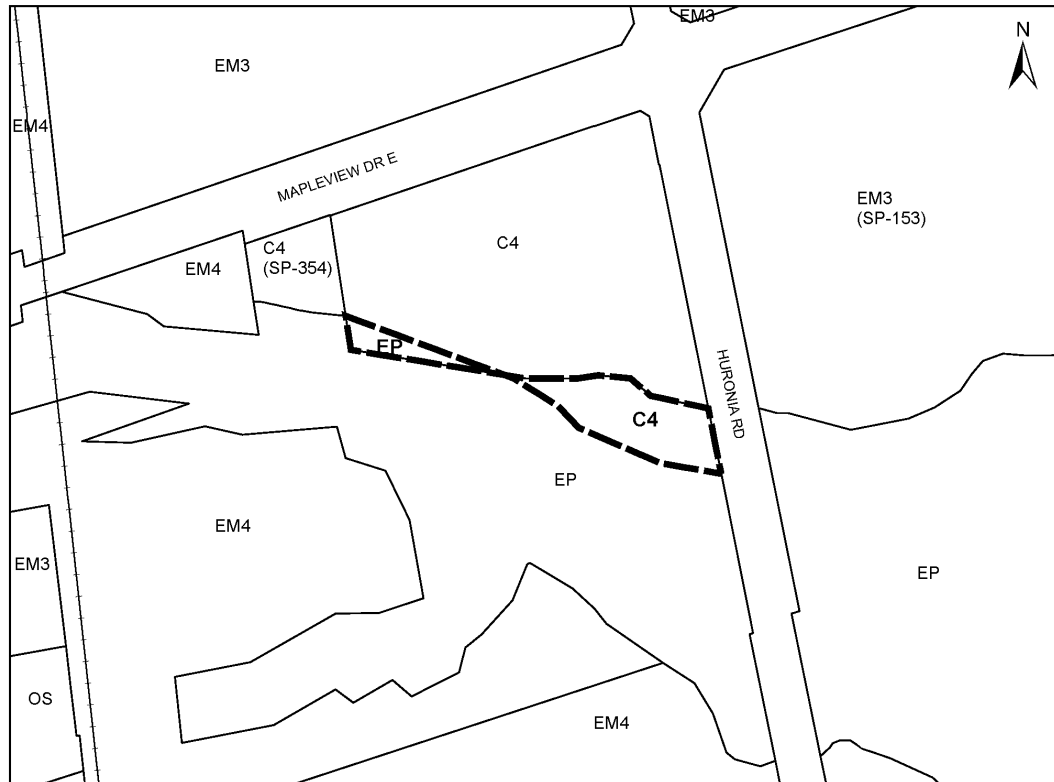
D14-1591  
539 Yonge St (Lovers Creek Ravine)

October 14, 2015

**Schedule "A7" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



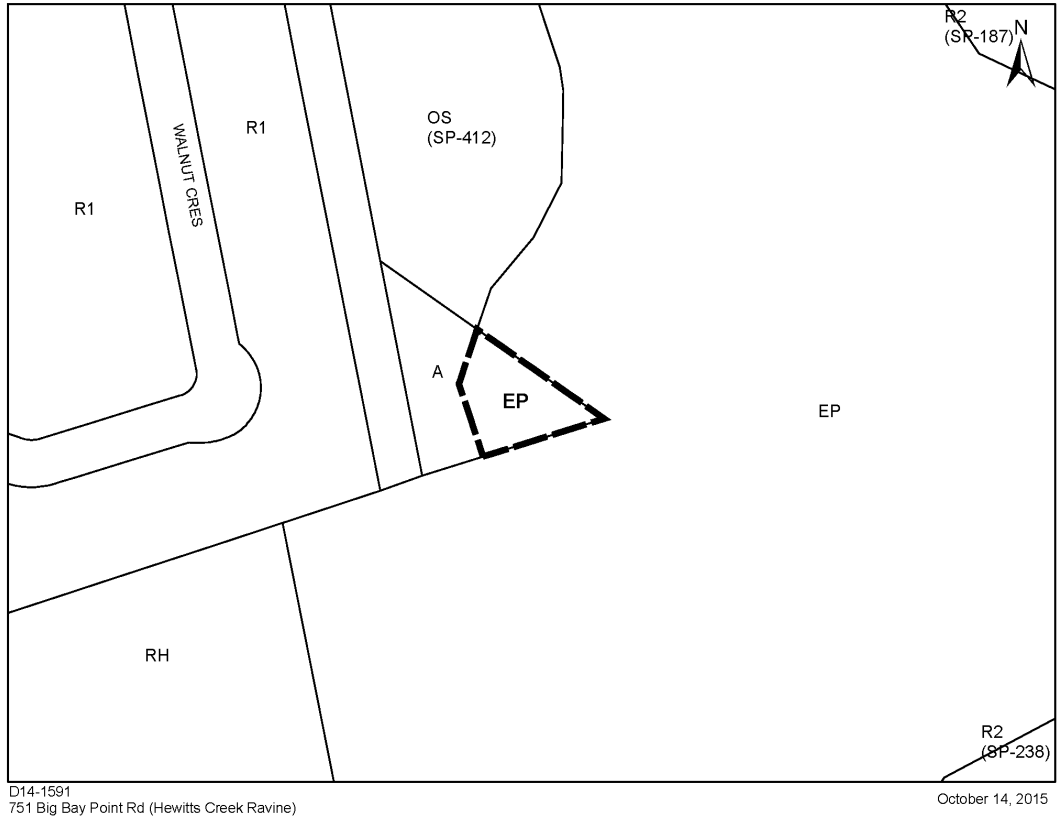
D14-1591  
604/610/630 Huronia Rd & 215 to 237 Mapleview Dr E  
Lovers Creek Ravine (Huron Rd)

