
TO: GENERAL COMMITTEE

SUBJECT: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) ORDER FOR 175 AND 199 ESSA ROAD AND 50 WOOD STREET

WARD: 8

PREPARED BY AND KEY CONTACT: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

SUBMITTED BY: T. THOMPSON, RPP, MANAGER OF GROWTH AND DEVELOPMENT

EXECUTIVE DIRECTOR APPROVAL: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That Staff Report DEV007-24 concerning the Community Infrastructure and Housing Accelerator (CIHA) Order for 175 and 199 Essa Road and 50 Wood Street, be received for information purposes.
2. That staff in the Development Services Department be directed to forward the required information to support the CIHA Order attached to Staff Report DEV007-24 as Appendix "A" – Draft Order to the Minister of Municipal Affairs and Housing, to facilitate the zoning permissions needed for the future development of 175 and 199 Essa Road and 50 Wood Street, illustrated in Appendix "B-1" – Master Plan and detailed in Appendix "B-2" – Master Plan Zoning Statistics to Staff Report DEV007-24, with the following revisions requested of the Minister:
 - a) That land for a school(s) be identified on the Zoning By-law schedule; and
 - b) That if the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board do not exercise the option to construct a school in this development, that the land be conveyed at no cost to the City for the purpose of parkland. (23-G-257)

PURPOSE & BACKGROUND

Report Summary

3. The purpose of this report is to receive a Council Resolution to direct staff in the Development Services Department to forward the required information to the Ministry of Municipal Affairs and Housing to consider a CIHA Order for the future development of 175 & 199 Essa Road and 50 Wood Street.
4. At their regular Council Meeting on Wednesday, December 6, 2023, City of Barrie Council ratified [Motion 23-G-280](#) from the Affordability Committee, as amended:

Whereas the properties at 175 and 199 Essa Road and 50 Wood Street are in close proximity to Highway 400 making it a prime location for high-density residential development.

Whereas the Simcoe District School Board and Simcoe Muskoka Catholic District School Board have collectively requested approximately 4.8 ha (12 acres) of developable lands for future school development and the developer has identified 2.4 ha (6 acres) in their CHIA submission.

Therefore, be it resolved that:

1. That staff in Development Services initiate a CIHA application in accordance with the process outlined in the staff memo dated August 16, 2023, to facilitate the approval for construction of 4054 residential units, school block(s), park(s) and the curling club for the property located at 175 and 199 Essa Road and 50 Wood Street, and report back to Council in February 2024.
2. That if the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board do not exercise the option to construct a school in this development, that the land be conveyed at no cost to the City for the purpose of parkland. (23-G-257)
5. A Council Resolution is required to make a request to the Minister of Municipal Affairs and Housing for a CIHA Order. The resolution must identify the lands to which the requested order would apply, provide the requested zoning exemptions, and specify if exemptions are required for other planning related approvals, such as site plan, from being consistent with the Provincial Policy Statement or having to conform with the provincial plans and/or municipal office plans. The draft order is attached to Staff Report DEV007-24 as Appendix "A" – Draft Order to the Minister of Municipal Affairs and Housing.
6. As noted above, the applicant has requested consideration of the CIHA by the City to expedite the development of that portion of the property known municipally as 175 & 199 Essa Road and 50 Wood Street. The project is further illustrated in Appendix "B-1" – Master Plan and detailed in Appendix "B-2" – Master Plan Zoning Statistics attached to Staff Report DEV007-24. Although shown on the Master Plan, a school is permitted in the text of the draft CIHA Order attached as Appendix "A" – Draft Order to the Minister of Municipal Affairs and Housing to Staff Report DEV007-24, but there is not an identified school block on the zoning map schedule requested in the draft CIHA Order. The identification of a school block in the zoning map schedule, and the potential for future conveyance of land to the City for the purposes of a park is therefore recommended to be included in the Council Resolution.

Community Infrastructure and Housing Accelerator (CIHA)

7. The Community Infrastructure and Housing Accelerator (CIHA) is a tool under Section 34.1(9) of the *Planning Act* that can be used to regulate the use of land and the location, use, height, size and spacing of buildings and structures to permit certain types of development.
8. The Minister may make the order at the request of a single tier or lower tier municipality, to expedite priority developments including any type of housing, development associated with transportation infrastructure, buildings that would facilitate employment and economic development, and mixed-use development.
9. The CIHA process requires that public notice be provided, and consultation must be undertaken in a manner that the municipality considers appropriate. Municipalities are also expected to engage with Indigenous communities and consider their interests prior to making a request for an order. Staff have undertaken that engagement and comments are outlined in the Public Consultation section of Staff Report DEV007-24.

Existing Policy

10. The lands municipally known as 175 & 199 Essa Road and 50 Wood Street, are identified as being in a 'Strategic Growth Area' on Map 1 – Community Structure and designated as 'High Density' and 'Medium Density' on Map 2 – Land Use Designations in the City's Official Plan and zoned as 'General Commercial' (C4) and 'Highway Industrial' (HI) in the City's Comprehensive Zoning By-law 2009-141.

