

# **CITY OF BARRIE**

## **HOUSEKEEPING AMENDMENTS TO**

### **COMPREHENSIVE ZONING BY-LAW 2009-141**

Planning Services Department

Presented by  
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September 19, 2013



## **HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141**

- Since the approval of the Comprehensive Zoning By-law 2009-141 on August 10<sup>th</sup>, 2009 staff have identified a number of errors and inconsistencies in both the text and schedules of the By-law.
- These types of inconsistencies are not unusual when dealing with a document as large and complex as a City wide Zoning By-law and only come to light through day to day usage of the document.
- The purpose of this Housekeeping By-law is amend By-law 2009-141 to address these errors and inconsistencies.

## **HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141**

- The issues to be addressed through this housekeeping update deal with amendments to both the text and schedules of the By-law.
- Where private property is being affected by these amendments staff have contacted individual property owners and surrounding landowners if appropriate.

# HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141

## Proposed Text Amendments

### Section 3.0 - Definitions

- Amend the definition of boarding rooming and lodging houses to distinguish them from other types of dwellings.

#### **Boarding, Lodging, Rooming House**

shall mean a ~~dwelling~~ **building or part of a building** where lodging is provided for one or more tenants where at least 1 of the tenant occupied rooms is equipped with an external locking mechanism that prevents access to said room by the other house occupants when the room is unoccupied, or; lodging is provided for more than 4 tenants; but shall not include a group home, hotel, motel, hospital, children's home, nursing home, rest home, home for the aged, or a bed and breakfast establishment, or other similar establishments.

# HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141

## Section 4.0 General Provisions

- a) Amend Table 4.6 to revise parking standards for Data Processing Centres.

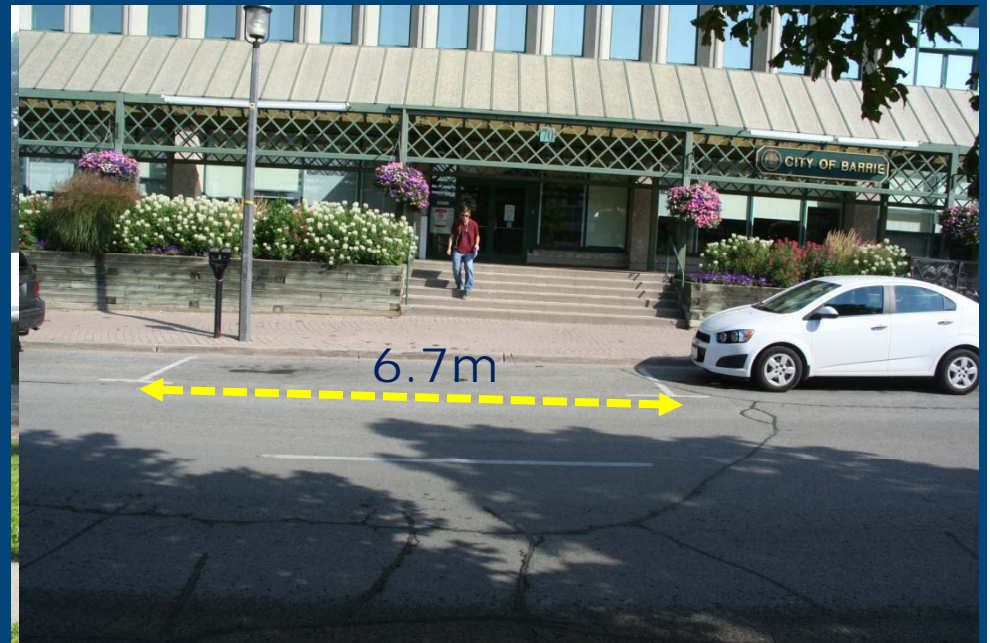
Currently a Data Processing Centre requires 1 space/30m<sup>2</sup>.  
These businesses have an office component and warehousing component.

The proposed change to Table **4.6 Parking Standards** would de-aggregate the office component with:

**1 space/30 m<sup>2</sup>** required for the **office component** and  
**1 space/1000 m<sup>2</sup>** for the **non-office uses**. (data warehousing)

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- b) Add new Section 4.6.6 provide for a minimum length of parallel parking space of 6.7 m.
- c) Amend Sections 4.2.1.12 and 4.3.2 to allow temporary sale of fruits and vegetables on vacant commercial zoned lands.
- d) Add new Section 4.5.11 to require setbacks of 10 m for main building and 3 m for accessory building from TransCanada PipeLine ROW.



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## Residential Zone Standards

- a) Amend Section 5.2.5.2 to require 6.0 m min driveway length; and
- b) Amend Section 5.2.5.2 to require 6.0 m min internal private roadway width for Block / Cluster / Street / Stacked Townhouses and Walk-up Apartments.
- c) Amend Section 5.2.5.2 b to permit the required outdoor amenity area within the rear and side-yard setbacks in RM2-TH Zone.



## **HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141**

### **Commercial Zone Standards**

- Amend Section 4.6.3.2 to require 1.5 spaces per dwelling unit rather than 1 space per 18.6m<sup>2</sup> gross leasable space for residential uses in the Shopping Centre Commercial (C3) Zone.

### **Institutional Zone Standards**

- Add a new Section 8.3.6.1 to require a maximum building height of 15 m on lands zoned I-M-1.
- Add a new Section 8.3.6.2 to require a maximum building height of 15 m on lands zoned I-E-1.



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## Agricultural Zone Standards

- Amend Table 12.3 to provide building setbacks related to single detached dwellings that are consistent with the Residential (R1) Zone to provide a minimum front yard of 4.5m, side yard of 1.2 m and rear yard of 7 m rather than 10m from any lot line.