October 14, 2015

**Schedule "A8" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

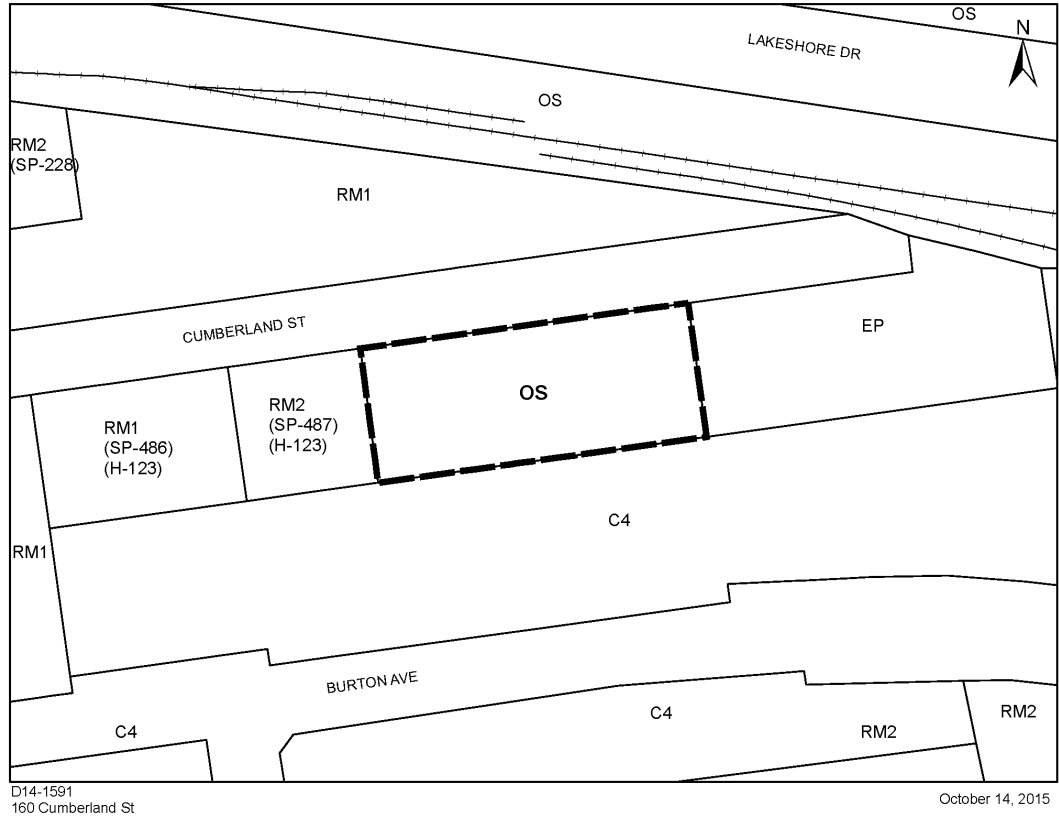
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**CITY CLERK – DAWN A. MCALPINE**