Site and Location

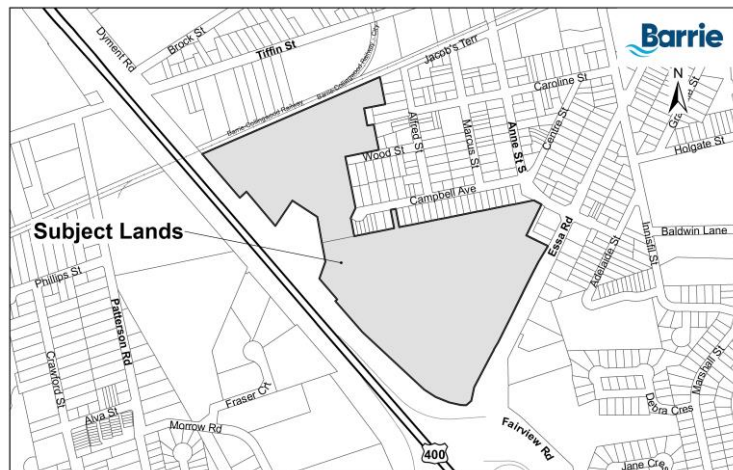
11. The subject lands are located on the northwest side of Essa Road, northeast of Highway 400, and south of the Barrie-Collingwood Railway. The lands are known municipally as 175 and 199 Essa Road and 50 Wood Street and legally described as Part of Lots 6 and 7, Concession 14, Part of Lots B and 71, Registered Plan 235, Part of Lots 16 to 24, Registered Plan 30 in the City of Barrie.
12. The site is approximately 22.4 hectare in size with frontage on Essa Road with potential connections to Anne Street, Campbell Avenue and Wood Street. The lands are currently vacant with the exception of the Barrie Curling Club which is intended to be further incorporated into the overall development of the site in accordance with the lease agreement between the applicant and the Barrie Curling Club.
13. The surrounding land uses include the following:

North Low Density Residential use, BCRY Rail Corridor, and General Industrial uses.

East Low Density Residential use and Commercial uses.

South Essa Road, Commercial Uses

West Highway 400, General and Light Industrial uses



PUBLIC CONSULTATION

14. Staff initiated public consultation by creating a web page on the City's website under Development Projects in [Ward 8 – 175 & 199 Essa Road and 50 Wood Street](#) which provided details on the development proposal received for consideration under the CIHA Order. Contact information was provided for Michelle Banfield, Executive Director of Development Services for members of the public to submit feedback on the proposal. The web page was launched on January 12, 2024, and public comments were received until February 2, 2024.
15. Notification of the consultation period was also provided directly to members of the Indigenous community by email correspondence dated January 12, 2024. From that circulation, it was confirmed by email dated January 22, 2024, that the Huron-Wendat Nation would like to be consulted for this project.

16. During the public consultation period, staff received one email from a resident requesting that the City consider another public meeting for the project, to provide landowners in the vicinity of the proposal to provide additional feedback on the plan.
17. In addition, it should be noted that written correspondence was circulated to members of Council at the initial presentation of the proposed CIHA to Affordability Committee on November 14, 2023, from the following:
 - a) Simcoe Muskoka Catholic District School Board, dated November 8, 2023
 - b) Simcoe County District School Board, dated November 14, 2023
 - c) Barrie Curling Club dated November 14, 2023.
 - d) Cathy Colebatch (Resident), dated November 15, 2023
18. Deputations from the public outlined in [Motion 23-A-126](#) were also made in response to Motion 23-G-280 from the Affordability Committee when it came forward for ratification at the City Council Meeting on December 6, 2023, by:
 - a) Craig Busch (Resident)
 - b) Norman Speake on behalf of the Barrie Curling Club
 - c) Cathy Colebatch (Resident)
 - d) Arnie Ivsins (Resident)
19. If the resolution is provided by Council, copies of all noted correspondence and meeting minutes will be included in the CIHA submission package to the Minister of Municipal Affairs and Housing.

NEXT STEPS

20. Within 15 days of passing the Council resolution, the City must submit the request to the Minister of Municipal Affairs and Housing with the required supporting information. The Minister of Municipal Affairs and Housing will undertake their review and has the sole authority to issue a CIHA Order and to impose conditions on that Order. A CIHA Order cannot be appealed, and there is no required timeline to issue a decision.
21. The Minister may impose conditions on the approval of a CIHA Order. Conditions could be imposed to ensure that certain studies, assessments, consultations, and other necessary due diligence associated with any proposed development that would be subject to the CIHA order would be adequately addressed before construction or site alteration can begin.
22. As identified in the Recommend Motion 2. of Staff Report DEV007-24, in order to implement Motion 23-G-280, as amended, the City Resolution should also include a request for a school block to be identified in the Zoning By-law map schedule, and further, that text be included in the By-law as follows:
 - a) That if neither of the school boards do not exercise the option to construct a school in this development that the land be conveyed at no cost to the city for the purposes of a park.
23. Staff also recommend that the resolution, if made, be in relation to zoning relief only, and that the Draft Plan of Subdivision and Site Plan Control processes to facilitate this development be submitted to the City for review and approval, including the the Pre-consultation and Pre-submission Review process if/as applicable.

ALTERNATIVES

24. The following alternative is available for consideration by General Committee:

Alternative #1

General Committee could refuse to direct staff to proceed with submission of the application for a CIHA) Order to the Minister of Municipal Affairs and Housing for the properties municipally known as 175 and 199 Essa Road and 50 Wood Street.

