



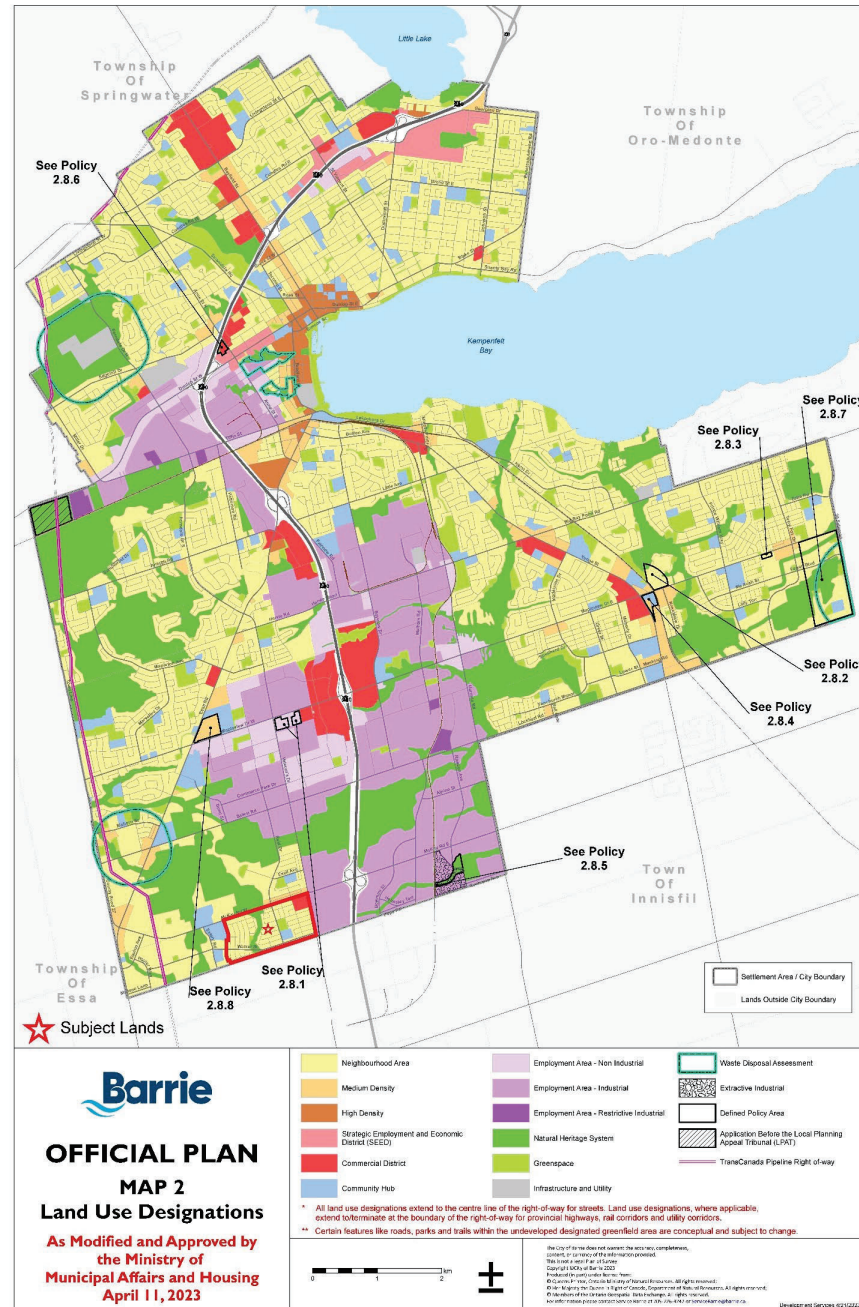
# **Zoning By-law Amendment D30-020-2023**

