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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW FRAMEWORK SALEM AND HEWITT'S  
SECONDARY PLANS

**WARD:** ALL and 7, 8, 9, 10

**PREPARED BY AND KEY CONTACT:** K. BRISLIN, B.Sc., MCIP, RPP, SENIOR PLANNER  
EXTENSION # 4440

**SUBMITTED BY:** S. FORFAR MBA, MCIP, RPP, MANAGER OF GROWTH PLANNING

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment attached as Appendix "A" to this Staff Report PLN007-17 be passed.
2. That the written and oral submissions received for this proposed zoning amendment have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the proposed zoning amendments for the Salem and Hewitt's Secondary Plans; including the matters raised in those submissions and identified within Staff Report PLN007-17.
3. That in accordance with Section 34(17) of the *Planning Act*, no further public meeting is required to finalize the proposed zoning by-law.

**PURPOSE & BACKGROUND**

Report Overview

4. This report recommends a proposed zoning by-law amendment which will provide a framework to implement the policy direction outlined in the approved Secondary Plans and the Salem and Hewitt's Urban Design and Sustainable Development Guidelines.
5. The recommended by-law amendment proposes some general changes to the comprehensive zoning by-law and specific changes with accompanying permitted uses, provisions, and standards for low to medium density residential and mixed use zones for the Salem and Hewitt's Secondary Plan areas.
6. The general changes will be applicable to the entire City and the specific changes will apply only to the low to medium density and mixed use zones in the Salem and Hewitt's secondary plans. These changes will implement a more intensive form of urban development providing for a greater variety of uses and housing types and forms compared to the similar zones applicable to the City as a whole.

7. The zoning currently in effect in the Secondary Plan areas is the Innisfil zoning by-law which was in effect in 2010, when the city annexed the Secondary Plan area lands. The majority of lands in this by-law are zoned for Agricultural or Rural uses and new provisions are required to allow for the development contemplated in the Secondary Plans.
8. The proposed amendment is intended as a framework so that as individual development applications are submitted for draft approval and rezoning, a consistent framework of zones and standards will be in place to achieve the mix of uses and built form contemplated in the secondary plans and as further detailed in the subdivision layout designs.
9. A public meeting under The Planning Act was held on November 28, 2016, for the purposes of presenting a draft zoning by-law amendment for the Salem and Hewitt's Secondary Plans to General Committee and the public. There were four written submissions including a petition from the residents of Country Club Estates expressing concern with the impact of the development on a number of matters; a resident expressing concern regarding lack of clarity in what was being proposed; a resident expressing a need for housing geared to seniors; and the Simcoe County Board of Education expressing concern with respect to removal of landscaped buffer for industrial lands adjacent to institutional lands. Four people spoke at the public meeting including two consultants representing developers groups in the Salem and Hewitt's Secondary Plan areas, a developer proposing to develop in the Salem and Hewitt's areas, and a business interest located near the area.
10. Following the public meeting, further inter-departmental review of the proposed Zoning By-law amendment framework was undertaken. In addition, Planning staff undertook collaborative and detailed review of the proposed zoning by-law with the consultants representing the developers groups in the Salem and Hewitt's Secondary Plan areas to ensure a shared understanding and appreciation for the expected approach to implementation.
11. This report reviews the following matters:
  - a) A theme based review of the proposed amendment and the resultant built form.
  - b) A review of public comments submitted.
  - c) A review of changes made to the by-law since the public meeting.
  - d) The benefits of the recommended zoning by-law amendment.

## **ANALYSIS**

12. The proposed zoning by-law amendment attached as Appendix "A" to this Staff Report PLN007-17 will:
  - a) Implement the goals and policies of the Salem and Hewitt's Secondary Plans.
  - b) Implement applicable *Private Realm* performance guidelines in the "Urban Design and Sustainable Development Guidelines – Salem and Hewitt's Secondary Plan Areas" prepared by Brook McIlroy Inc. revised to April 2017 to enable more intensive, walkable neighbourhoods in the Salem and Hewitt's Secondary Plan Areas.
13. The proposed zoning amendment sets out the parameters for uses, density, and associated performance standards for residential and mixed use developments which are the predominant types of development envisaged in the Secondary Plans. Further zoning changes are anticipated for Institutional, Industrial and Commercial designations within the Secondary Plans. The zoning standards and requirements for these uses will be considered and addressed using the existing by-law through rezoning applications submitted when development applications relating to these uses are submitted. The applicable Private Realm Performance Guidelines from the Urban

Design and Sustainable Development Guidelines and related Salem and Hewitt's Secondary Plan Policies will also be reviewed.

14. The site design and development of all medium to higher density residential and mixed use zones such as the proposed RM3 and mixed use zone, and all non-residential development within the Secondary Plans, will also be subject to site plan review. Staff Report PLN008-17, dated May 15, 2017, which supplements this staff report, recommends amendments to the City's Site Plan Control By-law 99-312 to implement this direction.

Comparison of current zoning standards, and the proposed by-law amendment:

15. The proposed by-law amendment includes general changes affecting the entire City and specific changes related to the Salem and Hewitt's proposed developments. Appendices "B", "C" and "D" attached provide additional detail with respect to the general and specific zoning changes proposed, which are outlined as follows:

City-wide General Changes (Appendix "C")

16. The amendments to the general provisions relate to the introduction of new and progressive definitions and general standards to the current citywide zoning by-law. In addition, there are also some changes proposed to permit uses in all zones including the Open Space and Environmental Protection zones to accommodate new elements such as:
  - a) archeological uses;
  - b) community mailboxes, community gardens, and urban or village squares;
  - c) a connected walkable community with linkages through and to green infrastructure;
  - d) natural heritage, fish wildlife and forest management uses, stewardship, conservation remediation, and relocation of stream corridors;
  - e) low impact development (LID) for storm water management; and,
  - f) other accessory components of storm water management, flood, and erosion control.
17. Some general standards providing greater flexibility for aboveground landscaping and reduced setbacks for underground parking is proposed to facilitate this form of parking rather than surface and above ground structured parking. There are also some general standards to allow for building model homes prior to registration of plans of subdivision as the current by-law does not address this community need.
18. The height standard for walk-ups has also been increased to four storeys to a maximum of 20m in the residential RM2 zone to align with the new definition and to provide sufficient flexibility in building height so that variances are not needed each time this built form is proposed in the City.

Secondary Plan Specific Changes (Appendix "D")

19. The specific changes within the proposed zoning amendments for the Salem and Hewitt's areas relate primarily to the mix and range of uses and standards. The intent is to provide for more compact and intensive use of lands under three proposed zone categories:
  - a) Neighbourhood Residential R5 zone;
  - b) Neighbourhood Residential Multiple Zone RM3; and,
  - c) Neighbourhood Mixed Use Zone NMU.

Neighbourhood Residential R5 Zone:

20. The proposed Neighbourhood Residential R5 zone permits a mixture of low rise residential forms, including single detached units, semi-detached, two unit dwellings, triplexes, block, cluster, street or back-to back townhouses, small boarding lodging and rooming houses, and similar accessory uses to those which are currently permitted in low density residential zones. Other permitted uses include group homes, place of worship, elementary school, local convenience commercial uses, and village squares.
21. The net result of the performance standards in the proposed R5 zone is that houses and buildings will be built closer to the streets and will have smaller private outdoor yards than currently permitted in the by-law. Private amenity areas will be in the form of small front yards, balconies, porches, and patios. Given the buildings will be closer to the street, some standards governing the size of garage doors and driveways relative to the width of lots are also included to prevent dominance of garages in the streetscape. In addition, there are some requirements for windows, doors, porches or other architectural detailing of blank walls facing streets on corner lots.

