



BY-LAW NUMBER 2014-

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 13-G-281;

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** a new Section 4.2.1.12 be added after Section 4.2.1.11, as follows:

4.2.1.12 Sale of Fruit and Vegetables

The sale of fruit and vegetables and other home-made/farm produce on a seasonal basis is permitted on vacant commercially zoned property.

2. **THAT** Section 4.3.2 b) be amended by:

- (a) removing the word “and” from between “4.2.1.8” and “4.2.1.9”; and
- (b) adding the words “and 4.2.1.12.” between “4.2.1.9” and “shall”.

3. **THAT** a new Section 4.5.10 be added after Section 4.5.9 as follows:

4.5.10 Minimum Setback from TransCanada Pipeline

No permanent building or structure shall be located within 7 metres of the pipeline right of way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right of way unless otherwise provided for in this By-law.

4. **THAT** Table 4.6 be amended by removing the row “Data Processing Centre” and replacing it with the following:

<i>Data Processing Centre</i>	
a) <i>Office</i>	a) 1 space per 30m ² of gross floor area
b) <i>Non-office uses</i>	b) 1 space per 100m ² of gross floor area

5. **THAT** Section 4.6.2.6 be amended by adding the words “and parallel parking spaces” after the words “barrier free parking spaces”.

6. **THAT** a new Section 4.6.6 be added after Section 4.6.5.2 as follows:

4.6.6 Parallel Parking Spaces

Each parallel parking space shall be a minimum width of 2.7 metres and a minimum length of 6.7 metres. If there is no curb at the front or the back of the parking space, the minimum length of 5.5 metres is permitted. One way aisle width shall be a minimum of 3.7 metres and a 2 way aisle width shall be a minimum of 6.4 metres.

7. **THAT** Section 5.2.5.2 be amended by removing subsection b) and replacing it with the following:

- b) A minimum outdoor amenity area of 12m² per unit in a consolidated form is required for *walk-up apartments and/or block/cluster/stacked townhouse development*. That notwithstanding other provisions of this By-law such required area is permitted to encroach into the required *rear and/or interior side yard* area adjacent to each unit, and exclusive of any on site *community centre building(s)*.

8. **THAT** Section 5.2.5.2 be amended by adding new subsections 5.2.5.2 d) and 5.2.5.2 e) as follows:
- d) a minimum driveway length of 6 metres per unit is required for *block and cluster townhouse* development
 - e) a minimum 6.4 metre wide internal private roadway is required for *walk-up apartments and/or block/cluster/stacked townhouse* development.
9. **THAT** Section 6.3.4.4 be amended by adding a new subsection h):
- h) Notwithstanding Section 4.6.3.2, parking for residential uses shall be calculated at 1.5 spaces per dwelling unit.
10. **THAT** a new Section 8.3.6 be added after 8.3.5.2 as follows:
- 8.3.6 Other Standards
- 8.3.6.1 Major Institutional (I-M-1)
- The lands zoned Major Institutional (I-M-1) shall permit a maximum building height of 15 metres.
- 8.3.6.2 Institutional Educational Zone (I-E-1)
- The lands zoned Institutional Educational (I-E-1) shall permit a maximum building height of 15 metres.
11. **THAT** Table 12.3 be amended by removing the superscript ⁽¹⁾ from reference to “Dwelling Unit” and “Single Detached Dwelling”.
12. **THAT** Section 13.1.113 be removed and replaced with the following:
- 13.1.113 R2 (SP-287)**
- 126 Penvill Trail and 128 Penvill Trail** (Block 180 of Plan 51 M-783 and Block 219 Plan 51M-771 and Part 1, 51R-32786) shall be required to provide a minimum lot frontage of 15 metres and a minimum lot area of 750m².
13. **THAT** Section 13.4.1 be deleted and the remaining sections be renumbered accordingly.
14. **THAT** a new Section 13.5.1 be added after Section 13.5 as follows:
- 13.5.1 OS (SP-118)**
- 351 Town Line Road** (Parts 1 and 2 on Reference Plan 51R-16987 and Part 1 on Reference Plan 51R-24998). Notwithstanding the requirements of Table 9.3, the property zoned OS (SP-118) shall provide a Front Yard minimum setback of 1.5 metres for the building existing as of June 16, 1996.
- and the remaining sections be renumbered accordingly.
15. **THAT** the zoning map schedule be changed in accordance with the changes shown on the maps attached as Schedule “A”.
16. **THAT** Appendix “B” to By-law 2009-141 be replaced with Appendix “B” attached.
17. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

