

DEC
2019

Model Home and Sales Office Policy

Model Home

1.0 General Provisions

A model home is a temporary use which shall be permitted only within a draft approved residential plan of subdivision or registered plan of subdivision. The subdivision is generally required to have full municipal services including water, sanitary sewer systems, stormwater management and all other municipal infrastructure, and the model home shall be connected to full municipal services. All model homes shall be in compliance with the following:

- a) A model home means a residential single detached, semi-detached or townhouse dwelling unit for the purposes of displaying and showcasing for sale, a specific built product to be developed and constructed within the approved subdivision.
- b) Prior to the commencement of construction of any part of a model home, the developer is required to secure an Exemption from Full Site Plan Approval for the proposed model home and associated lot(s), including review and approval from Planning, Building, Engineering and Fire staff.
- c) Prior to the commencement of construction of any part of a model home, the developer shall enter into a Model Home Agreement with the City of Barrie and obtain building permits for the proposed construction.
- d) The maximum permitted number of lots used for model homes shall not exceed 10% of the total number of draft approved lots within the plan of subdivision. In no circumstance shall the number of lots for model homes exceed fifteen (15).
- e) Model homes shall not include more than one of any model type.
- f) All model homes shall comply with the requirements for model homes in the subdivision agreement, if applicable.
- g) Model home units may not be occupied as a dwelling unit prior to:
 - i.) The registration of the Plan of Subdivision Agreement; and
 - ii.) The issuance of Residential Occupancy by the City of Barrie's Chief Building Official.

2.0 Servicing not Available:

Where full municipal service is not provided as described in Section 1.0, up to a maximum of three (3) model homes may be permitted, subject to all of the following conditions:

- a) Model Homes shall be restricted to single detached residential dwelling units. Semi-detached or townhouse dwelling units are not permitted to be constructed as model homes where servicing is not available.
- b) Access to a model home may be permitted by the general public, subject to the occupancy requirements of the Ontario Building Code, including requirements for washrooms.
- c) Model Homes shall only be permitted where emergency access is provided in accordance with Appendix 'A';
- d) Construction of model homes is only permitted if;
 - i) A hydrant supplying a minimum flow of (165 l/sec) is provided within 90m of the proposed model home to facilitate firefighting, the location of which shall be approved by the City of Barrie Fire Chief;

OR

- ii) A National Fire Protection Association 13D compliant sprinkler system is provided, which shall be supervised and connected to a temporary water supply system (which can include a cistern) meeting a minimum design discharge of 0.05 gpm/sf at the two most hydraulically-remote sprinklers for a minimum duration of 10 minutes. Such system shall be subject to approval by the City of Barrie Fire Chief and Chief Building Official. Such system shall remain in place until the model home is connected to full municipal services and fire hydrants are located as per the approved subdivision plans.
- e) A minimum spatial separation of nine (9) metres must be provided between model homes and any other existing adjacent buildings where servicing is not available; and
- f) The developer shall agree to minimize the distance to local water supply services when constructing model homes.

3.0 Sales Office

A sales office is permitted within a model home on a temporary basis, provided that occupancy requirements of the Ontario Building Code are met, including but not limited to washrooms, and all requirements have been reviewed and accepted by the Chief Building Official.

A standalone sales office is permitted within a sales trailer or other existing structure as a temporary use on the same lot as the proposed development (or on individual lots within a registered plan of subdivision) for as long as the construction is in progress and the project has been neither finished nor abandoned.

A standalone sales office requires an exemption from full Site Plan Approval to address matters related to location and orientation, exterior design, parking, access, landscaping and the duration of time for which the use shall be permitted on a site. In addition, a standalone sales office will require that all requirements of the Building Code are met and that the Fire Department has approved it for fire protection.

For additional information or questions concerning model homes and/or sales offices, please email buildingofficial@barrie.ca.

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Chief Building Official

Michelle Banfield, RPP
Director of Development Services

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APPENDIX 'A'

Emergency Access

- Emergency access shall be provided to all model homes by means of a street or private roadway to the satisfaction of the Fire and Engineering Departments. The designated location of such roadway shall:
 - i. have a clear width not less than 6 metres, unless it can be shown that lesser widths are satisfactory;
 - ii. have a centreline radius not less than 12 metres;
 - iii. have an overhead clearance not less than 5 metres;
 - iv. have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 metres;
 - v. be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions;
 - vi. have turnaround facilities in the form of a turning circle or three-point turn for any dead-end portion of the access route more than 90 metres long; and
 - vii. be connected to a public thoroughfare.
- All Fire Department access routes shall be designed and stamped by a qualified Engineer in accordance with the City of Barrie Transportation Design Manual (TDM) to the satisfaction of the City of Barrie;
- Fire Route signs shall be posted; and
- A municipal address shall be assigned to the property for emergency access purposes.

