



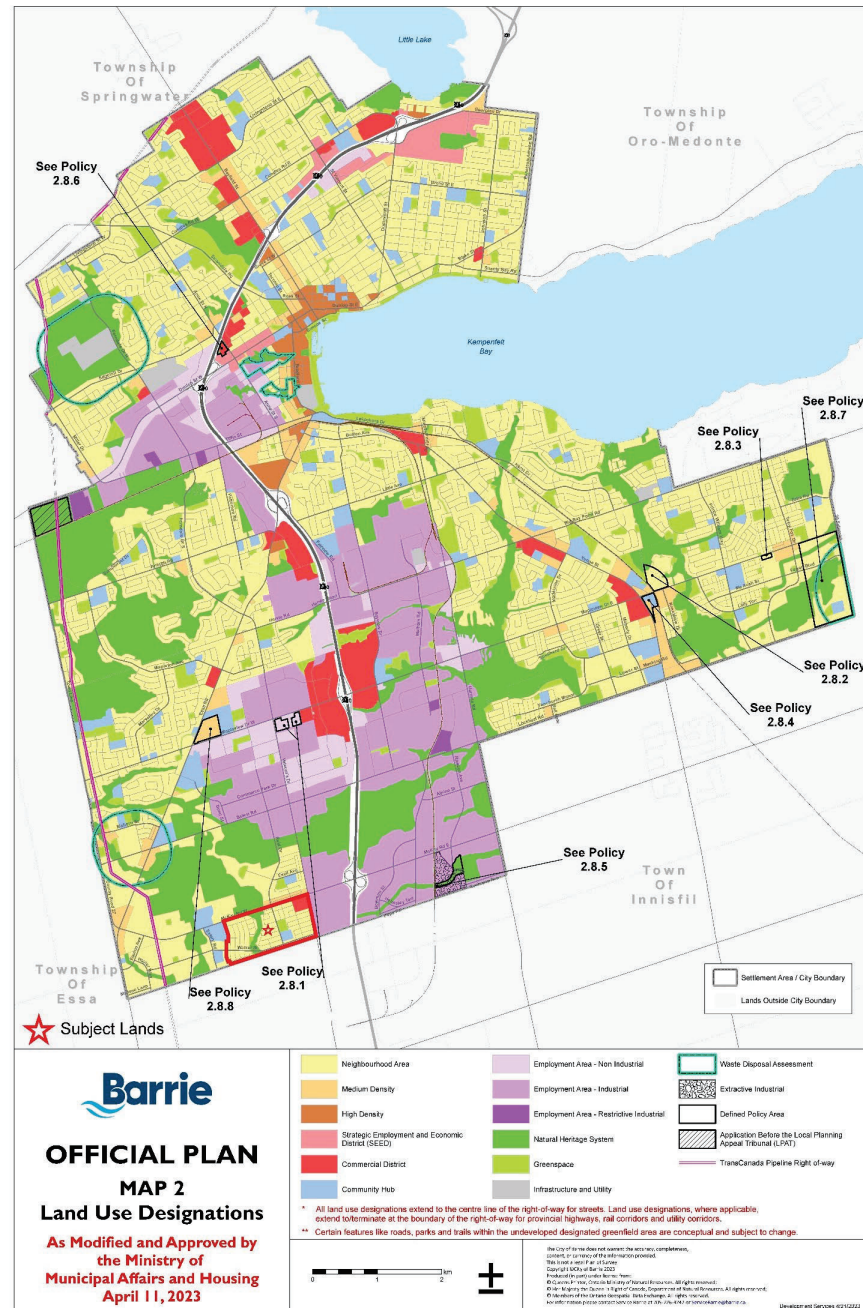
Zoning By-law Amendment D30-020-2023

229 McKay Road West
City of Barrie

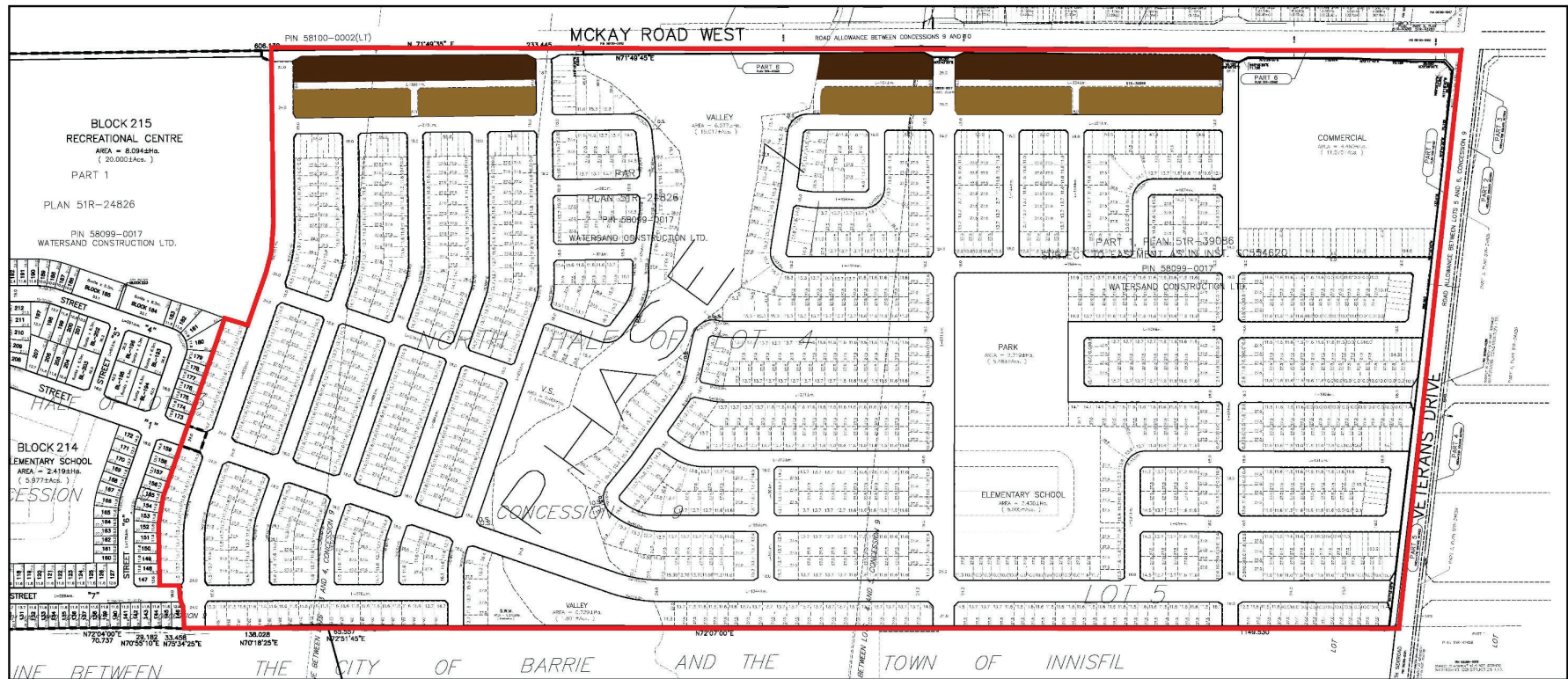
Regal Crest Homes, Aspen Ridge Homes, Remington Homes, and
Countrywide Homes c/o Watersand Construction Ltd.

City of Barrie Official Plan

- The lands are designated 'Neighbourhood Area'.



Lands Subject to the Proposed Zoning By-law Amendment



**SUBJECT LANDS
OF DRAFT APPROVED
PLAN OF SUBDIVISION**

4.5m LANEWAY TOWNHOUSES

6.0m LANEWAY TOWNHOUSES

Proposed Amendments to Zoning By-law 2009-141

Zone Standard	Required by Neighbourhood Residential (R5)	Proposed Neighbourhood Residential (R5) Special Provision (R5 SP XX)
Size of Parking Spaces Section 4.6.2.5	2.7m x 5.5m parking space Tandem parking not permitted	2.5m x 5.5m parking space
Accessory Buildings and Structures Section 5.3.5 h)	10% maximum lot coverage for accessory structures	Shall not apply to detached garages for laneway-based townhouses
Maximum Width of a Private Garage 14.3.3.1 b) i)	Private garage shall not exceed 60% of the total lot width	Remove this provision for 4.5m and 6.0m wide townhouse units
Maximum Width of a Private Garage Door 14.3.3.1 b) i) table	2.7m wide garage door for lots less than 7m wide	4.9m wide garage door for lots less than 7m wide
Maximum Width of a Private Garage Door 14.3.3.1 b) i) table	3.7m wide garage door for lots 7m wide to <10m wide	4.9m wide garage door for lots 7m wide to <10m wide
Front Yard Setback Table 14.5.6	3m	1.5m
Accessory Buildings and Structures 14.5.9 b)	2m setback for accessory structures to the street line 0.3m setback required for side yards	0.6m from street line for detached garages









Questions?

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