



Bill No. 060

BY-LAW NUMBER 2016-

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 By-law 2009-141;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 16-G-083;

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 the properties from Residential Multiple Dwelling First Density (RM1), Residential Single Detached Dwelling Second Density (R2) and Residential Single Detached Dwelling Third Density (R3) to Residential Multiple Dwelling First Density RM1(SP-527-HC), Residential Multiple Dwelling First Density RM1(SP-528-HC), Residential Single Detached Dwelling Second Density R2(SP-529-HC) and Residential Single Detached Dwelling Third Density R3(SP-529-HC) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** Section 3.0 Definitions of the Comprehensive Zoning By-law 2009-141 be amended by inserting a new definition of "Articulated Non-Interior Openings" between "Arena" and "Art Gallery" as follows:

Articulated Non-Interior Openings

shall mean front entrance stairs, porticos, balconies, decks and porches or verandas, as well as openings on the front façade which may extrude such as bay windows and front doors, but shall not include garage doors or windows."

Multiple Dwelling First Density - RM1 (SP-527-HC) Zone (Cumberland/Burton Area)

3. **THAT** notwithstanding the provisions set out in Section 5.2.2.1 (b) of the Comprehensive Zoning By-law 2009-141, new single detached dwellings shall be permitted in the RM1 (SP-527-HC) zone.
4. **THAT** notwithstanding any provisions to the contrary within the Comprehensive Zoning By-law 2009-141, *articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres in the RM1(SP-527-HC) zone.
5. **THAT** notwithstanding the provisions set out in Table 5.3 of the Comprehensive Zoning By-law 2009-141 a maximum front yard setback of 5.0 metres shall be required in the RM1 (SP-527-HC) zone.
6. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141, walls without living area openings, such as garage doors and workshop doors shall be setback a minimum of 7.0 metres from the property line facing any street in the RM1 (SP-527-HC) zone.
7. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141, walls located closer than 7.0 metres from the property line facing any street shall provide a minimum opening coverage on the façade of 25% in the RM1(SP-527-HC) zone. For purposes of this provision garage and workshop doors are not considered openings.
8. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages and workshops shall not exceed 50% of the dwelling unit floor area in the RM1(SP-527-HC) zone.
9. **THAT** notwithstanding the provisions set out in Table 5.3.5 of the Comprehensive Zoning By-law 2009-141 a minimum front yard setback of 11.0 metres shall be required for detached accessory buildings in the RM1 (SP-527-HC) zone.

10. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front façade of the dwelling facing the street in the RM1 (SP-527-HC) zone.
11. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141, attached garages for separate semi-detached dwelling units shall not be located adjacent to each other and shall have at least one outer wall in the RM1 (SP-527-HC) zone.

Multiple Dwelling First Density-RM1 (SP-528-HC) Zone (Blair Park Area)

12. **THAT** notwithstanding the provisions set out in Section 5.2.2.1 (b) of the Comprehensive Zoning By-law 2009-141, new single detached dwellings shall be permitted in the RM1 (SP-528-HC) zone.
13. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141, attached accessory non-living space such as garages and workshops, shall not exceed 50% of the dwelling unit floor area in the RM1 (SP-528-HC) zone.

Single Detached Dwelling Third Density – R2 (SP-529-HC) Zone (Shear Park Area)

14. **THAT** notwithstanding any provisions to the contrary within the Comprehensive Zoning By-law 2009-141, *articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres in the R2(SP-529-HC) zone.
15. **THAT** notwithstanding the provisions set out in Table 5.3 of the Comprehensive Zoning By-law 2009-141 a maximum front yard setback of 5.0 metres shall be required in the R2 (SP-529-HC) zone.
16. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141 a minimum front yard setback of 11.0 metres for detached accessory buildings shall be required in the R2(SP-529-HC) zone.
17. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages or workshops, shall not exceed 50% of the dwelling unit floor area in the R2(SP-529-HC) zone.
18. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front façade of the dwelling facing the street in the R2 (SP-529-HC) zone.

