



CITY HALL
70 COLLIER STREET
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P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

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

September 25, 2015
File: D14-HOU

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 (File: D14-HOU)

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Thursday, October 19th, 2015**, 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 address minor inconsistencies, errors and omissions that have come to light since the passage of Comprehensive Zoning By-law 2009-141 approved August 10th, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law relate primarily to points of clarification or interpretation, and include a new definition, amended standards to address deficiencies, omissions, conflicts or inconsistencies that have come to light through day to day usage of the By-law since it was approved in August of 2009.

The following constitutes a summary of text changes proposed to various sections of the By-law:

1. Section 2.7 Provincial Statutes:
 - a) Clarify this section to also recognize federally regulated acts referenced in the Zoning By-law.
2. Section 3.0 Definitions:
 - a) Revise the definition of Nursery or Garden Supply Centre to ensure the use of the property as a business and to restrict plantings independent of a formal use.
3. Section 4.2.1.5 Temporary Building:
 - a) Delete the requirement for a maximum allowable time frame under the Building Code in its entirety and renumber section 4.2.1 as necessary.
4. Section 4.2.1.12 Sale of Fruits and Vegetables:
 - a) Delete the requirement that these uses must locate on vacant land and add text to outline that Farm Produce sale is permitted on all commercially zoned properties provided the required zoning standards are not impacted.

5. Section 4.6.2 Parking Standards:
 - a) Revise the parking standards for Industrial and Commercial areas to be more reflective of parking based on multiple uses by using a blended parking rate.
6. Section 5.0 Residential Zone Standards:
 - a) Add an amendment to allow for garages on residential lots to be closer to the property line on interior side yards where the accessory building or structure such as a garage is attached to the main building.
7. Section 5.3.5 Accessory Buildings and Structures:
 - a) Add an expansion of accessory structures for multi-unit development projects to allow for a maximum of 10% lot coverage or 100m² whichever is lesser.
8. Section 5.3.6.1 Parking in Front Yards:
 - a) Add an amendment to require uses in the Multi-Residential RM2 zone to be subject to the maximum parking standard (60%).
9. Crisis Care Facilities:
 - a) Delete and replace the term "Crisis Care Facility" with "Social Services Facility" throughout the entire Zoning By-law as necessary, and create a new definition for Social Services facility to capture the full range of social support services.
 - b) Delete the parking standard for "Crisis Care Facility" and add a parking standard of 1 space per 30m² of office space for "Social Services Facility" where permitted.
 - c) Delete Section 6.2.4 Crisis Care Facility in its entirety and renumber section 6.2 as necessary.
 - d) Remove the requirement for minimum distance separation for "Crisis Care Facility" and "Group Homes" in Sections 6.4.2, and 8.3.2.
 - e) Consider restricting "Social Services Facilities" to the City Centre Planning Area.

The proposed amendments to the Map Schedule result from a variety of causes including property line adjustments, land assembly and mapping errors.

The following constitutes a summary of Map Schedule changes proposed to the Zoning Map Schedule of By-law 2009-141. Key Maps have been included in this Notice since the changes include a number of properties or parts of properties distributed over the entire City. More descriptive information is available on the City Web page or can be viewed at the Planning Services Department (1st Floor City Hall).

1. 379,381,383,385, and 387 Leacock Drive, and 374,376,378,380,382,384,386, and 388 Leacock Drive – Change from Residential Hold Zone RH to Residential Single Detached Second Density R2 – **Key Map 1**
2. 146 to 161 on the north and south sides of Birkhall Place; and 22, 24, 26, 28, 30, 32, 34 and 36 on the north side of Sovereign's Gate – Change from Single Detached Residential Third Density Zone (R3) to Single Detached Residential Fourth Density Zone R4 – **Key Map 2**
3. 18 – 21 Revelstoke Court – Change from Environmental Protection Zone (EP) to Single Detached Residential Third Density Zone (R3), and Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-138) – **Key Map 3**

4. 16 Surrey Drive – Change from Environmental Protection Zone (EP) to Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-353) – **Key Map 4**
5. 277 Mary Anne Drive and 221 – 251 Cox Mill Road – Change from Residential Hold Zone (RH) to Single Detached Residential First Density Zone (R1) – **Key Map 5**
6. 366 Cox Mill Road – Change from Single Detached Residential First Density Zone (R1) to Open Space Zone (OS) to align with City owned Sheppards Park – **Key Map 6**
7. 315 Tollendale Mill Road – Change from Single Detached Residential First Density Zone (R1) to Environmental Protection Zone (EP) to align with City owned EP lands – **Key Map 7**
8. 240 Hurst Drive – Change from Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-136) to Environmental Protection Zone (EP) to align with City owned EP Lands – **Key Map 8**
9. Dock Road Extension – Change from Single Detached Residential Second Density Zone with Special Provision Zone R2(SP-136) and Single Detached Residential First Density Zone (R1) to Environmental Protection Zone (EP) – **Key Map 9**
10. 539 Yonge Street – Change from Single Detached Residential First Density Zone (R1) and Residential Hold Zone (RH) to Environmental Protection Zone (EP) – **Key Map 10**
11. West Side of Huronia Road, South of Mapleview Drive East – Change from Environmental Protection Zone (EP) to General Commercial Zone (C4) – **Key Map 11**
12. West Side of Huronia Road, South of Mapleview Drive East – Change from General Commercial Zone (C4) to Environmental Protection Zone (EP) – **Key Map 12**
13. 751 Big Bay Point Road – Change from Agricultural Zone (A) to Environmental Protection Zone (EP) – **Key Map 13**
14. 160 Cumberland Street – Change from Multiple Residential First Density Zone (RM1) to Open Space Zone (OS) – **Key Map 14**
15. 90 Madelaine Drive – Change from Single Detached Residential Third Density Zone (R3) to Open Space Zone (OS) – **Key Map 15**

Any person wishing further information or clarification with regard to this 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 **Wednesday, October 14th, 2015**. 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:

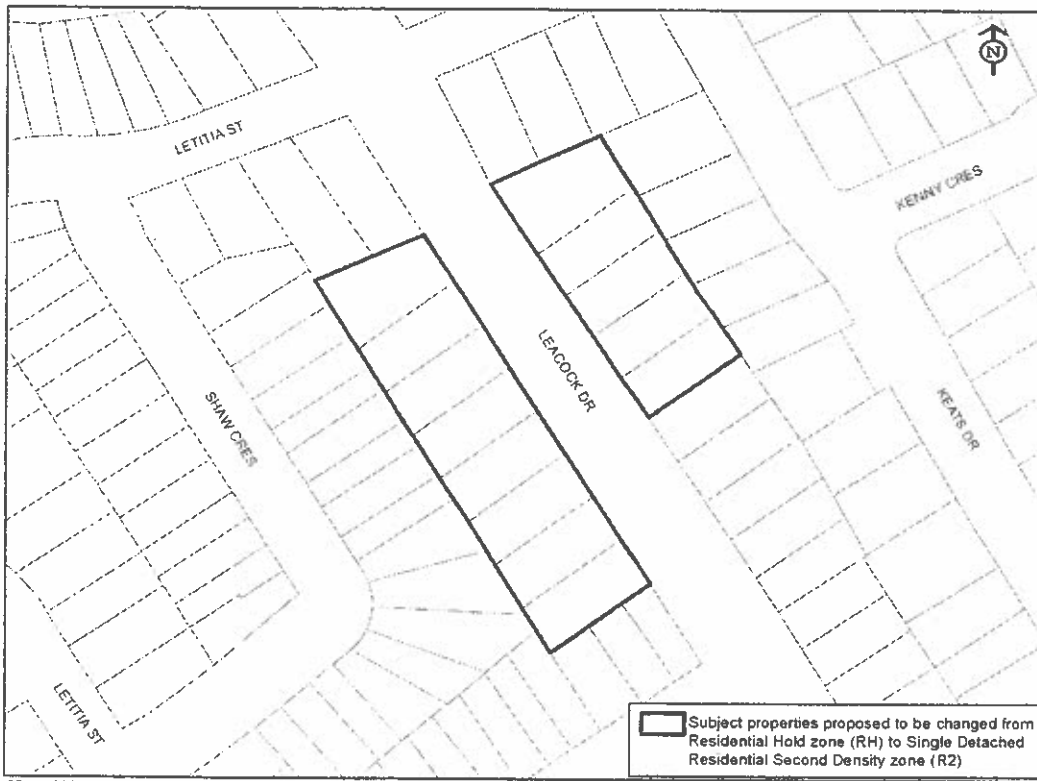
- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the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