**Schedule "A9" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

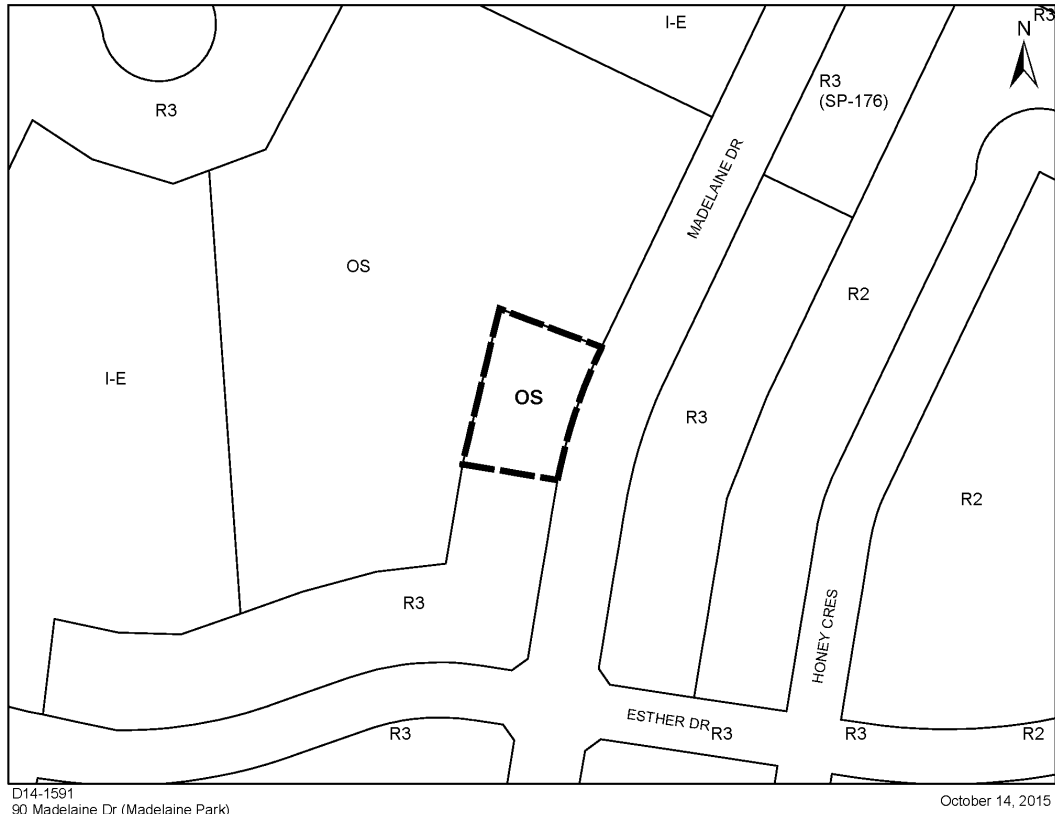
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**CITY CLERK – DAWN A. MCALPINE**



**Schedule "A10" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

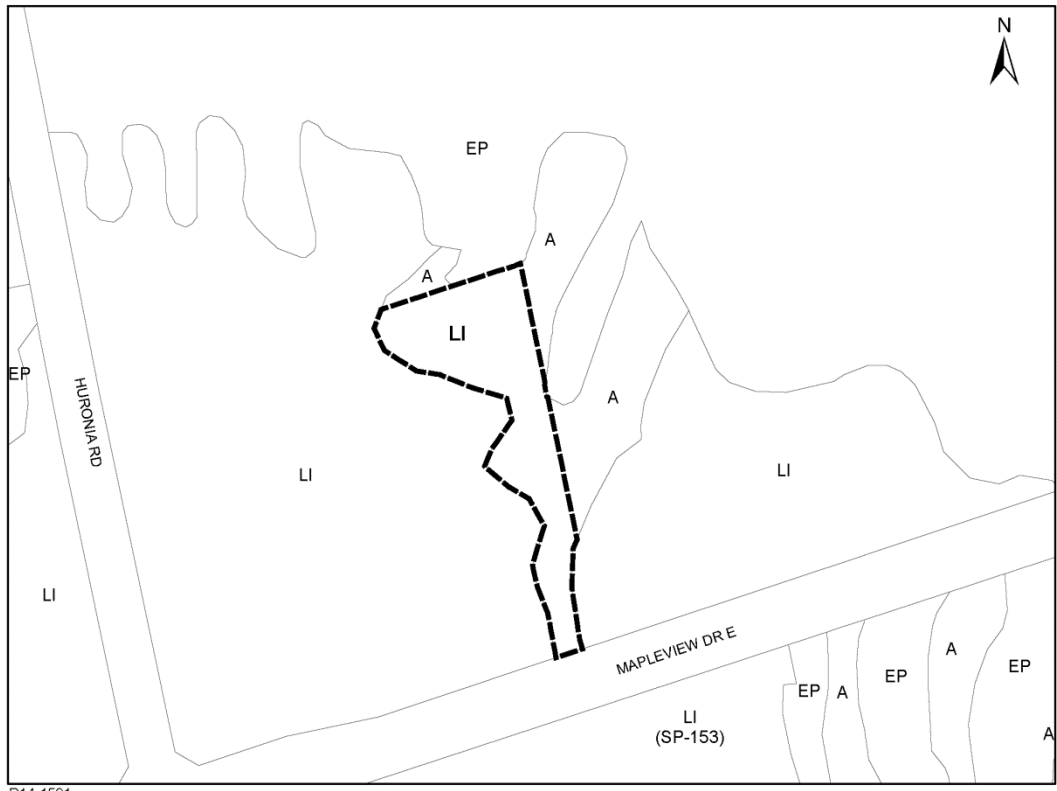
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**CITY CLERK – DAWN A. MCALPINE**



**Schedule "A11" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



D14-1591  
571 Huronia Rd/ 334 MAPLEVIEW DR E

October 27, 2015

**Schedule "A12" to attached By-law 2015-**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**