



**PLANNING AND BUILDING SERVICES  
MEMORANDUM**

**FILE NO. D14-1677**

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: S. WHITE, RPP, PLANNER, EXT. 5446**

**NOTED: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**  
**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT (ACTING)**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR PROPOSED HOUSEKEEPING AMENDMENTS TO  
COMPREHENSIVE ZONING BY-LAW 2009-141**

**DATE: MONDAY JUNE 17, 2019**

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding City-initiated housekeeping amendments to Comprehensive Zoning By-law 2009-141.

The proposed amendments are intended to address inconsistencies, barriers for implementation, errors and omissions that were highlighted by WSP in their August 2018 Zoning By-law Issues Report and that have become apparent through day to day use of the By-law since its approval on August 10th, 2009. The revisions relate to legislative changes or requirements, modified definitions, and revised standards that should assist and improve implementation of the By-law.

The proposed amendments include both text and mapping changes to the By-law and are fully detailed in the chart attached to this memorandum as Appendix "A" and have been summarized below:

1. Correcting typographical errors, replacing terms, revising definitions, and consolidating similar definitions to improve consistency and clarity, including:
  - Replacing terms throughout the By-law as follows: "site triangle" with "sight triangle", "data warehousing" with "data processing centre", "dry cleaning or laundry depot" with "laundry or dry cleaning depot", and "retirement home" with "assisted living facility";
  - Revising the definitions of the following terms: "accessory building or structure", "building height", and "lot coverage"; and
  - Replacing "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 provide consistency between the By-law text and mapping.
2. Adding a new section to Section 4 "General Provisions" to clarify that all signage related matters shall be deferred to the Sign By-law, which Council passed in March 2018 after discussions regarding the potential role of zoning in regulating signs.
3. Revising the format of Tables throughout the By-law to ensure consistency and clarity.
4. Providing exemptions to yard setback requirements for retaining walls and for required acoustic fencing, tight board fencing, and crash walls; adding new definitions for "crash wall" and "acoustic fencing"; and only requiring a 0.3m yard setback to a wall or fence along a lot line abutting a street when driveway access is provided.



## PLANNING AND BUILDING SERVICES MEMORANDUM

5. Clarifying that parking spaces, parking areas, driveways and aisles in Residential Zones shall comply with Section 5.3.6 "Parking in Residential Zones", and require all driveways/parking areas in residential zones to be constructed with an asphaltic or concrete surface or brick pavers, including those in side and rear yards.
6. Removing reference to "tenants" and other provisions that contravene Section 35 of the *Planning Act* and/or the Ontario Human Rights Code, particularly as it relates to the following: boarding, lodging, rooming houses; minimum standards for a dwelling unit; parking standards; and group homes.
7. Revising 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; and to comply with the Province's *More Homes, More Choice Act, 2019* (Bill 108) which amended the *Planning Act* to require municipalities to permit a second suite within the principal dwelling and a detached accessory dwelling unit on the same lot.
8. Re-zone the portion of land (Part 1 on the R-plan) at 249 Bayview Drive that is being conveyed to the City of Barrie as a condition of development approval from "General Commercial" (C4) to "Environmental Protection" (EP).

Staff note that the proposed amendments to the Comprehensive Zoning By-law may also necessitate updates to other City by-laws, such as the Business Licensing By-law, and Registration By-law for Two-Unit Houses, as well as public information guides and websites, particularly as it relates to second suites and boarding, lodging, rooming houses.

A notice of public meeting was issued on May 23, 2019 in the Barrie Advance and via email to the City's standard circulation list of internal and external departments and agencies. Since the circulation of the public meeting notice supplementary information has been provided on the City's website. Staff will address the feedback received through the public consultation process, as well as any comments raised through the analysis of these amendments by staff and our agency partners through a subsequent staff report. A staff report is anticipated to be brought forward in fall of 2019 for General Committee's consideration of the proposed housekeeping amendments to the Zoning By-law; any required amendments to other City by-laws, such as the Business Licensing By-law, will also be addressed at this time.

For more information, please contact Shelby White, RPP, Planner at ext. 5446.

APPENDIX "A"

Proposed Housekeeping Amendments to the Zoning By-law

Appendix A: Proposed Housekeeping Amendments to Zoning By-law 2009-141 (June 2019)