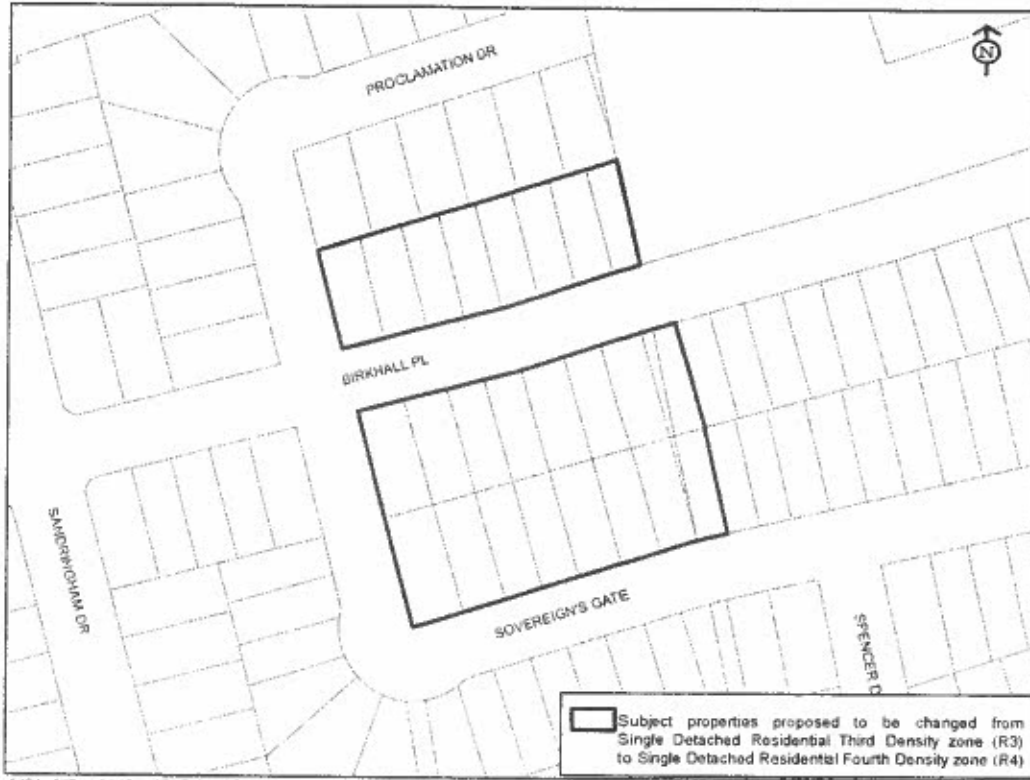
Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5

