

November 3, 2017
File: D14-1641

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW 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: 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, November 27, 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 2009-141. 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 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 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 the definition of 'Commercial Vehicle' to provide greater clarity and improve the application of the term from a land use perspective.
- b. Add a definition for 'Shipping Container'.

- c. Revise the definition of 'Group Home' to remove the reference to 'unrelated' individuals.
 - d. 'Revise the definition of 'Accessory Building or Structure' to specify that attached garages are not considered accessory buildings.
2. Section 4.2.1.4 – Temporary Sales Trailer
- a. Rename as 'Temporary Sales Structure' and create new zoning provisions.
 - b. Require an agreement with the City of Barrie for 'Temporary Sales Structures' to regulate location, design, servicing and duration.
3. Section 4.3.1 (j) – Prohibited Uses (Commercial Vehicles)
- a. Revise to clarify that the provision also applies to commercial vehicles that are designed for and/or used for commercial, industrial or agricultural purposes. The revision will provide consistency between the zoning provision and the definition of Commercial Vehicles.
4. Section 4.3.2 – Use of Trailer
- a. Include additional zoning provisions to regulate the use of shipping containers.
5. Section 4.6 – Parking
- a. Remove references to tenancy for low density residential uses.
6. Section 4.6.2.6 – Parking Surface Treatment
- a. Revise to require all non-residential parking spaces, driveways, aisles and loading spaces to be constructed and maintained with a stable surface and continuous curbing.
7. Section 4.14 – Exemptions
- a. Add a provision to exempt clothes poles, flag poles, ornamental light poles, required retaining walls or other similar accessory structures from setback and height standards in the Zoning By-law.
 - b. Add a provision to exempt accessibility ramps from setback provisions for residential accessory structures and permit accessibility ramps in the front yard in any residential zone.
8. Section 5.2.1 – Permitted Uses
- a. Add 'Bed and Breakfast Establishment' to the list of Permitted Uses in Table 5.2 and add a sub-note to direct readers to Section 4.2.1.6 – Bed and Breakfast Establishments of the Zoning By-law.

9. Section 5.2.9.1(f) – Second Suites

- a. Delete minimum unit sizes for second suites as unit sizes are regulated by the Ontario Building Code (OBC).

10. Section 5.3.1 – Residential Zone Provisions

- a. Delete minimum dwelling unit sizes for all Residential Zones as unit sizes are regulated by the Ontario Building Code (OBC).
- b. Revise to include minimum setback requirements for attached garages in Residential zones in Table 5.2.

11. Section 5.3.5 (h) – Accessory Buildings and Structures

- a. Delete the maximum collective area provision of 50 m² (538.19 ft²) for residential accessory buildings and structures. Permit a maximum lot coverage of 10% for accessory buildings and structures in all residential zones.

12. Section 5.3.5.3 – Swimming Pools

- a. Delete provision exempting above-ground swimming pools from lot coverage. Provide consistency in the zoning provisions for both above and in-ground swimming pools.

13. Section 5.3.6.1 (c) – Parking in Front Yards

- a. Revise Section title to 'Parking'.
- b. Revise to require residential driveways and/or parking spaces in all yards to be constructed and maintained with an asphaltic, concrete or brick paver surface.
- c. Revise to require a minimum setback of 0.6 m (2 ft) from side and rear lot lines for driveways in residential zones.

14. Section 5.3.3.1 (b) & (d) – Yard Variations

- a. Revise to include an encroachment/setback provision for air conditioner units.
- b. Revise to include an encroachment/setback provision for below-grade and unenclosed entryways.

15. Section 6.2.1 – Permitted Uses

- a. Revise to include 'Arcade and Game Establishment' as a permitted accessory use in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones and a permitted use in the 'General Commercial' (C4) zone.

- b. Add a sub-note to 'Bed and Breakfast Establishment' direct readers to Section 4.2.1.6 – Bed and Breakfast Establishments of the Zoning By-law.
- c. Remove stand-alone residential use class from the permitted uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones.

16. Section 6.3.2. – Additional Standards for Commercial Zones

- a. Delete the minimum coverage for commercial uses (percentage of lot coverage) from the table.

17. Section 6.3.4. – Residential Uses

- a. Add provisions for a minimum percentage of street level, gross floor area used for commercial purposes.

18. Section 13.3.18. – Special Provisions

- a. Correct a typographical error by deleting reference to the 'LI (SP-338)' zone and replace with the 'BP (SP-338)' zone to provide consistency between the Zoning By-law document and the Zoning By-law map.

19. Section 14.6.1. – Permitted Uses

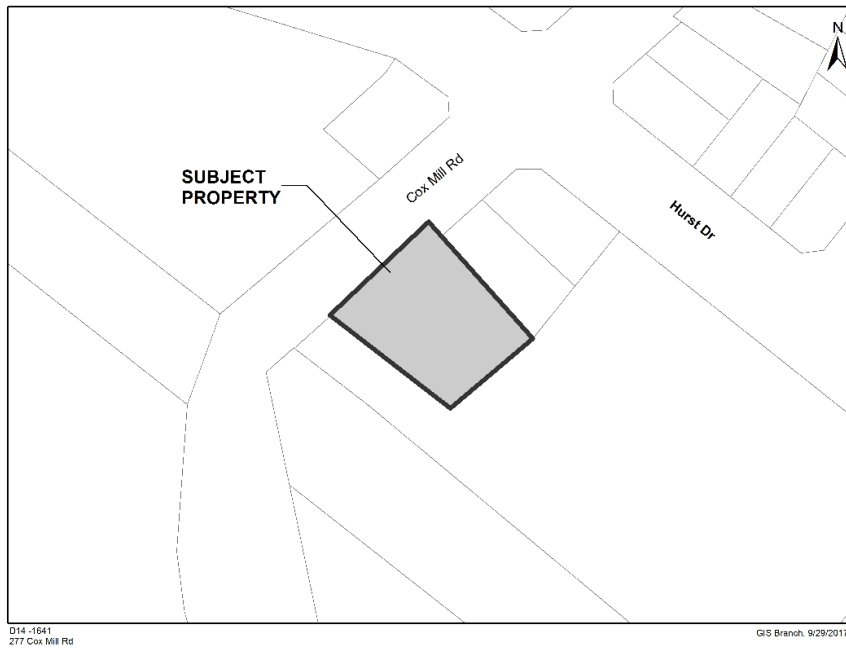
- a. Add a provision permitting car-wash and drive-through facilities in the 'Neighbourhood Mixed-use' (NMU) Zone.