The applicant has provided justification to the City in support of this request for a CIHA Order because the proposal will contribute to the number and variety of residential units available in the City and that the land use and planning approvals should be efficiently addressed to ensure the construction and occupancy of this project as soon as possible.

FINANCIAL

25. There are no financial impacts anticipated for the City from the processing of this CIHA Order.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

26. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- ☒ Affordable Place to Live
- ☒ Responsible Governance

-
27. Future development of the subject lands will contribute to the housing options available in the City, and through the CIHA process, Council is advocating to other levels of government for support in achieving the housing goals of our community.

Attachments: Appendix "A" – Draft Order to the Minister of Municipal Affairs and Housing
Appendix "B-1" – Master Plan
Appendix "B-2" – Master Plan Zoning Statistics



APPENDIX "A"

Draft Order to the Minister of Municipal Affairs and Housing

ORDER
WITH RESPECT TO THE CITY OF BARRIE, CIHA ORDER 0XX-2024
SUBSECTION 34.1 (9) OF THE PLANNING ACT

1. I hereby order pursuant to clause 34.1 (9) (a) of the *Planning Act*, further to a request from the Council of the City of Barrie set out in a resolution dated _____ XX, 2024, that:
 - a. The zoning requirements attached as Appendix A apply to the lands, in the City of Barrie, set out in Appendix B.
 - b. Appendices A and B attached to this Order, form part of this Order.
2. This Order comes into force on the day this Order is made.

Made by:

Signature
Minister of Municipal Affairs and Housing

Date made: _____

Appendix “A” to CIHA Order No. 0XX-2024

**WITH RESPECT TO THE CITY OF BARRIE
SUBSECTION 34.1 (9) OF THE PLANNING ACT**

1.0 Definitions

In this Order;

- “Zoning By-law” means Zoning By-law 2009-141 of the City of Barrie.
- “School” shall mean a public school, a separate school, a private school, or other educational institution and may include accessory uses such childcare but shall not include a commercial or industrial school.
- “Townhouse, Back to Back” shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.
- “Townhouse Development, Block/Cluster” shall mean a minimum of 3 dwelling units which are attached at the main wall above and below grade.
- “Townhouse Development, Stacked” shall mean either block/cluster townhouse development or street townhouse development in which 1 unit is located above another unit, with no common enclosed corridor system.
- “Townhouse Development, Street” shall mean a minimum of 3 dwelling 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 buildings, and all of which front on a street.
- “Townhouse, Reverse Frontage” means a townhouse dwelling where vehicular access is provided via a driveway crossing the rear lot line that is accessed from either a street or a lane.
- “Mixed Use Building” shall mean a building with dwelling units and a non- residential use.
- “Lot” shall mean a parcel of land to which the title may be legally conveyed, and which has continuous frontage on a private or public street.
- “Residential Density” shall mean the number of dwelling units per gross hectare of land, excluding those lands zoned as ‘Open Space’ (OS).
- “Building Height” shall mean the vertical distance from the average finished grade level to:
 - In the case of a flat roof, the highest point of the highest roof surface;
 - In the case of a mansard roof, the roof deckline;
 - In the case of any other roof, the mean height between the eaves and the ridge; 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.

2.0 Application

This Order only applies to lands in the City of Barrie, in the Province of Ontario, being identified as the lands shown on the map attached to this Order as “Appendix B” (ZBA Schedule “A”).

Despite any future severance, partition or division of the lands described in subsection (1), this Order shall continue to apply to the lands as if no severance, partition, or division occurred.

3.0 Amendment

The Zoning By-law Map be amended as shown in Appendix B to this Order, to change the zoning of the lands from the 'General Commercial' (C4) zone and 'Highway Industrial' (HI) zone to the following zones to facilitate the future land use permissions:

- 1) 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2-XXX)
- 2) 'Transition Centre Commercial with Special Provisions' (C2-2-XXX)
- 3) 'Open Space' (OS)

4.0 Permitted Uses: Exceptions

In addition to the uses permitted by the Zoning By-law, the following additional uses are permitted on lands zoned as (RM2-XXX):

- 1) School.

In addition to the uses permitted by the Zoning By-law, the following additional uses are permitted on all lands within the site depicted by "Appendix B" (ZBA Schedule "A"):

- 2) A public park, common amenity space, or community use shall be permitted in all zones.

5.0 Zoning Requirements

Notwithstanding the zoning requirements set out by Comprehensive Zoning By-law 2009-141, the following exceptions shall apply to each zone, as illustrated in "Appendix B" (ZBA Schedule "A") to this Order.