1. Typographical errors, replacement of terms, revision of definitions, and consolidation similar definitions																								
Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision																				
1.1	Correct the spelling of "site triangle" to "sight triangle" throughout By-law, including the Table of Contents.	Table of Contents 4.10 5.3.5.1	4.10 SITE TRIANGLES.....4-16  4.10 SITE TRIANGLES 5.3.5.1 <u>Porches</u>  Notwithstanding Section 5.3.5, <i>porches</i> shall not be erected closer than the following: <table border="1" style="margin-left: auto; margin-right: auto;"><thead><tr><th>Yard</th><th>Distance</th></tr></thead><tbody><tr><td>Interior side yard</td><td>0.6m</td></tr><tr><td>Exterior side yard</td><td>1.5m</td></tr><tr><td>Rear yard</td><td>5m</td></tr><tr><td>Front yard</td><td>3m</td></tr></tbody></table> <i>Porches</i> may not extend into the site triangle required under Section 4.10.	Yard	Distance	Interior side yard	0.6m	Exterior side yard	1.5m	Rear yard	5m	Front yard	3m	4.10 <del>SITE SIGHT TRIANGLES</del> .....4-16  4.10 <del>SITE SIGHT TRIANGLES</del> 5.3.5.1 <u>Porches</u>  Notwithstanding Section 5.3.5, <i>porches</i> shall not be erected closer than the following: <table border="1" style="margin-left: auto; margin-right: auto;"><thead><tr><th>Yard</th><th>Distance</th></tr></thead><tbody><tr><td>Interior side yard</td><td>0.6m</td></tr><tr><td>Exterior side yard</td><td>1.5m</td></tr><tr><td>Rear yard</td><td>5m</td></tr><tr><td>Front yard</td><td>3m</td></tr></tbody></table> <i>Porches</i> may not extend into the <del>site sight</del> triangle required under Section 4.10.	Yard	Distance	Interior side yard	0.6m	Exterior side yard	1.5m	Rear yard	5m	Front yard	3m
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1.2	Replace the term "data warehousing" with "data processing centre" as only the latter is currently defined in Section 3 and identified in Table 4.6.	4.6.2.3 a)	4.6.2.3 <u>Parking - Multiple Uses</u>  That notwithstanding the parking requirements set out in Table 4.6, where there are 2 or more permitted uses in any <i>building</i> or on any <i>lot</i> , the following parking requirements shall apply:  a) Multiple Uses in Industrial Zones: A minimum of 1 parking space per 40m <sup>2</sup> of gross floor area shall be required except where data warehousing is in combination with another use, in which case the data warehousing components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 40m <sup>2</sup> .	4.6.2.3 <u>Parking - Multiple Uses</u>  That notwithstanding the parking requirements set out in Table 4.6, where there are 2 or more permitted uses in any <i>building</i> or on any <i>lot</i> , the following parking requirements shall apply:  a) Multiple Uses in Industrial Zones: A minimum of 1 parking space per 40m <sup>2</sup> of gross floor area shall be required except where <del>data warehousing</del> <b>data processing centre</b> is in combination with another use, in which case the <del>data warehousing</del> <b>data processing centre</b> components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 40m <sup>2</sup> .																				
1.3	Replace the term "Dry cleaning or laundry depot" with "laundry or dry cleaning depot" and consolidate these definitions as they are essentially the same term.	3	<b>Dry Cleaning or Laundry Depot</b>  shall mean a premises used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a dry cleaning establishment as defined herein. (By-law 2017-041)  <b>Laundry or Dry Cleaning Depot</b>  shall mean a building used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning.	<del><b>Dry-Cleaning-or-Laundry-Depot</b></del>  <del>shall mean a premises used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a dry cleaning establishment as defined herein. (By-law 2017-041)</del>  <b>Laundry or Dry Cleaning Depot</b>  shall mean a building used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning. <del>This definition does not include a dry cleaning establishment as defined herein.</del>																				
		14.5.5	14.5.5 <b>Commercial Uses within Apartment Buildings</b>  A convenience store, <i>personal service store</i> and <i>dry cleaning or laundry depot</i> shall be permitted commercial uses within an <i>apartment building</i> provided that the commercial uses do not occupy in excess of 25% of the ground floor area of the <i>building</i> . All other standards of the zone in which the <i>building</i> is located shall be complied with.	14.5.5 <b>Commercial Uses within Apartment Buildings</b>  A convenience store, <i>personal service store</i> and <del><i>dry cleaning or laundry depot</i></del> <b>laundry or dry cleaning depot</b> shall be permitted commercial uses within an <i>apartment building</i> provided that the commercial uses do not occupy in excess of 25% of the ground floor area of the <i>building</i> . All other standards of the zone in which the <i>building</i> is located shall be complied with.																				
1.4	Delete and replace (where necessary) the term "retirement home" with "assisted living facility" given this was to be achieved by a previous housekeeping amendment (By-law 2017-079) but was omitted due to a typographical error.	5.3.3.2 c)	5.3.3.2 The minimum front, side and rear yards, required by this By-law shall be open and unobstructed by any <i>structure</i> from grade level to the sky, and the minimum requirements shall be increased in accordance with the following:  a) where any <i>side yard</i> abuts a <i>street</i> , in which case the <i>side yard</i> shall not be less than 3m;  b) where, on the same <i>lot</i> , there is no <i>carport</i> or where a garage is not attached to the <i>main building</i> in which case the minimum <i>side yard</i> on one side shall be 3m to provide sufficient area for <i>driveway</i> access to the <i>side yard</i> for parking purposes;  c) for any uses permitted under Section 4.2.1, or any <i>library</i> , place of worship, <i>child care</i> (except when operated as a <i>home occupation</i> ), <i>assisted living facility</i> , or <i>retirement home</i> in which case the minimum <i>side yards</i> shall be 4.5m;	5.3.3.2 The minimum front, side and rear yards, required by this By-law shall be open and unobstructed by any <i>structure</i> from grade level to the sky, and the minimum requirements shall be increased in accordance with the following:  a) where any <i>side yard</i> abuts a <i>street</i> , in which case the <i>side yard</i> shall not be less than 3m;  b) where, on the same <i>lot</i> , there is no <i>carport</i> or where a garage is not attached to the <i>main building</i> in which case the minimum <i>side yard</i> on one side shall be 3m to provide sufficient area for <i>driveway</i> access to the <i>side yard</i> for parking purposes;  c) for any uses permitted under Section 4.2.1, or any <i>library</i> , place of worship, <i>child care</i> (except when operated as a <i>home occupation</i> ), <i>assisted living facility</i> , or <del><i>retirement home</i></del> <b>home assisted living facility</b> in which case the minimum <i>side yards</i> shall be 4.5m;																				
		Table 8.2	<u>Retirement Home</u>	<del>Retirement Home</del>																				
		8.3.3	8.3.3 <b>Additional Standards for Assisted Living Facilities and</b>	8.3.3 <b>Additional Standards for Assisted Living Facilities and</b>																				

Appendix A: Proposed Housekeeping Amendments to Zoning By-law 2009-141 (June 2019)