Neighbourhood Residential Multiple RM3 Zone

22. The proposed Neighbourhood Residential RM3 zone permits a range of multi residential uses including triplexes, block, cluster, street, stacked, back-to-back townhouses, walk-up apartments, apartments, boarding lodging and rooming houses, and similar accessory uses to those currently permitted in these housing forms. In addition to institutional and commercial uses permitted in the R5 zone, a library, nursing home, rest home, retirement home, and senior citizen housing are also permitted in this zone.
23. Back-to-back townhouses are a new form of housing also included as a permitted use. This new built form came about through the work of the Built Form Task Force.
24. Similar to the R5 zone, the RM3 zone supports more compact development, increases the maximum height of walk-up apartments, to four storeys, brings buildings closer to the street, increases the maximum lot coverage, modernizes the amount of landscaped open space and outdoor amenity area permitted, and allows for private amenity areas such as balconies, terraced, and rooftop amenity areas to be included in the outdoor amenity area calculation.

Neighbourhood Mixed Use Zone NMU

25. The policies of the Secondary Plans envisage the mixed use areas somewhat differently than the mixed use intensification nodes and corridors in the built boundary. In the Secondary Plan areas, the mix of uses and overall density may be achieved cumulatively over the longer term within mixed use areas. Thus single uses, including commercial uses, may be permitted in mixed use areas and the minimum height allows for one storey commercial with a maximum commercial floor area; this may be increased subject to review as per Policy 8.4.5 Salem Secondary Plan and 9.4.5 Hewitt's Secondary Plan.
26. In addition to this, interim density is permitted at lower than the minimum densities, subject to demonstration that the ultimate density will be achieved over time. (Policy 8.5.7.4 Salem Secondary Plan and 9.5.4.4 Hewitt's Secondary Plan). The development of the neighbourhood mixed use lands will be monitored as a whole to ensure the ultimate density targets can be achieved, by ensuring that future opportunities to develop commercial uses within mixed use areas is not prevented through the overdevelopment of medium density residential forms in the early stages of growth.

27. In order to retain the intent of the Secondary Plan mixed use policy framework, the built form in the neighbourhood mixed use zone will include medium density forms such as back-to-back townhouses, four-storey walkups, and six storey residential buildings with some stand-alone, one storey neighbourhood commercial uses. The zone standards require buildings to face the street to support pedestrian access, and step-back provisions apply to taller buildings, generally over six stories. As a general approach, surface parking will be located in the rear or within parking structures.
28. A detailed description of the differences between the two mixed use zones in the Built Boundary and the neighbourhood mixed use zone in the Secondary Plan areas can be found in Appendix "D" attached.

Review of Public Comments:

29. A summary of written submissions can be found in Appendix "E"

**Comments made at the public meeting**

30. Mr. Nosratollah Sabat of Canadian Crane and Hoist expressed concerns related to the widening of Lockhart Road.

Staff Comment

31. Mr. Sabat was advised that this concern was associated with the Class Environmental Assessment (EA) process which was separate from the zoning process. Staff have confirmed that Mr. Sabat has been advised of Public Information Centres regarding the Lockhart Road EA.
32. Mr. Keith McKinnon of KLM Planning Partners Inc. and Mr. Ray Duhamel of the Jones Consulting Group representing the Salem and Hewitt's Landowners Groups respectively, each expressed appreciation for the collaborative process undertaken in developing the proposed zoning framework. Mr. Duhamel further offered to speak to the residents of the Country Club Estates to discuss specific concerns related to the proposed subdivisions in the vicinity of Lockhart Road.
33. Ms. Karen Hansen of Pratt Homes, a member of the landowners groups, commented that she was supportive of the proposed by-law framework which provides for diverse housing types including back-to back townhomes.

**Changes made to the by-law since the public meeting presentation:**

34. The document has been reorganized for clarity and to better integrate the by-law into the parent by-law. General provisions such as definitions, permitted uses in all zones, and parking standards have been included or amended in By-law 2009-141. This is in the interests of integrating the Secondary Plans into the broader City land use framework, where possible, and to include some enhancements that may be applied on a City wide basis.
35. Some uses, such as village squares, have been added as a permitted use in the R5 and RM3 zones. In addition, the list of permitted uses in all zones, including the Environmental Protection Zones, has been added to include uses such as storm outlets and trails.
36. Some standards have been modified such as reducing setbacks for corner lots to bring buildings closer to the street and aligning setbacks for ground related parking with the main building where building setbacks are zero, to encourage this form of parking. In other cases new standards have been added such as establishing minimum side yard setbacks where apartment buildings with balconies face a side yard, and setting a maximum number of eight townhouse units in one block.

In addition, standards have been added to address blank garage walls on corner lots to better address the pedestrian experience along the street face which becomes more important with more compact development or where buildings are brought closer to the street. This updated by-law also now includes requirements for bicycle parking for apartment buildings and non-residential uses in the RM3 and NMU zones.

37. Specific provisions applicable to the Secondary Plan areas were originally presented for recreational vehicles. In terms of addressing recreational vehicles on private property, the original standards have been removed in this final version of the by-law as the location of these vehicles is regulated today in the zoning by-law and as such no additional provisions were required. In addition, abandoned vehicles and inoperable vehicles are regulated through property standards and clean yards by-laws. These regulations apply on a city-wide basis including the secondary plan areas. Given the more compact form of development proposed in the secondary plan areas, there will not generally be space to accommodate these types of vehicles on private properties.
38. The references to standards for employment and institutional lands have also been removed. Given the scale of these uses in the secondary plans a similar zoning framework for employment and institutional uses in the secondary plan areas will be addressed with employment and institutional lands applications, using the existing by-law standards and drawing on the secondary plans and Urban Design and Sustainable Development Guidelines for some specific standards where appropriate.
39. **The key benefits of the proposed zoning amendment are listed as follows:**
  - a) The proposed zoning amendment will implement the vision in the Salem and Hewitt's Secondary Plans, which is the result of an extensive land use and infrastructure planning process that started in 2010.
  - b) The zoning will also implement modern private realm performance guidelines from the Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan Areas, to ensure minimum densities necessary to cover the infrastructure investments to service the growth are accommodated without a negative impact on the neighbourhood.
  - c) To achieve a truly integrated and complete neighbourhood, the proposed zoning will also facilitate the development of a significant number, variety, and range of housing options and complementary uses in a compact, dense urban fabric. By establishing this framework, the public and developers have greater certainty as to what is contemplated in the area, rather than dealing with each application on a site specific basis.
  - d) The increase in more intensive development with a variety of housing types and forms contemplated in the Secondary Plans supports efficient and sustainable development, infrastructure and servicing efficiencies, active transportation and public transit and complete livable urban neighbourhoods. The proposed zoning is more inclusive and permits a variety of other uses associated with residential development as well as the opportunity to include a range of affordable and market-rate housing types.

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## **ENVIRONMENTAL MATTERS**

40. The environmental matters and sustainability considerations included in the Secondary Plans and urban design and sustainable development guidelines for the Secondary Plans will be implemented through this proposed zoning framework.

## **ALTERNATIVES**

41. The following alternatives are available for consideration by General Committee:

### **Alternative #1**

General Committee could maintain the existing Innisfil by-law in effect with respect to the Salem and Hewitt's Secondary Plans and deal with each individual application on a site specific basis (i.e. Status Quo).

