A GUIDE TO DADU SCOPED SITE PLAN APPLICATIONS

A detached accessory dwelling unit (DADU) is a dwelling unit located on the same lot as a principal unit (e.g., a main house, whether it is single-detached, semi-detached, a duplex or a street townhouse), but it is detached from that principal unit and smaller in size. Examples include tiny homes, permanent garden suites, laneway houses and coach houses.

In accordance with By-law 99-312 and By-law 2021-088, all DADUs are subject to scoped site plan control review pursuant to Section 41 of the Planning Act. This means that DADUs in all residential zones must obtain site plan approval before applying for a building permit.

To help applicants with applying for scoped site plan approval, this guide includes information on the following:

- About the DADU Scoped Site Plan Approval Process .................. 2
- Submitting Your Application...................................................... 4
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- Frequently Asked Questions (FAQs)......................................... 10
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- Detached Accessory Dwelling Unit Servicing Guidelines .......... 17

Questions about the DADU Scoped Site Plan application or review process can be directed to Development Services by contacting planneroftheday@barrie.ca or calling Service Barrie at 705-726-4242.
ABOUT THE DETACHED ACCESSORY DWELLING UNIT (DADU)  
SCOPED SITE PLAN APPROVAL PROCESS

Objective:  A formal process for reviewing scoped site plan applications for detached accessory dwelling units (DADUs) to ensure that all City of Barrie interests are considered.

Application Form:  Application for Detached Accessory Dwelling Unit Scoped Site Plan Approval

Application Fee:  $307.77

Focus of Technical Review:

Prior to granting site plan approval, an internal technical review of the proposed DADU will be conducted to ensure the following matters are addressed to the satisfaction of the City of Barrie:

- **Zoning Compliance** – ensure that the proposed development complies with all standards of the City’s Comprehensive Zoning By-law, including recent amendments by By-law 2021-085.
- **Servicing** – ensure that site servicing is consistent with the City of Barrie Detached Accessory Dwelling Unit Servicing Guideline, respecting required water and sanitary sewer connections.
- **Trees** – ensure that tree preservation and any tree removal is consistent with provincial and municipal policy and standards.

If a property is located within the Allandale Scoped Site Plan Control Area, that review process can take place simultaneously, and the following additional matters will be reviewed:

- **Urban Design** – ensure that the proposed development is consistent with the Allandale Heritage Urban Design Development Guidelines.

Additional City of Barrie Approvals Needed:

The DADU Scoped Site Plan approval process does not exempt the applicant from the responsibility of obtaining any other municipal approvals or permits, such as tree removal permits, right of way activity (ROWA) permits, and building permits. If you require a tree removal permit, you must submit the required Tree Inventory, Canopy Survey, Assessment and Preservation Plan for approval as part of your DADU Scoped Site Plan application (more information about this is provided below).

Approvals from External Agencies:

An application for DADU Scoped Site Plan approval will not be circulated to external agencies (e.g., Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority, Ministry of Transportation, Metrolinx, etc.) for review. Where lands are regulated by any external agency, it is the responsibility of the applicant to obtain any necessary approvals and/or permits from the applicable agency.
From Start to End: The DADU Scoped Site Plan Approval Review Process

1. DADU Scoped Site Plan Application Submitted via APLI
2. Application Reviewed for Completeness
3. Application Accepted & Sign Details Provided to Applicant
4. Application Circulated for Staff Review
5. DADU Scoped Site Plan Application Approved *

- Additional Information Requested from Applicant
- Applicant Posts Sign on Property
- Revisions to Application Required
- Applicant Submits Revised Materials in APLI
- Applicant Submits Building Permit Application via APLI
- Applicant Completes Building Permit Process & Builds DADU
- DADU Added to City Registry After Final Inspection

* The DADU Scoped Site Plan Approval process does not exempt the applicant from obtaining other City approvals or permits, including tree removal permits and right-of-way activity (ROWA) permits, if required.

* Where lands are regulated by any external agency, such as a Conservation Authority, it is the responsibility of the applicant to obtain any necessary approvals and/or permits from the applicable agency.
Applications can be submitted digitally using the City’s online APLI portal. Select the “Exemption from Full Site Plan Approval” option under the “Development Services” tab. This option allows for online payment and is recommended for the fastest processing time.

Alternatively, applications can be submitted in hard copy, or by emailing a completed application form and all required supporting documents to: planneroftheday@barrie.ca.

Paper applications and cheques payable to the “City of Barrie” can be mailed to or dropped off at City Hall to the attention of “Development Services – Planning”: City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5.

The following must be provided to process a DADU Scoped Site Plan application:

1. Application Form & Fee
   - Detached Accessory Dwelling Unit (DADU) Scoped Site Plan Control Application Form
   - Application Fee: $307.77

2. Existing Site Plan
   The Existing Conditions Plan must be prepared to scale in metric units (i.e., metres and square metres) and provide the following information:
   - Legal description of the property
   - Location and orientation of all relevant property lines
   - Dimensions of property lines and total lot area
   - Compass orientation of the property
   - Location and name of adjacent streets
   - Outline of all existing buildings, structures, and fences on the subject property
     - Include all pertinent building dimensions and area
     - Label the distance between buildings, and between buildings and the property lines
     - Clearly indicate if any buildings, structures, or fences are to be removed
     - Label the location of entrances to the principal dwelling unit (and second suite, if applicable)
     - Include existing buildings and structures on neighbouring properties if they are located within 6 metres of the subject property’s lot lines
   - Location of any easements or rights-of-way on the property
   - Location of all existing site services for water, sewers, hydro, and gas
     - Indicate the material type and size of existing water and wastewater services
   - Location of all nearest existing fire hydrants
   - Location, dimensions, and material of all existing parking spaces and driveways
   - Location, dimensions, and material of all existing walkways
   - Location of the trunk and canopy limit all existing trees and shrubs on the subject property
     - Include boundary trees and hedges
     - Include neighbouring trees located within 6 metres of the property line and any trees with a canopy that extends over the subject lands
     - Clearly indicate if any trees or shrubs are to be removed
     - If the trees on your property are part of a woodlot (forested area) of ½ acre in size or larger, then a Tree Removal Permit is also required. See item 9. Tree Inventory, Canopy Survey, Assessment and Preservation Plan below for details on additional submission requirements.
3. Photos of the Existing Property Condition
Provide recent, clear photos of the current property conditions, including backyard, driveway/parking area, and any existing trees.

4. Proposed Site Plan
The proposed Site Plan Drawing must be prepared to scale in metric units (i.e., metres and square metres) and provide the following information:

- Legal description of the property
- Location and orientation of all relevant property lines
- Dimensions of property lines and total lot area
- Compass orientation of the property
- Location and name of adjacent streets
- Outline of all existing and proposed buildings, structures, and fences on the subject property
  - Include all pertinent building dimensions and area
  - Label the distance between buildings, and between buildings and the property lines
  - Clearly differentiate between existing and proposed buildings, structures, and fences
  - Label the location of entrances to the DADU and principal dwelling unit (and second suite, if applicable)
  - Include existing buildings and structures on neighbouring properties if they are located within 6 metres of the subject property’s lot lines
- Location of any easements or rights-of-way on the property
- Location of proposed site services for water, sewers, hydro, and gas
  - Indicate the material type and size of existing and proposed water and wastewater services
- Location of all nearest existing fire hydrants
- Location, dimensions and material of all existing and proposed parking spaces and driveways
  - If a new or widened driveway is proposed, then a Right of Way Activity (ROWA) permit is also required. You will apply for this permit after obtaining scoped site plan approval.
- Location, dimensions, and material of existing and proposed walkways, including the required 1.2-metre-wide unobstructed path of access to the main entrance of the DADU (and second suite, if applicable)
- Location of the trunk and canopy limits of all retained and proposed trees and shrubs on the subject property
  - Include boundary trees and hedges
  - Include neighbouring trees located within 6 metres of the property line and any trees with a canopy that extends over the subject lands
  - Clearly label any new plantings that are proposed
  - Label the setback between proposed buildings and the canopy limit of retained boundary trees and neighbouring trees that have a canopy that extends onto the subject property
- Zoning compliance chart (See sample Zoning Compliance Chart on page 13)

5. Elevation Drawings
Elevation Drawings must be prepared in metric units (i.e., metres and square metres) and provide the following information:

- Identify building dimensions, including building height
- Clearly label building elevations to correspond with the orientation of the building on the site plan
• Indicate proposed exterior building materials/cladding
• If an existing building is being converted to a DADU, include existing elevation drawings or photos that are clearly labelled to correspond with their orientation of the building on the site plan

6. Water Servicing Information
Provide a plumbing fixture load calculation or Engineers’ report confirming water service size. Please note that the City’s Water Transmission and Distribution Policies and Design Guidelines require a minimum water service size of 1” from the watermain to the water meter for all new services.