			<p><b>Retirement Homes</b></p> <p>A minimum floor area of 20m<sup>2</sup> shall be provided for each person accommodated in an assisted living facility or retirement home.</p>	<p><del>Retirement Homes</del></p> <p>A minimum floor area of 20m<sup>2</sup> shall be provided for each person accommodated in an assisted living facility <del>or retirement home.</del></p>				
		Table 5.4.1	<p><i>Retirement Home</i></p> <p><i>Senior Citizens Home</i></p>	<p><del>Retirement Home</del></p> <p><del>Senior Citizens Home-Assisted living facility</del></p>				
		Table 14.5.2	<p><i>Retirement Home</i></p>	<p><del>Retirement Home-Assisted living facility</del></p>				
1.5	Revise the definition of "accessory building or structure" to add "clothing donation bin" to the list of examples, to clarify that these are only permitted as an accessory use, and as such subject to the provisions of Section 4.2.1.9 "Accessory Structures and Uses". Delete the notwithstanding clause and replace "a private garage" with "detached garage" to improve clarity.	3.2	<p><b>Accessory Building or Structure</b></p> <p>shall mean any subordinate building or structure which is separate from or attached to the main building on the same lot and subordinate to a principal use of a building or structure, is not used for human habitation, and may include but not be limited to the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 50%; padding: 5px;"> <ul style="list-style-type: none"> <li>a private garage</li> <li>swimming pool</li> <li>private greenhouse</li> <li>carport</li> <li>deck</li> <li>boat house</li> </ul> </td> <td style="width: 50%; padding: 5px;"> <ul style="list-style-type: none"> <li>porch</li> <li>solar collector</li> <li>garbage bin enclosure</li> <li>raised play structure in a Residential Zone</li> <li>fences over 2m in a Residential zone</li> </ul> </td> </tr> </tbody> </table> <p>Notwithstanding the above, a private garage that is attached to the main dwelling not be considered an accessory structure (By-law 2018-113).</p>	<ul style="list-style-type: none"> <li>a private garage</li> <li>swimming pool</li> <li>private greenhouse</li> <li>carport</li> <li>deck</li> <li>boat house</li> </ul>	<ul style="list-style-type: none"> <li>porch</li> <li>solar collector</li> <li>garbage bin enclosure</li> <li>raised play structure in a Residential Zone</li> <li>fences over 2m in a Residential zone</li> </ul>	<p><b>Accessory Building or Structure</b></p> <p>shall mean any subordinate building or structure which is separate from or attached to the main building on the same lot and subordinate to a principal use of a building or structure, is not used for human habitation, and may include but not be limited to the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 50%; padding: 5px;"> <ul style="list-style-type: none"> <li><del>a private detached</del> garage</li> <li>swimming pool</li> <li>private greenhouse</li> <li>carport</li> <li>deck</li> <li>boat house</li> <li>clothing donation bins</li> </ul> </td> <td style="width: 50%; padding: 5px;"> <ul style="list-style-type: none"> <li>porch</li> <li>solar collector</li> <li>garbage bin enclosure</li> <li>raised play structure in a Residential Zone</li> <li>fences over 2m in a Residential zone</li> </ul> </td> </tr> </tbody> </table> <p><del>Notwithstanding the above, a private garage that is attached to the main dwelling not be considered an accessory structure (By-law 2018-113).</del></p>	<ul style="list-style-type: none"> <li><del>a private detached</del> garage</li> <li>swimming pool</li> <li>private greenhouse</li> <li>carport</li> <li>deck</li> <li>boat house</li> <li>clothing donation bins</li> </ul>	<ul style="list-style-type: none"> <li>porch</li> <li>solar collector</li> <li>garbage bin enclosure</li> <li>raised play structure in a Residential Zone</li> <li>fences over 2m in a Residential zone</li> </ul>
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1.6	Revise the definition of "building height" to clearly identify that it is measured from the "average finished grade" to improve clarity with respect to how this is measured during zoning review.	3	<p><b>Building Height</b></p> <p>shall mean the vertical distance from the finished grade level to:</p> <ul style="list-style-type: none"> <li>in the case of a flat roof, the highest point of the highest roof surface;</li> <li>in the case of a mansard roof, the roof <del>deckline</del>;</li> <li>or in the case of any other roof, the mean height between the eaves and the ridge;</li> </ul> <p>exclusive of any roof or penthouse structure accommodating an elevator, staircase, ventilating fan or other similar equipment, a chimney or other ornamental structure which rises above the roof level but which does not provide habitable living space.</p>	<p><b>Building Height</b></p> <p>shall mean the vertical distance from the <b>average</b> finished grade level to:</p> <ul style="list-style-type: none"> <li>in the case of a flat roof, the highest point of the highest roof surface;</li> <li>in the case of a mansard roof, the roof <del>deckline</del>;</li> <li>or in the case of any other roof, the mean height between the eaves and the ridge;</li> </ul> <p>exclusive of any roof or penthouse structure accommodating an elevator, staircase, ventilating fan or other similar equipment, a chimney or other ornamental structure which rises above the roof level but which does not provide habitable living space.</p>				
1.7	Revise the definition of "lot coverage" to clarify that "structures" are also included, with the exception of specific structures. Sections 5.3.5.2 & 5.3.5.3 already exempt pools and decks less than 1.8m tall within Residential Zones; this revision will exempt these from lot coverage in all zones.	3	<p><b>Lot Coverage</b></p> <p>shall mean that percentage of the total lot area covered by buildings, including accessory buildings above finished grade level and shall not include that portion of such land or lot area which is occupied by a building or portion thereof which is completely below finished grade level.</p>	<p><b>Lot Coverage</b></p> <p>shall mean that percentage of the total lot area covered by buildings <b>and structures</b>, including accessory buildings <b>and structures</b>, above finished grade <del>and</del> but shall not include that portion of such land or lot area which is occupied by <del>a swimming pools, decks less than 1.8m above grade, and/or any buildings and structures</del>, or portion thereof, which <del>is are</del> completely below finished grade level.</p>				
1.8	Correct a typographical error to provide consistency between the By-law text and mapping, which occurred due to an error in a previous housekeeping amendment (By-law 2015-068).	13.3.18	<p><b>13.3.18 LI (SP-338)</b></p> <p>500 Veterans Drive, 60 – 80 Reid Drive, 138 – 204 Caplan Avenue and 204 Mapleview Drive (Lots 14 to 22 inclusive, Part of Lot 23 being Part 3 on Reference Plan 51R-33044 all according to Registered Plan 51M-495 all according to Registered Plan 51M-495) shall not be permitted hotels or motels. (By-law 2004-267) (By-law 2015-068)</p>	<p><b>13.3.18 LI BP (SP-338)</b></p> <p>500 Veterans Drive, 60 – 80 Reid Drive, 138 – 204 Caplan Avenue and 204 Mapleview Drive (Lots 14 to 22 inclusive, Part of Lot 23 being Part 3 on Reference Plan 51R-33044 all according to Registered Plan 51M-495 all according to Registered Plan 51M-495) shall not be permitted hotels or motels. (By-law 2004-267) (By-law 2015-068)</p>				
		13.3.19	<p><b>13.3.19 LI (SP-339)</b></p> <p>50 Reid Drive shall not be permitted hotels or motels, shall be permitted a maximum building height of 28m. (By-law 2004-267) (2015-068)</p>	<p><b>13.3.19 LI BP (SP-339)</b></p> <p>50 Reid Drive shall not be permitted hotels or motels, shall be permitted a maximum building height of 28m. (By-law 2004-267) (2015-068)</p>				
<p><b>2. Add new section to Section 4 "General Provisions" to clarify that all signage related matters shall be deferred to the Sign By-law</b></p>								
Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision				
2.1	Clarify that signage related matters are regulated by the Sign By-law.	4.1.6	[none]	<p><b>4.1.6 Signs</b></p> <p>Sign regulations will be included in a separate Sign By-law, and all signage will be subject to the regulations contained therein.</p>				

3. Revise the format of Tables throughout the By-law to ensure consistency and clarity																																																																																																																																																																																																																																	
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3.1	<p>Revise tables throughout the By-law to ensure consistent use of the following: use "--" to indicate when a standard or requirement is not applicable, and "0" where that is the requirement; use one decimal point for all minimum yard setbacks and maximum or minimum height requirements; and consistently indicate the unit of measurement in rows.</p> <p>Add new Section 4.1.6 to clarify the usage of "--" and superscript numbers within tables.</p> <p>Additionally, in Table 14.5.6 add a new superscript to clarify that Street Townhouses in the RM3 Zone should follow the R5 Zone street townhouse standards, given the RM3 townhouse standards provided are designed for block/cluster townhouses.</p>	<p>4.1.5</p> <p>Table 5.3 5.3.2 b) 5.3.5.1 5.3.5.2 Table 5.4.2 Table 6.3 6.3.3.2 Table 7.3 Table 8.3 Table 9.3 Table 14.5.6 Table 14.6.2</p>	[none]					<p>4.1.6</p> <p><b>Development Standards</b></p> <p>Development standards for zones and uses are found on various tables which form part of this By-law. The symbol "--" is used within tables to indicate that a particular standard is not applicable to a zone or use. A number following a zone heading, standard or use, indicates that one or more conditions apply to that zone, standard or use.</p>																																																																																																																																																																																																																									
<p>Update the formatting as required in all of the noted tables; Table 14.5.6 below provides an example of the various formatting revisions in addition to showing the proposed addition of a new superscript note in this particular table.</p>																																																																																																																																																																																																																																	
<p><b>Table 14.5.6</b></p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="6">Zones</th> </tr> <tr> <th colspan="3">Neighbourhood Residential R5 Zone</th> <th colspan="3">Neighbourhood Residential Multiple Zone RM3</th> </tr> <tr> <th></th> <th>Single</th> <th>Semi</th> <th>Street Townhouse</th> <th>Back To Back Townhouse</th> <th>Block/ Cluster/ Street Townhouse</th> <th>Walk-Up Apartments</th> <th>Apartments</th> </tr> </thead> <tbody> <tr> <td>Lot Frontage (min)</td> <td>9.0m</td> <td>7.2m</td> <td>4.5m</td> <td>5.5m</td> <td>11.0m</td> <td>18.0m</td> <td>24.0m</td> </tr> <tr> <td>Front Yard Setback (min.)<sup>(1)</sup></td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> <td>3.0m</td> </tr> <tr> <td>Exterior Side Yards Setback (min.)<sup>(1)</sup></td> <td>2.0m</td> <td>2.0m</td> <td>2.0m</td> <td>2.0m</td> <td>2.0m</td> <td>2.0m</td> <td>2.0m</td> </tr> <tr> <td>Interior Side Yards Setback (min.) one side</td> <td>1.2m</td> 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Appendix A: Proposed Housekeeping Amendments to Zoning By-law 2009-141 (June 2019)