Single Detached Dwelling Second Density – R3 (SP-529-HC) Zone (Shear Park Area)

19. **THAT** notwithstanding any provisions to the contrary within the Comprehensive Zoning By-law 2009-141, *articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres in the R3(SP-529-HC) zone
20. **THAT** notwithstanding the provisions set out in Table 5.3 of the Comprehensive Zoning By-law 2009-141 a maximum front yard setback of 5.0 metres shall be required in the R3(SP-529-HC) zone.
21. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141 a minimum front yard setback of 11.0 metres for detached accessory buildings shall be required in the R3 (SP-529-HC) zone.
22. **THAT** notwithstanding the provisions set out in Section 5.3.5 of the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages or workshops, shall not exceed 50% of the dwelling unit floor area in the R3 (SP-529-HC) zone.
23. **THAT** notwithstanding the provisions set out in the Comprehensive Zoning By-law 2009-141 attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front façade of the dwelling facing the street in the R3 (SP-529-HC) zone.
24. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
25. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

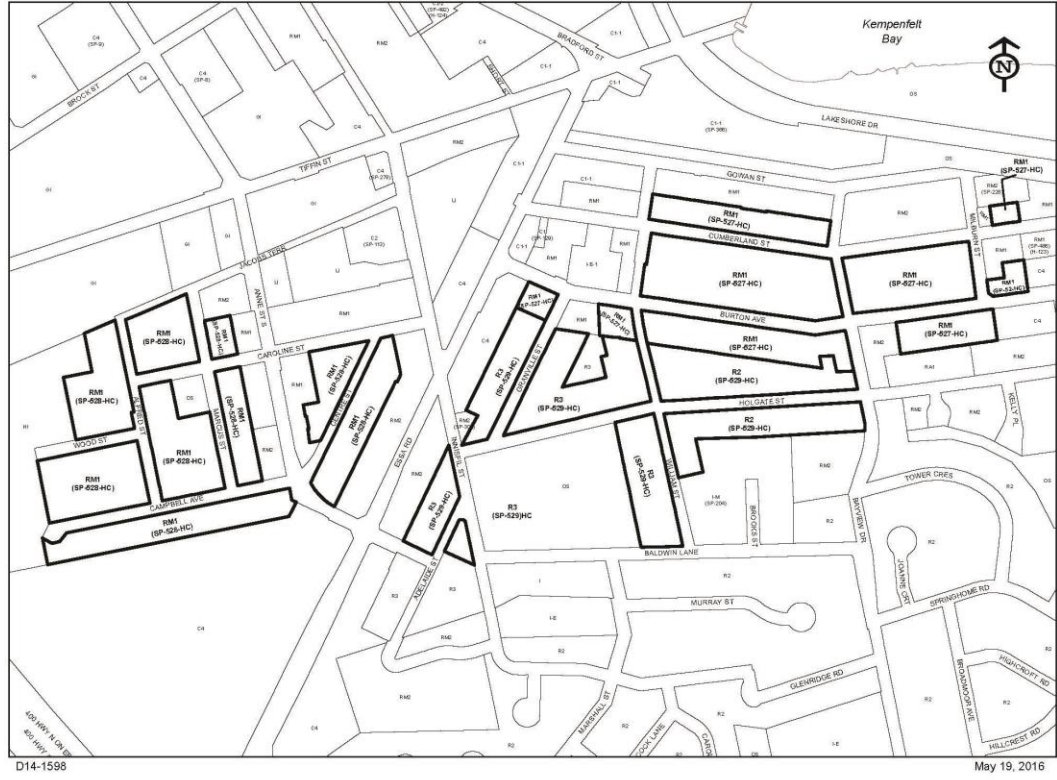
READ a first and second time this 13th day of June, 2016.

READ a third time and finally passed this 13th day of June, 2016.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. McALPINE



Schedule "A" to the attached Bylaw 2016-

MAYOR - J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE