



Meeting Agenda
General Committee

Monday, June 17, 2019

7:00 PM

Council Chamber

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

APPLICATION FOR A ZONING BY-LAW AMENDMENT - CITY INITIATED HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAW 2009-141

The purpose of the Public Meeting is to review municipally initiated amendments to Zoning By-law 2009-141. The proposed amendments are to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141. The proposed amendments are intended to address inconsistencies, barriers for implementation, errors and omissions that have become apparent through the use of the By-law since its approval on August 10th, 2009. The proposed amendments include both text and mapping changes to the By-law.

The proposed amendments to the text of the By-law are summarized below. No key map is provided given that the provisions of the By-law apply to the whole City. The revisions relate to legislative changes or requirements, modified definitions, and revised standards that should assist and improve implementation of the By-law. Note that these changes may also trigger associated revisions to standard requirements in other sections of the By-law.

1. Add a new section to Section 4 “General Provisions” to clarify that all signage related matters shall be deferred to the Sign By-law.
2. Revise Section 4.6.2.6 to clarify that parking spaces, parking areas, driveways and aisles in Residential Zones shall comply with Section 5.3.6 “Parking in Residential Zones”, and delete “front yard” from Section 5.3.6.1 c) to require driveways/parking areas in residential zones to be constructed with an asphaltic or concrete surface or brick pavers regardless of their location.
3. Correct typographical errors, replace terms, revise definitions, and consolidate similar definitions to improve consistency and clarity as follows:
 - a) Delete and replace “site triangle” with “sight triangle” throughout the By-law;
 - b) Delete and replace “data warehousing” with “data processing centre” throughout the By-law;

- c) Delete and replace “dry cleaning or laundry depot” with “laundry or dry cleaning depot” throughout the By-law and consolidate the definitions;
 - d) Delete and replace “retirement home” with “assisted living facility” throughout the By-law;
 - e) Revise the definition of “accessory building or structure” to clarify that “clothing donation bins” are included as a type of accessory structure;
 - f) Revise the definition of “building height” to indicate that it is measured from “average finished grade” instead of “finished grade”;
 - g) Revise the definition of “lot coverage” to clarify that this includes the lot area covered by buildings and structures, and to clarify that it does not include swimming pools, decks less than 1.8m above grade, and any buildings and structures that are completely below grade; and
 - h) Replace “LI (SP-338)” with “BP (SP-338)” in Section 13.3.18 and “LI (SP-339)” with “BP (SP-339)” in Section 13.3.19 to correct a typographical error and provide consistency between the By-law text and mapping.
4. Revise the format of Tables to improve consistency and clarity:
- a) Revise Table format throughout By-law to consistently use “--” where a provision is not applicable to a zone;
 - b) Revise Table format throughout By-law to consistently use one decimal point and indicate the unit of measurement for all minimum and maximum zone standards;
 - c) Consistently utilize superscript notes in Table 7.2 to identify what commercial uses are restricted to multi-tenanted buildings, instead of indicating this by using text within the table; and
 - d) Add a new superscript note in Table 14.5.6 to the RM3 “Block/Cluster/Street Townhouse” column to indicate that street townhouse dwellings in the RM3 Zone shall comply with the R5 Zone street townhouse standards, given the RM3 standards were designed for block/cluster townhouses, not street townhouses.
5. Provide exemptions to yard setbacks and/or height requirements for all retaining walls and for acoustic fencing, tight board fencing, and crash walls that are required as a condition of development:
- a) Relocate Section 4.1.4.7 “Exemptions” to a new subsection under Section 4.2.1.9 “Accessory Structures and Uses” to improve clarity

- and ease of use, and update this provision to also exempt “required crash walls” and “required acoustic fencing” from applicable zone height and setback requirements;
- b) Revise Section 4.9.1.1 “Fencing” to allow “retaining walls”, “required crash walls” and “required acoustic fencing” to be located along lot lines that abut a street;
 - c) Revise Section 5.3.5.4 “Fences” to permit “required crash walls”, “required acoustic fencing” and “required tight board fences” in any yard or along any lot line in Residential Zones.
 - d) Add new definitions for “crash wall” and “acoustic fencing” to clarify what qualifies for these exemptions.
6. Revise Section 5.2.9 “Second Suites” to be more consistent with direction from the Ministry of Municipal Affairs and Housing, which has stated that the size of second suites and the number of bedrooms permitted should be solely regulated by the Ontario Building Code:
- a) Delete Section 5.2.9.1 d) which currently restricts the maximum number of bedrooms in a second suite or detached accessory dwelling unit to 2 bedrooms.
 - b) Revise Section 5.2.9.1 f) to delete the requirement to provide an additional 10m² for each bedroom, and instead set the minimum unit size at 35m² regardless of number of bedrooms.
7. Remove reference to “tenants” and other provisions that contravene Section 35 of the Planning Act and/or the Ontario Human Rights Code:
- a) Revise the definitions of “boarding, lodging, rooming house”, “boarding, lodging, rooming house (large)”, “boarding, lodging, rooming house (small)”, and “suite” to delete reference to “tenants” and requirements for tenant occupied rooms to be equipped with external locking mechanism, and instead identify a maximum number of lodging room suites;
 - b) Delete the definition of “tenant” as it will no longer be required in reference to residential uses, and is not needed in reference to commercial tenants;
 - c) Revise Section 4.5.3 “Minimum Standards for a Dwelling Unit” to delete the requirement for a dwelling unit to have a maximum of 4 tenants and for no tenant-occupied room to be equipped with an external locking mechanism;
 - d) Revise parking standards in Table 4.6 to require parking for small and large “boarding, lodging, rooming houses” to be provided at a rate of 1 parking space for every “2 lodging room suites” instead of for every “2 tenants”;

- e) Revise parking standards in Table 4.6 for “residential building containing not more than 3 dwelling units” to require “1.5 parking spaces per dwelling unit” instead of “1 space per dwelling unit, plus 1 additional space for every 2 tenants accommodated”;
- f) Revise Section 5.2.8.1 “Small Boarding, Lodging Rooming Houses” to delete the requirements for occupants to operate as a single housekeeping unit and for there to be a minimum distance of 75m between licensed Boarding, Lodging Rooming Houses in the R1, R2, R3, R4 and RM1 Zones; and
- g) Revise Section 8.3.2 “Additional Standards for Group Homes” to delete the requirement for there to be a minimum distance of 300m between group homes.

Presentation by Shelby White, Planner, Planning and Building Services.

Attachments: [PM 190617 Notice - Housekeeping Amendments.pdf](#)
[Public Meeting Presentation - June 17](#)
[PM 190610 Memo - Proposed Housekeeping Amendments to Comprehensive Z](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. REPORTS OF REFERENCE, ADVISORY OR SPECIAL COMMITTEES

Nil.

6. STAFF REPORT(S)

DEVELOPMENT CHARGE CREDIT AGREEMENT - MAPLEVIEW SANITARY SEWER PROJECT

1. That the General Manager of Infrastructure and Growth Management be authorized to complete a Development Charge Credit Agreement wherein the Hewitt’s Creek Landowners Group and their Trustee and the City agree to the details of the landowners commitments to complete a portion of the Mapleview Sanitary Sewer being a component of Project Number EN1270 (the “Project”), in a form approved by the Director of Legal Services, the Director of Engineering, and the Director of Finance/Treasurer.

2. That the Mayor and City Clerk be authorized to execute a Funding and Development Charge Credit Agreement with the Hewitt's Creek Landowner Group and their Trustee. (LGL006-19) (L04-111)

Attachments: [LGL006-190617.pdf](#)

DEVELOPMENT CHARGE CREDIT AGREEMENT - MAPLEVIEW TRANSMISSION WATERMAIN PROJECT

1. That the General Manager of Infrastructure and Growth Management be authorized to complete a Development Charge Credit Agreement wherein the Hewitt's Creek Landowners Group, the Salem Landowners Group (collectively, the "Landowners Groups") and the City agree to the details of the landowners commitments to complete the Mapleview Transmission Watermain Project #EN1291 (the "Project"), in a form approved by the Director of Legal Services, the Director of Engineering, and the Director of Finance/ Treasurer.
2. That the Mayor and City Clerk be authorized to execute a Development Charge Credit Agreement with the Landowners' Groups and a joint Trustee.
3. The approved budget for the Project be increased by \$697,400.00 with funding to be paid for by the Hewitt's Landowners Group in exchange for Development Charge Credits. (LGL007-19)(L04-111)

Attachments: [LGL007-190617.pdf](#)

7. REPORTS OF OFFICERS

Nil.

8. ITEM(S) FOR DISCUSSION

8.1 PROVINCIAL GOVERNMENT - AUDIT AND ACCOUNTABILITY FUND

1. That in response to the Provincial Government's creation of the Audit and Accountability Fund, staff apply for provincial funding in support of a third party review of the City's service delivery and modernization opportunities to be identified by the City's Executive Management Team.
2. That staff proceed with a non-standard procurement process for the purpose of a third party to conduct the review in order to meet the deadlines established by the Provincial government.
3. That the Mayor confirm in writing with the Ministry of Municipal Affairs and Housing, the City's ongoing work in finding efficiencies through service reviews and innovation, as well as our interest in partnering with the Province to find further improvements for City of Barrie residents.

4. That \$75,000 be identified from the Strategic Priorities Reserve as part of the expected matching funding for this program. (Item for Discussion 8.1, June 17, 2019) (File L11)

Sponsor: Deputy Mayor, B. Ward

8.2 NO PARKING RESTRICTIONS - WINDSOR CRESCENT

That Traffic By-law 80-138, Schedule 'A', "No Parking Anytime" be amended by adding the following:

"Windsor Crescent (south leg)	North side from a point 140m east of Birkhall Place to a point 56 metres north and east thereof."
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and to provide for the relocation of the current no parking signage. (Item for Discussion 8.2, June 17, 2019) (File T00)

Sponsor: Councillor, M. McCann

9. INFORMATION ITEMS

Nil.

10. ENQUIRIES

11. ANNOUNCEMENTS

12. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.