
May 20, 2021
File: D30-007-2021

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: City Initiated Amendment to Comprehensive Zoning By-law 2009-141 – City-wide Update to Affordable Housing Provisions

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 15, 2021 at 7:00 p.m.** to review an application to consider a City-wide, municipally initiated amendment to Zoning By-law 2009-141.

The purpose of the proposed amendment is to facilitate more affordable housing options, and to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141.

The intent of the proposed amendment is to address barriers to housing affordability, clarify definitions, update development standards for second suites and detached accessory dwelling, and improve implementation of the By-law to support affordable housing initiatives.

The proposed amendment to the text of the By-law is summarized below. No key map is provided given that the provisions of the By-law apply to the whole City. Note that these changes may also trigger associated revisions to standard requirements in other sections of the By-law.

1. Delete minimum dwelling unit floor area requirements throughout the By-law, to permit smaller units as of right.
2. Make the following changes to Section 3.0 Definitions:
 - a. Revise the definitions for “Basement,” “First Storey,” and “Storey” to provide consistency with the Ontario Building Code.
 - b. Revise the definitions for “Detached Accessory Dwelling Unit,” “Duplex Dwelling,” and “Second Suite” to clarify and distinguish between these built forms.

- c. Revise the definition of “multiple dwelling” to state it is a residential building containing four (4) or more units.
 - d. Add a definition for “Tandem Parking Space.”
- 3. Revise Section 4.4 Non-Conforming Uses by making the following changes to Section 4.4.3 Change In Use:
 - a. Add provisions to exempt any existing lot or building from meeting the current zoning standards, save and except for parking required in Section 4.6, when incorporating additional dwelling units within the main building, when the proposed use is permitted in the zone in which it is located, including the conversion of non-residential buildings to a residential use or mixed use. New construction or additions to an existing building will be required to comply with the applicable development standards.
 - b. Delete Section 4.4.2.3, which currently permits a reduction to the number of dwelling units on a lot, or in a building or structure, even when the proposed change in residential use does not comply with the zone in which it is located.
- 4. Make the following changes to Table 5.2:
 - a. Move “Second Suite” under the list of permitted Accessory Uses, subject to the standards in Section 5.2.9.
 - b. Add “Detached Accessory Dwelling Unit” as a distinct permitted Accessory Use, in the R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH zones, subject to the standards in Section 5.2.9.
- 5. Revise Section 5.2.9 Second Suites to:
 - a. Change the heading from “Second Suites” to “Second Suites and Detached Accessory Dwelling Units” and re-organize the subsections as follows:
 - i. 5.2.9.1 “Standards for Second Suites”
 - ii. 5.2.9.2 “Standards for Detached Accessory Dwelling Units”
 - iii. 5.2.9.3 “Parking Standards”
 - b. Under the new Subsection 5.2.9.1, list standards for second suites, including but not limited to:
 - i. Clarify that a maximum of one (1) second suite per lot is a permitted accessory use within a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit.
 - ii. Establish a maximum gross floor area requirement.
 - iii. Continue to exempt existing non-conforming lots and buildings from current residential zoning standards when incorporating second suites, by relocating existing provision 5.2.9.3 a) to this subsection instead.
 - c. Under the new Subsection 5.2.9.2, create new standards for detached accessory dwelling units, including but not limited to:
 - i. Clarify that a maximum of one (1) detached accessory dwelling unit per lot is a permitted accessory use to a single detached dwelling, duplex dwelling, semi-detached dwelling unit, or street townhouse dwelling unit.

- ii. Establish different minimum lot area requirements for single-storey and two-storey detached accessory dwelling units.
 - iii. Establish different minimum development standards for single-storey and two-storey detached accessory dwelling units, including maximum building height and minimum yard setbacks requirements.
 - iv. Establish a maximum gross floor area requirement.
 - v. Establish that the first storey of a two-storey detached accessory dwelling unit shall be used as a private garage, and that a basement is not permitted in any detached accessory dwelling unit.
 - vi. Establish a minimum driveway length for detached garages that are attached to a detached accessory dwelling unit.
- d. Relocate the existing parking standards in Section 5.2.9.2 (Parking) to the renamed Section 5.2.9.3 (Parking Standards) and delete existing provision 5.2.9.3 b) respecting existing second suites in the Georgian College Neighbourhood, as there are no longer restrictions on this use in that area.
6. Amend Section 8.0 Institutional to permit residential uses in conjunction with permitted Institutional uses on properties zoned Institutional (I), subject to appropriate development standards.
7. Revise Table 14.5.2 to change “Two Unit Dwelling” to “Semi-Detached, Duplex Dwelling” and add “Detached Accessory Dwelling Unit” as a distinct permitted Accessory Use in the R5 and RM3 zones, subject to the new standards in Section 5.2.9.

For more information, including details of the draft proposed amendment, please visit the “**Policies & Strategies**” page on the City’s website, and click on “By-law Update for Affordable Housing”: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Policies-Strategies/Pages/default.aspx>

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City’s YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Tuesday, June 15, 2021 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Tuesday, June 15, 2021 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the proposed Amendment to the Zoning By-law if adopted by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Shelby White, RPP, Planner
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