KEY MAP 1



374 to 388 Leacock Dr
379 to 387 Leacock Dr

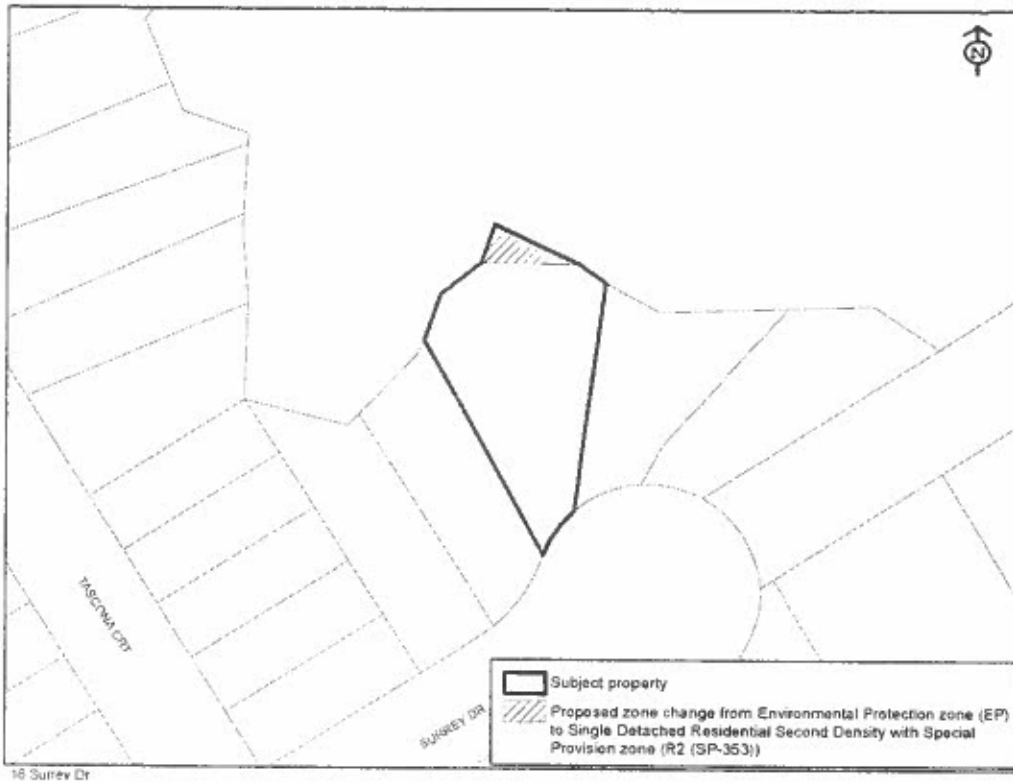
KEY MAP 2



KEY MAP 3



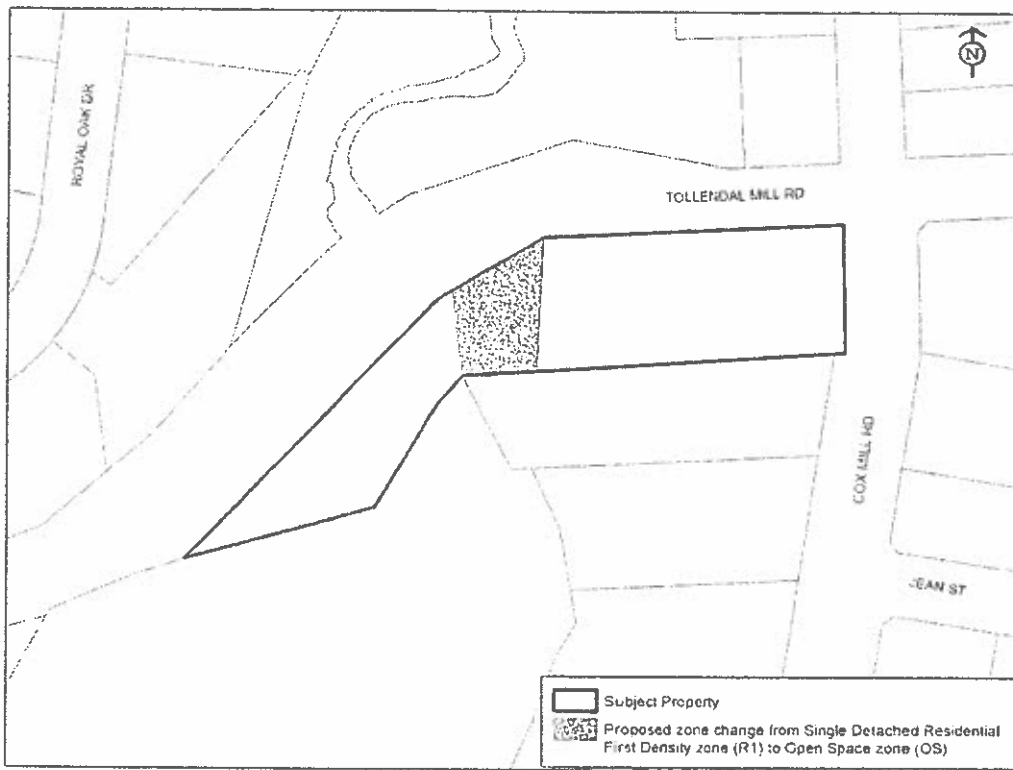
KEY MAP 4



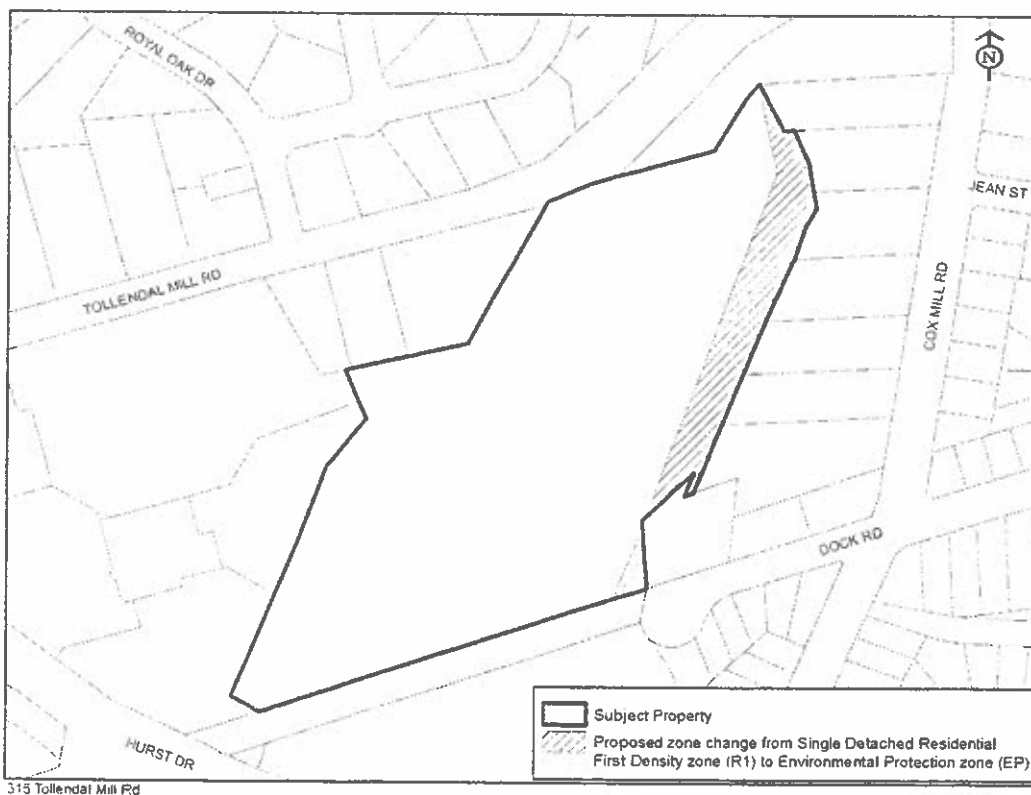
KEY MAP 5



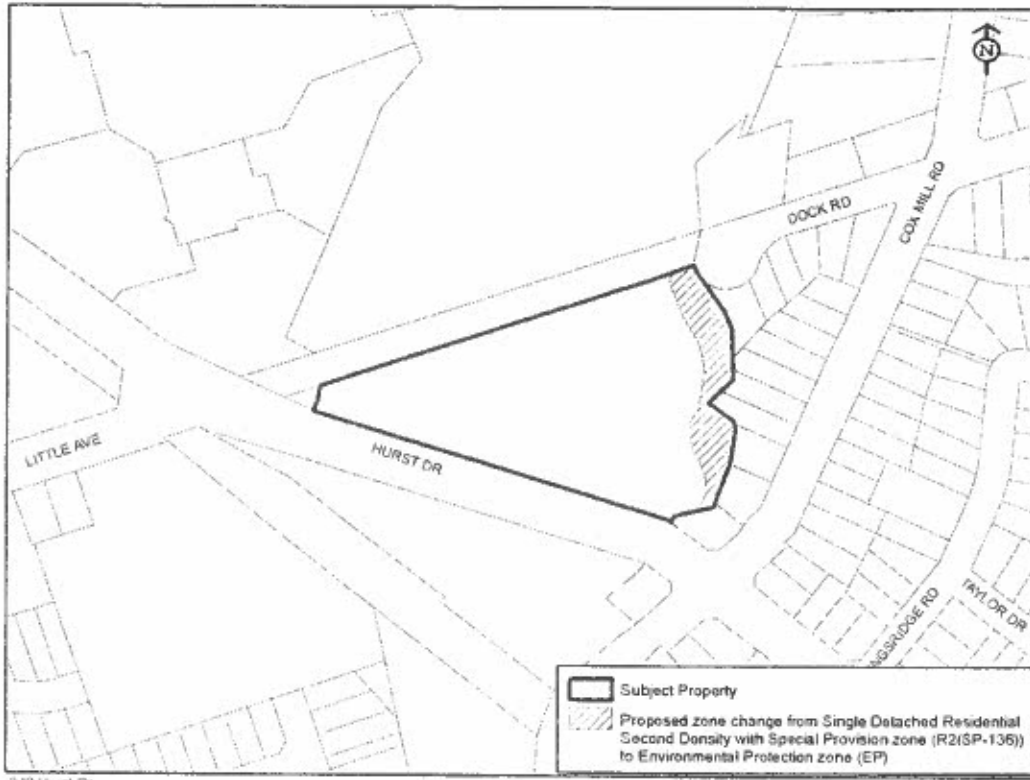
KEY MAP 6



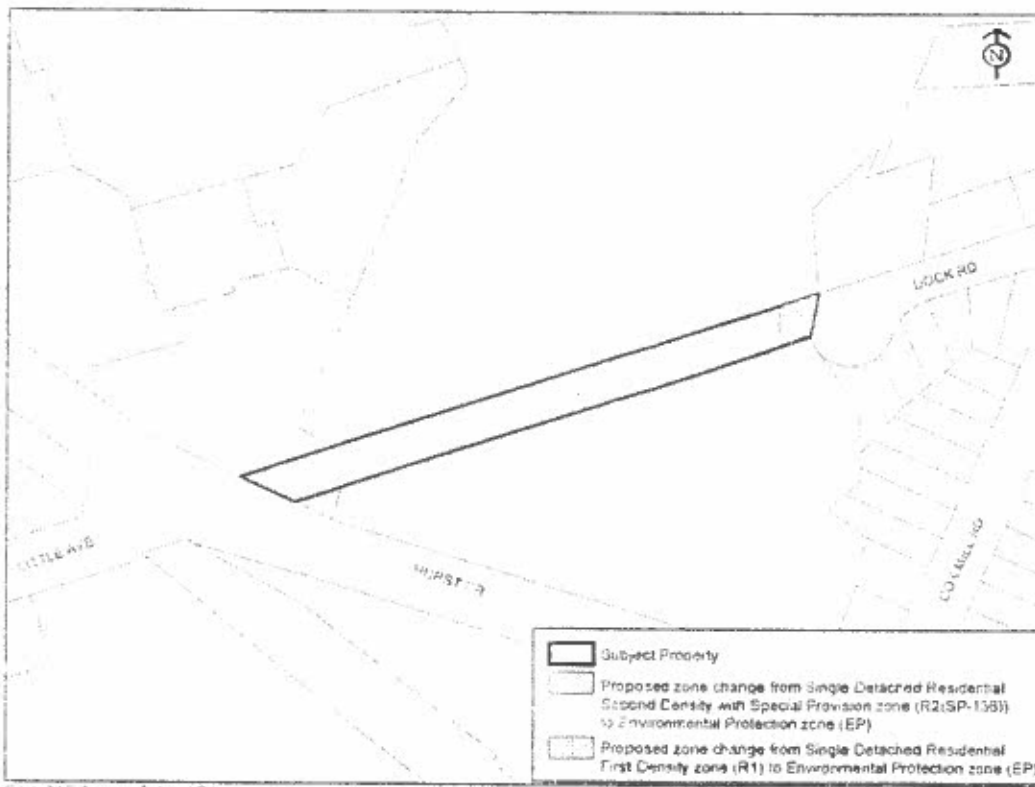