5.1 Residential Multiple Dwelling Second Density with Special Provisions (RM2-XXX)

The following provisions shall apply to lands zoned 'RM2-XXX':

- 1) Permitted Residential Uses: All townhouse built forms including Block/Cluster/Street/Stacked/Back-to-back townhouse uses.
- 2) No minimum and no maximum density (per net hectare).
- 3) No minimum lot area.
- 4) Minimum dwelling unit width of 4.50 m.
- 5) Minimum front yard setback of 3.0 m.
- 6) Minimum driveway length of 5.50 m.
- 7) Minimum interior side yard setback of 1.0 m.
- 8) Minimum exterior side yard setback of 1.0 m. where any side yard abuts a street.
- 9) Minimum rear yard setback of 3.0 m.
- 10) A rear yard setback of 0.0 m. for back-to-back townhouse uses, where a common wall is shared.
- 11) No maximum lot coverage.
- 12) No minimum dwelling unit floor area.
- 13) Maximum building height of 14.0 m.
- 14) No step-back requirements shall apply.
- 15) Minimum front yard setback to a deck of 2.0 m.
- 16) Minimum setback of 1.0 m. from an exterior lot line to a deck.
- 17) Maximum front yard parking coverage of 90%.
- 18) Maximum parking coverage of 100% for reverse frontage townhouse units.
- 19) Minimum private amenity area of 5.0 m² per dwelling unit and minimum common amenity areas of 10.0 m² per dwelling unit.
- 20) Minimum landscaped open space of 10 % per lot.
- 21) Maximum of 11 townhouse units in a row.

The following parking requirements shall apply to lands zoned as 'RM2-XXX':

- 1) Minimum 1.0 parking spaces per unit.
- 2) Barrier free parking spaces be included in the 1.0 space per unit requirement.
- 3) Tandem parking spaces be permitted.
- 4) Required parking spaces per unit be permitted in a garage.

The following provisions shall apply to a school on lands zoned as 'RM2-XXX':

- 1) Minimum lot area of 1,500 m².
- 2) Minimum lot frontage of 30.0 m.
- 3) Minimum front yard setback of 7.0 m.
- 4) Minimum side yard setback of 5.0 m.
- 5) Minimum side yard setback of 9.0 m. to a residential zone.
- 6) Minimum side yard setback of 7.0 m. to a street.
- 7) Minimum rear yard setback of 7.0 m. and minimum 9.0 m. to a residential zone.
- 8) Maximum lot coverage of 35%
- 9) Minimum landscaped open space of 35%
- 10) Maximum building height of 15 m.
- 11) No minimum parking spaces be required.

5.2 Transition Centre Commercial with Special Provisions (C2-2-XXX)

The following provisions shall apply to lands zoned as 'C2-2-XXX':

- 1) Permitted Uses:
 - a. Residential uses permitted as part of a mixed-use development or stand-alone.
 - b. Automotive Service Station is not permitted.
- 2) Residential and mixed-use buildings shall be permitted adjacent to the right-of-way of Highway 400.
- 3) A minimum 14.0 m. setback to the Highway 400 right-of-way.
- 4) No minimum lot area.
- 5) No minimum lot frontage.
- 6) Minimum front yard setback of 3.0 m.
- 7) Minimum exterior side yard setback of 1.0 m.
- 8) Minimum side yard setback of 1.8 m.
- 9) Minimum side yard adjoining a residential zone shall be 3.0 m.
- 10) No minimum rear yard setback.
- 11) Minimum ground level floor height of 3.0 m.
- 12) Maximum building height of 145.0 m.
- 13) No maximum lot coverage.
- 14) Side yard stepping provisions shall not apply.
- 15) Step-back provisions shall not apply.
- 16) Where the podium meets the tower, a minimum 1.5 m. step-back is required where a building face fronts a street.
- 17) No minimum dwelling unit floor area.
- 18) No minimum or maximum gross floor area (GFA).
- 19) No minimum setback shall be required from the street line (right-of-way) or property line to the nearest part of a parking structure underground.
- 20) Minimum landscaped buffers shall not apply to a side or rear lot line.
- 21) No minimum landscaped open space or area.
- 22) Common amenity space may be permitted in the form of indoor and outdoor amenity areas, in an unconsolidated form.
- 23) Minimum residential density of 225.0 units per hectare be required.
- 24) No maximum residential density (units per ha.).

- 25) Mixed-use buildings, with a minimum of two uses, shall be required along the frontage of Essa Road.
- 26) Minimum 80% coverage be required at-grade for a commercial use along the frontage of Essa Road, where a mixed-use building is provided.
- 27) Minimum podium height of 2-storeys and maximum podium height of 6-storeys.
- 28) No maximum building length.
- 29) No maximum podium length.
- 30) No minimum or maximum floor plate size.
- 31) Minimum separation distance of 25.0 m. between towers.
- 32) Notwithstanding By-law 2009-141, the front yard is deemed to be Essa Road. In all other instances where lots/blocks do not have frontage on Essa Road, the front yard is deemed to be the municipal street.
- 33) All lots/blocks to be considered one property for zoning purposes.

The following parking requirements shall apply to lands zoned as 'C2-2-XXX':

- 1) Minimum 0.7 parking spaces per dwelling unit.
- 2) Minimum 0.1 visitor parking spaces per dwelling unit.
- 3) No minimum parking space requirements for a commercial use.
- 4) No minimum parking space requirements for any other non-residential use.
- 5) Maximum of 1 parking space per 40 square metres gross floor area for any other non-residential use.
- 6) Barrier free parking spaces be required as follows:
 - a. 1-25 spaces: 1 type A, no required type B.
 - b. 26-50 spaces: 1 type A, 1 type B.
 - c. 51-75 spaces: 1 type A, 2 type B.
 - d. 76-100 spaces: 2 type A, 2 type B.
 - e. Greater than 100 spaces: 1 plus 3% of the required spaces, for both type A and B spaces.
- 7) Minimum indoor bicycle parking spaces (residential use): 0.25 spaces per dwelling unit.
- 8) Minimum indoor bicycle parking spaces (commercial use): 0.1 spaces per 100 square metres of gross floor area.
- 9) Minimum outdoor bicycle parking spaces (residential use): 0.05 spaces dwelling unit.
- 10) Minimum outdoor bicycle parking spaces (commercial use): 3 plus 0.3 bicycle parking spaces per 100 square metres of gross floor area.

5.3 Open Space (OS)

The following provisions shall apply to lands zoned as 'OS':

- 1) Permitted Uses:
 - a. Park, picnic area, playground.
 - b. Playing field or court.
 - c. Ecological management measures, environmental monitoring.
 - d. Environmental conservation.
 - e. Naturalized Buffer.
 - f. Natural restoration and enhancement activities.
 - g. Nature trails / public trails.
 - h. Storm water management facilities.
 - i. Municipal services and utilities, and infrastructure corridors.
- 2) A minimum 14.0 m. setback to the Highway 400 right-of-way.
- 3) No minimum lot area.
- 4) No minimum lot frontage.

- 5) Minimum front yard setback of 10.0 m.
- 6) Minimum side yard setback of 10.0 m.
- 7) Minimum rear yard setback of 10.0 m.
- 8) Maximum lot coverage of 40%
- 9) Maximum building height of 10.0 m.

6.0 Terms of Use

- 1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- 2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building, or structure is lawfully so used on the day this Order comes into force.
- 3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- 4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.
- 5) Zoning By-law 2009-141 and all forthcoming City of Barrie Zoning By-laws shall not apply to the lands depicted by "Appendix B" (ZBA Schedule "A").

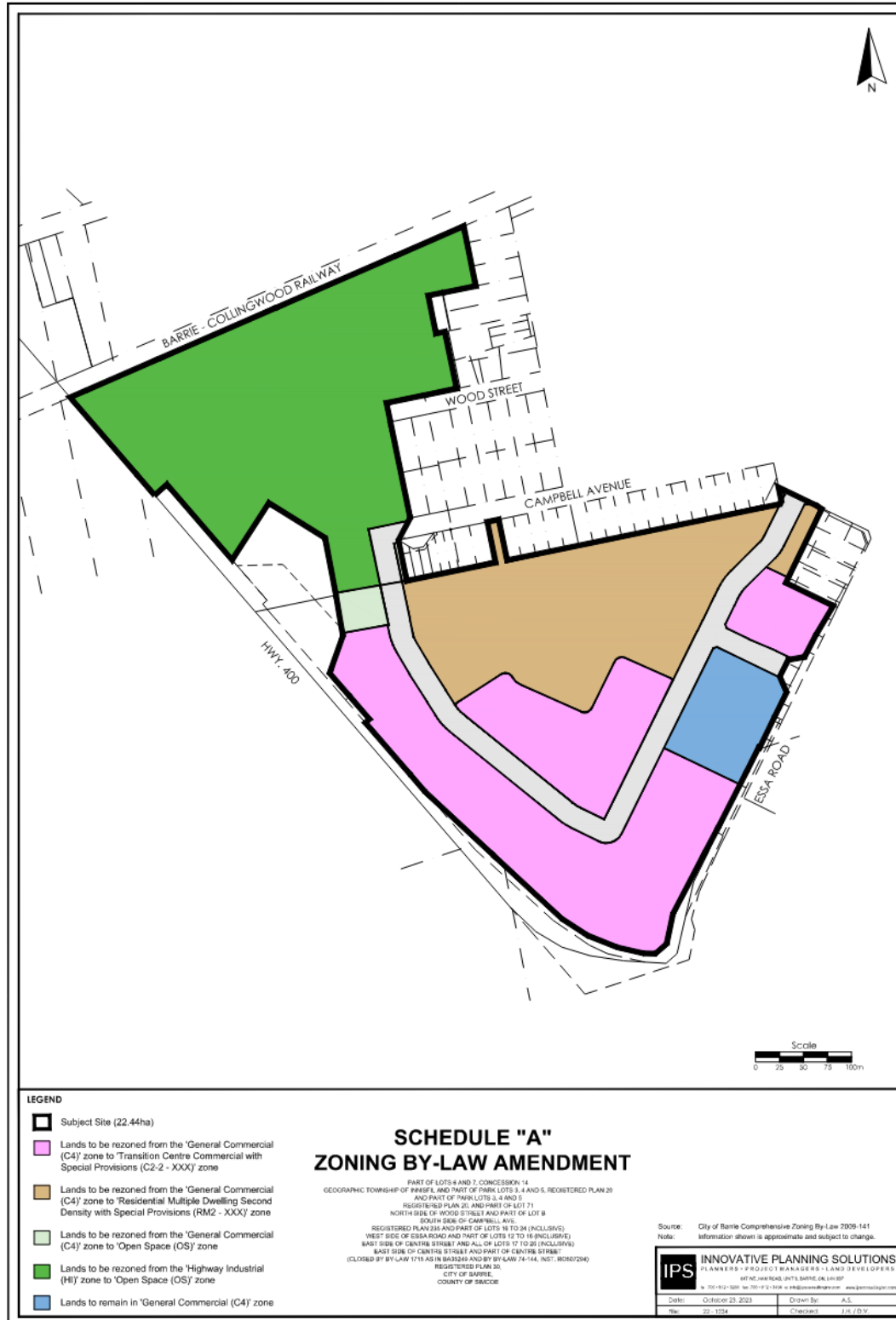
7.0 Deemed By-law

This Order is deemed for all purposes, except for the purposes of Section 24 of the Act, to be a By-law passed by the Council of the City of Barrie.

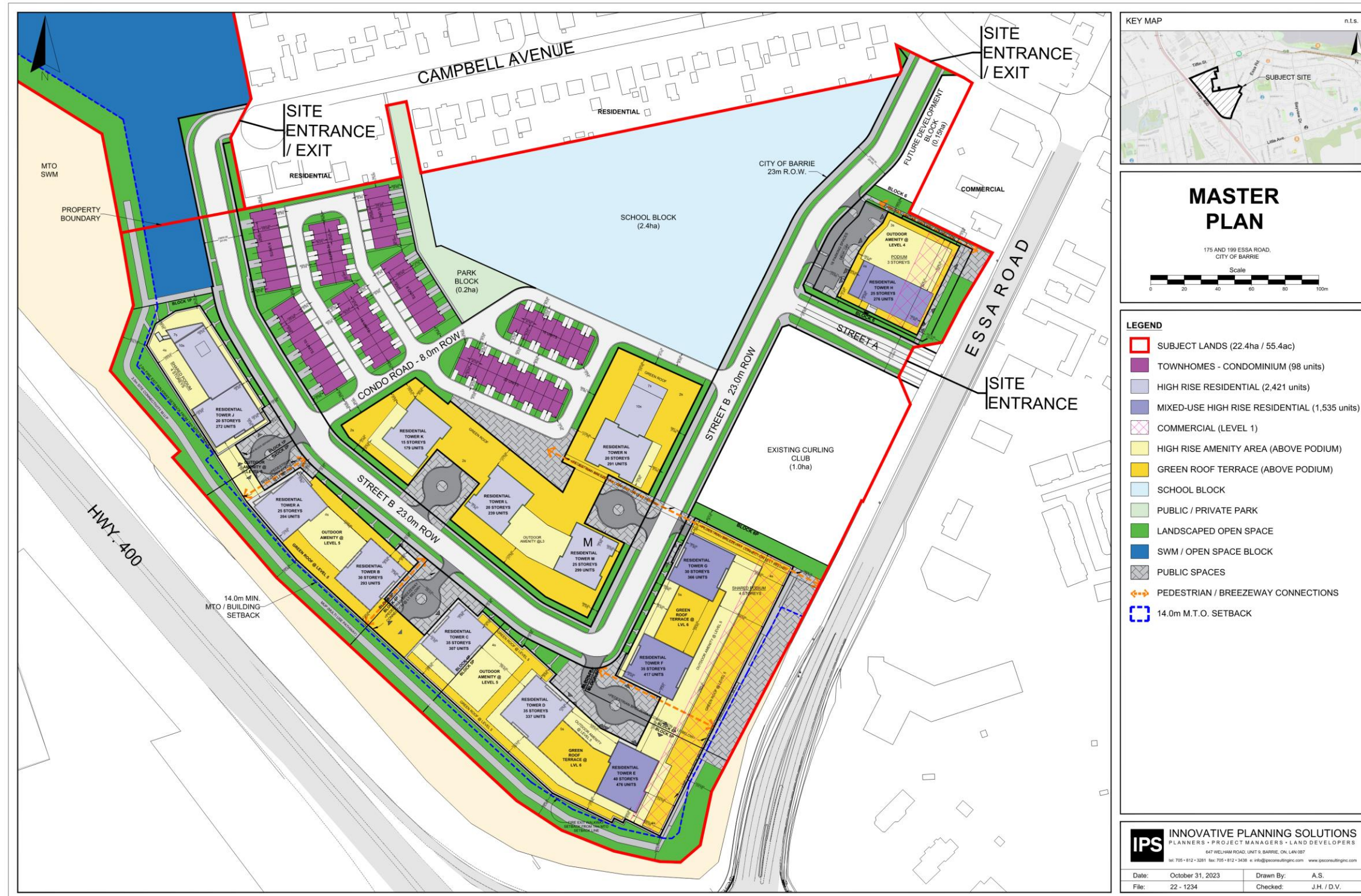
8.0 Commencement

This Regulation comes into force on the day it is filed.

