



Bill No. 054B

BY-LAW NUMBER 2015-

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 15-G-037 and Motion 15-G-110.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts that the City of Barrie Comprehensive Zoning By-law 2009-141 be amended as follows:

1. **THAT** Section 3.0 Definitions be amended by inserting a new definition for “Two Unit Dwellings” after “Dwelling, Single Detached”, as follows:

“Dwelling, Two Unit

Shall mean a residential building containing two dwelling units on the same lot. A Two Unit Dwelling includes a duplex dwelling or semi-detached dwelling on the same property, and also includes two dwelling units located on a lot where the second unit is accessory and subordinate to the principal unit, such as *second suites*.”

2. **THAT** Section 3.0 Definitions be amended to insert a new definition for “Detached Accessory Dwelling” after “Dwelling, Converted”, as follows:

“Dwelling, Detached Accessory

Shall mean a detached accessory building containing a second suite located on the same property as the principal dwelling unit.”

3. **THAT** Section 3.0 Definitions be amended to insert a new definition for “Second Suite” after “School”, as follows:

“Second Suite

Shall mean a second dwelling unit on the same property.”

4. **THAT** Section 5.2. Table of Permitted Uses be amended to insert an “X” in the Permitted Use chart category for Two Unit Dwelling under the R1, R2, R3, and R4 columns.

5. **THAT** Section 5.2. Table of Permitted Uses be amended to insert superscript ⁽¹⁴⁾ beside the words Two Unit Dwelling.

6. **THAT** Section 5.2. Table of Permitted Uses be amended to insert superscript ⁽¹⁴⁾ See 5.2.3. & 5.2.9” at the end of the table after ⁽¹³⁾.

7. **THAT** Section 5.2.3.1.(a) be deleted and replaced with the following:

(a) “The RM1 standards shall apply to *semi-detached dwellings* and *duplex dwellings* located in the RM2 and RM2-TH zones and all other *second suites* shall meet the standards set out in section 5.2.9. of this By-law.”

8. **THAT** Section 5.2.5.1.(b) be deleted and replaced with the following:

(b) “A maximum of 8 *street townhouse development* units, which are attached above and below grade by either the garage or by the main common wall that is at least 80% of the length of the adjoining units, be constructed in a row that front on a *street*.”

9. That Section 5.2.9 be deleted and replaced with the following:

5.2.9 “Second Suites

5.2.9.1 General

A free standing detached dwelling in an (RM1-SS) zone may be constructed or converted to include a second *dwelling unit*.

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:

- a) A *second suite* shall not be permitted in the Georgian Neighbourhood Study Boundary Area identified in Schedule “A”.
- b) The entrance to each unit shall be by way of an exterior entrance door, or a door from a common entrance and the façade of the principal dwelling shall not be altered. The front façade of the principal dwelling shall not contain a separate entrance to the *second suite*. Access to the *second suite* shall be located in the side or rear yards from an exterior door or from an entrance that is shared to both *dwelling units*. This section shall not apply to any properties zoned RM1-SS.
- c) A maximum of one *detached accessory dwelling* or *second suite* shall be permitted per lot.
- d) A maximum of 2 bedrooms is permitted in the *second suite* or *detached accessory dwelling unit*.
- 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 & 4.5.2 of this By-law.
- f) A *second suite* or *detached accessory dwelling* unit shall not be less than 35m² in size for a bachelor unit and for each additional bedroom a minimum of 10m² shall be required.

5.2.9.2 Parking

That notwithstanding the parking requirements set out in Table 4.6 the following shall apply to a property containing a *second suite*.

- a) A minimum of 1 parking space per *dwelling unit* is required in the R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH zones; and
- b) Tandem parking is permitted.

5.2.9.3 Standards

- a) All uses permitted are subject to the development standards referenced in Table 5.3 of this By-law.
- b) Except in the Georgian Neighbourhood Study Boundary Area, any *second suite* that existed on February 18th, 2015 shall be permitted subject to compliance with the standards set out in section 5.2.9.2.”

10. **THAT** Table 5.3 be amended by adding (*) in the Dwelling Unit floor area (min.) row under the R1, R2, R3 and R4 columns.

11. **THAT** Table 5.3 be amended by adding the following at the end of the table:

(*) Shall be the minimum *dwelling unit floor area* for the principal use (*dwelling unit*).

12. **THAT** a new Appendix for the Georgian Neighbourhood Study Boundary Area be inserted into the City of Barrie Comprehensive Zoning By-law 2009-141 as Appendix D.

13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

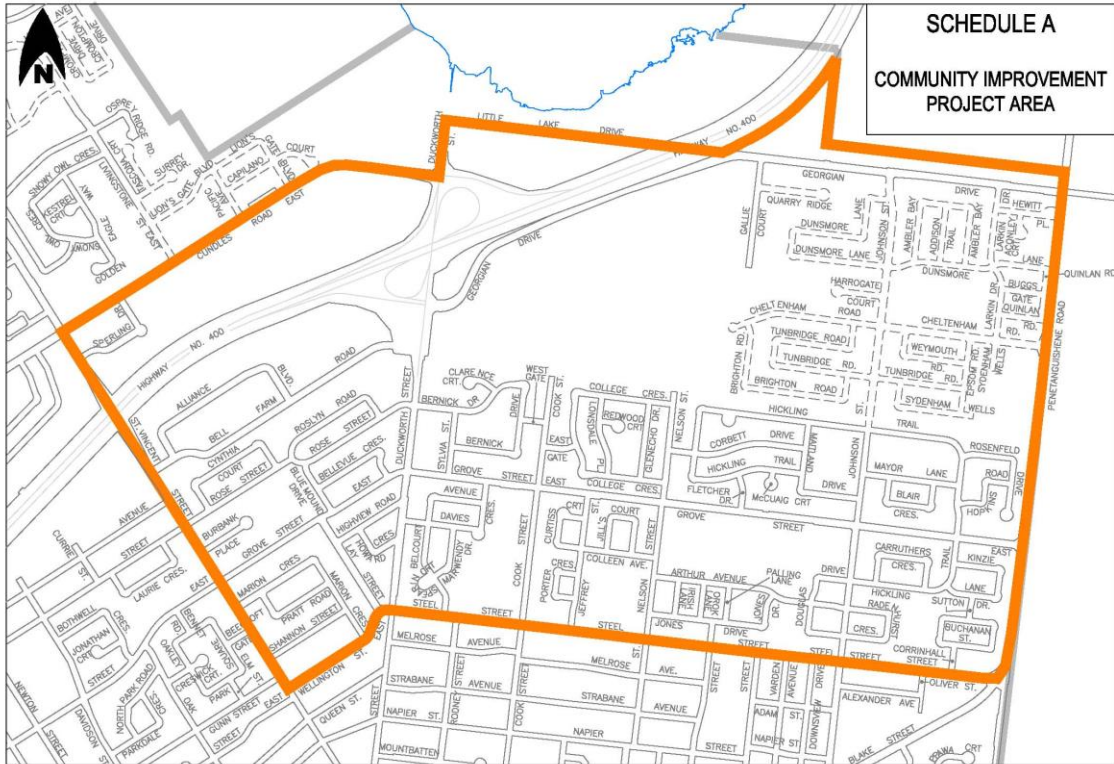
READ a first and second time this 22nd day of June, 2015.

READ a third time and finally passed this 22nd day of June, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Schedule "A" attached to By-law 2015-

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CITY CLERK – DAWN A. MCALPINE