7. Written Confirmation that the Proposed DADU Is Not Located within Hazard Lands
If the subject property is located within an area regulated by the Lake Simcoe Region Conservation Authority (LSRCA) or Nottawasaga Valley Conservation Authority (NVCA) then you must provide written confirmation that the proposed DADU location is not within hazard lands, such as areas prone to flooding or erosion. A PDF copy of an email provided by the LSRCA or NVCA is sufficient. To obtain this:
- For properties within the LSRCA regulated area, applicants can contact: info@lsrca.on.ca
- For properties within the NVCA regulated area, applicants can contact: planning@nvca.on.ca

8. Written Consent from Adjacent Property Owner(s) to Remove or Injure Boundary Trees
If boundary trees (i.e., trees located on shared property lines) will be removed, impacted, or harmed, including if the building foundation is proposed within 5 metres of the drip line of a boundary tree or neighbouring tree (see BSD-1235, detail for Limit of Tree Preservation) the applicant must provide a signed letter from the owner(s) of said trees consenting to the injury or removal of those trees. This letter must include:
- The full name, address, email, and phone number of all owners
- Clear reference (such as through photographs) to the trees for which the permission to remove or harm them applies, and the existing conditions plan indicating the trees to be removed or injured

9. Tree Inventory, Canopy Survey, Assessment and Preservation Plan
If you are planning to remove or cause injury to one or more trees that are part of a woodlot (forested area) of ½ acre in size or larger, you will require a tree removal permit from the City of Barrie. Woodlots are mapped on our interactive map but if you are unsure whether this applies to your property please contact Service Barrie at (705) 726-4242 or ServiceBarrie@barrie.ca.

If you require a tree removal permit, you must submit the required Tree Inventory, Canopy Survey, Assessment and Preservation Plan for approval as part of your DADU Scoped Site Plan application. Once you have obtained approval of these plans and are issued a letter of approval for the proposed DADU, you will be able to have your Tree Removal Permit processed by Forestry Operations (including paying the required fee).

For more information about tree protection requirements, please see the City’s Tree Protection Manual.

10. Compliance with Heritage Requirements
If the subject property is located with the Allandale Scoped Site Plan Control Area, your application will simultaneously be reviewed by Urban Design staff for compliance with Allandale Heritage Urban Design Development Guidelines.

If the subject property is located adjacent to a listed Heritage Building in Allandale or any other Historic Neighbourhood City staff may require you to provide additional information, such as: a current/recent photo of the subject property and adjacent buildings, and a description and explanation of compatibility with the listed property.
Alternative Submission Requirements for the Conversion of an Existing Accessory Building to a DADU:

Staff recognize that the conversion of an existing accessory building into detached accessory dwelling unit (DADU) may not require the same degree of change to the property as new construction. An application for DADU Scoped Site Plan Control is still required for the conversion of an existing building into a DADU to assess the proposed servicing, zoning compliance, changes in building elevations, unobstructed paths of access to the DADU, and parking configuration.

Where fewer drawings can be provided to convey the same information as required above, due to site/project specific conditions, the applicant may provide a written explanation in lieu of providing all standard drawing details. If you are not providing a required plan, document, or details, you must provide written justification as to why you are not providing it. For example, if no changes are proposed to the location of buildings/structures, you may be able to provide all information on one plan and note no changes are proposed, instead of through providing a separate existing condition plan and proposed site plan.
Application Reviewed for Completeness

Upon receipt of an application for DADU Scoped Site Plan Control approval, Development Services staff will review the application for completeness and determine whether all required information has been provided.

If anything is missing, the application will be deemed incomplete, and the applicant will be notified. Review of an application will not begin until all required plans, drawings, documents, information, and fees have been received.

Application Accepted and Sign Details Provided to Applicant

If staff determine that all required information has been provided, the applicant will be provided with a notice of complete application and a PDF version of the sign that must be posted on the subject property. It is the responsibility of the applicant to have the sign printed and posted on the subject property.

Sign templates/instructions will be provided to the applicant, and must be printed and posted by the applicant according to the following criteria:

- Minimum size of 8 inches by 11 inches
- Printed in colour and using format/font sizes provided by City staff
- Posted in a noticeable location at the project site

Once the sign has been posted on the subject property a photo of the same must be provided to staff by email or uploaded to APLI. Staff will not be able to finish their review of your application until confirmation the sign has been posted is received.

The sign will need to be posted on the project site for a minimum of four (4) weeks, or until the application is approved, whichever is longer.

Application Circulated for Staff Review

Once accepted, the application will be circulated to various internal department for review and sign-off.

Staff from each department will complete their review of the submitted materials and either sign off that the application is acceptable or make a comment in APLI requesting changes to the drawings, or additional information.

If revisions to plans or additional materials are requested by staff, these changes need to be completed by the applicant and then uploaded to APLI for re-review.

DADU Scoped Site Plan Application Approved

Once staff from all departments are satisfied with the submitted application and have signed off, Planning staff will prepare a letter indicating the same, attach the approved plans to it, and upload this to APLI.

Upon issuance of the approval letter, an applicant may proceed with submitting a building permit application.
Timelines to keep in mind:

- The approval letter will be considered valid for up to one year
- A building permit must be submitted within one year of approval being granted

Any subsequent approvals (i.e., Building Permit and ROWA permit) shall be consistent with the approved drawings as noted in the DADU Scoped Plan Approval decision letter.

**Building Permit Application Process**

After obtaining DADU Scoped Site Plan Control approval you must apply for a building permit. For more information about building permit application requirements for detached accessory dwelling units, please see the [Building a Secondary Dwelling webpage](#).

**DADU Added to City Registry**

Upon completion of construction and all required inspections, the building permit application will be closed by City staff and the DADU will automatically be registered under the Second Suites Registration By-law and added to the City’s [map of registered second suites and detached accessory dwelling units](#).
FREQUENTLY ASKED QUESTIONS (FAQs)

What is a detached accessory dwelling unit (DADU)?
The Zoning By-law defines a detached accessory dwelling unit (DADU) as an accessory dwelling unit that is located within a detached accessory building on the same lot as a single detached dwelling, semi-detached dwelling unit, duplex dwelling, or street townhouse dwelling unit, and is subordinate to the principal unit. They may also be referred to as a secondary dwelling, granny suite, garden suite, coach house, backyard home, laneway suite, or tiny home.

How do I know if a DADU is a permitted use on my property?
A DADU is permitted as an accessory use to a single detached dwelling, semi-detached dwelling unit, duplex dwelling, or street townhouse dwelling unit that has frontage on a municipal street in the following residential zones, provided all required development standards can be met: R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH. To check the zoning of your property, please see the Zoning By-law Regulations tab on this Planning and Development Map.

When do I need to apply for DADU Scoped Site Plan Control approval?
All detached accessory dwelling units (DADUs) are subject to DADU Scoped Site Control approval as required by the City’s Site Plan Control By-law. This includes new construction and the conversion of an existing detached accessory building/structure to a DADU. Second suites (i.e., additional residential units attached to the principal building/structure) are not subject to scoped site plan control, however, if you are planning to add both a second suite and a DADU to your property, please include this information in your application and ensure your zoning compliance chart reflects this. You must complete the DADU Scoped Site Plan Control approval process before applying for a building permit.

Can I apply for a building permit at the same time as DADU Scoped Site Plan Control approval?
No. Site plan approval is applicable law and required to make a complete building permit application. You must obtain approval of your DADU Scoped Site Plan application before making a building permit application.

Can I combine the required information needed for a building permit with the required information needed for a DADU Scoped Site Plan application?
Both the DADU Scoped Site Plan Control approval process, as well as the building permit process, require a site plan; however, the requirements as to what must be identified are slightly different. Applicants are welcome to combine the relevant requirements for both processes onto the same site plan and submit it at each stage.

How long does it take to review a DADU Scoped Site Plan Control application?
Within approximately two weeks of submitting your application staff will contact you to confirm whether all required materials have been provided to begin reviewing the application. If your submission is incomplete, you will be notified of the missing items. If your application is complete, it will be circulated to staff for review and comment. Review of initial applications typically takes four weeks. If revisions are required, each re-submission of your application can take up to four weeks to review, depending on the extent of the changes.

Are DADU Scoped Site Plan Control applications subject to public review and consultation?
No. The DADU Scoped Site Plan Control application process is a technical review undertaken and approved by City staff. The property owner is required to post a sign indicating they have made an application to build a
DADU. The purpose of this sign is to provide notice to neighbours during the review process, however, provided all standard Zoning By-law requirements are met, there is no requirement for public consultation.

**Where can I build a DADU on my property?**
A DADU must be in a rear or side yard and meet all the required setbacks from lot lines in Section 5.2.9.2 of the Zoning By-law, as amended by By-law 2021-085. For a summary of zoning requirements, please see the Zoning Compliance Chart on page 13.

**Does a DADU need to be hooked up to full municipal servicing?**
Yes, the Zoning By-law requires a DADU to be served by municipal water and sanitary sewers. Only one set of municipal services to the street (sanitary & water) are permitted, and the DADU must connect to these on private property. Please see the DADU Servicing Guidelines included at the end of this guide for details.

**How big can a DADU be?**
There are two main factors that determine the maximum unit size: the lot area and the size of the principal dwelling. A DADU is included in the maximum 10% lot coverage permitted for detached accessory buildings and structures. Additionally, the DADU must be smaller than the main/principal dwelling unit on the property, with a maximum gross floor area of no more than 45% of the gross floor area of the principal building, up to 75m². DADUs are not permitted to have a basement, and must be shorter than the principal building, to a maximum height of 4.5 metres.

**What is included in the 10% maximum lot coverage permitted for detached accessory buildings and structures?**
The Zoning By-law defines lot coverage as that percentage of the total lot area covered by buildings and structures, including accessory buildings and structures, above finished grade but shall not include that portion of such land or lot area which is occupied by swimming pools, decks less than 1.8m above grade, and/or any buildings and structures, or portion thereof, which are completely below finished grade level. Therefore, all detached accessory buildings and structures, such as detached garages, sheds, gazebos, etc., shall be included. Porches and decks that are attached to the primary structure/building are not included.

**How do I calculate Gross Floor Area (GFA) of the principal building?**
The GFA is the total area of all floors in the main building, excluding any area in the basement, measured from the outside face of the exterior walls, but exclusive of any part of the building which is used for: the storage or parking of motor vehicles (i.e., attached garage); storage; stairwells; or mechanical or electrical equipment providing services for the entire building. This means areas such as closets and mechanical rooms are not included. When calculating the GFA of the principal building, the area in both the main dwelling and second suite (if applicable) that meets the above criteria should be included.

**How do I calculate the Gross Floor Area (GFA) of the detached accessory dwelling unit (DADU)?**
The GFA shall mean the total area of all floors in the building, excluding a basement, measured from the outside face of the exterior walls, but exclusive of any part of the building which is used for: the storage or parking of motor vehicles (i.e., garage); storage; stairwells; or mechanical or electrical equipment providing services for the entire building. This means areas such as closets and mechanical rooms should not be included.
How do I calculate Dwelling Unit Floor Area?
Dwelling Unit Floor Area shall mean the total floor area contained within the outside face of the exterior walls of a dwelling unit excluding any private garage, open porch, veranda, or balcony. This includes floor space on all storeys, including within the basement, as well as areas occupied by closets, mechanical rooms, etc. that would be excluded when calculating GFA.

How do I calculate building height?
The defined building height as 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; or 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. For more information on how to apply this definition please see the Average Grade Building Bulletin prepared by Building Services.

What is a basement? Does a cellar or crawl space count?
The City’s Zoning By-law and Ontario Building Code both define a basement as one or more storeys of a building located below the first storey. A crawl space, as defined by the Ontario Building Code, is not a basement. The first storey is the storey that has its floor closest to grade and its ceiling more than 1.8 metres above grade. Further explanation about whether a storey is considered a basement or the first storey is included in the Average Grade Building Bulletin prepared by Building Services.