KEY MAP 7



KEY MAP 8



KEY MAP 9



KEY MAP 10



KEY MAP 11



04-619-830 Huronia Rd
215-225-228/233/237 Mapleview Dr E

KEY MAP 12



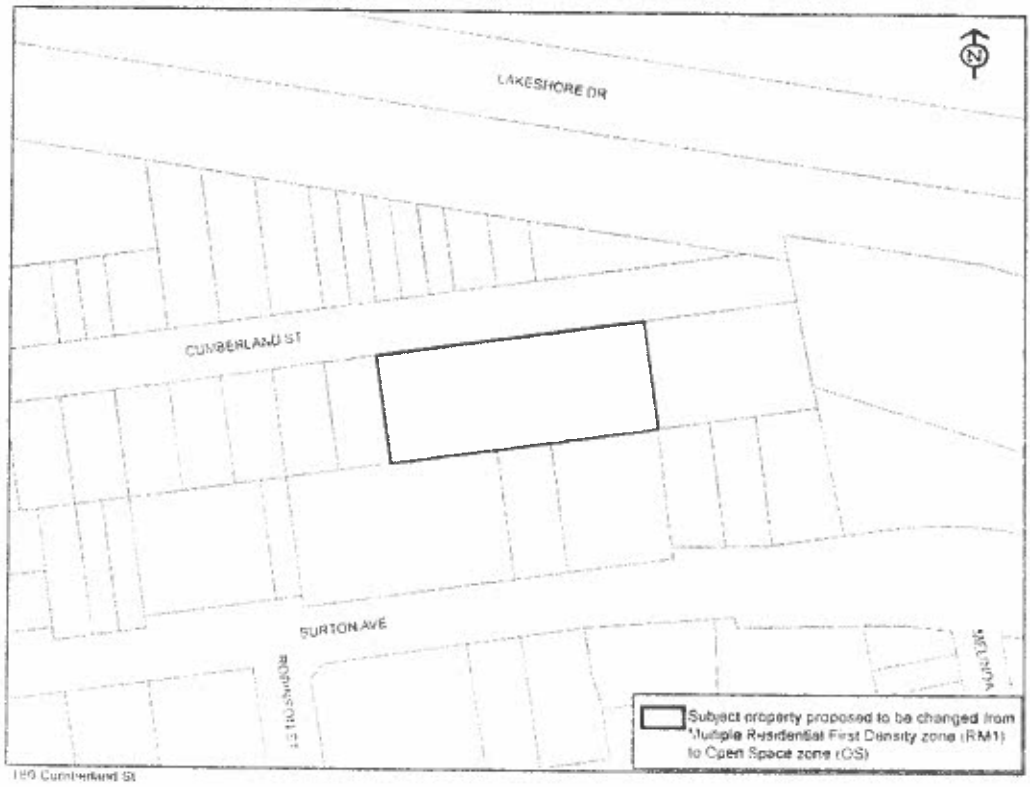
Lower Creek Ravine Horonia
(West side of Horonia Rd/ South of Mapleview Dr E)

KEY MAP 13



751 Big Bay Point Rd (Howitts Creek Ravine)

KEY MAP 14



KEY MAP 15



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CORRECTION

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Re: 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, October 19th, 2015**, 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 previous Notice identified the day as Thursday, October 19, 2015. All other information contained in the previous Notice remains the same.

Questions about the proposed Housekeeping Amendments can be directed to the Planning Services Department at (705) 739-4208 or planning@barrie.ca.

Stephen Naylor
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