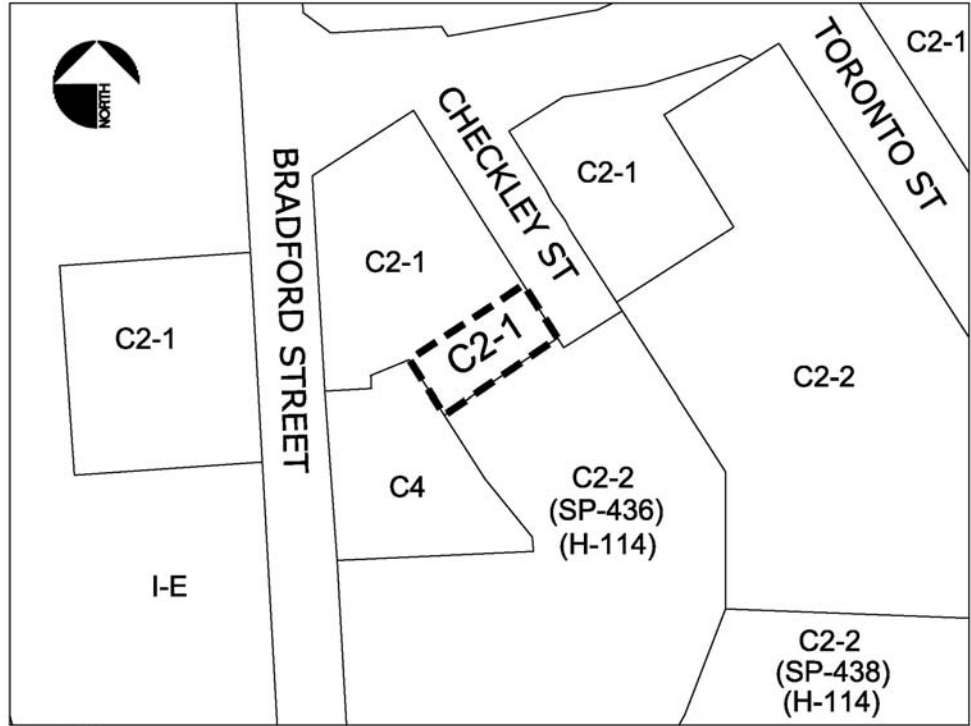
READ a first and second time this 13th day of January, 2014.

READ a third time and finally passed this 13th day of January, 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

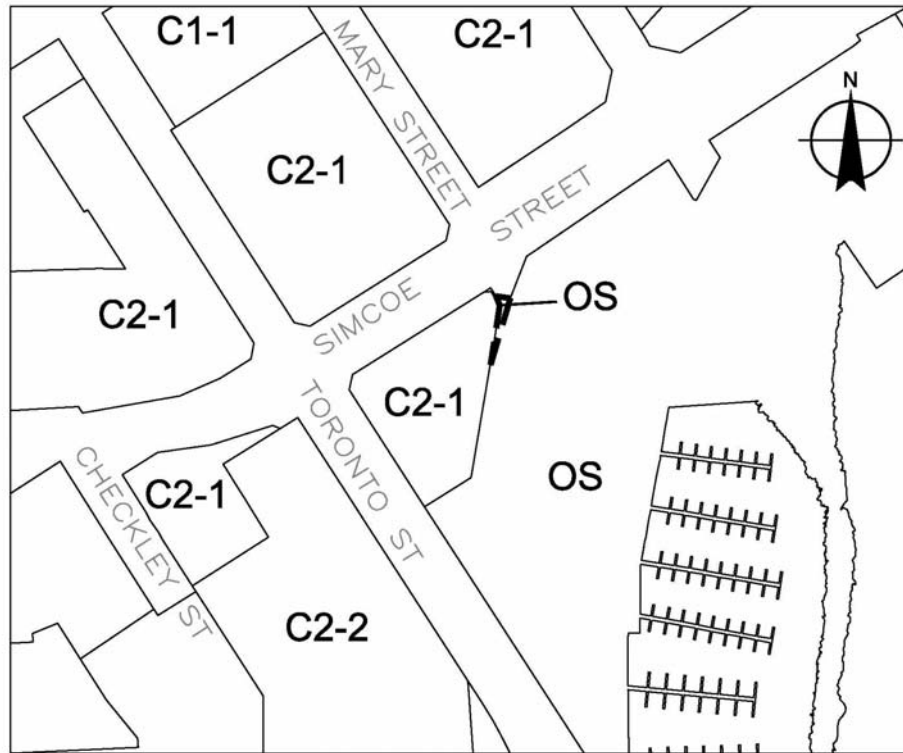


D14-GEN
1-10 CHECKLEY STREET

Schedule "A1" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

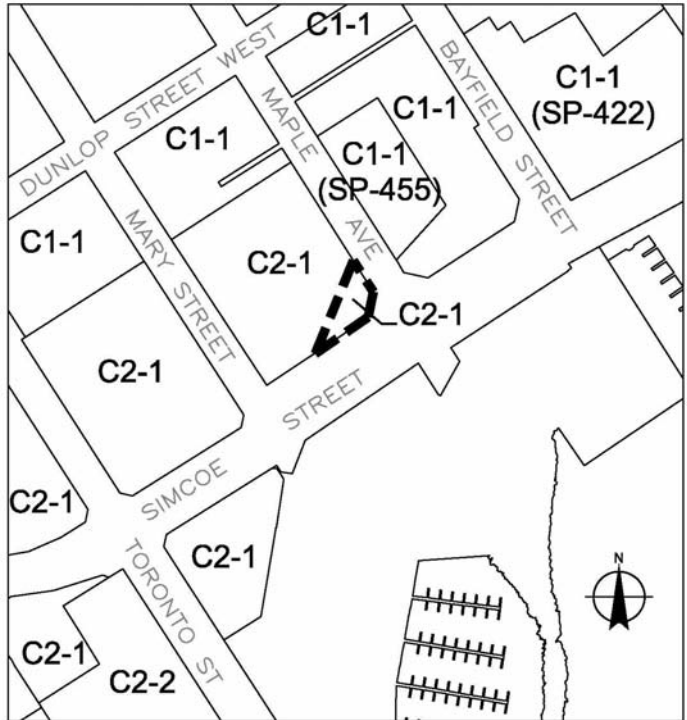


D14-Gen- 35 Simcoe St.

