

# The City of BARRIE

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THE CORPORATION OF THE CITY OF BARRIE  
Planning Services Department  
"Committed to Service Excellence"

August 27, 2013  
File: D14-HOU

## NOTICE OF PROPOSED AMENDMENTS TO THE ZONING BY-LAW 2009-141 AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Dear Sir/Madam:

**Re: Housekeeping Amendments to Comprehensive Zoning By-law 2009-141**

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Thursday, September 19<sup>th</sup>, 2013**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for municipally initiated housekeeping amendments to the Zoning By-Law 2009-141.

**THE PURPOSE** of the proposed amendments is to address minor inconsistencies and anomalies that have come to light since the passage of Comprehensive Zoning By-law 2009-141 approved August 10<sup>th</sup>, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law relate primarily to points of clarification or interpretation, and include a new definition, amended standards to address deficiencies, omissions, conflicts or inconsistencies that have come to light through day to day usage of the by-law since it was approved in August of 2009.

The following constitutes a summary of text changes proposed to various sections of the By-law:

1. Definitions:
  - a) Clarify the definition of boarding rooming and lodging houses to distinguish these from other types of dwellings.
2. Section 4.0 General Provisions:
  - a) Revise the parking standards for Data Processing Centres to be more reflective of office use and other parking requirements in this land use category.
  - b) Revise the parking standards to provide for the minimum length of parallel parking spaces.
  - c) Add a provision for temporary seasonal sale of fruit and vegetables on vacant commercially owned properties.
  - d) Provide consistent building setback standards for properties abutting the TransCanada PipeLine Right of Way and amend Appendix "B" to the Zoning By-law to identify the location of the TransCanada PipeLine Right of Way,

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3. Section 5.0 Residential Zone Standards:
  - a) Establish a minimum driveway length and minimum internal private roadway width for Block / Cluster / Street / Stacked Townhouses and Walk-up Apartments.
  - b) Permit the required outdoor amenity area within the required rear and side-yard setbacks in the Residential Multiple (RM2-TH) Zone.
4. Section 6.0 Commercial Zone Standards:
  - a) Amend the parking standard for residential use in the Shopping Centre Commercial (C3) Zone by the addition of clause 6.3.4.4 h) requiring 1.5 spaces per dwelling unit rather than 1 space per 18.6 sq. metres gross leasable area.
5. Section 8.0 Institutional Zone Standards:
  - a) Add a maximum 15m height standard previously established in By-law 85-95 for the Major Institutional (I-M-1) Zone., which affects the Court House lands at 75 and 85 Mulcaster Street.
  - b) Move the special provision for the Institutional Educational (I-E-1) Zone which affects 25 Burton Avenue – Simcoe County Christian High School (Unity Christian High School) from Section 13 to the Section 8 General Provisions. The maximum of 15m building height standard would continue to apply.
6. Section 12 Agricultural Zone Standards:
  - a) To provide setbacks related to single detached dwellings that are consistent with the Residential (R1) Zone Standards in Section 5.3 of the By-law.
7. Section 13 Special Provisions:
  - a) Applies to 351 Town Line Road – Proposes the addition of Special Provision 13.5.1 OS (SP-118) to provide a front yard setback of 1.5 m for the existing building. This is a standard included that was included in the former By-law 85-95.
  - b) Amend Special Provision 13.1.113 R2 (SP-287) to include 128 Penvill Trail (Block 180 Plan 51M-783 and Block 219 Plan 51M-771 and Part 1, 51R-32786) to require a minimum lot frontage of 15 m and minimum lot area of 750m<sup>2</sup>.

The proposed amendments to the Map Schedule result from a variety of causes including road re-alignments, property line adjustments, land assembly severances and mapping errors.

The following constitutes a summary of Map Schedule changes proposed to Schedule "A" and Appendix "B" of By-law 2009-141. Key Maps are not included in this Notice since the changes include a number of properties or parts of properties distributed over the entire City, which cannot be reflected adequately at a suitable scale. The detailed maps are available on the City Web page or can be viewed at the Planning Services Department (3rd Floor City Hall).

1. 10 Checkley Street – Change from General Commercial (C4) and Transition Centre Commercial (C2-2) Zones to Transition Commercial (C2- 1) Zone.
2. Parts of former Simcoe Street and Lakeshore Drive (closed due to realignment) - Change from unzoned and Open Space (OS) Zone to Central Area Commercial (C1-1) and Transition Centre Commercial (C2-2) and Open Space (OS) Zones.
3. 54 and 58 Clapperton Street – Change from Transition Centre Commercial (C2-1) Special Provision (SP-179) to Transition Centre Commercial (C2-1) Special Provision (SP-175) and Transition Centre Commercial (C2-1) Special Provision (SP-175) to Transition Centre Commercial (C2-1) Special Provision (SP-175).

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4. 42, 44, and part of 50 Anne Street North – Change from Residential Multiple (RM1) Zone to General Commercial C4 Special Provision (SP-419)(H-109) Zone.
5. Portion of City land located to the rear of 92 and 96 Ardagh Road ( Part of Lot 8, Plan 20) – Change from Single Detached Residential (R1) Zone to Environmental Protection (EP) Zone.
6. 466 Mapleview Drive West – Change from Agricultural (A) Zone to Single Detached Residential (R2) Zone.
7. Portion of City land located in Part of Lot 9, Concession 12– Change from Service Industrial EM3 (SP-408) to Service Industrial (EM3) (SWM) and General Industrial (EM4) (SP-409) to General Industrial (EM4) (SWM).
8. 19 Herrell Avenue – Change from Environmental Protection (EP) Zone to Single Detached Residential (R2) Zone.
9. 22 Herrell Avenue – Change from Open Space (OS) Zone to Single Detached Residential (R2) Zone.
10. Portion of City land to east of 8 and 10 Trotter Court – Change from Single Detached Residential (R1) Zone to Environmental Protection (EP) Zone.
11. 128 Penvill Trail (Block 180, Plan 51M-783 and Block 219, Plan 51M-771 and Part 1, 51R-32786) – Change from Environmental Protection (EP) Zone to Single Detached Residential (R2) Special Provision (SP-287) Zone.
12. Portion of City land adjacent to 128 Penvill Trail (Block 206, Plan M-783) - Change from Single Detached Residential (R2) Special Provision (SP-287) Zone to Environmental Protection (EP) Zone.
13. Amend Appendix "B" to include location of TransCanada PipeLine Right of Way – Appendix "B" to By-law 2009-141.

**Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the Planning Services Department during regular office hours at 705-739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by **Wednesday September 11<sup>th</sup>, 2013**. Any person may make representation at the meeting; however, written submissions are encouraged. Notification of the amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Dawn McAlpine, City Clerk  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5