20. Section 14.6.2.1. – Residential Uses

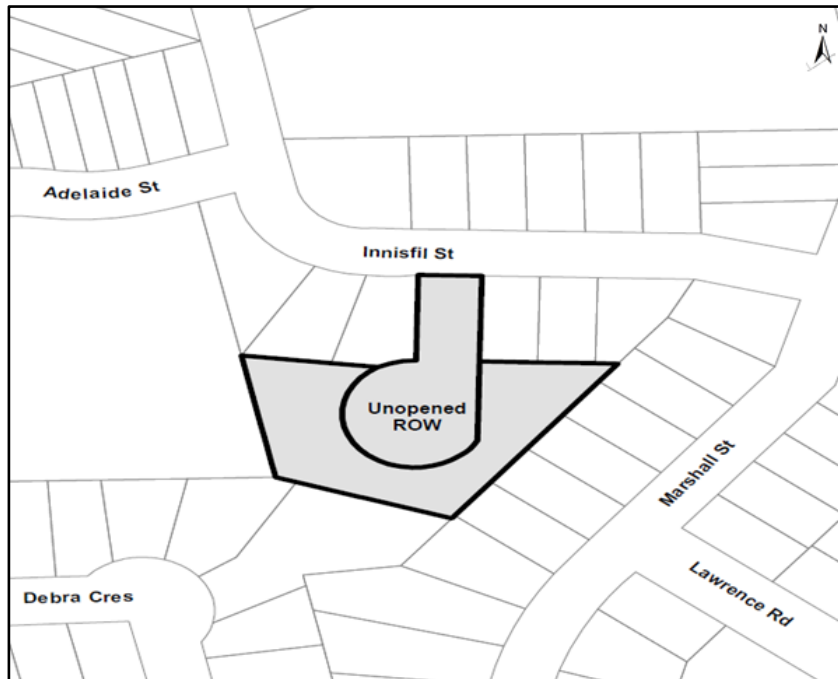
- a. Correct a typographical error in the zoning by-law by deleting references to Section 5.4.2.3(a) and Table 14.2 and replacing with Section 5.3.4.2(a) and Table 14.5.6.

The lands described below and identified on Key Maps 1, 2 and 3 attached to this notice, are proposed to be zoned to a more applicable zone category for the existing land use.

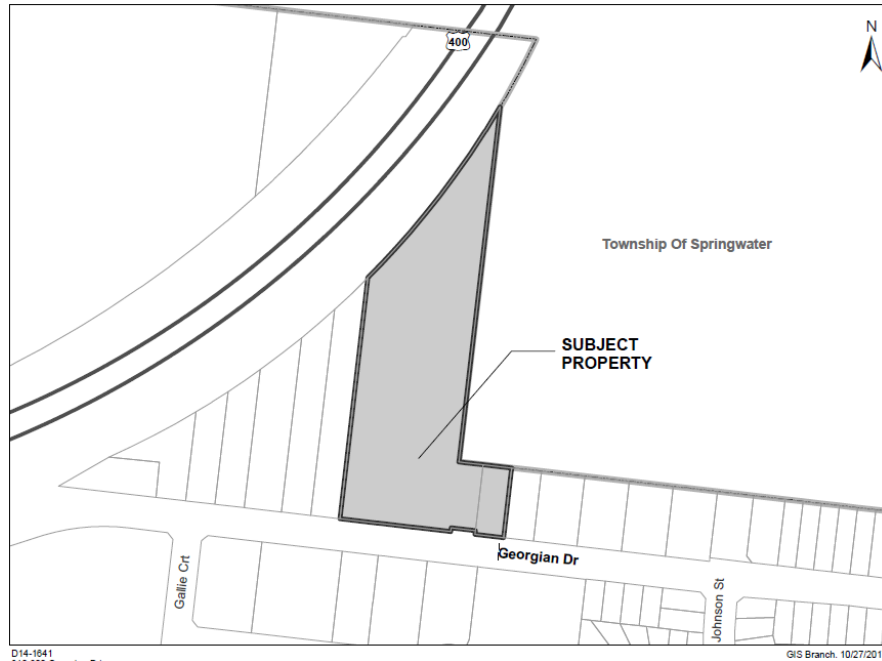
1. 277 Cox Mill Road – Change from ‘Agriculture’ (A) to ‘Single Detached Residential Second Density’ (R2). **Key Map 1**



2. Vista Place Unopened Road Allowance – Change from ‘Single Detached Residential Second Density’ (R2) to ‘Open Space’ (OS). **Key Map 2**



312 and 322 Georgian Drive from 'Single Detached Residential First Density' (R1) and 'Single Detached Residential Second Density' (R2) to 'Multi-residential Second Density – Special Provision No. 511' (RM2) (SP-511). **Key Map 3**



Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law and plan of subdivision should contact the Planning and Building 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 Legislative and Court Services by **Tuesday, November 21, 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 a public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning 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 decision 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 and the Planning and Building Services Department.

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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