Appendix "B" to CIHA Order No. XX-2024



APPENDIX "B-1"
Master Plan





APPENDIX “B-2”
Master Plan Zoning Statistics

TRANSITION CENTRE COMMERCIAL WITH SPECIAL PROVISIONS (C2-2 - XXX) ZONE	
PROVISIONS	REQUIRED
PERMITTED RESIDENTIAL USES	RESIDENTIAL USES PERMITTED AS PART OF A MIXED-USE DEVELOPMENT OR STAND-ALONE
	AUTOMOTIVE SERVICE STATION IS NOT PERMITTED
RESIDENTIAL AND MIXED-USE BUILDINGS ADJACENT TO THE RIGHT-OF-WAY OF HIGHWAY 400	PERMITTED
SETBACK TO THE HIGHWAY 400 RIGHT-OF-WAY	MIN. 14.00m
MIN. LOT AREA	NO MIN. LOT AREA
MIN. LOT FRONTAGE	NO MIN. LOT FRONTAGE
MIN. FRONT YARD SETBACK	3.00m
MIN. EXTERIOR SIDE YARD SETBACK	1.00m
	1.80m
MIN. SIDE YARD SETBACK	3.00m ADJOINING A RESIDENTIAL ZONE
MIN. REAR YARD SETBACK	NO MIN. REAR YARD
MIN. GROUND LEVEL FLOOR HEIGHT	3.00m
MAX. BUILDING HEIGHT	145.00m
MAX. LOT COVERAGE	NO MAX. LOT COVERAGE
SIDE YARD STEPPING PROVISIONS	SHALL NOT APPLY
STEP-BACK PROVISIONS	SHALL NOT APPLY
PODIUM STEP-BACK REQUIREMENTS	WHERE THE PODIUM MEETS THE TOWER, A MIN. 1.50m STEP-BACK IS REQUIRED WHERE A BUILDING FACE FRONTS A STREET
MIN. DWELLING UNIT FLOOR AREA	NO MIN. DWELLING UNIT FLOOR AREA
GROSS FLOOR AREA (GFA)	NO MIN. OR MAX. GFA
PARKING STRUCTURE UNDERGROUND	NO MIN. SETBACKS SHALL BE REQUIRED FROM THE STREET LINE (RIGHT-OF-WAY) OR PROPERTY LINE TO THE NEAREST PART OF A PARKING STRUCTURE UNDERGROUND
MIN. LANDSCAPED BUFFER AREA	MIN. LANDSCAPED BUFFERS SHALL NOT APPLY TO A SIDE OR REAR LOT LINE
MIN. LANDSCAPED OPEN SPACE OR AREA	NO MIN. LANDSCAPED OPEN SPACE OR AREA
COMMON AMENITY SPACE	MAY BE PERMITTED IN THE FORM OF INDOOR AND OUTDOOR AMENITY AREAS, IN AN UNCONSOLIDATED FORM
MIN. - MAX. RESIDENTIAL DENSITY	MIN. 225.00 UNITS PER HECTARE
	NO MAX. RESIDENTIAL DENSITY (UNITS PER HECTARE)
MIN. NUMBER OF USES FOR MIXED-USE BUILDINGS ALONG THE FRONTAGE OF ESSA ROAD	MIN. OF TWO USES
MIN. COMMERCIAL COVERAGE REQUIRED FOR AT-GRADE COMMERCIAL USE ALONG THE FRONTAGE OF ESSA ROAD, WHERE A MIXED-USE BUILDING IS PROVIDED	80% COVERAGE
MIN. - MAX. PODIUM HEIGHT	MIN. HEIGHT: 2-STOREYS
	MAX. HEIGHT: 6-STOREYS
MAX. BUILDING LENGTH	NO MAX. BUILDING LENGTH
MAX. PODIUM LENGTH	NO MAX. PODIUM LENGTH
MIN. - MAX. FLOOR PLATE SIZE	NO MIN. OR MAX. FLOOR PLATE SIZE
MIN. SEPARATION DISTANCE BETWEEN TOWERS	25.00m
FRONT YARD	THE FRONT YARD IS DEEMED TO BE ESSA ROAD. IN ALL OTHER INSTANCES WHERE LOTS/BLOCKS DO NOT HAVE FRONTAGE ON ESSA ROAD, THE FRONT YARD IS DEEMED TO BE THE MUNICIPAL STREET
LOTS / BLOCKS	LOTS / BLOCKS TO BE CONSIDERED ONE PROPERTY FOR ZONING PURPOSES
PARKING REQUIREMENT FOR LANDS ZONED AS (C2-2-XXX)	
MIN. PARKING SPACES PER DWELLING UNIT	0.7 PARKING SPACES PER DWELLING UNIT
MIN. VISITOR PARKING SPACES PER DWELLING UNIT	0.1 SPACES PER DWELLING UNIT
MIN. PARKING SPACES REQUIRED FOR COMMERCIAL USES	NO MIN. PARKING SPACE REQUIREMENTS
PARKING REQUIREMENTS FOR ANY OTHER NON-RESIDENTIAL USE	NO MIN. PARKING SPACE REQUIREMENTS
MAX. PARKING REQUIREMENTS FOR ANY OTHER NON-RESIDENTIAL USE	40.00m ² OF GFA
BARRIER FREE PARKING SPACES BE REQUIRED AS FOLLOWS	A. 1 - 25 SPACES: 1 TYPE 'A'; NO REQUIRED TYPE 'B'
	B. 26 - 50 SPACES: 1 TYPE 'A'; 1 TYPE 'B'
	C. 51 - 75 SPACES: 1 TYPE 'A'; 2 TYPE 'B'
	D. 76 - 100 SPACES: 2 TYPE 'A'; 2 TYPE 'B'
	E. GREATER THAN 100 SPACES: 1 PLUS 3% OF THE REQUIRED SPACES, FOR BOTH TYPE 'A' AND 'B' SPACES
MIN. INDOOR BICYCLE PARKING SPACES	RESIDENTIAL USE: 0.25 SPACES PER DWELLING UNIT
	COMMERCIAL USE: 0.1 SPACES PER 100.00m ² OF GFA
MIN. OUTDOOR BICYCLE PARKING SPACES	RESIDENTIAL: 0.05 SPACES PER DWELLING UNIT
	COMMERCIAL: 3 PLUS 0.3 BICYCLE PARKING SPACES PER 100.00m ² OF G.F.A.

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY WITH SPECIAL PROVISIONS (RM2 - XXX) ZONE	
PROVISIONS	REQUIRED
PERMITTED RESIDENTIAL USES	ALL TOWNHOUSE BUILT FORMS INCLUDING BLOCK/CLUSTER/STREET/STACKED/BACK-TO-BACK TOWNHOUSE USES
DENSITY	NO MIN. AND NO. MAX. DENSITY (PER NET HECTARE)
MIN. LOT AREA	NO MIN. LOT AREA
MIN. DWELLING UNIT WIDTH	4.50m
MIN. FRONT YARD SETBACK	3.00m
MIN. DRIVEWAY LENGTH	5.50m
MIN. INTERIOR SIDE YARD SETBACK	1.00m
MIN. EXTERIOR SIDE YARD SETBACK	1.00m WHERE ANY SIDE YARD ABUTS A STREET
MIN. REAR YARD SETBACK	3.00m
	0.00m BE PERMITTED FOR BACK-TO-BACK TOWNHOUSE USES, WHERE A COMMON WALL IS SHARED
MAX. LOT COVERAGE	NO MAX. LOT COVERAGE
MIN. DWELLING UNIT FLOOR AREA	NO. MIN. DWELLING UNIT FLOOR AREA
MAX. BUILDING HEIGHT	14.00m
REQUIRED STEP-BACKS	NO STEP-BACK REQUIREMENTS SHALL APPLY
MIN. FRONT YARD SETBACK TO A DECK	2.0m
MIN. SETBACK FROM AN EXTERIOR LOT LINE TO A DECK	1.00m
MAX. FRONT YARD PARKING COVERAGE	90%
MAX. PARKING COVERAGE FOR REVERSE FRONTAGE TOWNHOUSE UNITS	100%
MIN. AMENITY AREA	5.00m ² PER DWELLING UNIT AND A MIN. COMMON AMENITY AREAS OF 10.00m ² PER DWELLING UNIT
MIN. LANDSCAPED OPEN SPACE	10% PER LOT
TOWNHOUSES PERMITTED IN AN ROW	11 TOWNHOUSE UNITS
PARKING REQUIREMENT FOR LANDS ZONED 'RM2-XXX'	
MIN. PARKING SPACE PER UNIT	1 PARKING SPACE
	REQUIRED PARKING SPACES PER UNIT BE PERMITTED IN A GARAGE
BARRIER FREE PARKING SPACES	BARRIER FREE PARKING SPACES BE INCLUDED IN THE 1.0 SPACE PER UNIT REQUIREMENT
TANDEM PARKING	PERMITTED

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY WITH SPECIAL PROVISIONS (RM2 - XXX) ZONE - SCHOOL	
PROVISIONS	REQUIRED
MIN. LOT AREA	1,500.00m ²
MIN. LOT FRONTAGE	30.00m
MIN. FRONT YARD SETBACK	7.00m
MIN. SIDE YARD SETBACK	5.00m
MIN. SIDE YARD SETBACK TO A RESIDENTIAL ZONE	9.00m
MIN. SIDE YARD SETBACK TO A STREET	7.00m
MIN. REAR YARD SETBACK	7.00m
MIN. REAR YARD SETBACK TO A RESIDENTIAL ZONE	9.00m
MAX. LOT COVERAGE	35%
MIN. LANDSCAPED OPEN SPACE	35%
MAX. BUILDING HEIGHT	15.00m
MIN. PARKING SPACES	NO MIN. PARKING SPACE BE REQUIRED

OPEN SPACE (OS) ZONE	
PROVISIONS	REQUIRED
PERMITTED USES	A. PARK, PICNIC AREA, PLAYGROUND
	B. PLAYING FIELD OR COURT
	C. ECOLOGICAL MANAGEMENT MEASURES, ENVIRONMENTAL MONITORING
	D. ENVIRONMENTAL CONSERVATION
	E. NATURALIZED BUFFER
	F. NATURAL RESTORATION AND ENHANCEMENT ACTIVITIES
	G. NATURE TRAILS / PUBLIC TRAILS
	H. STORM WATER MANAGEMENT FACILITIES
	I. MUNICIPAL SERVICES AND UTILITIES, AND INFRASTRUCTURE CORRIDORS
SETBACK TO THE HIGHWAY 400 RIGHT-OF-WAY	14.00m
MIN. LOT AREA	NO MIN. LOT AREA
MIN. LOT FRONTAGE	NO MIN. LOT FRONTAGE
MIN. FRONT YARD SETBACK	10.00m
MIN. SIDE YARD SETBACK	10.00m
MIN. REAR YARD SETBACK	10.00m
MAX. LOT COVERAGE	40%
MAX. BUILDING HEIGHT	10.00m

MASTER
PLAN ZONING
STATISTICS

175 AND 199 ESSA ROAD,
CITY OF BARRIE



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

tel: 705-612-1281 fax: 705-612-3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	October 31, 2023	Drawn By:	A.S.
File:	22 - 1234	Checked:	J.H. / D.V.