

Section	Existing - By-law 2009-141	Action	Comment	
1.	3.0 <u>Day Nursery</u>	<p>Shall mean a day nursery defined in the Day Nurseries Act, R.S.O. 1990, c. D2</p>	<p>DELETE and REPLACE with:</p> <p><u>Child Care or Supportive Care</u></p> <p>Shall mean a facility or accessory use that provides temporary supervised care of children, the elderly, and/or those with disabilities.</p> <p>REPLACE all references to <u>Day Nursey</u> with <u>Child Care or Supportive Care</u> in Zoning By-law 2009-141</p>	<p>To remove the reference to outdated legislation and expand the definition to reflect additional supportive care services.</p> <p>No change in zoning standards or permissions recommended.</p>
2.	3.0 <u>Dwelling, Two Unit</u>	<p>Shall mean a residential building containing two dwelling units on the same lot. A Two Unit Dwelling includes a duplex dwelling or semi-detached dwelling on the same property, and also includes two dwelling units located on a lot where the second unit is accessory and subordinate to the principal unit, such as second suites.</p>	<p>DELETE and renumber By-law as necessary</p>	<p>Duplication. Definitions exist for Duplex Dwelling, Semi-Detached Dwelling and Second Suite. Some variations exist in the standards for the two unit uses; therefore separate definitions have been maintained.</p>
3.	3.0 <u>Nursing Home, Rest Home or Home for the Aged, Retirement Home, Seniors Citizens Home</u>	<p><u>Nursing Home</u> shall mean a residential facility for the care and lodging of persons requiring nursing care in accordance with the Nursing Homes Act, R.S.O. 1990, c N.7.</p> <p><u>Rest Home or Home for the Aged</u> shall mean a residential facility for the care and lodging of persons in accordance with the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c H. 13.</p> <p><u>Retirement Home</u> shall mean a residential facility, which may be a rest home, but does not include a hospital, nursing home, home for the aged or group home in which lodging is provided and where, in addition to sleeping accommodations, meals are supplied by a common kitchen, and other communal facilities may be provided. Nursing, medical or similar care and treatment may also be provided.</p> <p><u>Senior Citizens Home</u> shall mean a building in which self-contained units are provided to accommodate senior citizens but shall not include a rest home, nursing home or hospital.