This alternative does not provide certainty as to the expectations and does not integrate the development plans with each other and the broader planning framework in a consistent manner.

### **Alternative #2**

General Committee could alter the proposed recommendation by preparing a framework only for the R5 and RM3 zones and apply the currently approved mixed use zoning standards for the built boundary to the mixed use designations in the Secondary Plans and vary these on a site specific basis where Secondary Plan policies provide alternative standards.

Although this alternative is available, it would likely result in several site specific variances, which are best addressed in a consistent manner through the Neighbourhood Mixed Use Node zone recommended in the attached document.

### **Alternative #3**

General Committee could request staff to prepare a stand-alone comprehensive zoning by-law for all land-uses and designations, including Commercial, Institutional, Industrial, Natural Heritage, and Open Space zones within the Secondary Plans.

Although this alternative is available, staff do not recommend this as it reinforces the Secondary Plans as a separate community with different set of rules and standards applicable to this community. In addition, a new framework with new standards will require a learning curve in terms of interpretation and application that is unfamiliar to the industry, staff, and the public.

## **FINANCIAL**

42. The densities and range of uses included in the proposed zoning allows for the planned densities and yield necessary in the Secondary Plans to meet the financial planning expectations. The mixed use areas will be monitored to ensure we are achieving the expected yields.

## **LINKAGE TO 2014-2018 STRATEGIC PLAN**

43. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

- Responsible Spending – the recommended zoning implements an overall strategy developed in the Secondary Plans, Master Servicing Plans, and Financial Impact Plans to ensure growth can pay for itself.
- Inclusive Community – the recommended zoning changes integrate the zoning provisions to the extent possible in the broader zoning framework applicable to the City as a whole; while at the same time making necessary changes to ensure growth occurs in a more urban and sustainable way.
- Well Planned Transportation – the proposed zoning encourages transit supportive densities and active transportation principles, including more compact development and inclusive zoning for a variety of uses and mixed use zoning.

Attachments: Appendix "A" - Zoning By-law Amendment  
Appendix "B" - Figure Ground Drawings – Existing Barrie Area and Proposed Secondary Plan Areas  
Appendix "C"- Details and City Zoning Comparison with Proposed Secondary Plan Zoning  
Appendix "D" - Proposed Zoning Permitted Uses and Standards Comparison  
Appendix "E" - Summary of Written Comments



**APPENDIX "A"**

**Zoning By-law Amendment**

**BY-LAW NUMBER 2017-XX**

**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 17-G-XXX;

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** Section 3.0 Definitions of the Comprehensive Zoning By-law 2009-141 be amended by:

a) Inserting a new definition of "Balcony" between "Bake Shop" and "Basement " as follows:

Balcony

shall mean an attached platform projecting from the face of a wall which is only directly accessible from within a building, usually surrounded by a balustrade or railing and which does not have direct exterior access at grade.

b) Deleting the definition of "Dwelling, Walk up Apartment and replacing it with a new definition as follows:

Dwelling, Walk up Apartment

shall mean a multiple dwelling of four or less storeys in height with a common enclosed corridor system and which may include an elevator.

c) Inserting a new definition of "Dry Cleaning or Laundry Depot" between "Dry Cleaning Establishment" and "Dwelling Apartment" as follows:

Dry Cleaning or Laundry Depot

shall mean a premises used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a dry cleaning establishment as defined herein.

- d) Inserting a new definition of “Floor Space Index” between “Floodway” and “Florist” follows:

Floor Space Index

shall mean the applicable gross floor areas of all buildings on a lot divided by the lot area.

- e) Inserting a new definition of “Lot Line, Exterior” between “Lot Line Front” and “Lot Line Rear” as follows

Lot Line Exterior

shall mean the side lot line of a corner lot adjoining the street.

- f) Inserting a new definition of “Amenity Area - General” and Amenity Area Outdoor between “Alter” and “Amusement Device ” as follows:

Amenity Area - General

shall mean any indoor amenity areas such as pools, gym, meeting or assembly room within a building which may be a common area available to occupants of the building, in addition to any *outdoor amenity area*.

Amenity Area - Outdoor

shall mean an area of land; balcony; deck; terrace; the roof of a private garage or the roof of a parking structure, which includes *landscape area*, and may include areas of decorative paving or other similar surface, provided such surface is not used for vehicular use.

- g) Inserting a new definition of “Bicycle Parking Space” between “Bed and Breakfast Establishment” and “Bingo Hall” as follows:

Bicycle Parking Space

shall mean an area that is equipped with a bicycle rack or locker that is suitable for the purpose of long term bicycle parking and is not provided within a dwelling unit, suite or balcony.

- h) Inserting a new definition of “Townhouse, Back to Back” between “Theatre” and “Town House Development Block/Cluster” as follows:

Townhouse, Back to Back

shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.

- i) Inserting a new definition of “Urban or Village Square” between “Truck terminal” and “Use” as follows:

Urban or Village Square

shall mean a small common outdoor open space area that may include active or passive uses such as play grounds, seating areas or other activities which serve as common areas and meeting spaces.

2. **THAT** a new Section 4.0 General Provisions be altered by adding sections “4.2.1.12 Model Homes” and “Section 4.2.1.13 Other Uses” and Section 4.2.1.14 after Section “4.2.1.11 Sale of Fruit and Vegetables” as follows:

a) 4.2.1.12 Model Home Uses

More than one single detached or semi-detached or townhouse dwelling may be constructed on a site prior to registration of the plan of subdivision subject to the following restrictions:

- c) the *dwelling units* shall be *used* for the purpose of model homes only and shall not be occupied prior to the date of the registration of the subdivision agreement;
- d) the number of *lots used* for model homes shall not exceed 10% of the number of draft approved *lots* for the plan of subdivision, however in no circumstance shall the number of *lots used* for model homes exceed 15 *lots*; and
- e) compliance with all other provisions of this By-law, as though the *dwelling*s were constructed on *lots* within a registered plan of subdivision.

b) 4.2.1.13 Other Uses

- a) Archaeological Uses
- b) Community Mailboxes
- c) Community Gardens
- d) Natural Heritage, Fish, Wildlife and Forest Management, Restoration and Remediation Uses, and Flood and erosion control Projects, stewardship conservation restoration, remediation and relocation of stream corridor areas.
- e) Storm water management facilities and related components such as, but not limited to, back-slope, inlets or outlets, retaining walls and Low Impact Development (LID) measures.

3. **THAT** Section 4.2.1.2 Recreational uses be amended by inserting the words “urban or village square” after the word “any” and before the word “park” so that the section reads as follows:

4.2.1.2 Recreational Uses

Permitted uses include any *urban or village square*, park or playground, bowling green, and tennis court, including buildings and facilities incidental and accessory thereto.

4. **THAT** Section 4.6.5 General Provisions, Enclosed Parking Areas/Structures, which states “Nothing in this By-law shall prevent the location of a *parking structure underground* in any

part of any required *front yard, side yard or rear yard* on a *lot* provided such *parking structure underground* is not within 3m of a *street line*.” be amended by rewording 4.6.5.2 as follows:

4.6.5.2 The minimum setback from the a street line to the nearest part of a *parking structure underground* shall be 1.8m, except where the minimum yard setback for the applicable zone is less than 1.8m, in which case the minimum setback shall be the same as the minimum required yard setback.

5. **THAT** a new Section 4.8 General Provisions Landscaped open space be altered by amending 4.8.1.3 by deleting the words “...shall be devoted to landscaped open space. Sixty percent of the required landscaping on a lot containing an underground parking structure shall have a minimum soil depth cover of 1m” after the word “structures” and replacing it with the words “shall be devoted to a minimum of sixty percent of the required landscaped open space or general amenity area.

4.8.1.3 The roof on and underground parking structure not occupied by parking or other permitted structures shall be devoted to landscaped open space or general amenity area.

6. THAT Section 5.3 Residential Standards be amended by:

- a) Amending Table 5.3 by inserting a superscript (9) after the number 10m in the column “Multiple RM2” zone opposite the row stating “Height of Main Building (max)”.
- b) Amending Section 5.3.2 Height Requirements by inserting 5.3.2. a) in front of the table and inserting b) Height Restriction zone in front of the table so that the section reads as follows:

#### **5.3.2 Height Requirements**

- a) Walkup apartments in the RM2 zone shall be four storeys or less, to a maximum total height of 20m
- b) Height Restriction zone

7. **THAT** a new Section 14.0 applicable to the Salem and Hewitt’s Communities be added after Section 13.0 Special Provisions as follows:

14.0 Salem and Hewitt’s Communities Provisions

14.1 DEFINED AREA

- a) The following zone provisions shall apply to lands so zoned when applied to lands within the Defined Area identified as the “Salem Area” and the “Hewitt’s Area” generally identified on Appendix “A” attached to this by-law.
- b) Until such time as lands within the Defined Area identified on Appendix “A” attached to this By-law are zoned in accordance with the following Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3, and Neighbourhood Mixed Use zone NMU; the applicable zoning provisions and zoning Map schedules of By-law 054-04 (Innisfil) as it applies to the Defined Area identified on Appendix “A” attached shall continue to be in effect.

14.2 Definitions

Unless otherwise stated the definitions of Section 3.0 of By-law 2009-141 shall apply to the following Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3 and Neighbourhood Mixed Use zone NMU.

14.3.1 General Provisions and General Standards

In addition to the provisions of Section 4.0 of By-law 2009-141 the following provisions shall apply to the Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3, and Neighbourhood Mixed Use zone NMU within the Salem and Hewitt's Communities:

14.3.2 Permitted Uses

Notwithstanding the provisions of Section 4.2, only the following *uses, buildings and structures, in addition to the uses, buildings and structures permitted in Sections 4.2.1.1 through 4.2.1.4 and Section 4.2.1.6 through 4.2.1.13 inclusive* shall be permitted in the Residential Neighbourhood Zone R5, Residential Neighbourhood Multiple Zone RM3, and Neighbourhood Mixed Use zone NMU with the exception of the Environmental Protection (EP) Zone unless the *use* is specifically identified as being permitted in the EP Zone:

- a) Bed and Breakfast.
- b) Outdoor Patios

The following standards shall apply to outdoor patios in the NMU zone:

- i. Additional parking shall not be required for the areas used as an outdoor patio.
- ii. An outdoor patio shall be suitably screened when located in a yard adjacent to any Residential zone.

14.3.3 Other Provisions

In addition to the provisions of Section 4.5 the following additional provisions shall apply in the R3 and RM5 zones:

14.3.3.1 Standards for attached private garages where vehicular access is provided with a driveway from a street:

- a) Permitted locations and setbacks from lot lines
  - i. A minimum distance from the side lot line equal to the side yard setback requirement of the main building from the side lot line.
  - ii. No part of a private garage shall project beyond the front wall of a dwelling except where a porch is provided in which case the private garage shall not project beyond the front of the porch.

- iii. Notwithstanding subsections a) and b) above in no case shall the wall of a private garage be located closer than 5.5 metres from the lot line abutting a street that the driveway crosses.
- iv. A wall of a private garage facing a street setback closer than 5m from the property line shall provide a minimum of 15% of fenestration of the façade. This may be used in combination with other forms of creating architectural interest such as the use of different materials textures and colours.

b) Maximum width of a private garage door:

- i. The maximum width of a private garage door in the R5 and RM3 zone shall be required in accordance with the following table; however in no case shall the private garage exceed 60% of the lot width.

Width of Lot	Maximum width of <i>private garage door</i>
Less than 7m	2.7m
7m to less than 10m	3.7m
10m to less than 14m	5.5m
14m or greater	50% but no more than 7.5m

- Note: 1. A greater private garage door width is permitted to a maximum of 50% of the lot width or 8.3m whichever is less, if the private garage door is set back 1m from the front wall.
2. On a corner lot, if the private garage door is attached to the main dwelling, and is accessed via the exterior side yard, a greater private garage door width is permitted to a maximum of 8.3m

c) Maximum Driveway width:

The maximum driveway width shall not exceed the width of the garage by more than 1.0m.

14.4 Parking Standards:

In addition to the provisions of Section 4.6, the following parking Standards shall apply to the Neighbourhood Mixed Use zone NMU.

No person shall use any land building or structure in any zone for any purpose permitted in this By-law, unless parking spaces are provided in accordance with the following:

- 14.4.1.2 Where there is more than one use on a lot, parking for *residential* uses shall be provided in accordance with the requirements of Table 4.6, while parking for non-residential uses shall be provided for the lesser of the combined parking standards of Table 4.6 or a minimum of 1 parking space per 24 square metres of gross floor area. On lands zoned Neighbourhood Mixed Use NMU, a maximum of 1 parking space per 18 square metres of gross floor area for non-residential uses shall be permitted.

- 14.4.1.2 Bicycle parking spaces shall be provided in accordance with the following:
- a) A minimum of 0.2 spaces per unit shall be provided in all apartment units including walk-up apartments.
  - b) Additional spaces shall be provided for all non-residential uses in the NMU at a rate of one bicycle parking space for every 7% of required non-residential vehicular parking spaces in the Neighbourhood Mixed Use zone.

14.4.2.1 Parking and Driveway Regulations

Notwithstanding the provisions of Section 4.6.2. a maximum of 10% of the minimum parking spaces required for any non-residential parking may be for small vehicle parking spaces. Additional parking spaces provided over and above the minimum requirements may be for small vehicle parking. The dimension of a small vehicle parking space shall have a width of 2.3m and a length of 4.6m.

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Section 14.5  
NEIGHBOURHOOD RESIDENTIAL

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**14.5.0 RESIDENTIAL**

**14.5.1 GENERAL**

No person shall hereafter *use* any lands, nor *erect, alter, enlarge or use* any *buildings or structures* in any Neighbourhood Residential (R5) or Neighbourhood Multiple Residential (RM3) Zone, except in accordance with the provisions of Section 14.0 and Sections 2, 3, 4, and 5 of this By-law unless stated otherwise in Section 14 of this By-law.

**14.5.2 PERMITTED USES**

The permitted uses in the Residential Neighbourhood (R5) and Residential Multiple Neighbourhood (RM3) Zones are listed in Table 14.5.2.

Table 14.5.2		
Uses	Zones	
	Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3
<b>Residential Uses</b>		
<i>Single Detached Dwelling</i>	X	
<i>Two Unit Dwelling</i>	X	
<i>Three or More Unit Dwelling</i>		X
<i>Back-to-Back Townhouse</i>		X
<i>Block/Cluster/Street/Townhouse</i>	X	X
<i>Stacked Townhouse</i>		X
<i>Walk-up Apartment</i>		X

Table 14.5.2		
Uses	Zones	
	Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3
<i>Apartment Dwelling</i>		X
<i>Boarding, Lodging, Rooming House (Small)</i>	X	X
<i>Boarding, Lodging, Rooming House (Large)</i>		X
<b>Accessory Uses</b>		
<i>Day Nursery</i>	X <sup>(2)</sup>	X
<i>Home Occupation</i>	X	X
<i>Second Suite<sup>(1)</sup></i>	X	X
<b>Institutional Uses</b>		
<i>Social Services Facility</i>		X
<i>Dormitory</i>		X
<i>Group Home</i>	X	X
<i>Library</i>		X
<i>Nursing Home</i>		X
<i>Place of Worship</i>	X <sup>(2)</sup>	X
<i>Rest Home</i>		X
<i>Retirement Home</i>		X
<i>Senior Citizen Housing</i>		X
<b>Commercial Uses</b>		
<i>Local Convenience Retail</i>	X <sup>(2)</sup>	X
<b>Open Space Uses</b>		
<i>Urban or Village Square</i>	X	X

(1) A second suite in the RM3 Zone is not permitted in a Walk-Up Apartment or Apartment Dwelling.

(2) Permitted only where these uses are located on major collector and arterial roads.

### 14.5.3 Block/Cluster/Street/Stacked and Back-to-Back Townhouse Development and Walk-Up Apartments

#### 14.5.3.1 Standards

- Within the R5 and RM3 zones, where a private driveway is proposed, a minimum driveway length of 5.5 metres shall be required.
- The provisions of Section 5.2.5.1 and 5.2.5.2 b) and d) do not apply to lands zoned R5 or RM3.

### 14.5.4 Institutional Uses in Residential Zones

- The Institutional Standards found in Section 8.3 of this By-law shall apply to the Institutional uses listed in Table 14.5.2; and 14.5.6 unless otherwise stated in Section 14 of this by-law.
- The maximum *lot* area for a place of worship located in a Residential Zone shall be 0.6 ha;
- Any group home permitted in Table 14.2 shall comply with the R2 standards contained in Section 5.2.1 and Table 5.3.



#### 14.5.5 Commercial Uses within Apartment Buildings

A convenience store, *personal service store* and *dry cleaning or laundry depot* shall be permitted commercial uses within an *apartment building* provided that the commercial uses do not occupy in excess of 25% of the ground floor area of the *building*. All other standards of the *zone* in which the *building* is located shall be complied with.

#### 14.5.6 RESIDENTIAL STANDARDS

Table 14.5.6							
	Zones						
	Neighbourhood Residential R5 Zone			Neighbourhood Residential Multiple Zone RM3			
	Single	Semi	Street Townhouse	Back To Back Townhouse	Block/ Cluster/ Street Townhouse	Walk-Up Apartments	Apartments
Lot Frontage (min.)	9.0m	7.2m	4.5m	5.5m	11.0m	18.0 m	24.0m
Front Yard Setback (min.) <sup>(1)</sup>	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Exterior Side Yards Setback(min.) <sup>(1)</sup>	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Interior Side Yards Setback (min.) one side	1.2m	1.2m	0	0	0	1.2	5
Interior Side Yards setback (min.) opposite side	0.6m	0	0	0		1.2	5
Interior Side Yard Setback where balconies or terraces face the side property line						5m	5m
Rear Yard(min.)	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
End Unit Interior Side Yard Setback	N/A	N/A	1.2m	1.2m	1.2m	N/A	N/A
Landscaped open space (min. % of lot area)	--	--	--		25	25	25
Minimum General Amenity Area per Unit					10m <sup>2</sup>	10m <sup>2</sup>	10m <sup>2</sup>
Dwelling unit floor area (min.)	90m <sup>2</sup>	90m <sup>2</sup>	90m <sup>2</sup>	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> / bedroom			
Lot Coverage (max. % of lot area)	60	60	70	N/A	50	50	50
Gross floor area				250	250	250	250

Table 14.5.6

	Zones						
	Neighbourhood Residential R5 Zone			Neighbourhood Residential Multiple Zone RM3			
	Single	Semi	Street Townhouse	Back To Back Townhouse	Block/ Cluster/ Street Townhouse	Walk-Up Apartments	Apartments
(max. % of lot area)							
Maximum Height Number of Storeys	3	3	3	3	3	4	12
Maximum number of contiguous units in a row	1	2	8	8	8	N/A	N/A

- (1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight triangle.

#### 14.5.6 YARD VARIATIONS

Section 5.3.3.2 of By-law 2009-141 shall not apply to the Residential Neighbourhood R5 and Residential Neighbourhood Multiple RM3 zones.

#### 14.5.7 LOT VARIATIONS

Section 5.3.4 of By-law 2009-141 shall not apply to the Salem and Hewitt's Communities.

#### 14.5.8 ACCESSORY BUILDINGS AND STRUCTURES

The provisions of Section 5.3.5 shall apply to accessory buildings and structures with the exception of 5.3.5 d), e) and f) in which case, notwithstanding:

- i. the provisions of Section 5.3.5. d) attached garages shall be located a minimum of 5.5m from the *streetline*.
- ii. the provisions of Section 5.3.5.e) and f), accessory buildings and structures shall not be erected closer than 0.3 metres to the rear or side lot line of said yard, and 2.0m from the *street line*.
- iii. lot coverage for accessory structures is in addition to the maximum lot coverage listed in Table 14.5.6.

#### 14.5.9 PARKING STANDARDS

14.5.9.1 Notwithstanding Section 5.3.6.2 a), surface parking spaces including aisles required for an apartment dwelling unit in any zone shall have a maximum lot coverage of 40%.

14.5.9.2 Within the R5 and RM3 Zones, where a private driveway is proposed, a minimum driveway length of 5.5 metres shall be required, except that a 0.6 metre driveway length is permitted when a unit is accessed by a private lane where a garage is provided.

Section 14.6  
NEIGHBOURHOOD MIXED USE

**14.6.0 NEIGHBOURHOOD MIXED USE**

**14.6.1 GENERAL**

No person shall hereafter *use* any lands, nor *erect, alter, enlarge or use* any *buildings or structures* in any Neighbourhood Mixed Use Residential Zone (NMU), except in accordance with the provisions of Section 14.6 and Sections 2, 3, 4, and 5 of this By-law unless stated otherwise in Section 14.6 of this By-law.

**14.6.1 Permitted Uses**

- a) Permitted uses shall be in accordance with permitted uses in the Mixed Use Nodes and Corridors in Table 5.4.1 of By-law 2015-097 as amended, except that Back-to-Back and Street Townhouses shall also be permitted in the Neighbourhood Mixed Use zone NMU zone.

**14.6.2 Residential Uses**

- 14.6.2.1 Notwithstanding Section 5.4.2.3 a) of By-law 2009-141, the minimum dwelling unit floor areas for residential uses shall be in accordance with the provisions in Table 14.2.

- 14.6.2. The uses permitted in the Neighbourhood Mixed Use zone are subject to the standards referenced in Table 14.6.2

Table 14.6.2	
	Zones
	Neighbourhood Mixed Use Zones NMU
Minimum Front Yard Setback	0m
Minimum Front Yard Setback <sup>(1)</sup>	A maximum of 50% of the frontage shall have buildings within 5m of the front lot line except on corner lots this shall be measured along the cumulative lot frontage and exterior lot line.
Minimum Side or Rear Yard Setback abutting a Street or laneway	1.5m
Minimum Side or Rear Yard Setback Non-residential buildings and residential buildings more than four storeys abutting a Residential, Open Space or Environmental Protection Zone	5m
Minimum Side or Rear Yard Setback Residential buildings four storeys and less abutting a Residential, Open Space or Environmental Protection Zone	1.2m
Minimum Façade Step-back Front, Side (Interior and Exterior) and Rear	<ul style="list-style-type: none"> <li>No step-back is required for a four storey building.</li> </ul>

Table 14.6.2	
	Zones
	Neighbourhood Mixed Use Zones NMU
Rear	<ul style="list-style-type: none"> <li>No step-back is required for five storeys and up to six storeys if the building is setback 3m or more from the property line property line.</li> <li>In all other cases a 45 degree angular plane at height above 80% equivalent of right of way using 3m minimum step backs.</li> </ul>
Minimum Street level floor height for commercial uses.	4.5m
Minimum Building Height Commercial Buildings	5m
Minimum Building Height Residential	3 storeys <sup>(2)</sup> .
Maximum Building Height	12 storeys
Minimum General Floor Space Index	0.5
Maximum General Floor Space Index	2.5
Minimum Interim and Floor Space Index Yonge Street	0.3
Maximum Interim Floor Space Index Yonge Street.	2.5
Minimum Interim Floor Space Index Essa Road.	0.3
Maximum Interim Floor Space Index Essa Road	2.5
Minimum Residential Density <sup>(3)</sup>	50 units per net hectare <sup>(4)</sup> .

- Buildings with commercial and institutional uses within the 0-5 setback shall have pedestrian oriented access from the street.
- Except that the minimum building height abutting a collector road internal to a residential area or with frontage on Lockhart Road shall be 2 storeys.
- The minimum residential density only applies where only residential is developed in a mixed use block or lot.
- Except that the minimum residential density at Essa and Salem Road shall be 45 units per hectare, and in the Hewitt's Neighbourhood Mixed Node the minimum residential density shall be 40 units per net hectare.

**14.6.3** Notwithstanding the standards in Table 5.4.2, the following shall apply:

- When back-to-back townhouses area located in the NMU zone, they shall be in accordance with the R5 and RM3 standards of Section 14.5.6 of this by-law.
- Notwithstanding the accessory buildings and structures provisions of Section 5.4.3.7, accessory buildings and structures shall not be erected closer than 0.3m to the rear or side lot line of said yard.
- Notwithstanding the provisions of Section 5.4.4.0, the required 3 metre landscaped buffer area shall only apply to mixed use adjacent to walk-up

apartments and apartment uses abutting lands zoned Neighbourhood Residential zone (R5).

- f) The provisions of Section 5.3.5. h) are in addition to the lot coverage permitted.

**READ** a first and second time this 29<sup>th</sup> day of May, 2017.

**READ** a third time and finally passed this 29<sup>th</sup> day of May, 2017.

**THE CORPORATION OF THE CITY OF BARRIE**

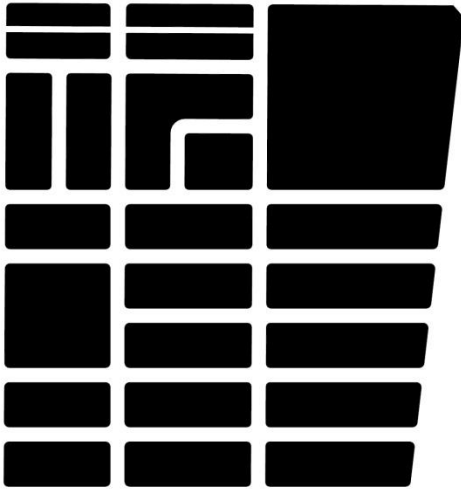
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**MAYOR – J.R. LEHMAN**

\_\_\_\_\_  
**CITY CLERK – DAWN A. McALPINE**

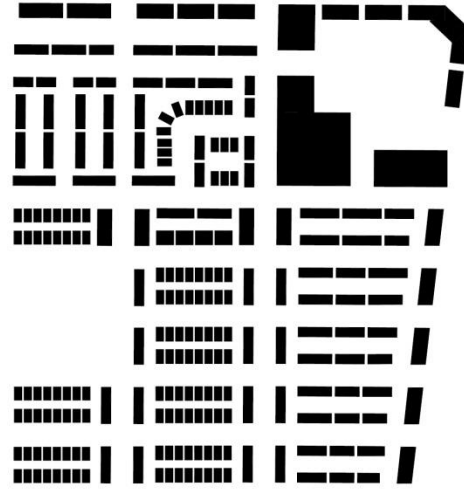


APPENDIX "B"

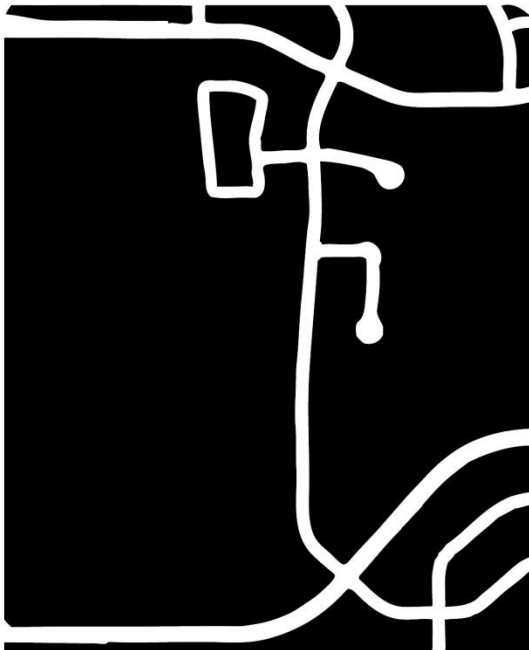
Figure Ground Drawings – Existing Barrie Area and Proposed Secondary Plan Areas



Annex Lands: Block Structure



Annex Lands: Built Form



Former Barrie: Block Structure



Former Barrie: Built Form

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**APPENDIX "C"**

**General Changes to the City-Wide By-law**

1. General amendments proposed which will apply to the entire City, are described as follows:

a) Definitions:

Some new definitions have been added and other definitions or amended to provide clarity to existing provisions or new terms that are referred to. These definition amendments and corresponding implications are as follows:

- i) An amended definition for a *Walk-Up Apartment Dwelling*. *The current definition specifies not more than three storeys whereas the recommended definition specifies four or less storeys.*
- ii) A new definition of *back to back townhouses* is proposed. *This is to enable a new form of townhouses to be developed which allows for four or more attached units to be divided vertically and share a common rear wall in addition to common side walls.*
- iii) A definition of a *dry cleaning or laundry depot* is proposed as this is a minor commercial use permitted in apartment buildings in the Secondary Plan areas. Currently there is only a definition of a dry cleaning establishment, which has more significant impacts that are not appropriate in a residential zone.
- iv) New definitions for *general amenity area* and *outdoor amenity area*. A general amenity area may include private outdoor amenity area such as balconies and porches and may be used for the outdoor amenity area calculation where applied in the annexed lands.
- v) A new definition for *bicycle parking space* is added as a standard of 0.2 spaces per unit is proposed for apartments in the secondary plans and a standard of 7% of the required parking spaces for non-residential uses is required in the mixed use areas.
- vi) A new definition for an *urban or village square* has been added to allow for this as a permitted use in various zones including the Secondary Plans and which may be applied in the City as a whole, particularly in the urban growth centre and intensification areas.

2. General Changes:

- a) Provisions to allow for the construction of model homes prior to registration of plans of subdivision have been added, subject to a maximum of 10% of draft approved lots and no more than 15 lots. The by-law currently does not have such provisions in place.
- b) Additional uses permitted in all zones have been added to include uses such as archaeological uses, community mailboxes, community gardens, natural heritage and similar remediation or stewardship uses, storm water management uses and related components.



- c) The description of recreational uses permitted in all zones has been expanded to include an urban or village square.
- d) Relief from provisions to below ground parking garages, to facilitate this as the preferred option for parking, particularly in the intensification and mixed use areas in the secondary plans. These changes are as follows:
- reducing the minimum setback of a below ground structure from a street-line from 3.0m to 1.8m, unless the setback provision is less in which case the lesser setback shall apply. Since most of the mixed use areas and the downtown provide for a 0 lot line, or where underground parking may be shared across lots, this lesser standard is proposed.
  - Reducing the requirements for the roof of a below ground parking structure not occupied by buildings or parking area to be devoted to a minimum of 60% of landscaped open space and have a minimum soil depth cover of 1m; by stating that this shall only apply to 60% of the required landscaped open space or general amenity area, and that minimum soil depth cover does not apply. This will allow for other types of more urban amenity uses other than landscaped open space to be built over an underground parking garage.
- e) Changes have been made to the Residential Section RM2 zone standards where walk-up apartments are permitted. Given the definition change noted for walk-ups being four and less storeys a corresponding height change to four storeys to a maximum of 20m, has been introduced in the RM2 zone where this is permitted. Based on staff experience, this height is considered suitable to allow for design flexibility without necessitating a variance or special zoning.

## APPENDIX "D"

### Proposed Zoning Permitted Uses and Standards Comparison

1. A description of permitted uses in the proposed zones in the Secondary Plans.

Three new zone categories are proposed:

- Neighbourhood Residential R5 Zone
- Neighbourhood Residential Multiple Zone RM3, and
- Neighbourhood Mixed Use Zone NMU.

#### Neighbourhood Residential Zone (R5):

- This zone permits a range of low rise forms including single detached units, semi-detached, triplexes, block, cluster or street townhouses units.
- Permitted accessory uses include a day-care, home occupation and second suite.
- Other permitted uses in this zone include a group home, place of worship, school, and local convenience commercial uses, and an urban or village square.
- The by-law specifies which applicable zone standards from the General Institutional or Commercial Zones apply to these uses when proposed in the R5 Zone.
- These housing forms and other permitted uses are similar to the equivalent types found throughout the municipality.

#### Neighbourhood Residential Multiple Zone (RM3)

- This zone permits medium to high density residential forms including back to back townhouses, block cluster and street townhouses, walk up apartments and apartments.
- The range of other permitted residential uses in the RM3 zone is similar to the R5 zone, in addition a large boarding rooming and lodging house is included with residential.
- Additional institutional uses permitted in this zone in addition to those permitted in the R5 zone include a library, and various assisted living forms of housing.
- Bicycle Parking added for residential and non-residential uses.

#### Neighbourhood Mixed Use Zone (NMU)

- The same uses are permitted in the proposed neighbourhood mixed use zones as are permitted in the Mixed Use nodes and corridor zones.
- However, there is greater flexibility in the Secondary Plans Neighbourhood mixed use zone to allow for stand-alone residential or commercial uses.
- In addition, back-to-back townhouses are permitted in the Neighbourhood Mixed Use zones, in the secondary Plan areas, and where they are developed in the mixed use area they may be developed in accordance with the RM3 zone standards.
- Minimum and maximum parking is established for non-residential uses.
- Bicycle parking is added for residential and non-residential uses.

**A. LOW DENSITY LOW RISE RESIDENTIAL**

Standards	SINGLES AND LOW RISE RESIDENTIAL	
	CITY WIDE	SECONDARY PLAN LOW RISE LOW DENSITY
	R1-R4	R5
Lot Area (min.) Range	900 m <sup>2</sup> - 335m <sup>2</sup>	--
Lot Frontage (min.) Range	22 m - 10m	11.0 m (Block/Cluster/Stacked TH) 9.0 m (Single detached) 7.2 m (Semi-detached) 5.5 m (Back-to-Back TH) 4.5 m (Street Townhouse)
Front yard (min.)	4.5 m	3.0 m
Interior Side Yard (min.)	1.2 m	1.2 m (Single or Semi-detached) 0 m (Street TH) 0 m (Back-to-Back Townhouse) 0 m (Block/Cluster/Stacked TH)
Interior Side Yard- Opposite Side (min.)	N/A	0.6 m (Single Detached) 0 m (Semi-detached) 0 m (Street Townhouse) 0 m (Back-to-Back Townhouse) 0 m (Block/Cluster/Stacked Townhouse)
Exterior Side Yard (min.)	3.0 m	2.0 m
Rear Yard (min.)	7 m	0 m (Back-to-back Townhouse) 5.0 m (All other built forms)
Landscaped open space (min. % of lot area)	--	--
Dwelling unit floor area (min.)	110 m <sup>2</sup>	90 m <sup>2</sup>
Lot coverage (max. % of lot area)	45	60 TH 70
Gross floor area (max. % of lot area)	--	--
Height of Main Building (max.)	10 m To be amended through this by-law for walkups to be 4 storeys or less max. height 20m	3 storeys TH, 4 storeys 20m max walkups 12 storeys other
<b>Accessory Buildings Garages &amp; Driveways</b>		
Garage Side Lot Line (min.)	--	Equal to the side yard requirement for the main building from the side lot line
Garage Front Lot Line (min.)	--	5.5 m; wall containing vehicular access cannot project further than the front wall of the dwelling or porch, whichever is closest to lot line

Private Garage Door Width (min.)	Lot width <7 m	--	2.7 m
	Lot width 7 m<10 m	--	3.7 m
	Lot width 10 m<14 m	--	5.5 m
	Lot width >14 m	--	50% of lot width
Driveway Width (min.)		--	Width of garage plus 1.0 m
Driveway Length (min.)		--	5.5 m; 0.0 m when a unit is accessed by a municipal or private lane and a garage is provided
Institutional Uses in Residential Zones (Specific Provisions)		--	Max. lot area for a place of worship shall be 0.6 ha Any group home permitted shall comply with R2 standards contained in Table 5.3
Accessory Structures Front Lot Line (min.)		7 m	5.5 m
Accessory Structures Side and Rear Lot Line (min.)		0.6 m	0.3 m

**B. MEDIUM DENSITY AND HIGH DENSITY MULTIPLE RESIDENTIAL**

Standards	MULTIPLES, MEDIUM AND HIGHER DENSITY RESIDENTIAL		
	CITY WIDE		SECONDARY PLAN MEDIUM AND HIGH DENSITY
	RM1	RM2 RM2-TH	RM3
Lot Area (min.) Range	600 m <sup>2</sup>	720 m <sup>2</sup>	N/A
Lot Frontage (min.) Range	18 m	21 m	18.0 m (Walk-up Apartment) 24.0 m (Apartment) 11.0 m (Block/Cluster/Stacked Townhouse) 5.5m (Back-to-Back Townhouse) 4.5 m (Street Townhouse)
Front yard (min.)	4.5 m	7 m	3.0 m 1m encroachment permitted into daylight
Interior Side Yard (min.)	1.2 m	1.8 m	5.0 m (Walk-up Apartment) 5.0 m (Apartment) 0 m 1.2m end units (Street Townhouse) 1.2m(Back-to-Back Townhouse) Block/Cluster/Stacked Townhouse)
Interior Side Yard- Opposite Side (min.)	N/A		5.0 m (Walk-up Apartment) 5.0 m (Apartment) 0 m (Street Townhouse) 0 m (Back-to-Back Townhouse) 0 m (Block/Cluster/Stacked Townhouse)
Exterior Side Yard (min.)	3.0 m		2.0 m ( 1m Encroachment permitted into daylight)
Rear Yard (min.)	7 m		0 m (Back-to-back Townhouse) 5.0 m All other built forms
Landscaped open space (min. % of lot area)	--	35	25
Dwelling unit floor area (min.)	70 m <sup>2</sup>	35 m <sup>2</sup> /dwelling unit + 10 m <sup>2</sup> / bedroom	35 m <sup>2</sup> /dwelling unit + 10 m <sup>2</sup> / bedroom (Walk-up Apartment) (Apartment) (Street Townhouse) (Back-to-Back Townhouse) (Block/Cluster/Stacked Townhouse)
Amenity Area	12m <sup>2</sup> /Unit Outdoor Amenity		10m <sup>2</sup> /Unit Outdoor and General Amenity area
Lot coverage (max. % of lot area)	45	35	250 (Walk-up Apartment) (Apartment) (Street Townhouse) (Back-to-Back Townhouse) (Block/Cluster/Stacked Townhouse)
Gross floor area (max. % of lot area)	--	60	250
Height of Main Building (max.)	10 m	10 m NEW: Walkups 4 storeys – Max Height 20 storeys	12 Storeys (Apartment) 4 Storeys (Walk-up Apartment) 3 Storeys (All other built forms)

<b>Accessory Buildings Garages &amp; Driveways</b>			
Garage Side Lot Line (min.)	--	--	Equal to the side yard requirement for the main building from the side lot line
Garage Front Lot Line (min.)	--	--	5.5 m; wall containing vehicular access cannot project further than the front wall of the dwelling or porch, whichever is closest to lot line
Private Garage Door Width (min.)	Lot width <7 m	--	2.7 m
	Lot width 7 m < 10 m	--	3.7 m
	Lot width 10 m < 14 m	--	5.5 m
	Lot width >14 m	--	50% of lot width but not more than 7.5 If the garage door is 1m from the front wall a max of 8.3m is permitted or on a corner lot
Driveway Width (min.)	--	6 m for Block/Cluster Townhouses Length 11 m per unit for Street Townhouses	Width of garage plus 1.0 m
Driveway Length (min.)	--	--	5.5 m; 0.0 m when a unit is accessed by a private lane and a garage is provided
Institutional Uses in Residential Zones (Specific Provisions)	--	--	Max. lot area for a place of worship shall be 0.6 ha Any group home permitted shall comply with R2 standards contained in Table 5.3
Accessory Structures Front Lot Line (min.)	7 m <sup>2</sup>	7 m <sup>2</sup>	5.5 m
Accessory Structures Side and Rear Lot Line (min.)	0.6 m	0.6 m	0.3 m

**C. MIXED USE**

Standards		Zones		Proposed NMU		
		Mixed Use Node (MU1)	Mixed Use Corridor (MU2)			
Lot Area (min.)		--	--	Same recommended		
Lot Frontage (min.)		--	--	Same recommended		
Front Yard Setback	Min.	1 m for 75% of frontage		0m		
	Max.	5 m for 25% of frontage		Maximum of 50% of the frontage shall have buildings within 5m of the front lot line. For corner lots this shall be measured along the cumulative lot frontage		
Side or Rear Yard Setback (min.)	Abutting Street or Laneway		1.5 m	1.5 m	1.5 m	
	Abutting Residential, OS, or EP Zone		7 m	7 m	Buildings >4 storeys	5m
					Residential <4 storeys	1.2m
Front Façade Step-Back (min.)		45 degree angular plane at height above 80% equivalent of right-of-way using 3 m minimum step-backs		<ul style="list-style-type: none"> <li>No Step back for Four Storeys</li> <li>No Step Back for up to six storeys when building is setback 3m from the property line</li> <li>All other cases: 45 degree angular plane at height above 80% equivalent of right-of-way using 3 m minimum step-backs</li> </ul>		
Side Façade Step-Back (min.)		If adjacent to an OS zone, 5.5 m at height above 80% equivalent of right-of-way				
Rear Façade Step-Back (min.)		45 degree angular above 7.5 m using minimum 3 m step-backs				
Street Level Floor Height (min.)		4.5 m		4.5 m (commercial uses only)		
Building Height	Min.	10.5 m	7.5 m	5 m (commercial uses) 3 storey (all other development) 2 storey (abutting a collector or Lockhart Road)		
	Max.	25.5 m	16.5 m	12 Storeys		
Floor Space Index	Min.	--	--	0.5		
	Max.	--	--	2.5		
	Yonge Street Mixed Use Corridor	Min.	--	--	0.3	
		Max.	--	--	2.5	
	Essa/Salem Mixed Use Node	Min.	--	--	0.3	
Max.		--	--	2.5		
Residential Density (units per net hectare)	Min.	--	--	50 units per ha (where only residential is developed on a block)		
	Max.	--	--	Not established use policy framework to avoid variances		
Accessory Structures	Rear Lot Line	0.6 m	0.6 m	0.3 m		
	Side Lot Line	0.6 m	0.6 m	0.3 m		

**Appendix "E"**  
**Written Submissions**

The following provides a summary of written comments:

1. The Residents of Country Club Estates submitted a petition raising a number of concerns about the proposed development in the Salem Secondary Plan, including environmental impacts, such as the impact on wildlife and other natural features, traffic impacts, congestion, need for archaeological assessments, noise levels, existing deficiencies at Mapleview Drive and the Highway 400, road lighting, lack of jobs in Barrie, and existence of giant hogweed in the area.

Staff response

The proposed by-law will set a framework for development to occur in accordance with the approved Secondary Plans which have been developed through an extensive planning process. This includes environmental studies, development of master servicing plans and financial planning, and public consultation at each step of the way. These plans include policies and phasing mechanisms to achieve a balance between financing and servicing the residential and employment growth planned for the area. In short, development cannot proceed when there are technical requirements that cannot be addressed.

Applications for draft plan approval and rezoning are required to develop the Secondary Plan areas. These public processes require the submissions of specific studies and reports, including archaeological assessments, traffic studies, noise studies, endangered species and environmental studies, stormwater management and servicing studies to mention but a few. The development application process will provide the opportunity for further public consultation on specific applications, with the benefit of detailed information.

2. E-mail Comment from M. Price expressing concern with the lack of clarity, and understandability of the document, and the effect of the proposed zoning framework.

Staff Response

This report provides an overview of the proposed zoning by-law amendment and resultant built form in the different zones. Appendix "B" attached provides more detail and illustration to represent the built form derived from the proposed zoning standards. Appendix "C" summarizes the general changes made to the by-law and Appendix "D" sets out the permitted uses in each zone with a comparison of existing zones and proposed zone standards. This is included to provide greater clarity.

3. E-mail from Mr. John Kostenuik suggesting that there is a need for special housing for seniors that is affordable and meets other suggested criteria or standards.

Staff Response

The proposed zoning amendments do not preclude various forms of assisted living from developing within the RM3 and NMU zones in the Secondary Plan areas. The City's current Residential, Commercial, Institutional and Mixed Use zones also permit such uses. However, some of the criteria suggested by Mr. Kostenuik are beyond the scope of a zoning by-law.



4. Correspondence from the Simcoe County Board of Education dated December 8, 2016 expressing concern about the removal of the landscaped buffer requirement where industrial uses abut institutional uses.

Staff Response

This provision has been removed since the public meeting, as the buffering requirement to address industrial and other non-residential land uses in the secondary plan areas will be addressed in a more comprehensive manner through the specific development application review process.