Schedule "A2" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

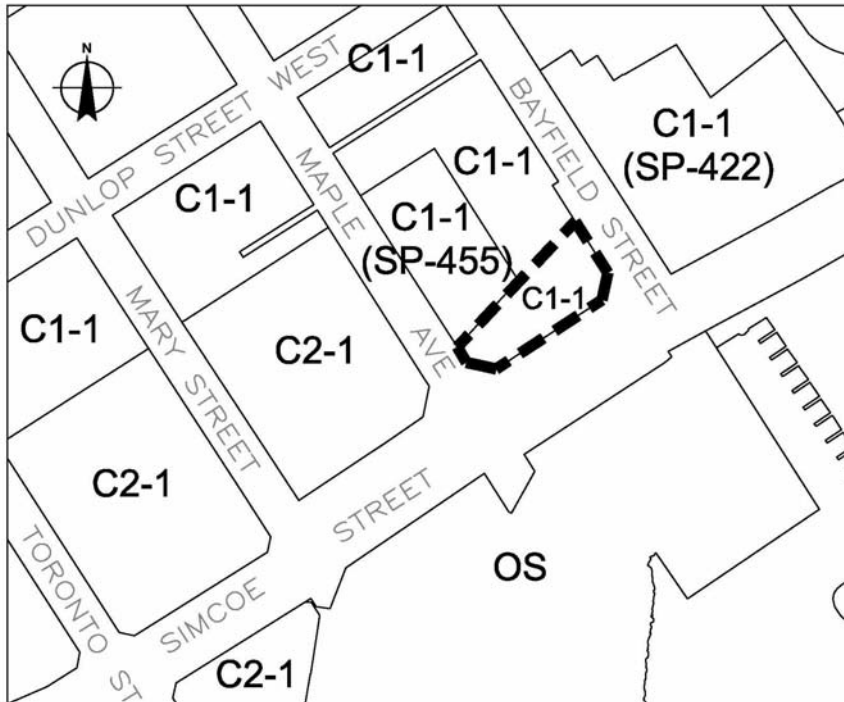


D14- Gen - Former Road
Allowance owned by the City
of Barrie

Schedule "A3" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

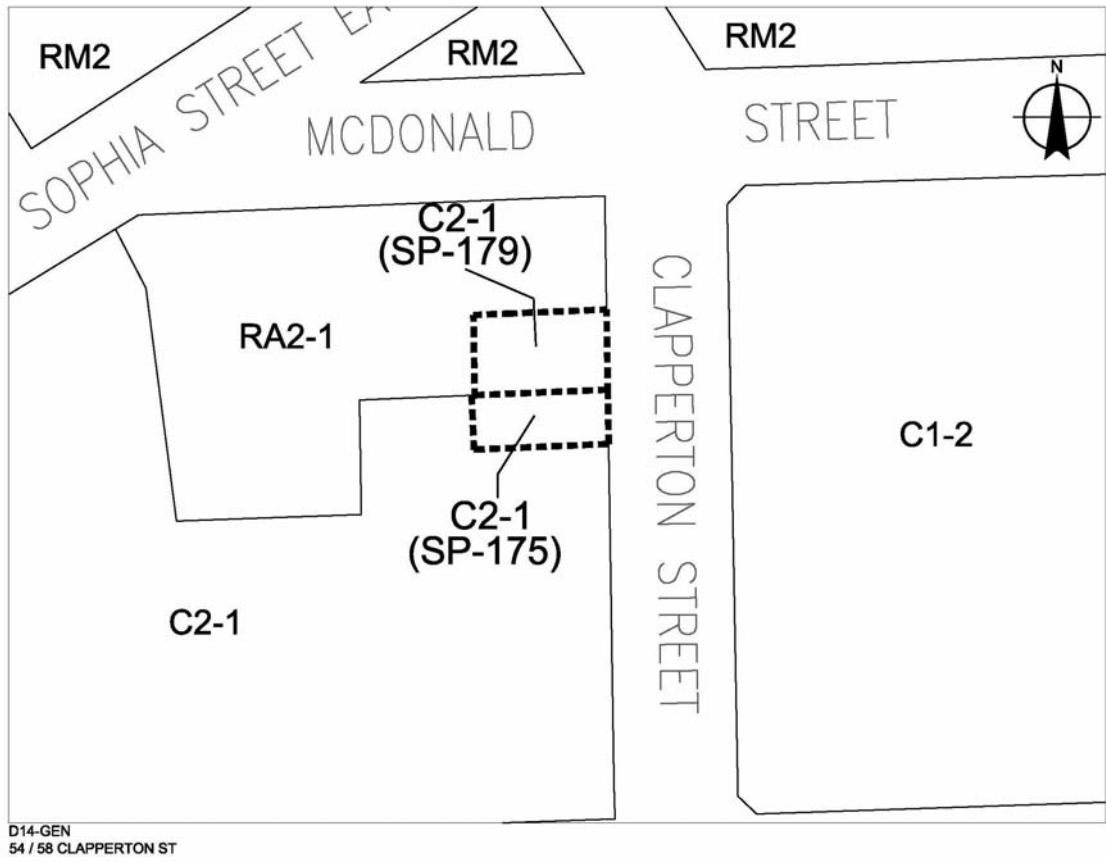


D14-GEN - Simcoe- Maple
former road allowance

Schedule "A4" to attached By-law 2014-

MAYOR – J.R. LEHMAN

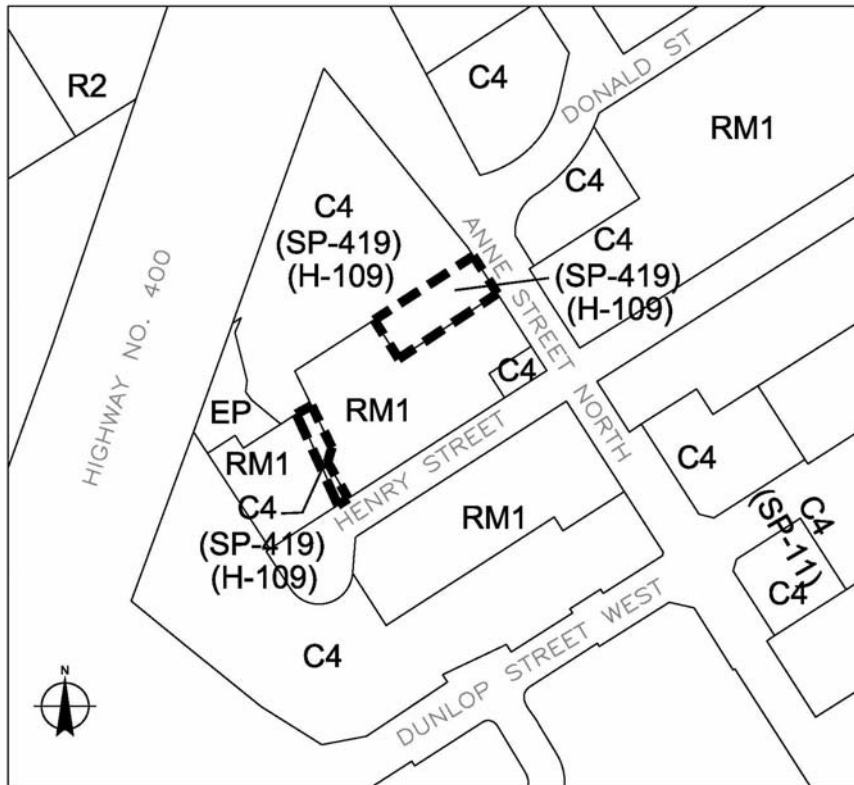
CITY CLERK – DAWN A. MCALPINE



Schedule "A5" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

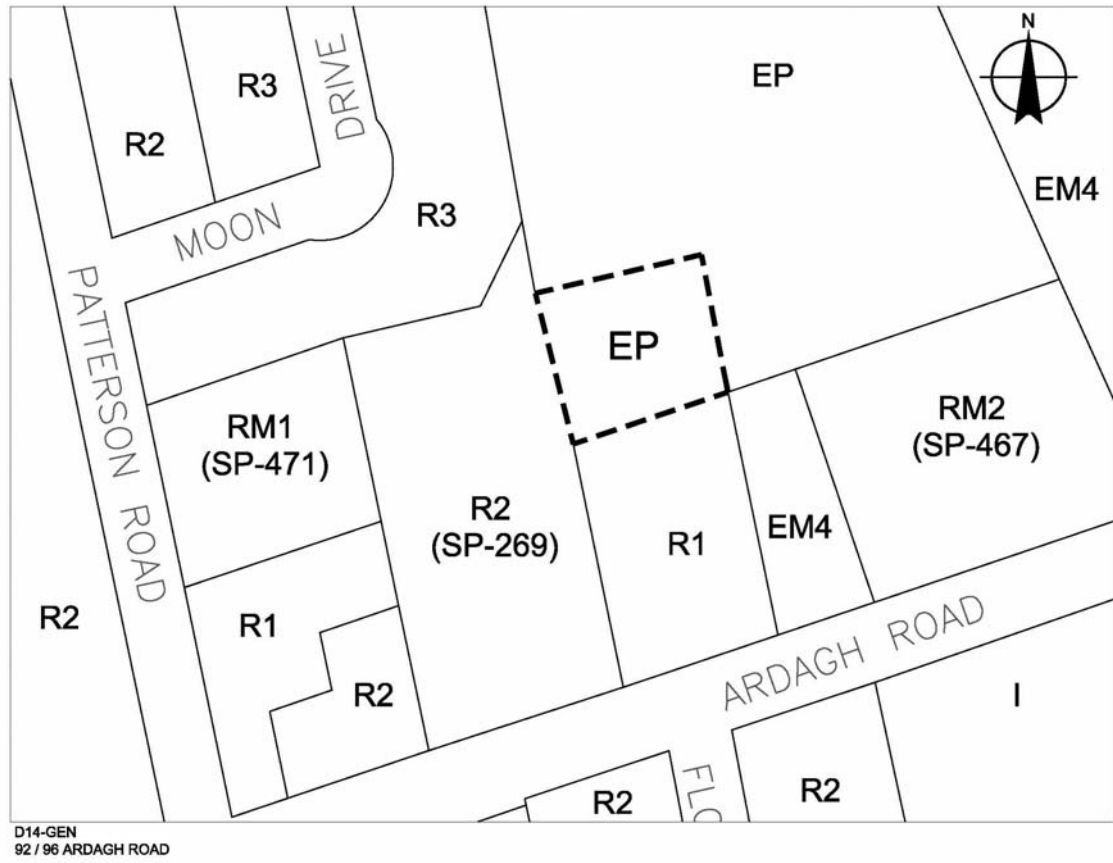


D14-GEN - 50, 40 and 42 Anne St N.