</p>	<p>DELETE and REPLACE with:</p> <p><u>Assisted Living Facility</u></p> <p>Shall mean a residential facility where, in addition to sleeping accommodations, support services such as meals supplied by a common kitchen and medical care are provided, but shall not include a Boarding Lodging and Rooming House or Group Home.</p>	<p>To remove the reference to outdated legislation and remove the specifics about “seniors” as the population to better reflect land use not “people”.</p>

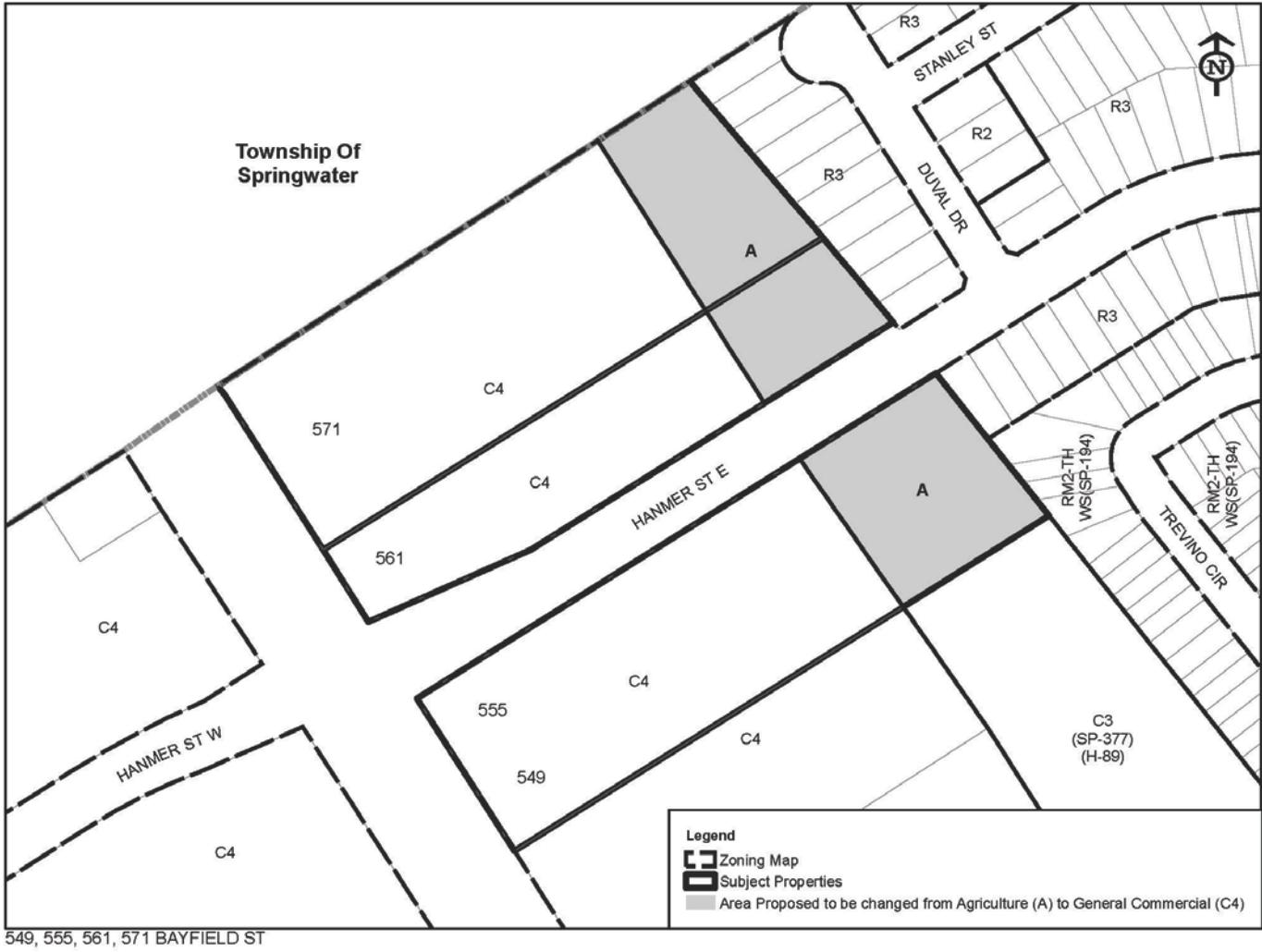
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4.	3.0 <u>Second Suite</u>	Shall mean a second dwelling unit on the same property	ADD TEXT: ...on the same property that is accessory and subordinate to the principle unit.	To clarify the use, as noted in the definition for Two Unit Dwelling, which is being recommended for deletion.										
5.	4.2.1.10 c) <u>Outdoor Patios</u>	An outdoor patio shall be completely screened by a building when located on a property abutting a residential zone.	DELETE and renumber By-law as necessary	A commercial use abutting a residential zone is required to be screened by a 2m tight board fence and requires a landscape strip. In addition existing 4.2.1.10 d) states that an outdoor patio shall not be permitted to locate in a yard abutting a residential zone.										
6.	4.6 <u>Parking Standards Table 4.6</u>	<table border="1"> <thead> <tr> <th>Uses</th> <th>Parking Standards</th> </tr> </thead> <tbody> <tr> <td>Rest Home, Retirement Home and Nursing Home</td> <td>1 space for every 4 persons</td> </tr> <tr> <td>Senior Citizen Home</td> <td>1 space per 2 dwelling units</td> </tr> </tbody> </table>	Uses	Parking Standards	Rest Home, Retirement Home and Nursing Home	1 space for every 4 persons	Senior Citizen Home	1 space per 2 dwelling units	DELETE and REPLACE: <table border="1"> <thead> <tr> <th>Uses</th> <th>Parking Standards</th> </tr> </thead> <tbody> <tr> <td>Assisted Living Facility</td> <td>1 space per 2 rooms or dwelling units</td> </tr> </tbody> </table>	Uses	Parking Standards	Assisted Living Facility	1 space per 2 rooms or dwelling units	To reflect recommended change in definition. No change in zoning permissions.