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3.2	In Table 7.2, ensure consistent use of superscript notes and replace any text within the table rows with a new superscript note instead, to achieve consistent formatting and improve clarity.	Table 7.2	<table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="5">Zones</th> </tr> <tr> <th>Business Park (BP) (Formerly EM1-Business Park)</th> <th>Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)</th> <th>Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)</th> <th>General Industrial (GI) (Formerly EM4-General Industrial)</th> <th>Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)</th> </tr> </thead> <tbody> <tr> <td colspan="6"><b>Commercial Uses</b></td> </tr> <tr> <td>Bank</td> <td>X</td> <td>X</td> <td>X<sup>(1)</sup> (As part of a multi-tenant building)</td> <td></td> <td></td> </tr> <tr> <td>Building Supply Centre<sup>(1)</sup></td> <td></td> <td>X</td> <td>X<sup>(1)</sup> (As part of a multi-tenant building)</td> <td>X</td> <td></td> </tr> <tr> <td>Restaurant as part of multi-tenant building</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> <td></td> </tr> </tbody> </table> <p>(1) Shall be conducted only within a fully enclosed building. No outdoor storage or accessory outdoor storage will be permitted in association with these uses.</p> <p>(2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m<sup>2</sup>, and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)</p>	Uses	Zones					Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)	<b>Commercial Uses</b>						Bank	X	X	X <sup>(1)</sup> (As part of a multi-tenant building)			Building Supply Centre <sup>(1)</sup>		X	X <sup>(1)</sup> (As part of a multi-tenant building)	X		Restaurant as part of multi-tenant building	X	X	X	X		<table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="5">Zones</th> </tr> <tr> <th>Business Park (BP) (Formerly EM1-Business Park)</th> <th>Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)</th> <th>Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)</th> <th>General Industrial (GI) (Formerly EM4-General Industrial)</th> <th>Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)</th> </tr> </thead> <tbody> <tr> <td colspan="6"><b>Commercial Uses</b></td> </tr> <tr> <td>Bank</td> <td>X</td> <td>X</td> <td>X<sup>(1)</sup> (As part of a multi-tenant building)</td> <td></td> <td></td> </tr> <tr> <td>Building Supply Centre<sup>(1)</sup></td> <td></td> <td>X<sup>(1)</sup></td> <td>X<sup>(1),(2)</sup> (As part of a multi-tenant building)</td> <td>X<sup>(2)</sup></td> <td></td> </tr> <tr> <td>Restaurant as part of multi-tenant building</td> <td>X<sup>(2)</sup></td> <td>X<sup>(2)</sup></td> <td>X<sup>(2)</sup></td> <td>X<sup>(2)</sup></td> <td></td> </tr> </tbody> </table> <p>(1) Shall be conducted only within a fully enclosed building. No outdoor storage or accessory outdoor storage will be permitted in association with these uses.</p> <p>(2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m<sup>2</sup>, and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)</p> <p>(3) Shall only be permitted as part of a multi-tenant building.</p>	Uses	Zones					Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)	Highway Industrial (HI) (Formerly EM2-Highway 400 Industrial)	General Industrial (GI) (Formerly EM4-General Industrial)	Restricted Industrial (RI) (Formerly EM5-Restricted Industrial)	<b>Commercial Uses</b>						Bank	X	X	X <sup>(1)</sup> (As part of a multi-tenant building)			Building Supply Centre <sup>(1)</sup>		X <sup>(1)</sup>	X <sup>(1),(2)</sup> (As part of a multi-tenant building)	X <sup>(2)</sup>		Restaurant as part of multi-tenant building	X <sup>(2)</sup>	X <sup>(2)</sup>	X <sup>(2)</sup>	X <sup>(2)</sup>	
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Appendix A: Proposed Housekeeping Amendments to Zoning By-law 2009-141 (June 2019)

4. Provide exemptions to yard setbacks and/or height requirements for retaining walls and for required acoustic fencing, tight board fencing, and crash walls						
Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision		
4.1	Fences in residential zones over 2m tall are considered an accessory structure under Section 5.3.5.4 "Fences" and as such must meet required yard setbacks. Crash walls and acoustic fencing required as a condition of development often exceed 2m in height, and therefore require relief from the By-law to locate along lot lines. Further, Section 5.3.7.1 "Parking Areas" also requires that certain parking areas adjoining a residentially zoned lot be screened by a tight board fence at least 2m tall along the lot line, which conflicts with the requirements in Section 5.3.5.4. Given this, revise Section 4.1.4.7 "Exemptions" to exempt required crash walls and acoustic fencing from height and setback requirements, and relocate it to Section 4.2.1.9 "Accessory Structures" (new Section 4.2.1.9.1) for clarity and ease of use. Also revise Section 4.9.1.1 to only require a 0.3m setback where driveway access is provided. Update Section 4.9.1.1 "Fencing" and add a new provision "d)" under Section 5.3.5.4 "Fences" to ensure consistency with Sections 4.2.1.9.1 and 5.3.7.1. Provide definitions for "crash wall" and "acoustic fencing" for clarity.	3	[None]	<b>Crash Wall</b> shall mean a structure, also known as a deflection wall or containment wall that is designed by a qualified engineer to redirect a derailing train back into a rail corridor.		
		3	[None]	<b>Acoustic Fencing</b> shall mean a barrier, wall or fence designed by a qualified engineer that is erected for noise attenuation purposes.		
		4.1.4.7	4.1.4.7	<u>Exemptions</u> Clothes poles, flag poles, ornamental light poles, required retaining walls or other similar accessory structures are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located. Accessibility ramps are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located.	4.1.4.7 4.2.1.9.1	<u>Exemptions</u> Notwithstanding any other provision of this By-law, clothes poles, flag poles, ornamental light poles, required retaining walls, required crash walls, required acoustic fencing, or other similar accessory structures are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located but are subject to the requirements of Section 4.9.1.1. Accessibility ramps are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located.
		4.9.1.1	4.9.1.1	No retaining wall or fence shall be permitted within 0.3m of any lot line abutting a street. No hedge shall be permitted on any lot within 1m of any lot line abutting a street.	4.9.1.1	No retaining wall, or fence, required crash wall or required acoustic fencing shall be permitted within 0.3m of any lot line abutting a street where driveway access is provided. No hedge shall be permitted on any lot within 1m of any lot line abutting a street.
		5.3.5.4	5.3.5.4	<u>Fences</u> a) Any fence, wall or hedge within the front yard of a Residential Zone shall be no higher than 1m above grade, except that this provision shall not apply to any facility, works or uses of a public authority. b) Any fence over 2m in height should be considered an accessory building or structure and shall be subject to those provisions as defined. c) Where this provision is in conflict with any other specifically stated standard for accessory structures or uses on a residential property, referred to in this or any other by-law, then the standard requiring a higher fence shall apply.	5.3.5.4	<u>Fences</u> a) Any fence, wall or hedge within the front yard of a Residential Zone shall be no higher than 1m above grade, except that this provision shall not apply to any facility, works or uses of a public authority. b) Any fence over 2m in height should be considered an accessory building or structure and shall be subject to those provisions as defined. c) Where this provision is in conflict with any other specifically stated standard for accessory structures or uses on a residential property, referred to in this or any other by-law, then the standard requiring a higher fence shall apply. d) Notwithstanding the above and the requirements of Section 5.3.5, required crash walls, required acoustic fencing, and tight board fences required under Section 5.3.7.1, shall be permitted within any yard or along any lot line, subject to the requirements of Section 4.9.1.1.
5. Parking surface treatment in Residential Zones						
Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision		
5.1	Delete "front yard" from Section 5.3.6.1 c) "Parking in Residential Zones" to apply the same requirements to driveways and/or parking spaces regardless of their location (e.g. side and rear yard parking areas). This was intended to be achieved by a previous housekeeping amendment (By-law 2018-113) in response to concerns regarding dust and debris washing into City catch basins, but was not due to a typographical error. Revise Section 4.6.2.6 "Surface Treatment" to clarify that residential parking is subject to Section 5.3.6.	4.6.2.6	4.6.2.6 <u>Surface Treatment</u> All required non-residential parking spaces, driveways, aisles and loading spaces shall be constructed and maintained with a stable surface such as portland cement, asphaltic binder or paving stones and curbed with a continuous poured concrete curb, except as provided for in Sections 7.3.3.1, 9.3.2.1 and 10.3.1.1.  Where more than 3 parking spaces are required on a lot, all parking spaces shall be clearly marked to identify the size and location of the spaces.	4.6.2.6	<u>Surface Treatment</u> All required non-residential parking spaces, driveways, aisles and loading spaces shall be constructed and maintained with a stable surface such as portland cement, asphaltic binder or paving stones and curbed with a continuous poured concrete curb, except as provided for in Sections 7.3.3.1, 9.3.2.1 and 10.3.1.1. <b>Parking spaces, parking areas, driveways, and aisles in Residential Zones shall comply with Section 5.3.6.</b>  Where more than 3 parking spaces are required on a lot, all parking spaces shall be clearly marked to identify the size and location of the spaces.	
		5.3.6.1 c)	c) That the front yard driveway and/or parking space is not permitted to encroach on the required landscaped open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers. (By-law 2012-020)	c)	That the <b>front-yard</b> driveway and/or parking space is not permitted to encroach on the required landscaped open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers. (By-law 2012-020)	

6. Removing reference to “tenants” and other provisions that contravene Section 35 of the Planning Act and/or the Ontario Human Rights Code																									
Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision																					
6..1	<p>Section 35(2) of the Planning Act states that a zoning by-law cannot have the effect of distinguishing between persons who are related and persons who are unrelated in respect of the occupancy or use of a building or structure or a part of a building or structure, including the occupancy or use as a single housekeeping unit. Section 35(2) further states that any provision in a zoning by-law is of no effect to the extent that it contravenes the restrictions described in Section 35(2). In addition to this, the Ontario Human Rights Code (OHRC) provides protection against discrimination in housing based on specific grounds.</p> <p>The proposed amendments to definitions and Section 4.5.3 are intended to establish the difference between a dwelling unit and boarding, lodging, rooming houses (BLRH) on the basis of design, instead of by the type of people who occupy them, to ensure that these provisions do not contravene Section 35(2) of the Planning Act or discriminate against OHRC-protected groups. 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. Delete the requirement for occupants of a small BLRH to operate as a single housekeeping unit in Section 5.2.8.1. d). Delete the minimum separation distance requirement between small BLRH in Section 5.2.8.1. e) and between group homes in Section 8.3.2, as this is considered a discriminatory practice because it is not applied to other housing of a similar scale.</p> <p>Revisions to the parking standards establish a fixed parking rate based on the type of building, instead of who occupies it. This will improve By-law implementation, as it can be difficult to ascertain how many people will be occupying a</p>	3	<p><b>Boarding, Lodging, Rooming House</b></p> <p>shall mean a dwelling 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, assisted living facility, or a bed and breakfast establishment, or other similar establishments.</p>	<p><b>Boarding, Lodging, Rooming House</b></p> <p>shall mean a dwelling <del>containing four or more lodging room suites 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; or a rooming house, as defined by the Ontario Building Code, where</del> lodging is provided for more than 4 <del>tenants persons</del>; but shall not include a group home, hotel, motel, hospital, children’s home, assisted living facility, or a bed and breakfast establishment, or other similar establishments.</p>																					
			<p><b>Boarding, Lodging, Rooming House (Large)</b></p> <p>shall mean a Boarding, Lodging, Rooming House where lodging is provided for more than 6 tenants.</p>	<p><b>Boarding, Lodging, Rooming House (Large)</b></p> <p>shall mean a Boarding, Lodging, Rooming House where <del>lodging is provided for more than 6 tenants lodging room suites are provided.</del></p>																					
			<p><b>Boarding, Lodging, Rooming House (Small)</b></p> <p>shall mean a Boarding, Lodging, Rooming House where lodging is provided for not more than 6 tenants.</p>	<p><b>Boarding, Lodging, Rooming House (Small)</b></p> <p>shall mean a Boarding, Lodging, Rooming House where <del>lodging is provided for not more than 6 tenants lodging room suites are provided.</del></p>																					
			<p><b>Suite</b></p> <p>shall mean a single room or series of rooms, of complimentary use, operated under a single tenancy and includes guest rooms in motels, hotels, boarding lodging rooming houses and dormitories.</p>	<p><b>Suite</b></p> <p>shall mean a single room or series of rooms, of complimentary use, <del>operated under a single tenancy provided for the exclusive use of individual occupants,</del> and includes guest rooms in motels; and hotels; <del>lodging room suites in boarding, lodging, rooming houses; and dormitories. but shall not include a second suite.</del></p>																					
			<p><b>Dwelling Unit</b></p> <p>except for a Boarding, Lodging, Rooming House a dwelling unit shall mean a suite operated as a housekeeping unit used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.</p>	<p><b>Dwelling Unit</b></p> <p><del>except for a Boarding, Lodging, Rooming House, a dwelling unit shall mean a suite operated as a housekeeping unit used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, but shall not include guest rooms in motels and hotels; lodging room suites in boarding, lodging, rooming houses; or dormitories.</del></p>																					
		4.5.3	<p><b>Tenant</b></p> <p>shall mean a person who receives lodging in return for remuneration or for the provision of services or both.</p>	<p><del>Tenant</del></p> <p><del>shall mean a person who receives lodging in return for remuneration or for the provision of services or both.</del></p>																					
		4.5.3	<p><b>4.5.3 Minimum Standards for a Dwelling Unit</b></p> <p>a) Every dwelling unit shall contain a maximum of 1 kitchen;</p> <p>b) At least 1 bathroom and at least 1 other room;</p> <p>c) A private entrance from outside or from a common hallway or stairway inside;</p> <p>d) No more than 4 tenants; and,</p> <p>e) No tenant-occupied room is permitted to be equipped with an external locking mechanism that prevents access to said room by the other house occupants when the room is unoccupied.</p>	<p><b>4.5.3 Minimum Standards for a Dwelling Unit</b></p> <p>a) Every dwelling unit shall contain a maximum of 1 kitchen;</p> <p>b) At least 1 bathroom and at least 1 other room;</p> <p>c) A private entrance from outside or from a common hallway or stairway inside;</p> <p>d) <del>No more than 4 tenants; and;</del></p> <p>e) <del>No tenant-occupied room is permitted to be equipped with an external locking mechanism that prevents access to said room by the other house occupants when the room is unoccupied.</del></p>																					
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		5.2.8	<p><b>5.2.8 Boarding, Lodging, Rooming Houses</b></p> <p><b>5.2.8.1 Small Boarding, Lodging, Rooming Houses</b></p> <p>a) <i>Small Boarding, Lodging, Rooming Houses</i> shall:</p> <p>(i) be permitted in all residential zones;</p> <p>(ii) except as noted <i>herein</i>, shall comply with Table 5.3;</p> <p>(iii) have a maximum of 1 kitchen, at least 1 bathroom and a least 1 other room.</p>	<p><b>5.2.8 Boarding, Lodging, Rooming Houses</b></p> <p><b>5.2.8.1 Small Boarding, Lodging, Rooming Houses</b></p> <p>a) <i>Small Boarding, Lodging, Rooming Houses</i> shall:</p> <p>(i) be permitted in all residential zones;</p> <p>(ii) except as noted <i>herein</i>, shall comply with Table 5.3;</p> <p>(iii) have a maximum of 1 kitchen, at least 1 bathroom and a least 1 other room.</p>																					



Appendix A: Proposed Housekeeping Amendments to Zoning By-law 2009-141 (June 2019)

<p>building during zoning compliance review, and because this is subject to change over time. For residential buildings containing not more than 3 dwelling units, 1.5 parking spaces per dwelling unit will result in the following:</p> <ul style="list-style-type: none"> <li>• 2 spaces per single detached dwelling</li> <li>• 2 spaces per semi-detached dwelling unit (i.e. one half)</li> <li>• 2 spaces per townhouse unit</li> <li>• 2 spaces for single detached, semi-detached or townhouse dwelling units that contain a second suite (per Section 5.2.9.2)</li> <li>• 3 spaces per duplex dwelling</li> <li>• 3 spaces for a duplex with a second dwelling unit (per Section 5.2.9.2)</li> </ul>	<p>8.3.2</p>	<p><b>8.3.2 Additional Standards for Group Homes</b></p> <p>Group homes must be located in fully detached buildings. A minimum distance of 300m shall separate each group home. (By-law 2016-057)</p>	<p><del>b) Each sleeping room or suite to be rented shall have a minimum of 7m<sup>2</sup> of habitable living space;</del></p> <p><del>c) The total aggregate floor area of all sleeping rooms shall not exceed 40% of the total habitable living space;</del></p> <p><del>d) The occupants of the house must operate as a single housekeeping unit;</del></p> <p><del>e) No Small Boarding, Lodging, Rooming House shall be permitted to locate within 75m of another licensed Boarding, Lodging, Rooming House in the (R1), (R2), (R3), (R4) and (RM1) zones.</del></p> <p><b>8.3.2 Additional Standards for Group Homes</b></p> <p>Group homes must be located in fully detached buildings. <del>A minimum distance of 300m shall separate each group home.</del> (By-law 2016-057)</p>
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**7. Revise Section 5.2.9 "Second Suites" to be more consistent with direction from the Ministry of Municipal Affairs and Housing**

Item	Explanation	Section	Existing - By-law 2009-141	Proposed Revision																						
7.1	<p>The Ministry of Municipal Affairs and Housing has stated that the size of second suites and the number of bedrooms should solely be regulated by the Ontario Building Code, which establishes health and safety standards for second suites, and that municipal by-laws should not seek to impose size or other standards that are regulated by the Building Code. The Province's <i>More Homes, More Choice Act, 2019</i> (Bill 108) amended the <i>Planning Act</i> to require municipalities to permit a second suite within the principal dwelling and in an accessory building on the same lot. Considering this, in Section 5.2.9 "Second Suites" allow both a second suite and a detached accessory dwelling unit; delete the restriction on the maximum number of bedroom; and require the minimum dwelling unit size to be 35m<sup>2</sup> regardless of the number of bedrooms. The definition of second suite, which requires that a second dwelling unit be accessory and subordinate to the principal unit, will remain unchanged. Add a new superscript (3) in Table 14.5.2 and update Section 5.2.9 to clarify that second suites in the R5 and RM3 Zones are subject to the requirements of Section 5.2.9.</p>	5.2.9	<p><b>5.2.9 Second Suites</b></p> <p><u>General</u></p> <p>A free standing detached dwelling in an (RM1-SS) Zone may be constructed or converted to include a second dwelling unit.</p> <p>Except as provided herein, a second suite shall be permitted in the R1, R2, R3, R4, RM1, RM2 and RM2-TH zones where the principal dwelling unit has frontage on a municipal street subject to the following:</p> <p>a) A second suite shall not be permitted in the Georgian Neighbourhood Study Boundary Area identified in Schedule "A".</p> <p>b) (Deleted by By-law 2017-079)</p> <p>c) A maximum of one detached accessory dwelling or second suite shall be permitted per lot.</p> <p>d) A maximum of 2 bedrooms is permitted in the second suite or detached accessory dwelling unit.</p> <p>e) A detached accessory dwelling unit shall be permitted in a detached accessory building subject to the standards in section 5.3.5 and sections 4.5.1 &amp; 4.5.2 of this By-law.</p> <p>f) A second suite or detached accessory dwelling unit shall not be less than 35m<sup>2</sup> in size for a bachelor unit and for each additional bedroom a minimum of 10m<sup>2</sup> shall be required. (By-law 2015-056)</p>	<p><b>5.2.9 Second Suites</b></p> <p><u>General</u></p> <p>A free standing detached dwelling in an (RM1-SS) Zone may be constructed or converted to include a second dwelling unit.</p> <p>Except as provided herein, a second suite shall be permitted in the R1, R2, R3, R4, <b>R5</b>, RM1, RM2, <b>RM3</b> and RM2-TH zones where the principal dwelling unit has frontage on a municipal street subject to the following:</p> <p>a) A second suite shall not be permitted in the Georgian Neighbourhood Study Boundary Area identified in Schedule "A".</p> <p>b) (Deleted by By-law 2017-079)</p> <p>c) A maximum of one detached accessory dwelling <b>or</b> one second suite within the principal dwelling shall be permitted per lot.</p> <p><del>d) A maximum of 2 bedrooms is permitted in the second suite or detached accessory dwelling unit.</del></p> <p>e) A detached accessory dwelling unit shall be permitted in a detached accessory building subject to the standards in section 5.3.5 and sections 4.5.1 &amp; 4.5.2 of this By-law.</p> <p>f) A second suite or detached accessory dwelling unit shall not be less than 35m<sup>2</sup> in size <b>for a bachelor unit and for each additional bedroom a minimum of 10m<sup>2</sup> shall be required.</b> (By-law 2016-058).</p>																						
		Table 14.5.2	<table border="1" data-bbox="562 1185 1203 1328"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="2">Zones</th> </tr> <tr> <th>Neighbourhood Residential R5</th> <th>Neighbourhood Multiple Residential RM3</th> </tr> </thead> <tbody> <tr> <td>Accessory Uses</td> <td></td> <td></td> </tr> <tr> <td>Second Suite<sup>(1)</sup></td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p>(1) A second suite in the RM3 Zone is not permitted in a Walk-Up Apartment or Apartment Dwelling.</p> <p>(2) Permitted only where these uses are located on major collector and arterial roads.</p>	Uses	Zones		Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3	Accessory Uses			Second Suite <sup>(1)</sup>	X	X	<table border="1" data-bbox="1308 1185 1959 1328"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="2">Zones</th> </tr> <tr> <th>Neighbourhood Residential R5</th> <th>Neighbourhood Multiple Residential RM3</th> </tr> </thead> <tbody> <tr> <td>Accessory Uses</td> <td></td> <td></td> </tr> <tr> <td>Second Suite<sup>(1)(2)</sup></td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p>(1) A second suite in the RM3 Zone is not permitted in a Walk-Up Apartment or Apartment Dwelling.</p> <p>(2) Permitted only where these uses are located on major collector and arterial roads.</p> <p>(3) <b>Second suites and detached accessory dwelling units in the R5 Zone and RM3 Zone shall be permitted in accordance with the provisions and standards of Section 5.2.9.</b></p>	Uses	Zones		Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3	Accessory Uses			Second Suite <sup>(1)(2)</sup>	X	X
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8. Re-zone the portion of land (Part 1 on the R-plan) at 249 Bayview Drive that is being conveyed to the City of Barrie as a condition of development approval from "General Commercial" (C4) to "Environmental Protection" (EP).			
Item	Explanation	Section	
8.1	<p>Natural Heritage policies in Section 8.3.8.1 of the City's Official Plan state that the City recognizes that public securement of lands in the Natural Heritage System will provide opportunities for enhanced management of the System, and further that the City shall investigate all options for securement of the lands in the Natural Heritage System.</p> <p>Considering this, during the review of a Site Plan application for a mixed use project at 249 Bayview Drive, lands described as Part 1 on the R-Plan were identified as an area that should be conveyed to the City for natural heritage purposes as a condition of development approval, and subsequently re-zoned from General Commercial (C4) to Environmental Protection (EP).</p>	Mapping	<p>Key Map showing the location of 249 Bayview Drive. The lands subject to re-zoning are the portion of the property described as Part 1 on the R-Plan.</p> 