Schedule "A6" to attached By-law 2014-

MAYOR – J.R. LEHMAN

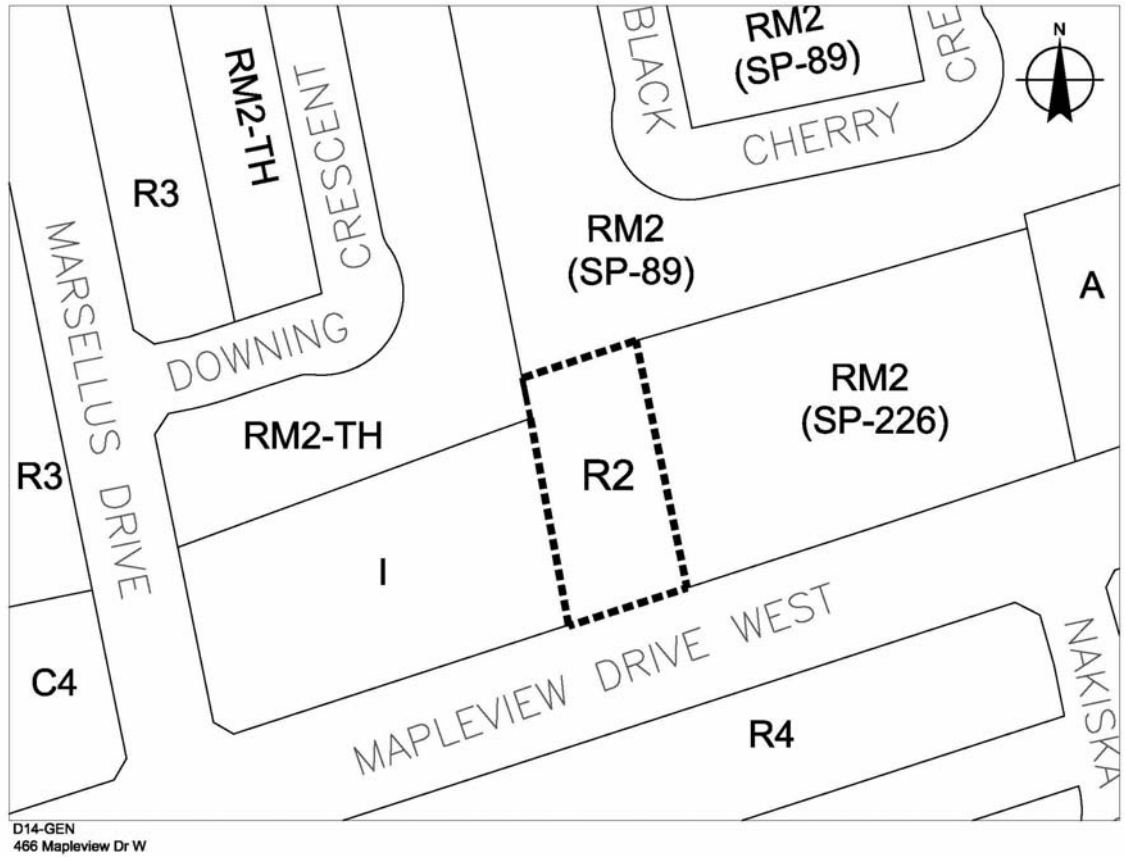
CITY CLERK – DAWN A. MCALPINE



Schedule "A7" to attached By-law 2014-

MAYOR – J.R. LEHMAN

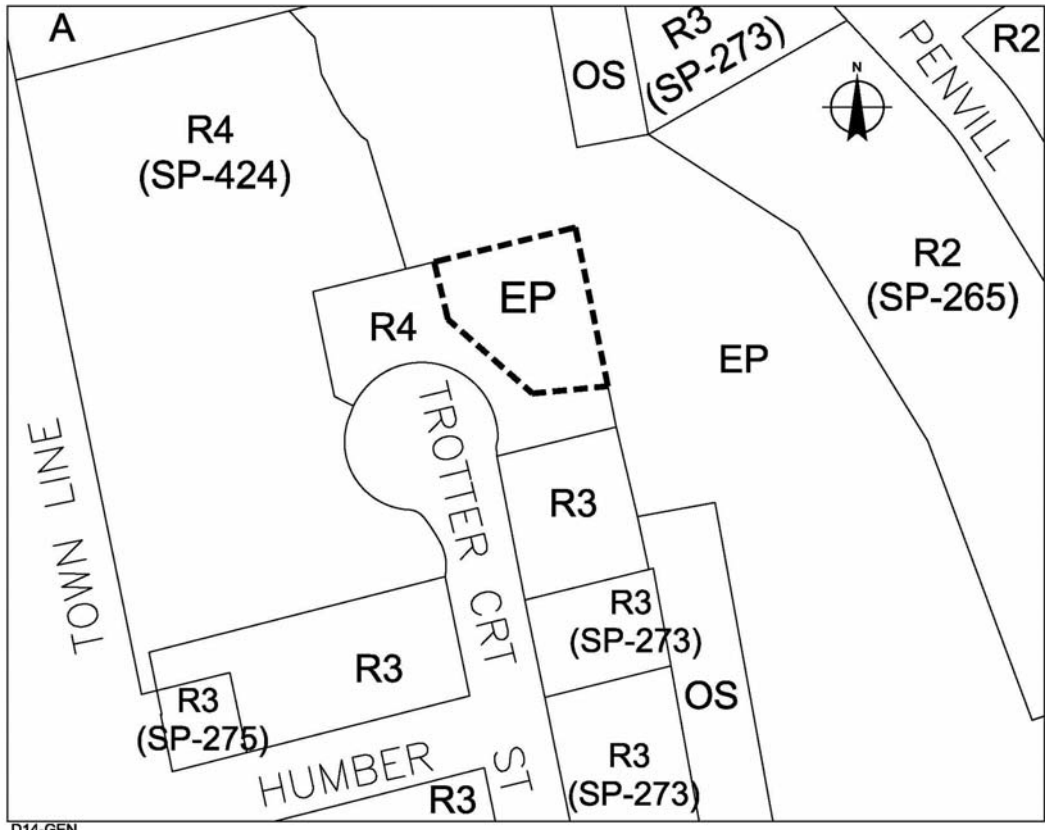
CITY CLERK – DAWN A. MCALPINE



Schedule "A8" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

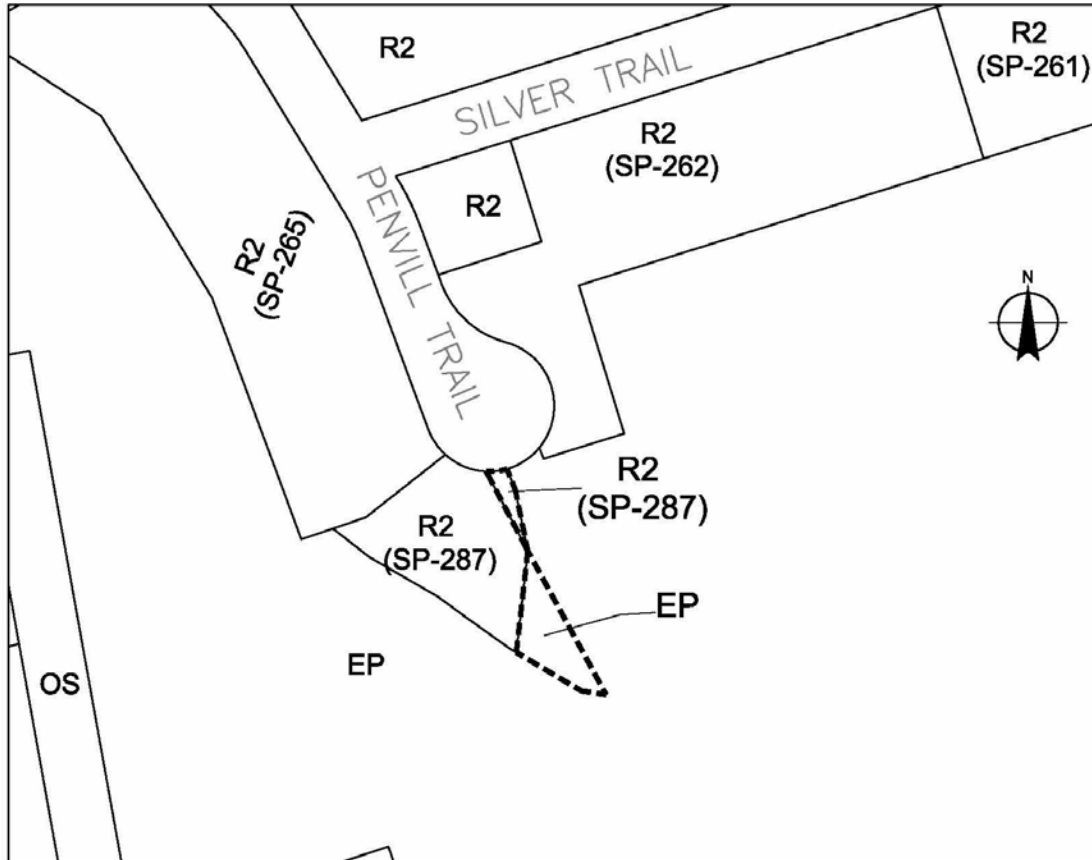


D14-GEN
East of 8 and 10 Trotter Court

Schedule "A9" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

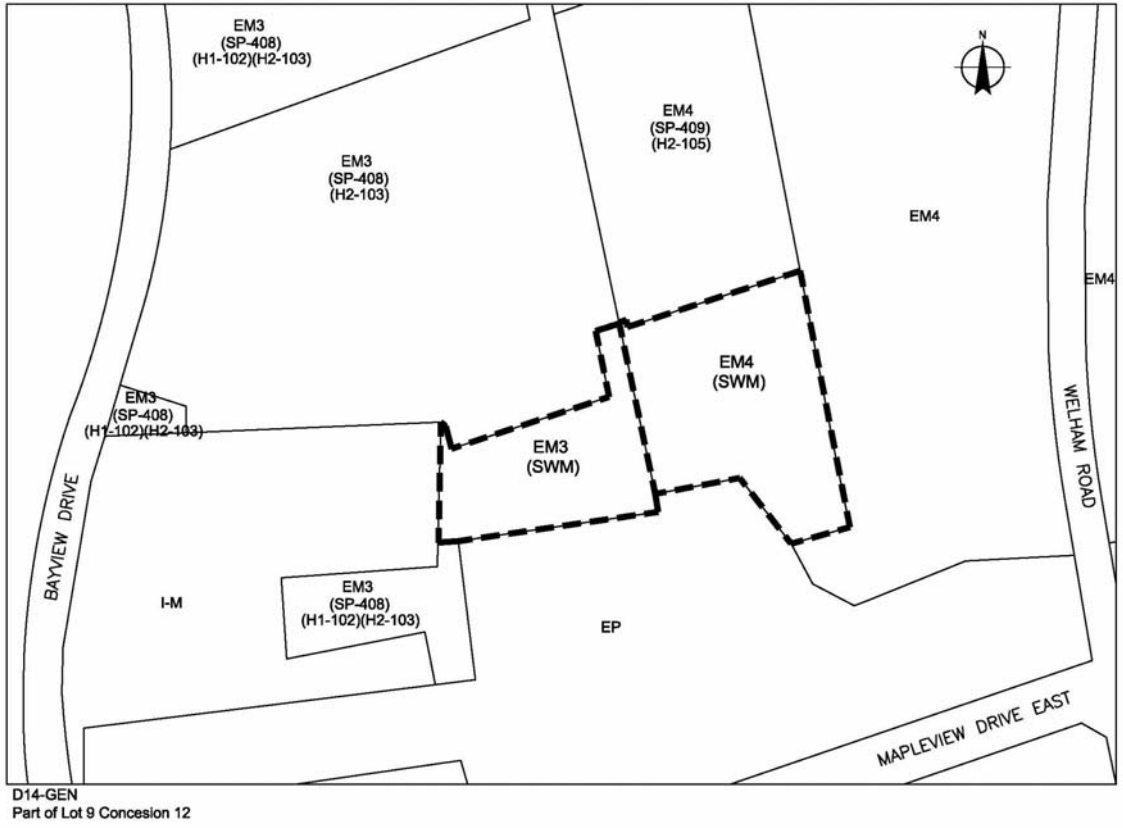


D14-GEN
Part1 Plan 51R-32786, Block 219 Plan 51M-771 and Blk
208 Plan 51M-783

Schedule "A10" to attached By-law 2014-

MAYOR – J.R. LEHMAN

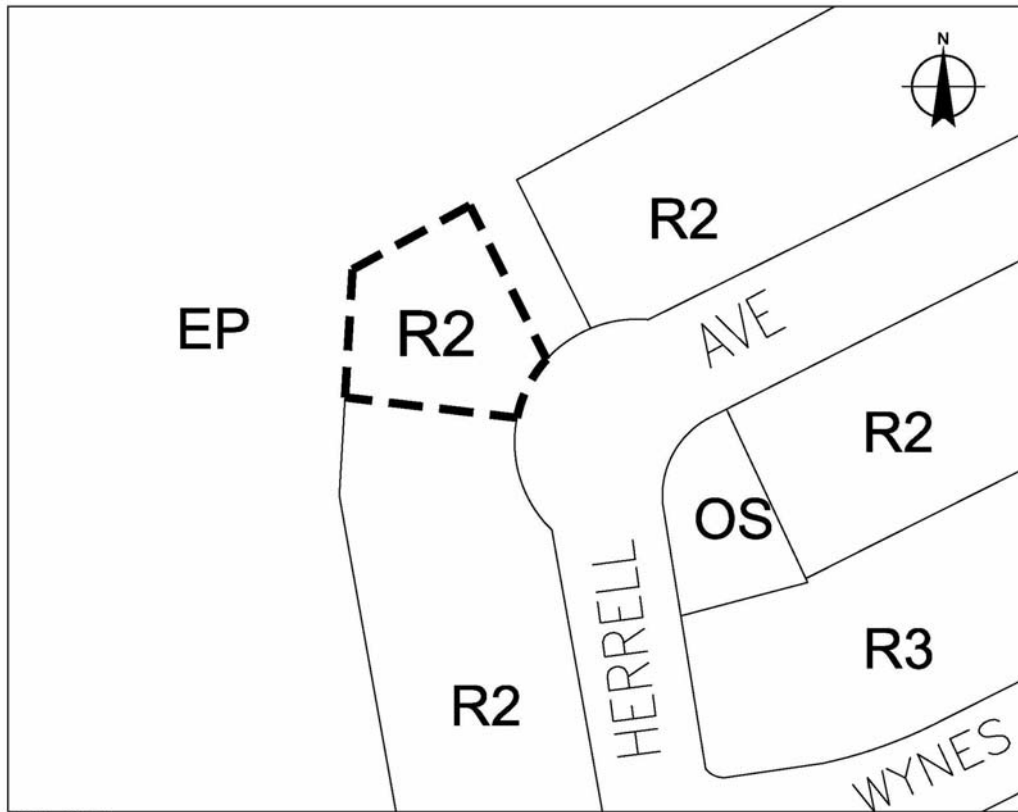
CITY CLERK – DAWN A. MCALPINE



Schedule "A11" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

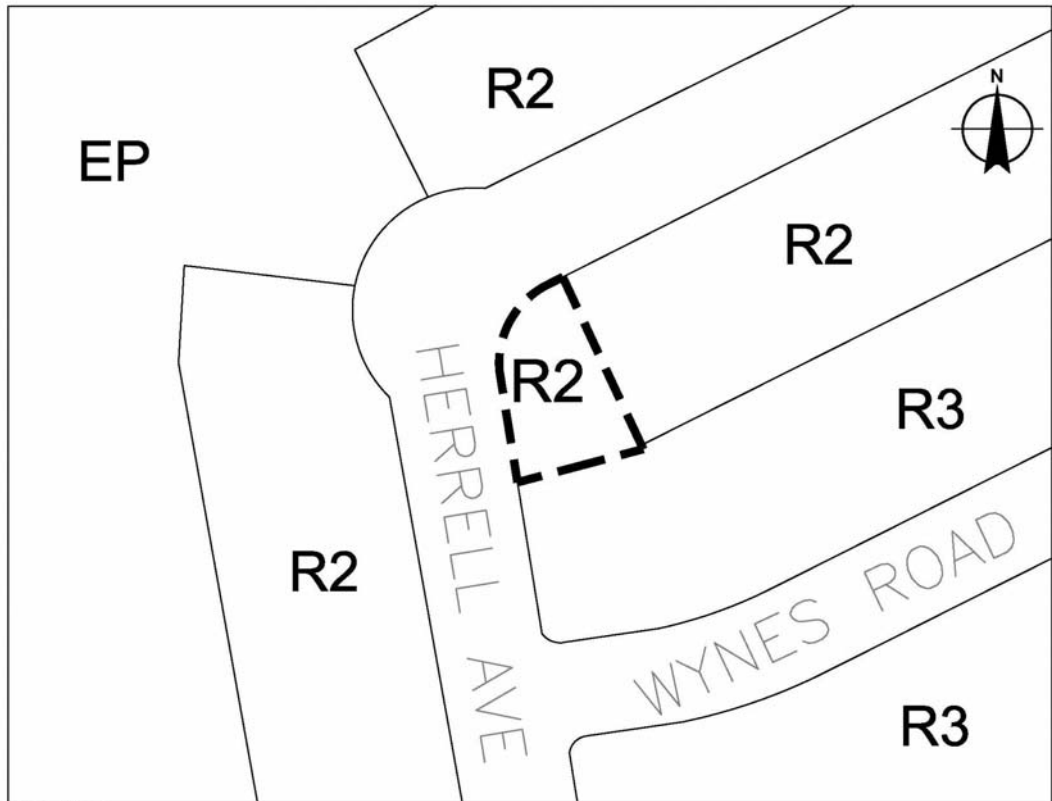


D14-GEN