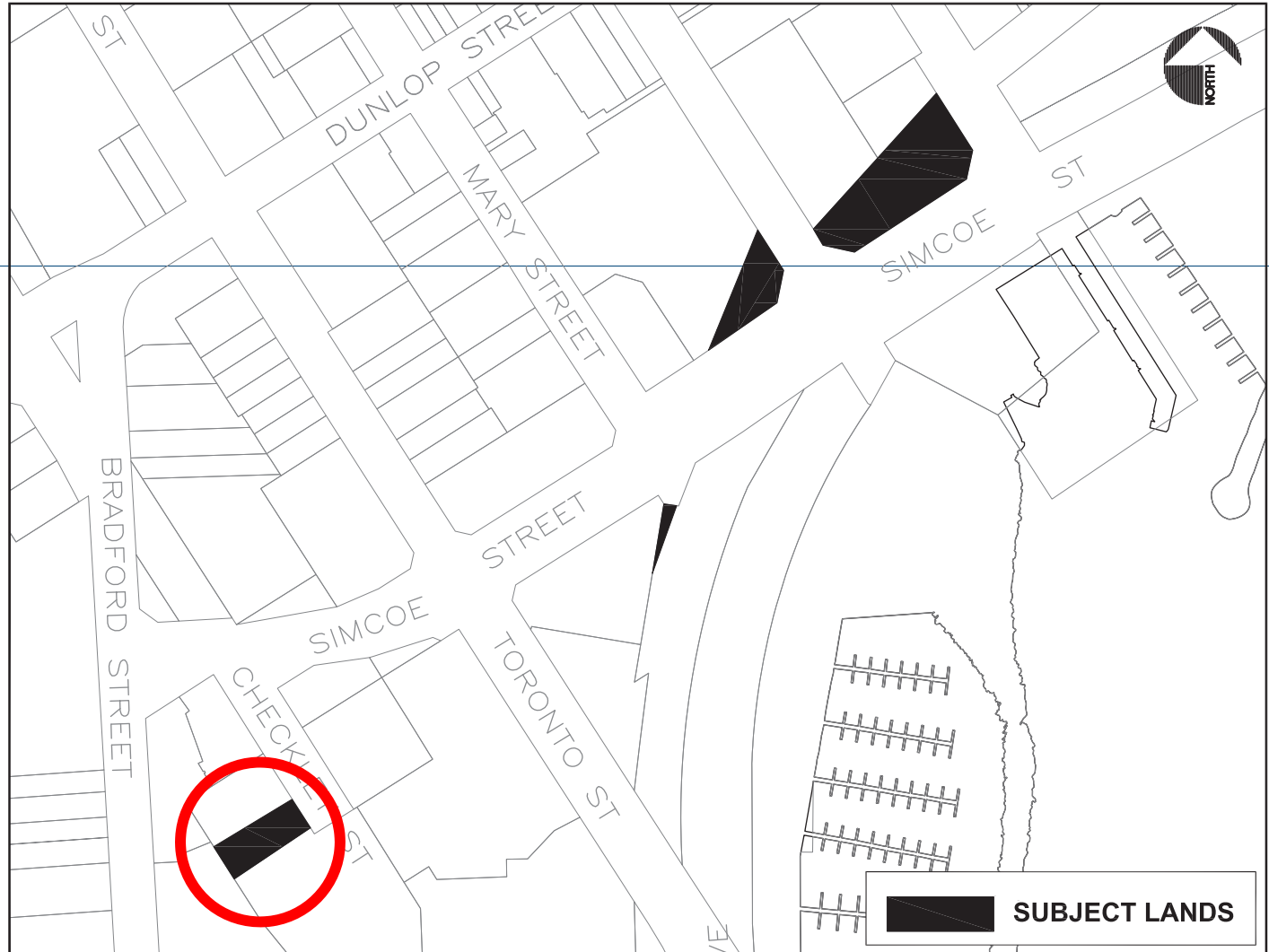
## Special Provisions

- Add Section 13.5.1 to provide front yard setback of 1.5 for an existing building to reflect previous zoning standard permitted for 351 Town Line Road.
- Amend Section 13.1.113 to add 128 Penvill Trail and to require minimum lot frontage of 15m and minimum lot area of 750m<sup>2</sup> for the subject property.

# 10 Checkley Street

Current:  
**C4 & C2-2**

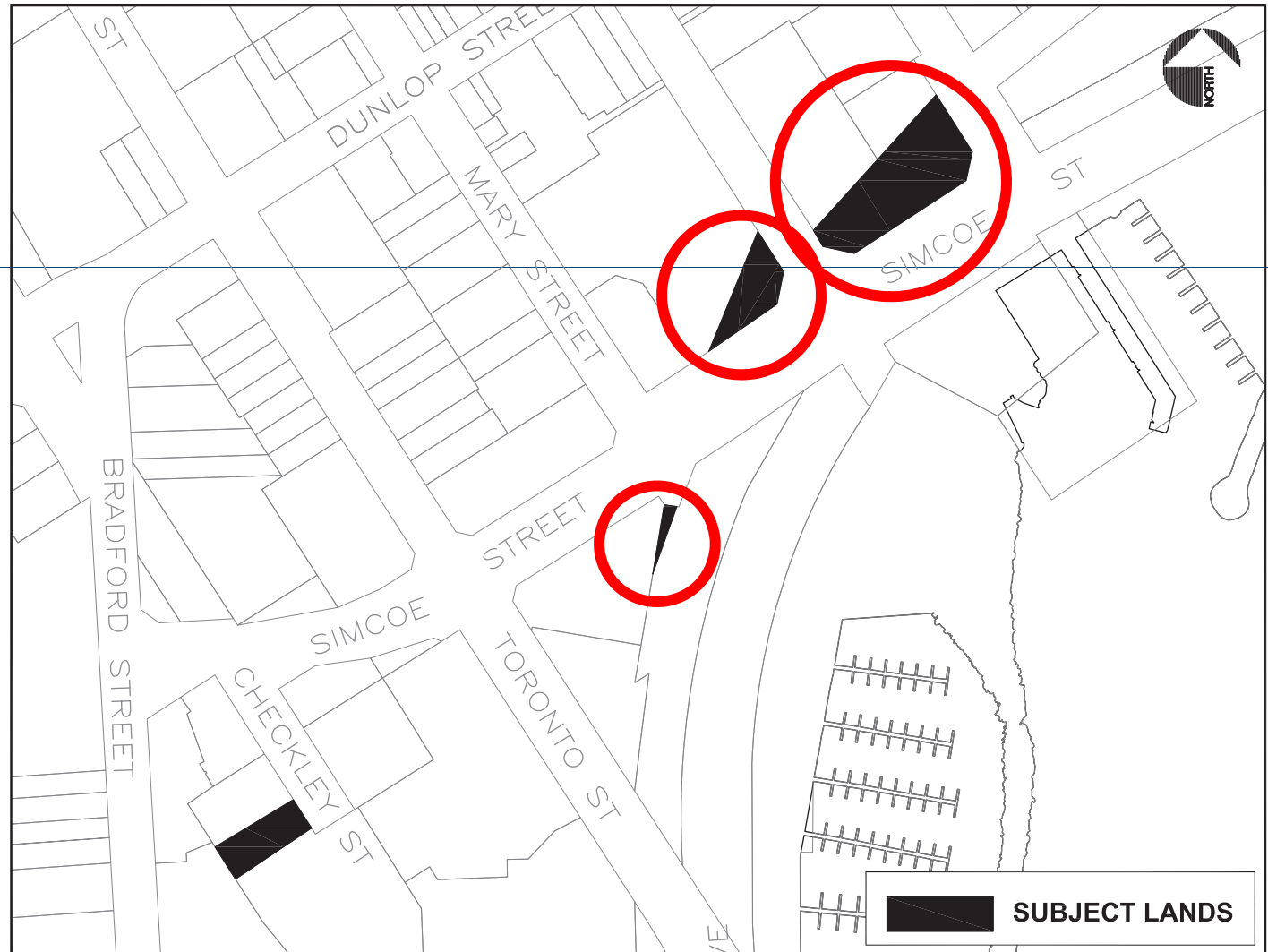
Proposed:  
**C2-1**



# Former Parts of Simcoe St & Lakeshore Dr

**Current:  
Unzoned  
& OS**

**Proposed:  
C1-1 &  
C2-1 & OS**



# 54 & 58 Clapperton Street

**Current:**

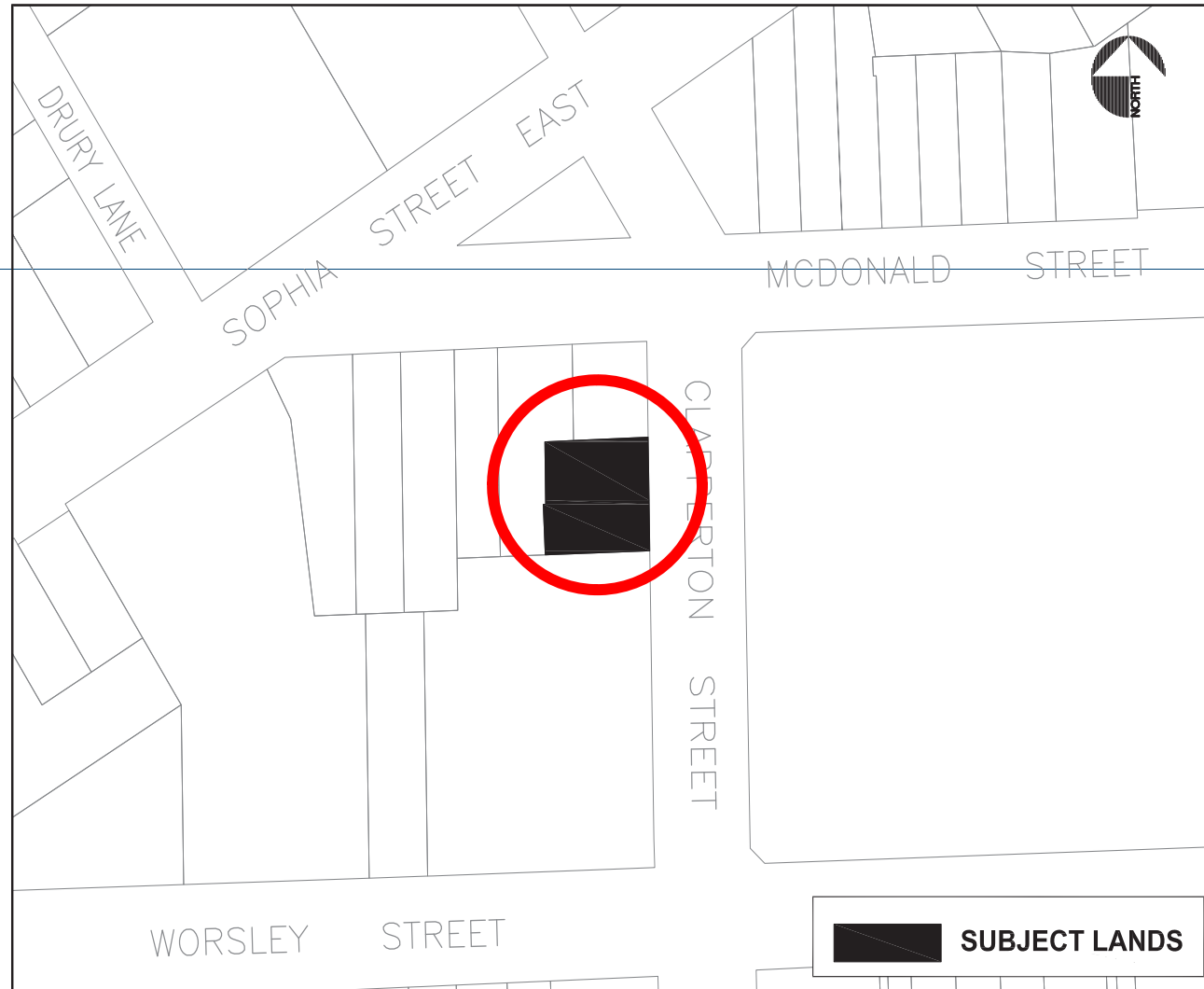
C2-(SP-179) and

C2-(SP-175)

**Proposed:**

C2-(SP-175) and

C2-(SP-179)



# 42, 44, 50 Anne Street North

Current:  
**RM1**

Proposed:  
**C4**  
**(SP-419)**  
**(H-109)**



# To north of 92 & 96 Ardagh Road

Current:

R1

Proposed:

