

HOUSEKEEPING ZONING BY-LAW 2009-141

PUBLIC MEETING PRESENTATION

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The City of
BARRIE



1. Introduction
2. Proposed Text Amendments
3. Proposed Mapping Amendments
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Section 2.0 Administration

Add wording to 2.7 to include reference to Federal Statutes

Add text to section 2.7 and other as follows:

2.7 FEDERAL AND PROVINCIAL STATUTES

References to Federal and Provincial Statutes throughout this By-law shall include any amendments and successors thereto.

Section 3.0 Definitions

Change the Definition for Nursery Garden Centre

Nursery or Garden Supply Centre

shall mean a building and/or lot, where young trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies and accessory outdoor storage.

Section 4.0 General Provisions

Remove Section 4.2.1.5 relating to the time frame for Temporary Buildings

~~4.2.1.5 Temporary Building~~

~~Where a **temporary** building is permitted under Section 4.2.1.3 or 4.2.1.4 the prescribed time as to when the temporary building shall be removed, shall be set out in the building permit and in no case shall it exceed one year.~~

Change Section 4.2.1.12 relating to the Sale of Fruits and Vegetables

4.2.1.12 Sale of Fruits 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 provided the required zoning standards for any existing use, including but not limited to parking, is not impacted.

Section 4.0 General Provisions

Blended Parking Spaces for Multiple Uses

Remove reference to requiring parking to be calculated on the basis of individual uses

Provide for a blended rate of 1 space per 40m² for multiple uses in industrial zones and a blended rate of 24m² for multiple uses in commercial zones

Section 5 Residential

Add a footnote (7) for side yard requirements for accessory buildings to Table 5.3 to refer to section 5.3.5 Accessory Buildings and Structures (f)

No other *building or structure*, except a *parking structure underground* which is accessory to any residential use in any *zone* shall:

- (f) be *erected* closer than 0.6m from the side *lot line*, except in the case of attached units, in which case no *side yard* shall be required on the interior side where the *accessory building or structure* is attached to the *main building*;

Section 5 Residential

Add text to section 5.3.5 h) Accessory Buildings and Structures to allow for increased size of accessory structures for townhouse forms of development

No other *building* or *structure*, except a *parking structure underground* which is accessory to any residential use in any zone shall:

- h) collectively exceed 10% lot coverage for detached accessory structures or a maximum of 50m² whichever is lesser except in the case of lock/cluster/stacked townhouse developments, walk-up apartments or apartments where a maximum of 10% lot coverage or 100m² whichever is lesser shall apply. The 10% lot coverage permitted for accessory buildings and structures is in addition to the lot coverage as set out in Table 5.3 (By-law 2015-195).

Section 5 Residential

Add text to the footnote to the table in Section 5.3.6.1 for maximum parking permitted in front yards:

Footnote (1)

Front Yard Parking coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses semi-detached houses, units with second suites and other permitted uses in the RM2 zone shall be subject to the maximum parking standard (60%) as noted in the table in 5.3.6.1(a).

Various Sections - Crisis Care

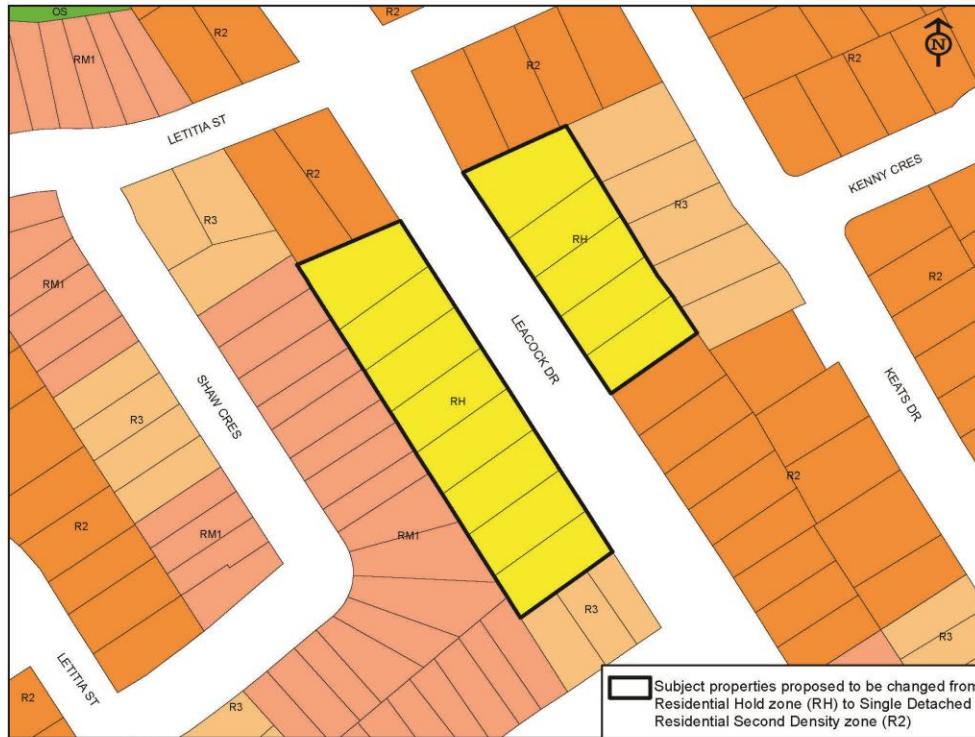
Add a definition and provisions for Social Services Facilities to replace Crisis Care Facilities

- Change the definition to Social Services Facilities. The proposed definition covers a greater range of social service facility providers.
- Remove all references to Crisis Care Facilities and replace them with the term Social Services Facilities.
- Add a parking standard for Social Services Facility:
1 space per 30m² of office space. No parking is required for other *social* service uses or for this use in the Urban Growth Centre.
- Remove all references to Minimum Distance separation formulas for Crisis Care Facilities.
- Consider only permitting Social Services facilities in the City Centre Planning Area .

CITY CENTRE PLANNING AREA



MAPPING



374 to 388 Leacock Dr/
379 to 387 Leacock Dr

Proposed Amendment to Zoning Map Schedule #1

Change zoning from Residential Hold (RH) to Residential Single Detached Second Density (R2).

Rationale

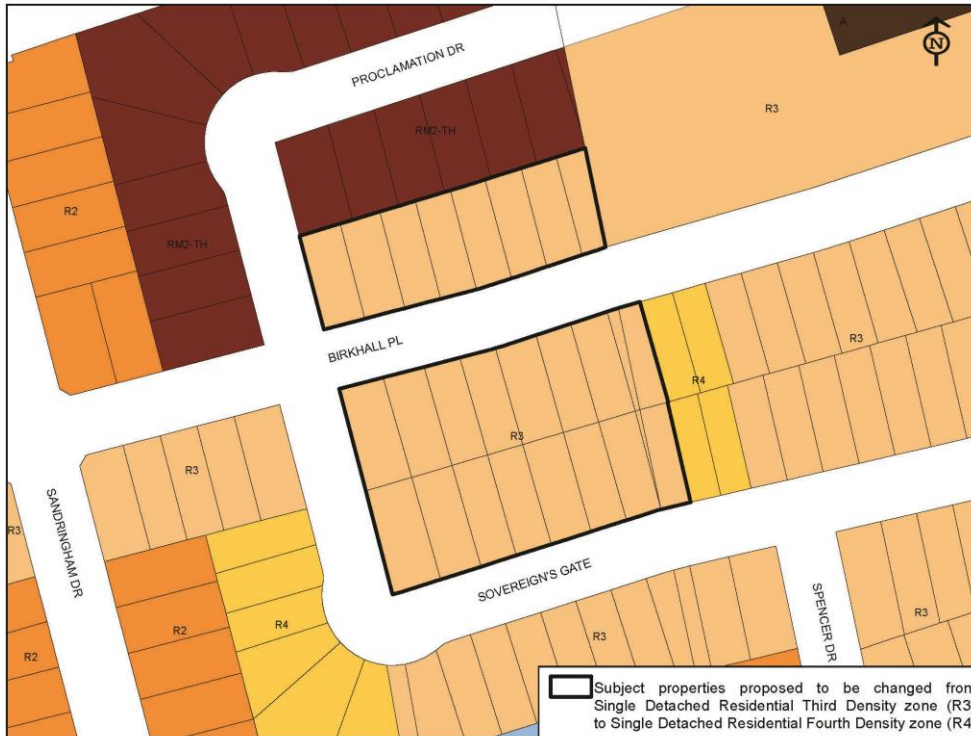
Mapping error/update.

These properties were zoned RH to reflect the need for Leacock Drive to connect through these lands. The lands were severed in 1993-1994 for the construction of single detached homes however the zoning was not changed to reflect the existing built-form.

Affected Properties

13 properties in private ownership.

MAPPING



146 to 160 and 147 to 161 Birkhall Pl
22 to 36 Sovereign's Gate

Proposed Amendment to Zoning Map Schedule #2

Change zoning from Residential Single Detached Third Density (R3) to Residential Single Detached Fourth Density (R4).

Rationale

Mapping error/update.

In accordance with Zoning By-law 99-209, passed when the subdivision was originally developed, the subject lots should be identified as R4. The lots comply with the R4 standards for which they were originally zoned.

Affected Properties

26 properties in private ownership.

MAPPING



Proposed Amendment to Zoning Map Schedule #4

Change zoning from Environmental Protection (EP) to Residential Single Detached Second Density with Special Provisions R2(SP-353).

Rationale

Mapping error/update.

The residential zoning should match the parcel fabric as reflected on the mapping in By-law 85-95 as amended.

Affected Properties

1 property in private ownership.

MAPPING



277 Mary Anne Dr
221 to 251 Cox Mill Rd

Proposed Amendment to Zoning Map Schedule #5

Change zoning from Residential Hold (RH) to Residential Single Detached First Density (R1).

Rationale

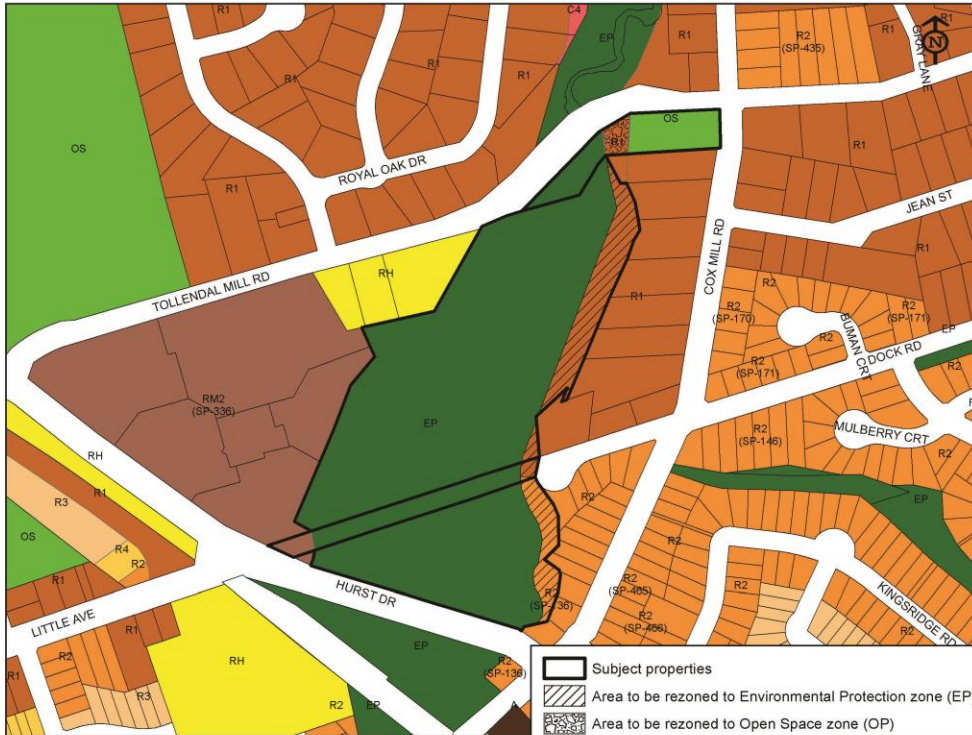
Mapping error/update.

The rear portion of the lots fronting on Cox Mill Drive have been identified as RH. The zoning appears to reflect the need for stormwater devices which are now in place and do have the appropriate easements registered with the properties fronting on Carter Road.

Affected Properties

17 properties in private ownership.

MAPPING



Lovers Creek Ravine
(Tolland Mill Rd - Hurst Dr)

Proposed Amendment to Zoning Map Schedule #6, #7, #8, #9

Change from Residential Single Detached First Density (R1) to Open Space (OS) and Environmental Protection (EP), and Residential Single Detached Second Density (R2) and Residential Single Detached Second Density with Special Provisions (R2 SP-136) to Environmental Protection (EP).

Rationale

Mapping error/update.

To recognize a parcel as part of City owned Sheppards Park, and zone remaining City owned lands as EP to reflect the Lovers Creek Ravine.

Affected Properties

City owned lands.

MAPPING



539 Yonge St (Lovers Creek Ravine)

Proposed Amendment to Zoning Map Schedule #10

Change zoning from Residential Single Detached First Density (R1) and Residential Hold (RH) to Environmental Protection (EP).

Rationale

Mapping error/update.

To zone all City owned lands as EP to reflect the Lovers Creek Ravine.

Affected Properties

City owned lands.

MAPPING



604/610/630 Huronia Rd & 215/225/229/233/237 Mapleview Dr E
Lovers Creek Ravine Huronia (West side of Huronia Rd/ South of Mapleview Dr E)

Proposed Amendment to Zoning Map Schedule #11, #12

Change zoning from General Commercial (C4) to Environmental Protection (EP) and from Environmental Protection (EP) to General Commercial (C4).

Rationale

Mapping error/update.

To zone all City owned lands to EP to reflect the Lovers Creek Ravine, and correct a mapping error for a private property.

Affected Properties

City owned lands and 1 property in private ownership.

MAPPING



751 Big Bay Point Rd (Hewitts Creek Ravine)

Proposed Amendment to Zoning Map Schedule #13

Change zoning from Agricultural (A) to Environmental Protection (EP).

Rationale

Mapping error/update.

To zone the City owned land to EP to reflect the Hewitt's Creek Ravine.

Affected Properties

City owned lands.

MAPPING



Proposed Amendment to Zoning Map Schedule #14

Change zoning from Multiple Residential First Density (RM1) to Open Space (OS).

Rationale

Mapping error/update.

To match Official Plan designation as Open Space and identification as the Cumberland Natural Area.

Affected Properties

City owned lands.

MAPPING



90 Madelaine Dr (Madelaine Park)

Proposed Amendment to Zoning Map Schedule #15

Change zoning from Single Detached Residential Third Density (R3) to Open Space (OS).

Rationale

Mapping error/update.

To recognize parcel as part of City owned Madeline Park, currently used for active recreation and contains playground equipment.

Affected Properties

City owned lands.

Next Steps

- Staff will consider all comments from the public and Council to determine if each of the amendments should proceed.
- A final Staff Report and By-law will be prepared if appropriate.

- Questions?

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