229 McKay Road West  
City of Barrie

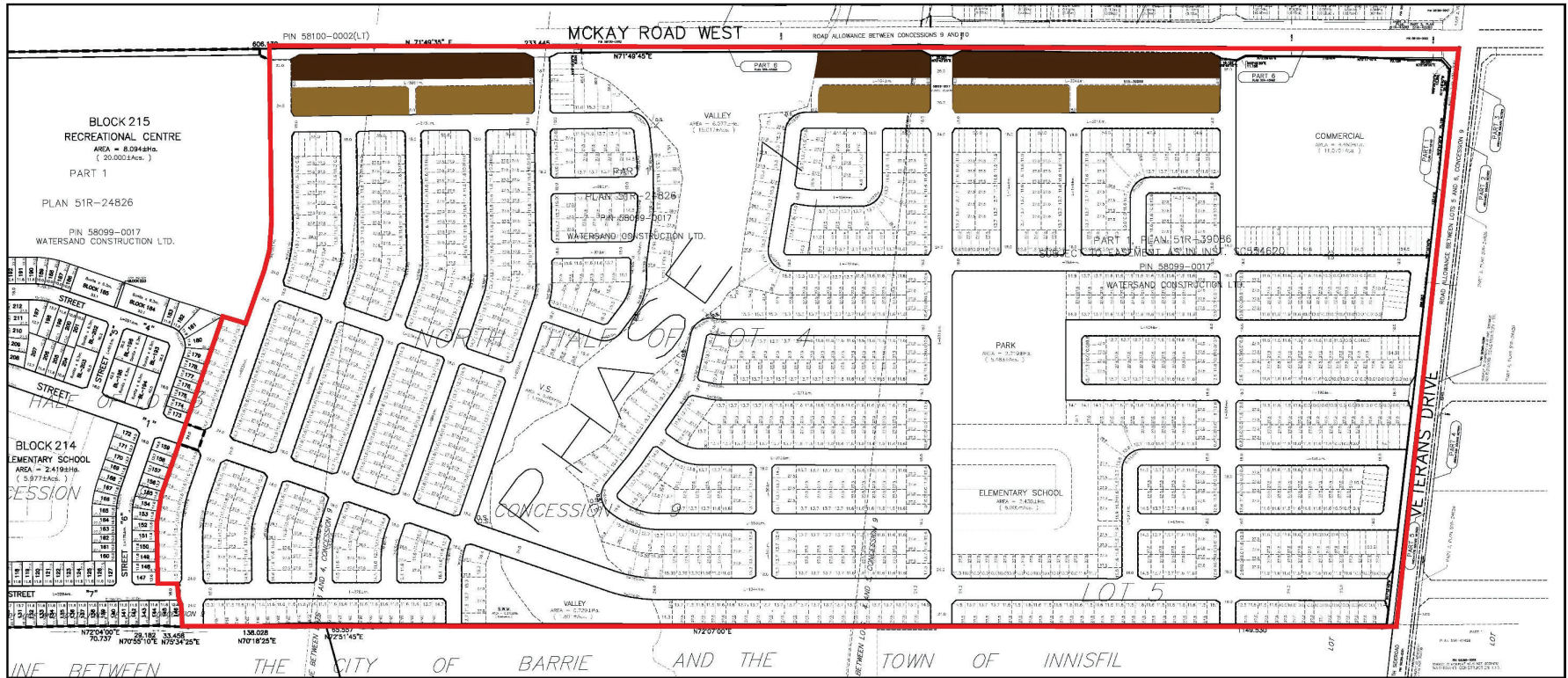
Regal Crest Homes, Aspen Ridge Homes, Remington Homes, and  
Countrywide Homes c/o Watersand Construction Ltd.

# 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)
<b>Size of Parking Spaces</b> Section 4.6.2.5	2.7m x 5.5m parking space Tandem parking not permitted	2.5m x 5.5m parking space
<b>Accessory Buildings and Structures</b> Section 5.3.5 h)	10% maximum lot coverage for accessory structures	Shall not apply to detached garages for laneway-based townhouses
<b>Maximum Width of a Private Garage</b> 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
<b>Maximum Width of a Private Garage Door</b> 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
<b>Maximum Width of a Private Garage Door</b> 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
<b>Front Yard Setback</b> Table 14.5.6	3m	1.5m
<b>Accessory Buildings and Structures</b> 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?

Lauren Dynes, B.U.R.PI  
ldynes@klmplanning.com

Keith MacKinnon, BA, MCIP, RPP  
kmackinnon@klmplanning.com