EP



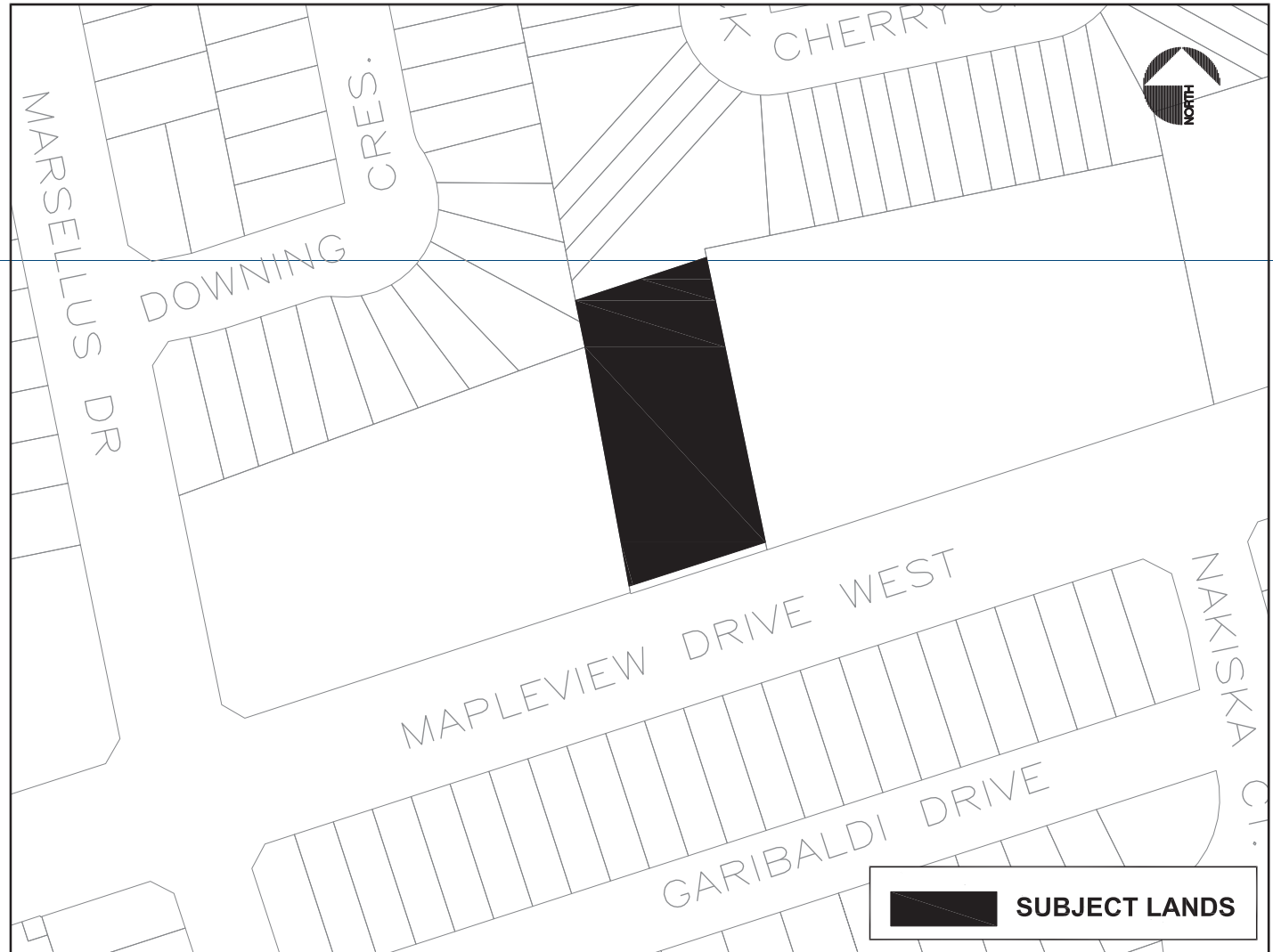
# 466 Maplevue Drive West

Current:

**A**

Proposed:

**R2**



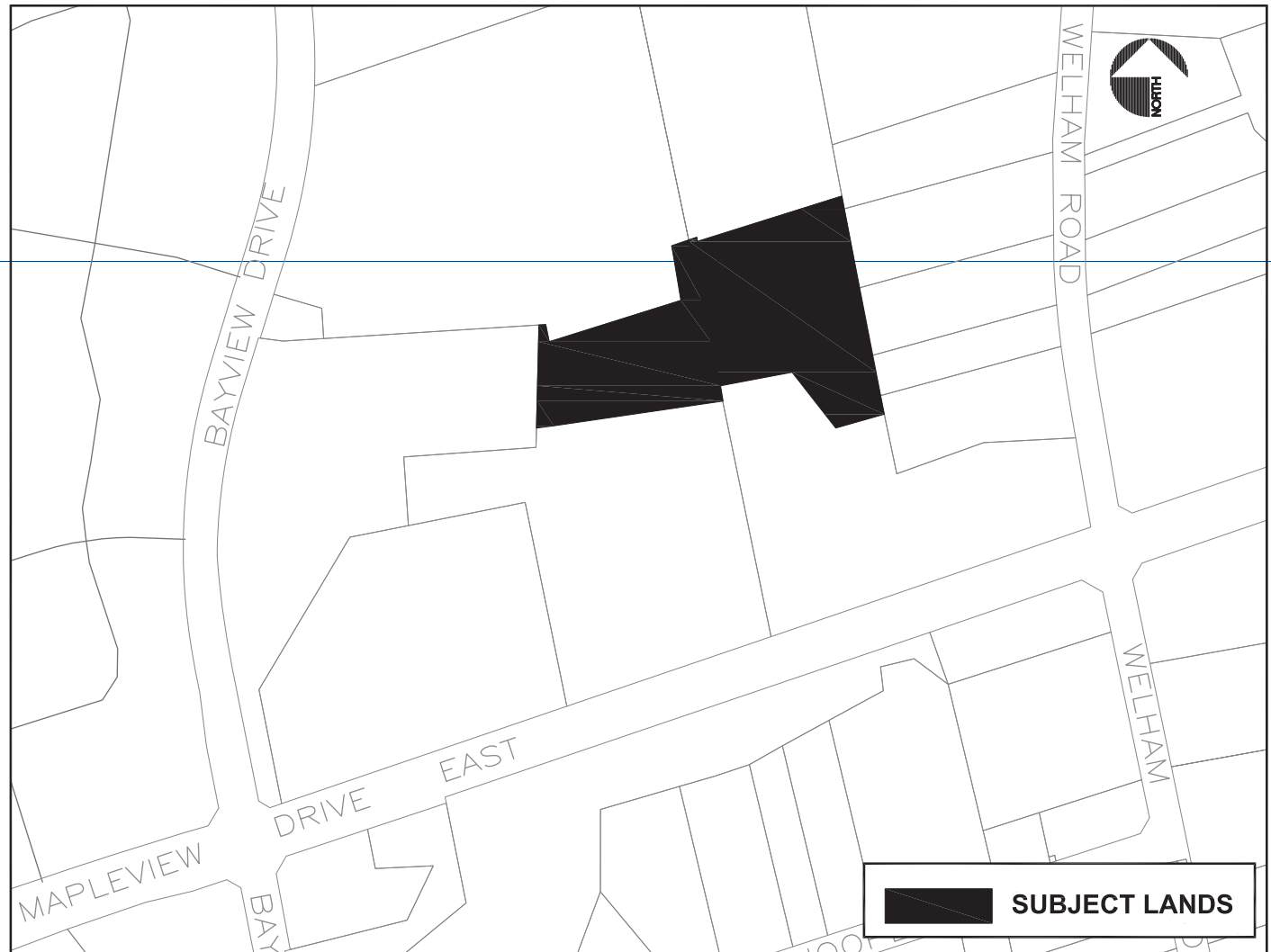
# Part of Lot 9, Concession 12

Current:

**EM3  
(SP-408) &  
EM4  
(SP-409)**

Proposed:

**EM3  
(SWM) &  
EM4  
(SWM)**

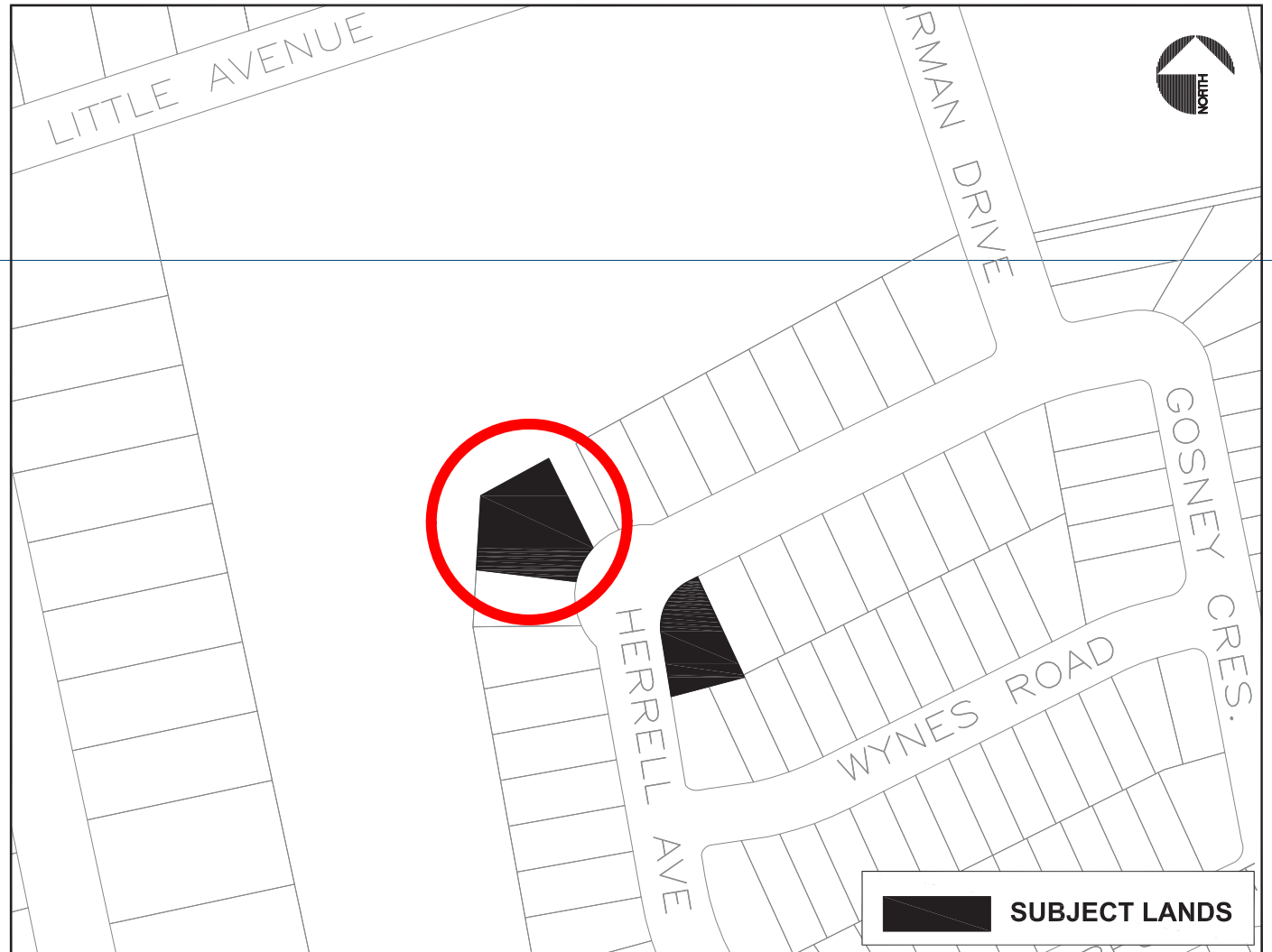




# 19 Herrell Avenue

Current:  
**EP**

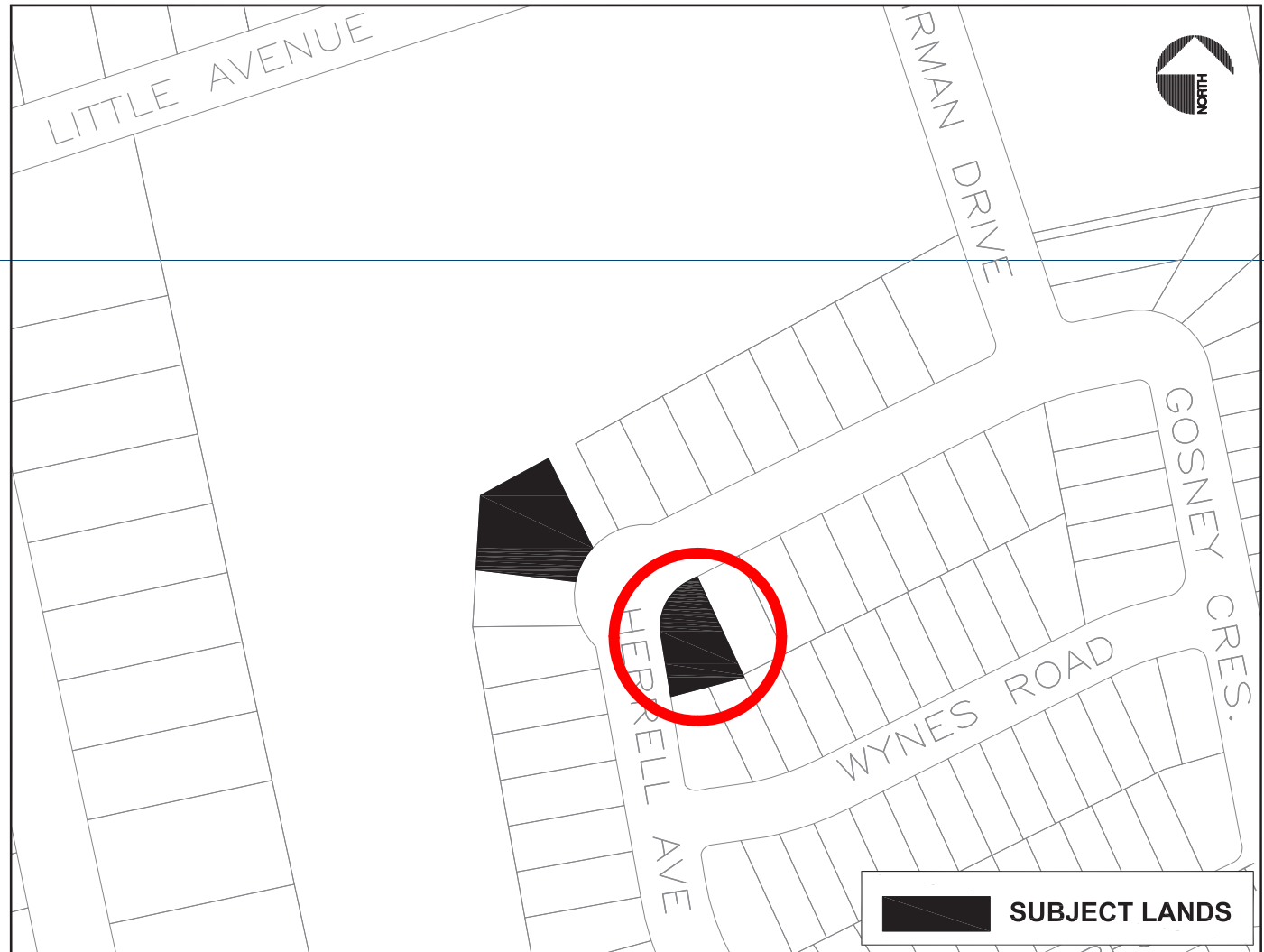
Proposed:  
**R2**



# 22 Herrell Avenue

Current:  
**OS**

Proposed:  
**R2**



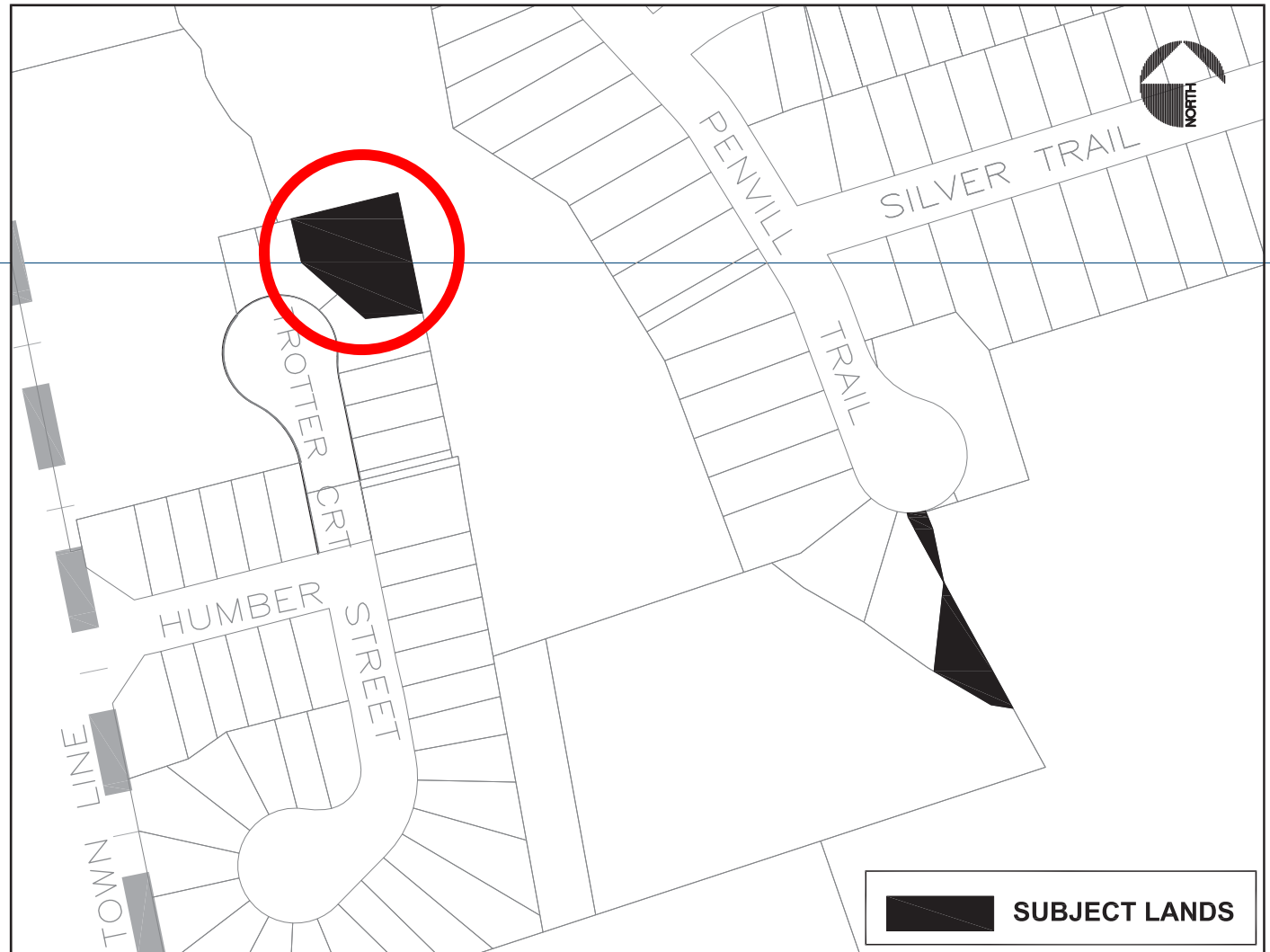
# To east of 8 & 10 Trotter Court

Current:

R1

Proposed:

EP



# 128 Penvill Trail & Adjacent Property

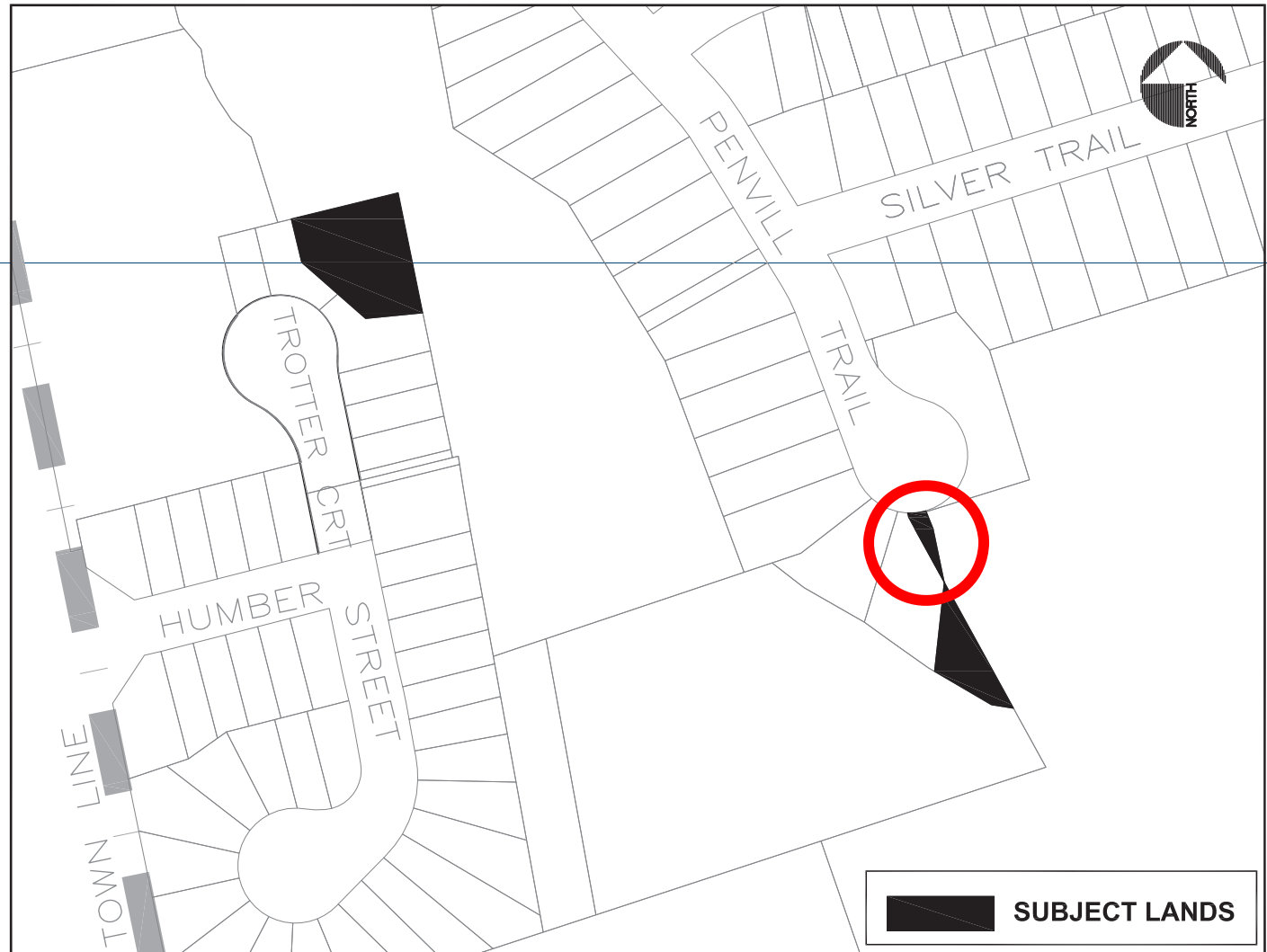
Current:

EP

Proposed:

R2

(SP-287)



# 128 Penvill Trail & Adjacent Property

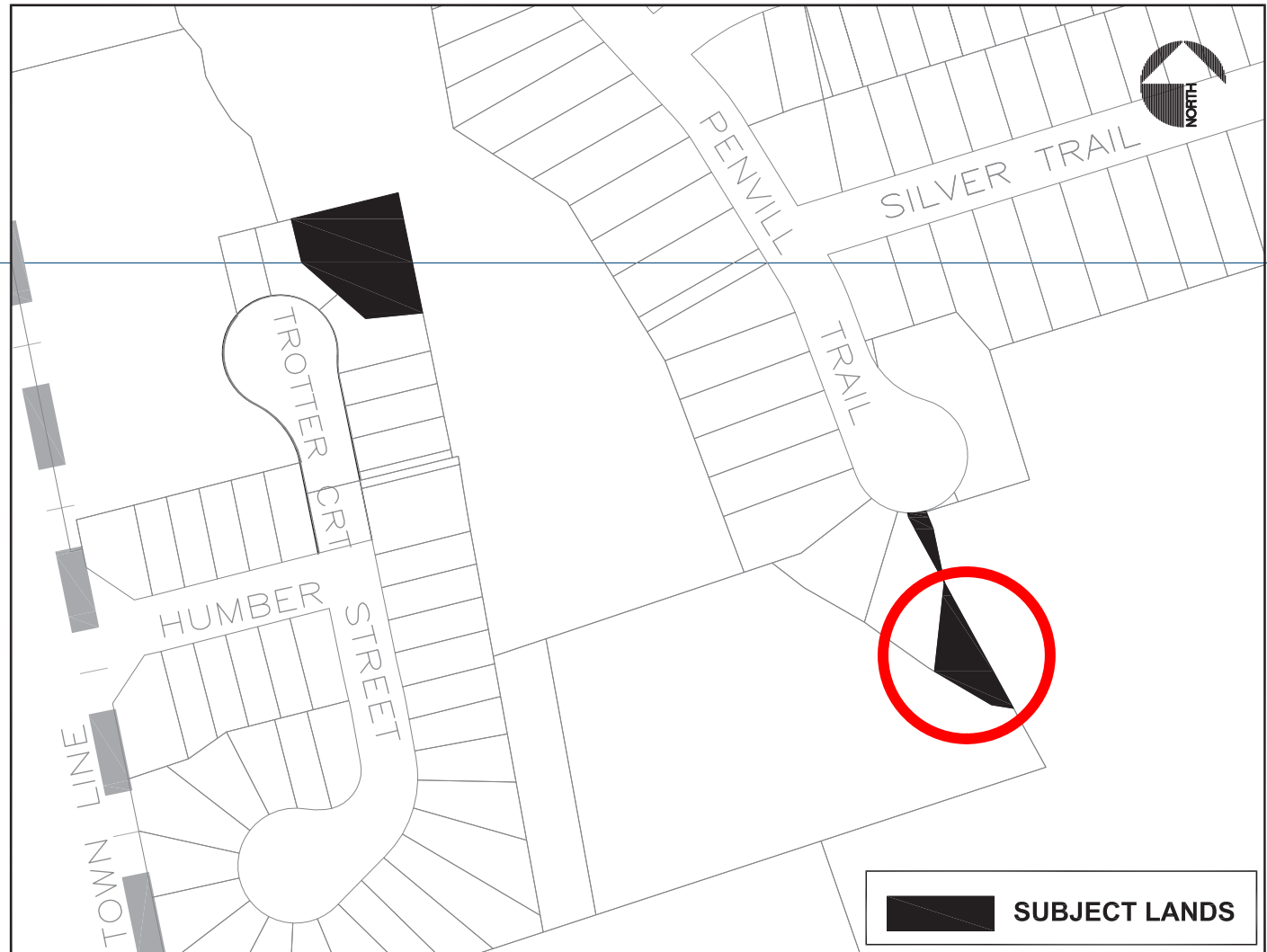
Current:

R2

(SP-287)

Proposed:

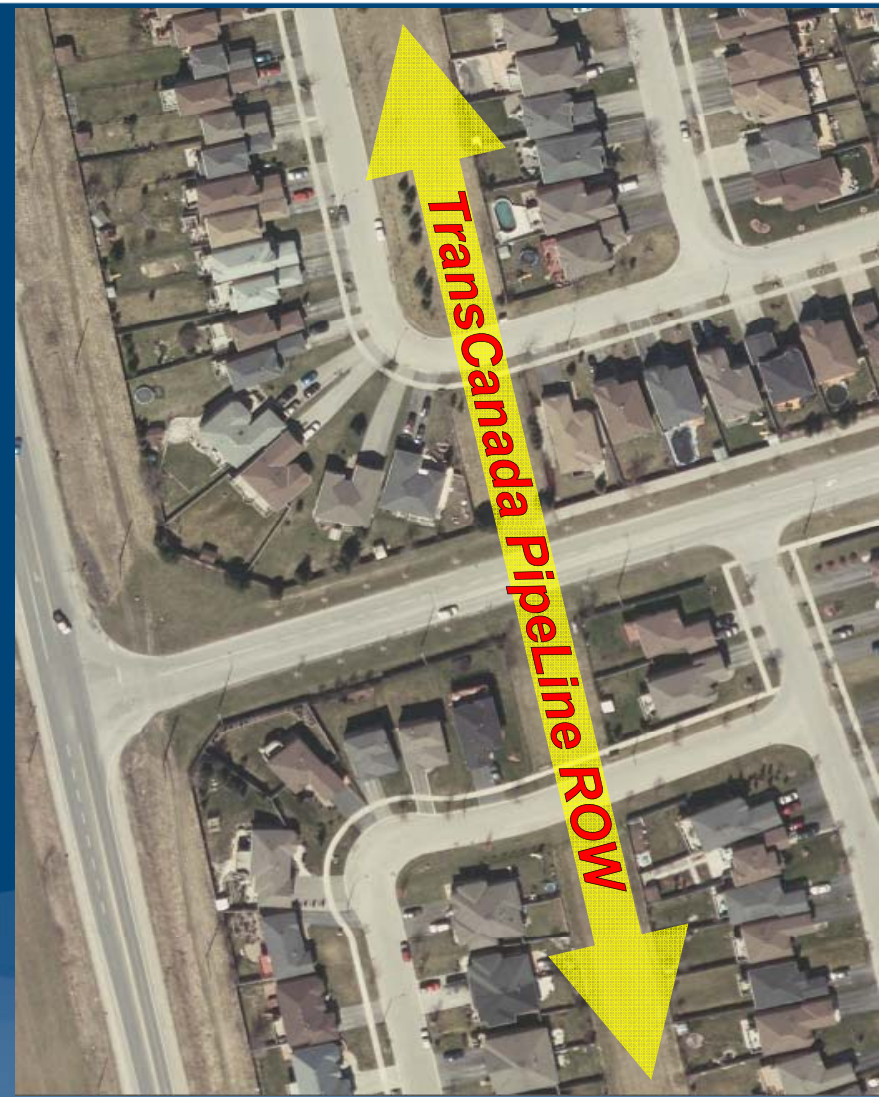
EP



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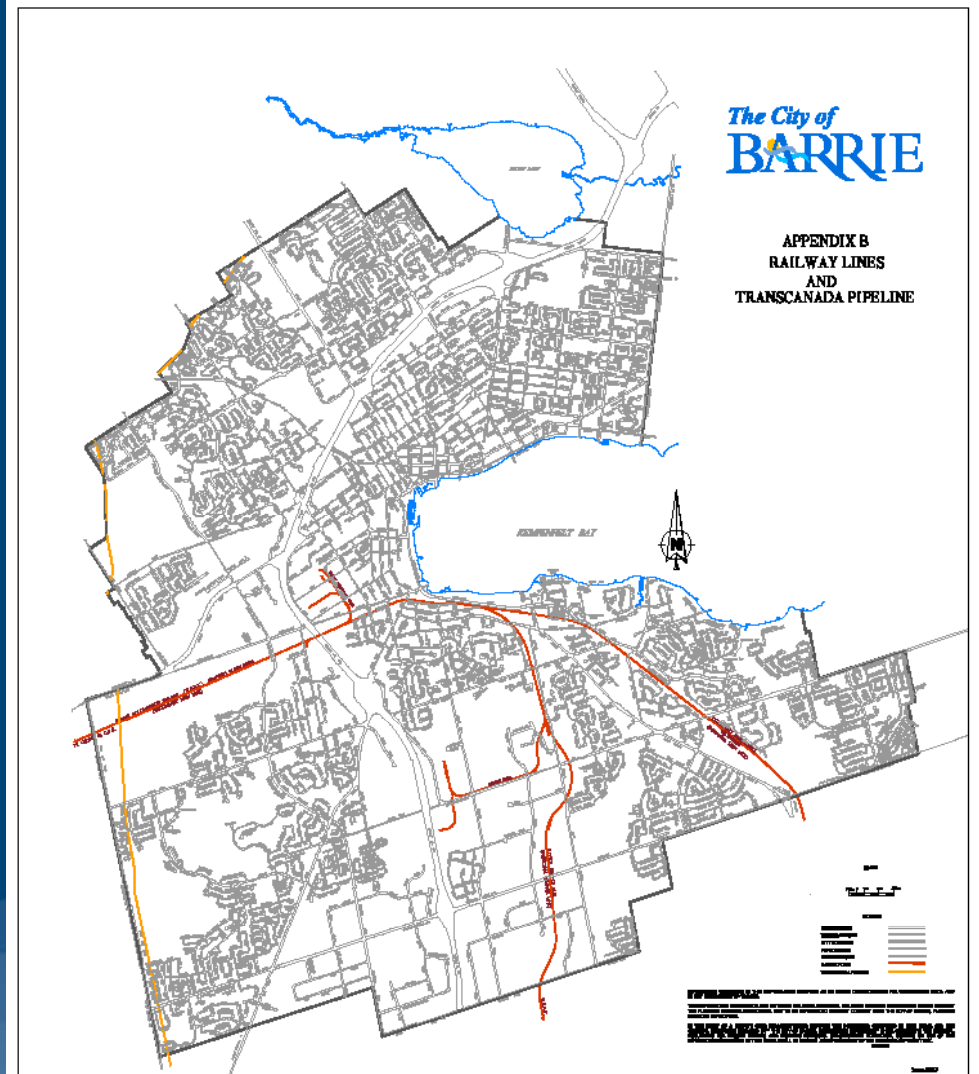
Appendix “B” –

- Appendix “B” has been modified to add the location of the TransCanada PipeLine Right of Way.



# HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141

## Appendix "B"



## HOUSEKEEPING AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 2009-141

### Next Steps

- Staff review comments from Public Meeting and prepare Staff Report to General Committee.
- General Committee provides direction to prepare Zoning By-law Amendment for Council's consideration.
- Council approves Zoning By-law Amendment which is then circulated in accordance with the Planning Act.
- If no Appeals received, By-law comes in to force and effect.