19 Herrell Ave

Schedule "A12" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

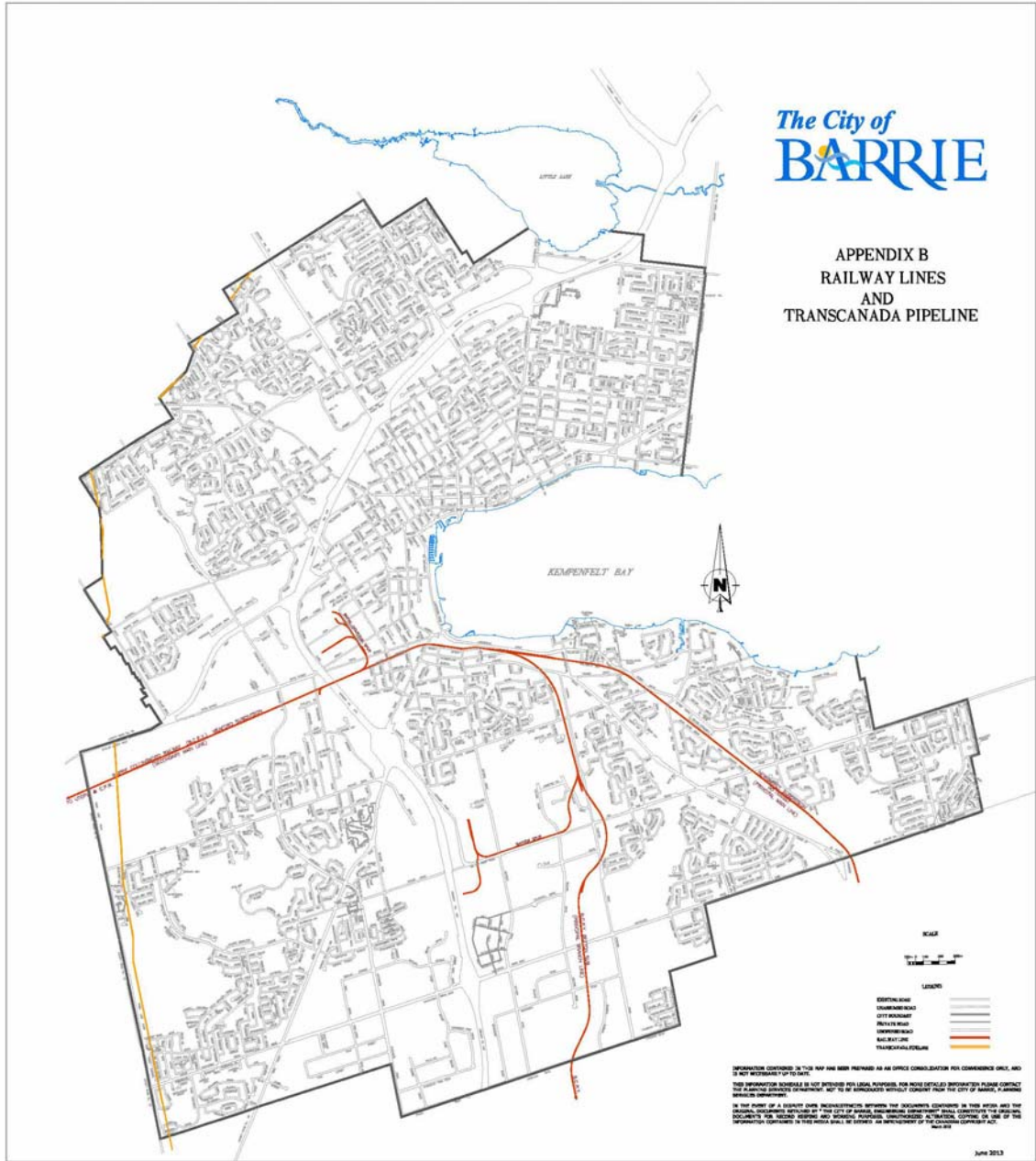


D14-GEN
22 Herrell Ave

Schedule "A13" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Appendix “B” to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE