



Bill No. 113

BY-LAW NUMBER 2018-

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 Comprehensive Zoning By-law 2009-141.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-142.

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

1. **THAT** the zoning map is amended to change the zoning of 277 Cox Mill Road from Agricultural (A) to Residential Single Detached Dwelling Second Density (R2) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the zoning map is amended to change the zoning of the Vista Place Unopened Road Allowance from Residential Single Detached Dwelling Second Density (R2) to Open Space (OS) in accordance with Schedule "B" attached to this By-law being a portion of the zoning map.
3. **THAT** the zoning map is amended to change the zoning of 312 and 322 Georgian Drive from Residential Single Detached Dwelling Second Density (R2) and Residential Single Detached Dwelling First Density (R1), respectively, to Residential Multiple Dwelling Second Density – Special Provision No. 511 (RM2)(SP-511) in accordance with Schedule "C" attached to this By-law being a portion of the zoning map.
4. **THAT** Section 3 – Definitions be amended by deleting the current definition of "Commercial Vehicle" and replacing it with:

shall mean a motor vehicle used for, or intended to be used for commercial, industrial or agricultural purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load, dump trucks, tractor trailers, semitrailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes.
5. **THAT** Section 3 – Definitions be amended by deleting the word "unrelated" from the definition of "Group Home".
6. **THAT** Section 3 – Definitions be amended by adding the following to the end of the definition of "Accessory Building or Structure":

...Notwithstanding the above, a private garage that is attached to the main dwelling not be considered an accessory structure.
7. **THAT** Section 4 – General Provisions be amended by adding the following under Section 4.1.4:

Exemptions

Clothes poles, flag poles, ornamental light poles, required retaining walls or other similar accessory structures are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located. Accessibility ramps are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located.

8. **THAT** Section 4 – General Provisions be amended by deleting section 4.3.1.(j) and replacing it with:

the parking and storage of commercial vehicles in excess of 4500kg gross vehicle weight, or those designed specifically for commercial, industrial or agricultural purposes is prohibited within the Residential, Environmental Protection, Institutional and Open Space Zones;

9. **THAT** Table 5.2 be amended by adding the following footnotes:

| 10. Table 5.2 | | | | | | | | | | | |
|--|-----------------|----|----|----|----|----------|--------|-----|--------|-----------|-----|
| Uses | Zones | | | | | | | | | | |
| | Single Detached | | | | | Multiple | | | | Apartment | |
| | RH | R1 | R2 | R3 | R4 | RM1 | RM1-SS | RM2 | RM2-TH | RA1 | RA2 |
| Accessory Uses | | | | | | | | | | | |
| <i>Bed and Breakfast Establishment</i> (15) | X | X | X | X | X | X | X | X | X | X | X |

(15) See 4.2.1.6

11. **THAT** Table 5.3 be amended as follows:

| Table 5.3 | | | | | | | | | | | |
|--|-----------------|---------------------|---------------------|---------------------|---------------------|------------------------|---------------------|---------------------------|------------------------|-------------------|-------------------|
| | Zones | | | | | | | | | | |
| | Single Detached | | | | | Multiple | | | | Apartment | |
| | RH | R1 | R2 | R3 | R4 | RM1 | RM1-SS | RM2 | RM2-TH | RA1 | RA2 |
| <i>Front yard to Dwelling Unit (min.)</i> | 12m | 4.5m | 4.5m | 4.5m | 4.5m | 4.5m | 4.5m | 7m ⁽⁵⁾ | 7m ⁽⁵⁾ | 7m | 7m |
| <i>Front yard to Attached Garage (min.)</i> | 7m | 7m | 7m | 7m | 7m | 7m | 7m | 7m | 7m | 7m | 7m |
| <i>Side Yards (min.)</i> (1)(3)(7)(By-law 2015-129) | 7m | 1.2m ⁽²⁾ | 1.2m ⁽²⁾ | 1.2m ⁽²⁾ | 1.2m ⁽²⁾ | 1.2m ⁽²⁾⁽⁸⁾ | 1.2m ⁽²⁾ | 1.8m ⁽²⁾⁽⁸⁾⁽⁹⁾ | 1.8m ⁽²⁾⁽⁸⁾ | 5m ⁽⁸⁾ | 5m ⁽⁸⁾ |
| <i>Interior Side Yard to attached garage (min.)</i> | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m | 0.6m |

12. **THAT** Section 5.3.3.1 be amended by adding the following:

g) air conditioners and below grade, unenclosed entryways, which in no case shall have a side yard reduced to less than 0.6 m and a rear yard reduced to no less than 4 m. Air conditioners shall be prohibited in a Front Yard, except in the case of back-to-back townhouses where an air conditioner in a Front Yard shall be effectively screened from any Street.

13. **THAT** Section 5.3.5.(h) be amended by deleting the following:

... or a maximum of 50m² whichever is lesser except in the case of block/cluster/stacked townhouse developments, walk-up apartments or apartments where a maximum of 10% lot coverage shall apply...

14. **THAT** Section 5.3.6.1 be amended by deleting the words “Front Yard from the title and replacing them with “Residential Zones”.

15. **THAT** Section 5.3.6.1.(c) be amended by deleting the provision and replacing it with:

That the front yard driveway and/or parking space is not permitted to encroach on the required landscaped open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers. (By-law 2012-020)
16. **THAT** Section 6.3.6.3 be amended by deleting the provision and replacing it with:

The parking or storage of commercial *vehicles* and trailers in excess of 4,500 kg. registered gross *vehicle* weight, or those designed specifically for commercial, industrial or agricultural purposes is prohibited in any Residential *Zone* other than a Residential Holding *Zone* (RH).
17. **THAT** Table 6.2 be amended by adding the following footnotes:

| Table 6.2 | | | | | |
|---|------------------------------|-----------------------------------|---------------------------------|-------------------------|-----------------------------|
| Uses | Zones | | | | |
| | Central Area Commercial (C1) | Transition Centre Commercial (C2) | Shopping Centre Commercial (C3) | General Commercial (C4) | Convenience Commercial (C5) |
| Commercial Uses | | | | | |
| <i>Bed and Breakfast Establishment</i> ⁽²⁾ | X | X | X | X | X |

(2) See Section 4.2.1.6

18. **THAT** Table 14.5.6 be amended by adding the following footnotes:

| 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 |
| <i>Rear Yard (min.)</i> | 5.0m | 5.0m | 5.0m | 5.0m ⁽²⁾ | 5.0m | 5.0m | 5.0m |

(2) The minimum rear yard setback shall not apply to back-to-back townhouses where the lot line contains a shared wall between two dwelling units.

19. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 17th day of September, 2018.

READ a third time and finally passed this 17th day of September, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “A” attached to By-law 2018-



MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “B” attached to By-law 2018-XXX



MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “C” attached to By-law 2018-XXX



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