

New Zoning By-law: Draft 3

Public Meeting – October 1, 2024

Presented by:

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Public Meeting Overview

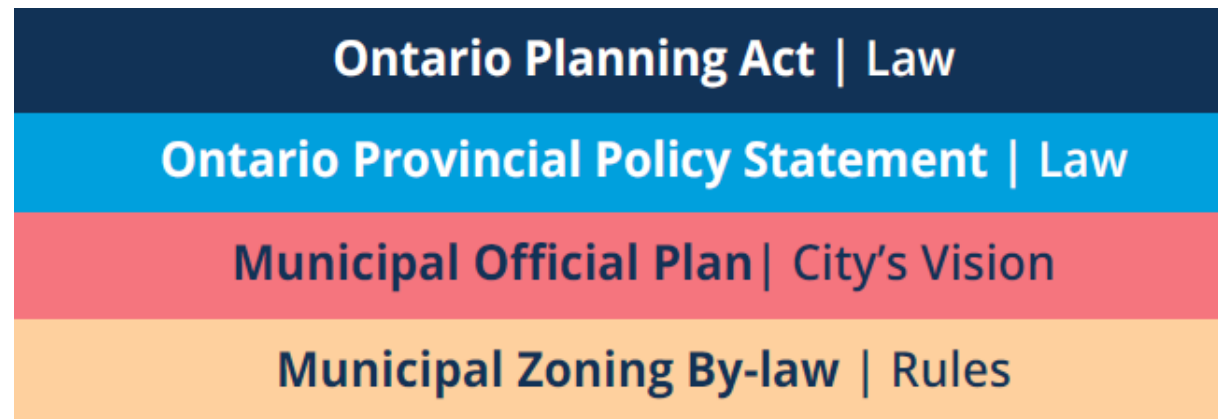
- Purpose of a New Zoning By-law
- Form-based By-law
- New Zone Categories
- Expanded Building Types in Residential Areas
- Reduced Parking
- Standards relating to Community Design
- Next Steps

Connecting with our Residents



Purpose of a New Zoning By-law

- Align with Provincial policy
- Implement the New Official Plan
- Replace Comprehensive Zoning By-law 2009-141
- Provide flexible zoning categories to support high quality public realm and buildings while responding to zoning trends and best land use planning practices

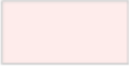












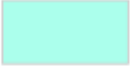
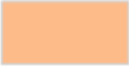
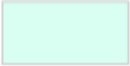

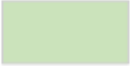


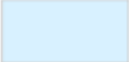
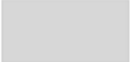


Form-based By-law

- Separates Building Types from Use
- Creates greater flexibility in the use of land
- Promotes mixed-use development



New Zone Categories

	Neighbourhood Area Low 1 (NL1)		Commercial District 2 (CD2)
	Neighbourhood Area Low 2 (NL2)		Employment Non-Industrial (EN)
	Neighbourhood Area Low 3 (NL3)		Employment Industrial (EI)
	NMR, Neighbourhood Mid-rise (NMR)		Employment Restricted (ER)
	Neighbourhood Intensification (NI)		Strategic Employment Cluster (SEC)
	Mid-Rise 1 (MR1)		Strategic Employment District (SED)
	Mid-Rise 2 (MR2)		Community Hub Neighbourhood (CHN)
	Urban Core (UC)		Community Hub Urban (CHU)
	Urban Transition (UT)		Greenspace (GS)
	Neighbourhood Commercial (NC)		Environmental Protection Area (EP)
	Commercial District 1 (CD1)		Infrastructure and Utilities (IU)

Expanded Building Types in Neighbourhood Zones

Table 23: Permitted Building Types in the Neighbourhood Zones

Permitted Building Types	Neighbourhood Low 1 (NL1)	Neighbourhood Low 2 (NL2)	Neighbourhood Low 3 (NL3)	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Coach House	•	•	•			
Detached House	•	•*				
Semi-Detached	•	•*	•			
Rowhouse, On-Street, and Back-to-Back	•	•*				
Rowhouse, On-Street, Rear Access	•	•				
Rowhouse, Cluster			•			
Low-Rise	•	•	•	•		•
Mid-Rise				•	•	
Flex Building						•

Table Notes:

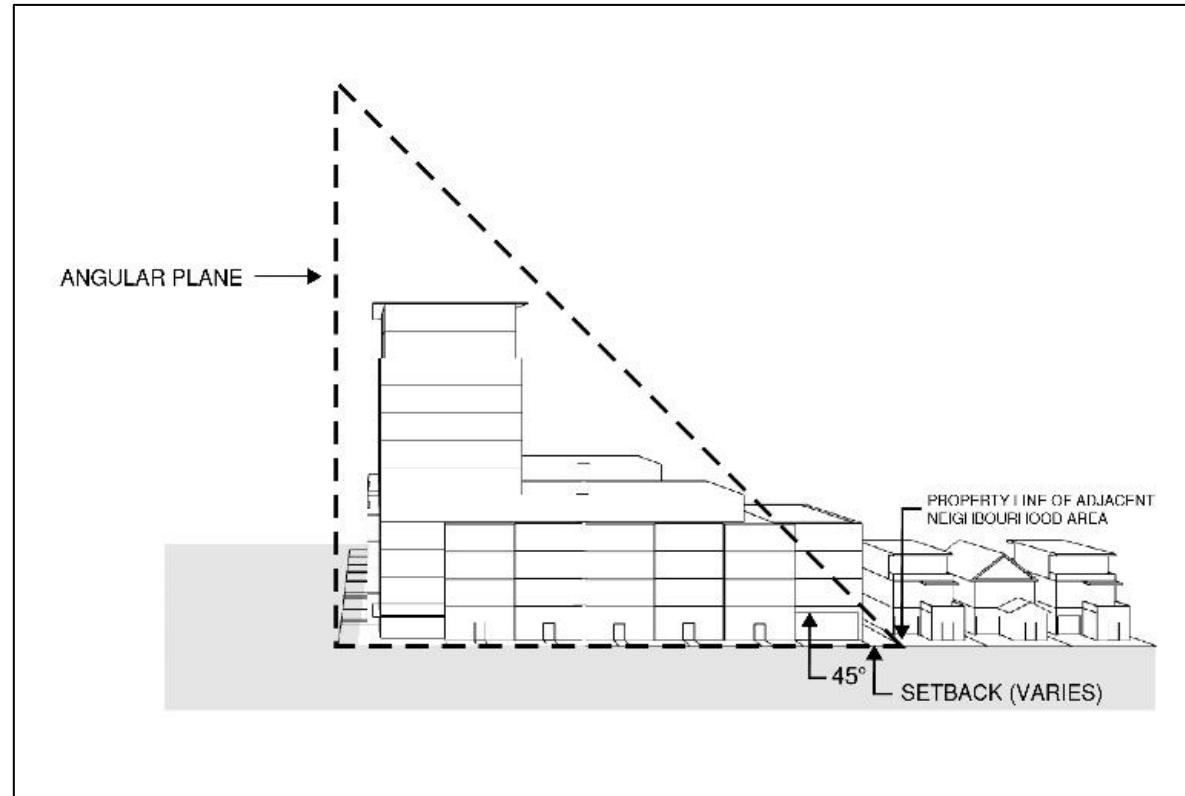
- **Detached, Semi-Detached, and Rowhouse, On-Street, and Back-to-Back buildings** are only permitted when fronting onto Local Roads, as per Appendix F.

New Parking Standards

- Defined by Parking Districts
- Lower standards on residential dwelling units
- Adding requirements for:
 - Visitor parking
 - Bicycle parking
 - EV parking

Standards relating to Community Design

- Window to Wall Ratio
- Angular Plane
- Facing Distances
- Step-backs



Next Steps

- Staff will review all comment received through public consultation, and finalize the document
- Staff will prepare a Staff Report & final version based on feedback & technical comments
- Report to Council in early 2025 for Council consideration
- Notice of Decision
- Ontario Land Tribunal Appeal Process is available

Further information is available at:
<https://www.buildingbarrie.ca/zoning>
newzoningbylaw@barrie.ca