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7.	4.6 <u>Parking Standards Table 4.6</u>	Various uses in Table 4.6	DELETE references to permit or restrict "Tandem Parking".	References to Tandem Parking are not consistently identified for permission or restriction in Table 4.6. Parking configuration is reviewed through the Site Plan process for multiple residential, commercial, institutional and identified industrial areas.										

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	4.6.4 <u>Barrier Free Parking</u>	<p>When more than 4 <i>parking spaces</i> are required on a <i>lot</i>, barrier free <i>parking spaces</i> for the exclusive use of persons with disabilities shall be identified with a Provincially regulated vertical sign displaying the international symbol for disabled access. Barrier free <i>parking spaces</i> shall be included in the calculation of required parking and shall be provided in accordance with the following standards:</p> <table border="1" data-bbox="473 451 962 565"> <thead> <tr> <th>Required Parking</th> <th>Barrie Free Parking</th> </tr> </thead> <tbody> <tr> <td>5 to 50 spaces</td> <td>1 space</td> </tr> <tr> <td>51 to 90 spaces</td> <td>2 spaces</td> </tr> <tr> <td>Over 90 spaces</td> <td>3% of required parking</td> </tr> </tbody> </table> <p>Each <i>parking space</i> shall have a minimum width of 4.6m or for adjoining pairs of barrier-free spaces, a combined width of 7.7m. Each space shall have a minimum length of 5.5m.</p>	Required Parking	Barrie Free Parking	5 to 50 spaces	1 space	51 to 90 spaces	2 spaces	Over 90 spaces	3% of required parking	<p>DELETE and REPLACE with:</p> <p>a) When more than 4 <i>parking spaces</i> are required on a <i>lot</i>, barrier free <i>parking spaces</i> for the exclusive use of persons with disabilities shall be identified with a Provincially regulated vertical sign displaying the international symbol for disabled access. Barrier free <i>parking spaces</i> shall be included in the calculation of required parking and shall be provided in accordance with the following standards:</p> <table border="1" data-bbox="1171 505 1903 927"> <thead> <tr> <th rowspan="2">Required Parking</th> <th colspan="2">Barrie Free Parking</th> </tr> <tr> <th>Type A - min. width of 3.4m, access aisle width of 1.5m</th> <th>Type B - min. width of 3.1m, access aisle width of 1.5m</th> </tr> </thead> <tbody> <tr> <td>5 to 25 spaces</td> <td>1 space</td> <td>-</td> </tr> <tr> <td>26 to 50 spaces</td> <td>1 space</td> <td>1 space</td> </tr> <tr> <td>51 to 75 spaces</td> <td>1 space</td> <td>2 spaces</td> </tr> <tr> <td>76 to 100 spaces</td> <td>2 spaces</td> <td>2 spaces</td> </tr> <tr> <td>Over 100 spaces</td> <td colspan="2">1 space plus 3% of required parking spaces</td> </tr> </tbody> </table> <p>b) Where there is a potential conflict in the calculation of Barrier Free spaces, the Accessibility for Ontarians with Disabilities Act (ADOA) applies.</p> <p>c) Where an odd number of barrier free parking spaces are required, the odd-numbered space may be a Type B parking space.</p> <p>d) Where the required 1.5m access aisle is provided between two Barrier Free Parking spaces, the aisle width can be shared.</p>	Required Parking	Barrie Free Parking		Type A - min. width of 3.4m, access aisle width of 1.5m	Type B - min. width of 3.1m, access aisle width of 1.5m	5 to 25 spaces	1 space	-	26 to 50 spaces	1 space	1 space	51 to 75 spaces	1 space	2 spaces	76 to 100 spaces	2 spaces	2 spaces	Over 100 spaces	1 space plus 3% of required parking spaces		<p>As required to reflect the updated standards in the Accessibility for Ontarians with Disabilities Act (AODA).</p>
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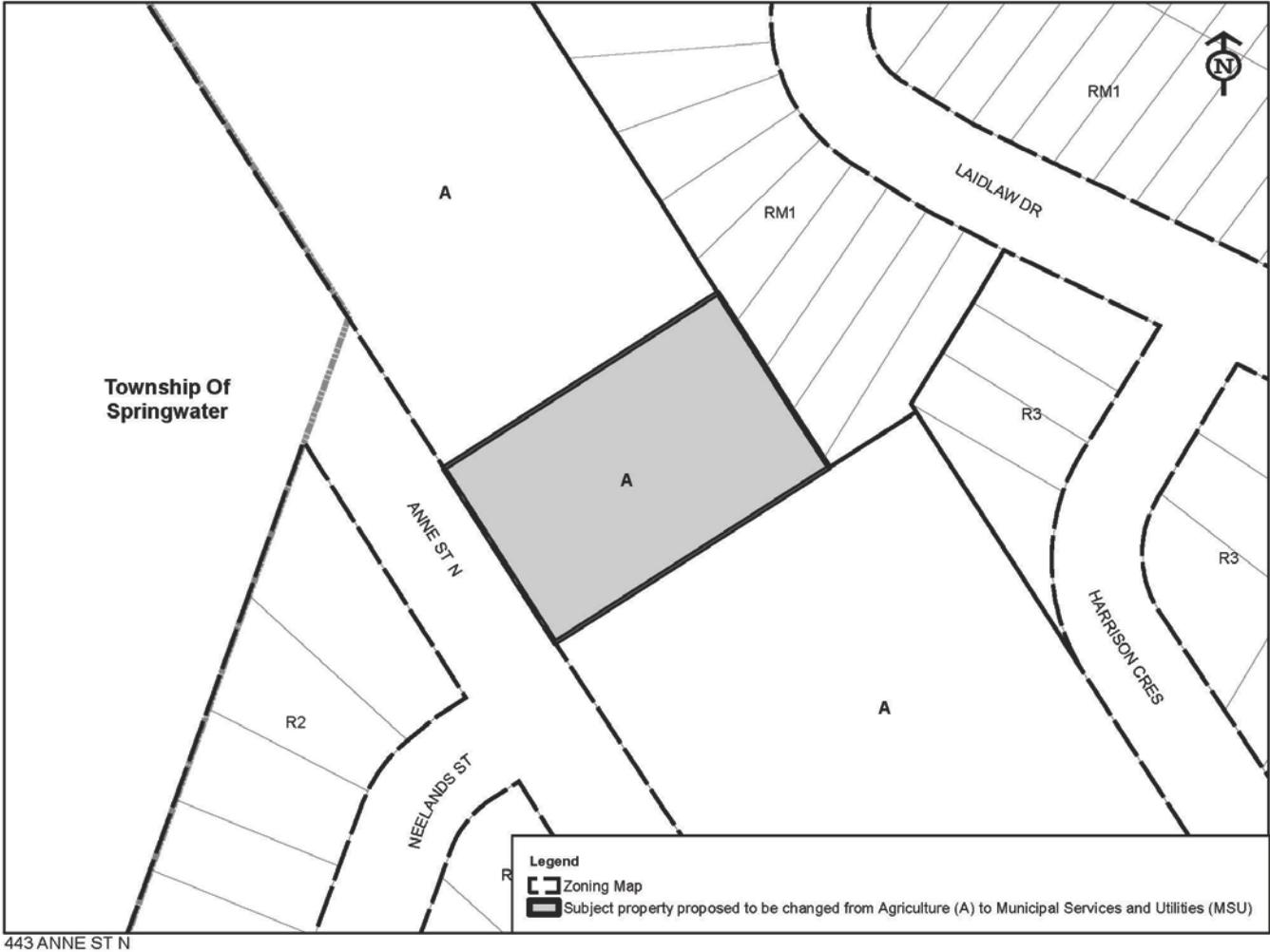
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9.	<p>5.2 <u>Table 5.2 Permitted Uses in Residential Zones</u></p> <table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Two Unit Dwelling</td> <td>R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)</td> </tr> <tr> <td>Nursing Home</td> <td>RM2, RA1, RA2</td> </tr> <tr> <td>Rest Home</td> <td>RM2, RA1, RA2</td> </tr> <tr> <td>Retirement Home</td> <td>RM2, RA1, RA2</td> </tr> <tr> <td>Senior Citizens Housing</td> <td>RM2, RA1, RA2</td> </tr> </tbody> </table>	Uses	Zones	Two Unit Dwelling	R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)	Nursing Home	RM2, RA1, RA2	Rest Home	RM2, RA1, RA2	Retirement Home	RM2, RA1, RA2	Senior Citizens Housing	RM2, RA1, RA2	<p>DELETE and REPLACE:</p> <table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Duplex, Semi-Detached Dwelling, Second Suite</td> <td>R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)</td> </tr> <tr> <td>Assisted Living Facility</td> <td>RM2, RA1, RA2</td> </tr> </tbody> </table> <p>Renumber footnote references to associated standards in By-law as necessary.</p>	Uses	Zones	Duplex, Semi-Detached Dwelling, Second Suite	R1, R2, R3, R4, RM1, RM1-SS, RM2(3), RM2-TH(3), RA1(4), RA2(4)	Assisted Living Facility	RM2, RA1, RA2	To reflect recommended change in definition. No change in zoning permissions.
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10.	<p>5.2.3.1 b) <u>Two Unit Dwellings</u></p> <p>Two unit dwellings shall be permitted in the (RA1) and (RA2) zones...</p>	<p>DELETE and REPLACE:</p> <p>Duplex and semi-detached dwellings shall be permitted in the (RA1) and (RA2) zones...</p>	To reflect recommended change in definition. No change in zoning permissions.																		
11.	<p>5.2.9.1 b) <u>Second Suites</u></p> <p>The entrance to each unit shall be by way of an exterior entrance door, or a door from a common entrance and the façade of the principal dwelling shall not be altered. The front façade of the principle dwelling shall not contain a separate entrance to the second suite. Access to the second suite shall be located in the side or rear yards from an exterior door or from an entrance that is shared to both dwelling units. This section shall not apply to any properties zoned RM1-SS.</p>	<p>DELETE and renumber By-law as necessary.</p>	The introduction of second suites has created numerous applications to Committee of Adjustment to grant minor variances for existing dwellings and setbacks. It is not always possible to provide access at the side or rear due to existing building construction, as well, there have been issues with interpretation when applying this standard. This has created a significant barrier for the implementation of second suites policy. All buildings or structures are required to comply with the Building Code.																		
12.	<p>5.2.9.3 a) <u>Standards</u></p> <p>All uses permitted are subject to the development standards referenced in Table 5.3 of this By-law.</p>	<p>DELETE and REPLACE:</p> <p>Any existing lot or structure is exempt from meeting the current residential zoning standards when incorporating a second suite, save and except for parking required in section 5.2.9.2. New construction or additions to an existing building are required to comply with the development standards referenced in sections 5.3.</p>	To recognize the existing lots or structures legally built under previous By-laws. The introduction of second suites has created numerous applications to Committee of Adjustment to grant minor variances for existing dwellings and setbacks. This has created a significant barrier for the implementation of second suites policy. All buildings or structures are required to comply with the Building Code.																		
13.	<p>5.2.10.1 g) <u>Standards for Home Occupations</u></p> <p>A maximum of 5 children shall be cared for in a private day nursery.</p>	<p>DELETE and renumber By-law as necessary.</p>	Definition of day nursery deleted and replaced with child or supportive care. The number of children is regulated by others, and is not a land use issue.																		

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14. 5.3.5 b) <u>Accessory Building and Structures</u>	No other building or structure, except for a parking structure underground, which is accessory to any residential use in any zone shall: occupy any part of a front yard, except for an in-ground swimming pool, a carport, a deck or a porch.	DELETE and renumber By-law as necessary.	Duplication. Creates some confusion for implementation. The remaining standards in this section do include specific references for porches, decks, and swimming pools.														
15. 5.3.6.1 c) <u>Parking in Front Yards</u>	That the front yard driveway and/or parking space is not permitted to encroach on the required landscape open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers.	DELETE and REPLACE: That the front yard driveway be clearly delineated and shall be surfaced with asphalt, concrete or brick pavers, or a mixture of impermeable and permeable materials.	To provide additional LID friendly options for residential parking areas, such as permeable pavement. However, different materials should be investigated to ensure consistency with Source Water protection and from an Urban Design Guideline perspective through the Plan of Subdivision and/or Site Plan Control process.														
16. 6.2 <u>Table 6.2 Permitted Uses in Commercial Zones</u>	<table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Nursing Home</td> <td>C1, C2</td> </tr> <tr> <td>Rest Home</td> <td>C1, C2</td> </tr> <tr> <td>Retirement Home</td> <td>C1, C2</td> </tr> <tr> <td>Senior Citizens Housing</td> <td>C1, C2</td> </tr> </tbody> </table>	Uses	Zones	Nursing Home	C1, C2	Rest Home	C1, C2	Retirement Home	C1, C2	Senior Citizens Housing	C1, C2	DELETE and REPLACE: <table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Assisted Living Facility</td> <td>C1, C2</td> </tr> </tbody> </table>	Uses	Zones	Assisted Living Facility	C1, C2	To reflect recommended change in definition. No change in zoning permissions.
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17. 6.3.4.1 <u>Residential Uses In the C1 or C2 Zone</u>	Any residential use, including a rest home and a senior citizen home, in the Central Area Commercial (C1) Zone or Transition Commercial (C2) Zone shall comply with the standards set out in Section 5.3 of this By-law.	DELETE and renumber By-law as necessary.	Duplication. The residential uses permitted in commercial zones are identified in Table 6.2 and required to comply with the residential zoning standards. Institutional uses, such as Assisted Living Facility should conform to the standards of the zone.														
18. 8.2 <u>Table 8.2 Permitted Uses in Institutional Zones</u>	<table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Nursing Home</td> <td>I</td> </tr> <tr> <td>Rest Home</td> <td>I</td> </tr> <tr> <td>Retirement Home</td> <td>I</td> </tr> <tr> <td>Senior Citizens Housing</td> <td>I</td> </tr> </tbody> </table>	Uses	Zones	Nursing Home	I	Rest Home	I	Retirement Home	I	Senior Citizens Housing	I	DELETE and REPLACE: <table border="1"> <thead> <tr> <th>Uses</th> <th>Zones</th> </tr> </thead> <tbody> <tr> <td>Assisted Living Facility</td> <td>I</td> </tr> </tbody> </table>	Uses	Zones	Assisted Living Facility	I	To reflect recommended change in definition. No change in zoning permissions.
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19. 8.3.3 <u>Additional Standards for Rest Homes and Retirement Homes</u>	A minimum floor area of 20m2 shall be provided for each person accommodated in a rest home or retirement home	DELETE and REPLACE: <u>Additional Standards for Assisted Living Facility</u> A minimum floor area of 20m2 shall be provided for each person accommodated in an assisted living facility.	To reflect recommended change in definition. No change in zoning permissions.														

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20. ZONING MAP SCHEDULE	Rear portion of 549, 555, 561 and 571 Bayfield Street zoned Agriculture (A)	Change rear portions of lands from Agriculture (A) to the General Commercial (C4) zone applied to the remainder of the properties. KEY MAP 1	Internal request to review and reflect current land use. Portions of the 'A' have been incorporated into the existing commercial land uses. After future assessments with the revised zoning, there is the potential for a change in tax rates for the property owners.
21. ZONING MAP SCHEDULE	443 Anne Street zoned Agriculture (A)	Change from Agriculture (A) to Municipal Services & Utilities (MSU) to reflect existing use. KEY MAP 2	Zone standards reviewed with owner representatives. It was determined that the MSU zone is a better fit for the existing use (Enbridge Consumer Gas).



KEY MAP 1



KEY MAP 2