

New Zoning By-law: Draft 3

Public Meeting – November 14, 2024

Presented by:
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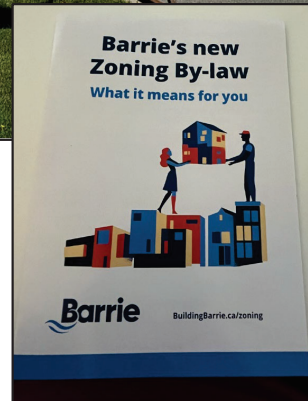
Public Meeting Rescheduled

The screenshot shows a news article on the BarrieToday.com website. The header includes the site name and navigation links for News, More, Obituaries, Shop, Flyers, Classifieds, Jobs, and Connect. The article is categorized under 'LOCAL NEWS'. The main headline is 'Lights out! Public meeting on proposed city-wide zoning bylaw goes dark'. The sub-headline reads: 'Despite meeting being cancelled and postponed for at least 20 days, several planners, architects and residents have chimed in on possible changes'. The author is identified as Bob Bruton, with a profile picture and a timestamp of 'Oct 1, 2024 7:30 PM'. Social media sharing icons for email, X, LinkedIn, and print are visible. The bottom of the article features a map of a residential area with various colored zoning designations and a body of water labeled 'Little Lake'.

Public Meeting Overview

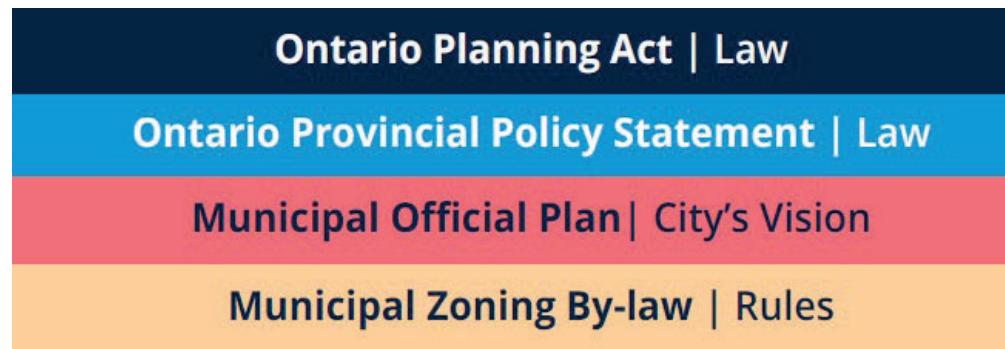
- Purpose of a New Zoning By-law
- Form-based By-law
- New Zone Categories
- Expanded Building Types in Residential Areas
- Reduced Parking
- Standards relating to Community Design
- Next Steps

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













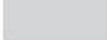


Form-based By-law

- 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:

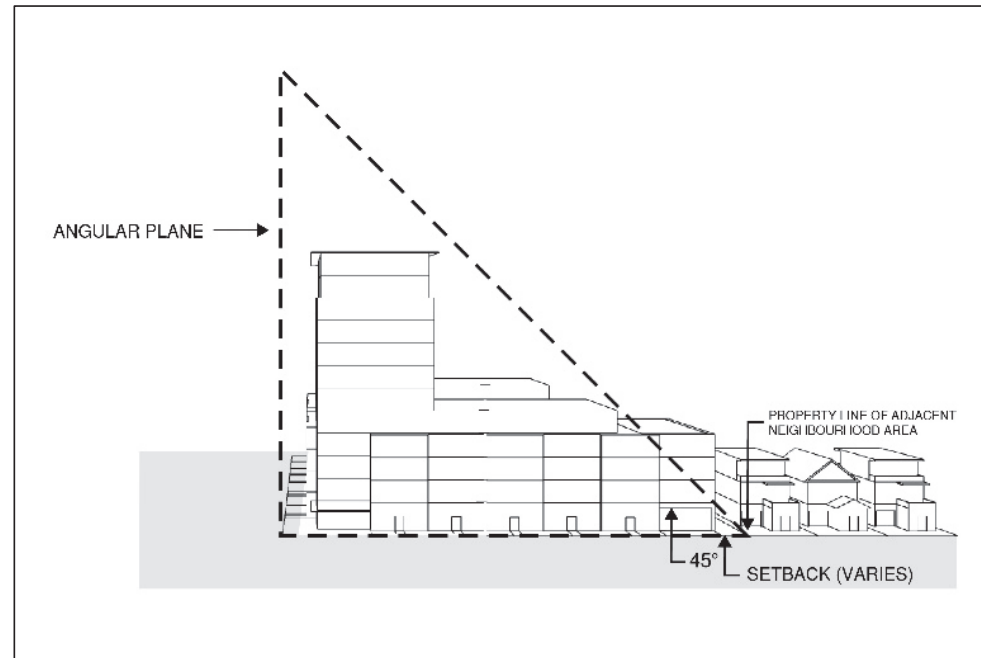
* Detached, Semi-Detached, Rowhouse On-Street, and Rowhouse Back-to-Back buildings are only permitted when fronting onto Local Roads, as per Appendix F.

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 comments 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>
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