Can I remove trees on my property to build a DADU?
If you are planning to remove or cause injury to one or more trees that are part of a woodlot (forested area) of ½ acre in size or larger, you will require a tree removal permit from the City. Endangered species and/or their habitat must be protected, as well as boundary trees which the adjacent property owner does not provide written consent to remove. Please see the Urban Forestry webpage for information about tree removal on private property, and the Tree Protection Manual for guidance on preservation areas/setbacks required to preserved trees. If you require a tree removal permit, you will be required to submit the necessary Tree Inventory, Canopy Survey, Assessment and Preservation Plan for approval as part of your DADU Scoped Site Plan application.

What are the parking requirements? Are tandem parking spaces permitted?
A minimum of one parking space per dwelling unit is required. This means one parking space must be provided and maintained for the principal/main dwelling unit and for the DADU (i.e., 2 spaces total). An additional parking space is required if the main dwelling unit contains a second suite (i.e., 3 spaces total). Parking spaces and access to them (i.e., driveways) must meet the minimum standards in Section 4.6 of the Zoning By-law. A standard parking space has a minimum width of 2.7 metres and a minimum length of 5.5 metres. The maximum area of the front yard that can be used for parking varies between 50% and 60% depending on the zone, as detailed in Section 5.3.6 of the Zoning By-law. Tandem parking spaces (i.e., a parking space that can only be accessed by passing through one other parking space) are permitted; an illustration showing acceptable tandem parking configurations is provided for clarity.
Can I widen my driveway to provide more parking?
To widen an existing driveway, you must demonstrate compliance with the maximum front yard parking requirements in Section 5.3.6.1 of Zoning By-law and apply for a Right of Way Activity (ROWA) permit.

How can I obtain service records for sanitary and water hook-ups?
To obtain a copy of existing service records, please contact Service Barrie at ServiceBarrie@barrie.ca or 705-726-4242. Please note that obtaining copies of service records does not negate the responsibility to obtain utility locates prior to construction. Utility locates can be requested through Ontario One Call.

What additional approvals may be required to build a DADU?
After obtaining DADU Scoped Site Plan Control approval you must apply for a building permit from the City’s Building Services Department. Additionally, a demolition permit is required to remove any building over 10 square metres (108 square feet) in area. Prior to applying for a building permit, you may require a permit from the Nottawasaga Valley Conservation Authority (NVCA) or Lake Simcoe Region Conservation Authority (LSRCA) if your property is within a regulated area. Lastly, other City permits that may apply to your project include a Tree Removal Permit or a Right of Way Activity (ROWA) permit.

Who can prepare my plans and drawings?
Your existing conditions plan, and proposed site plan drawings must be prepared on a survey. All drawings, including building elevations drawings, must be prepared by a qualified professional.

I'm converting an existing accessory building to a detached accessory dwelling unit (DADU), are there different standards or requirements?
To convert an accessory building to a DADU you still must demonstrate compliance with the requirements for accessory buildings and structures containing a DADU in Section 5.3.9.2 of the Zoning By-law, obtained DADU Scoped Site Plan Control approval, obtain the required building permits, and register the unit with the City. Please see the alternative submission requirements for the conversion of an existing accessory buildings to a DADU for information about what needs to be provided with your DADU Scoped Site Plan application.

What if I can’t meet all the zoning requirements? Can I seek a minor variance?
You must demonstrate compliance with the Zoning By-law or obtain relief from it. For details about minor variance applications, including when the Committee of Adjustment may authorize a minor variance to the Zoning By-law, please see the Committee of Adjustment webpage. As Council has very recently considered zoning provisions for DADUs, minor variances should be explored in very unique circumstances only.

Who do I contact to arrange for utilities connections?
To arrange for hydro and gas services to be provided to a DADU you must contact the relevant utilities providers separately and early in the process. The following utility providers operate within the City of Barrie: Hydro One, Alectra Utilities, Innpower, and Enbridge. Water and wastewater services are provided by the City of Barrie. Proposed connections must comply with applicable Ontario Building Code and City Engineering Standards, and will be reviewed during the DADU Scoped Site Plan Control application and building permit application review process.

How can I confirm whether my property is located with hazard lands?
If your property is located within a regulated area of the Nottawasaga Valley Conservation Authority (NVCA) or Lake Simcoe Region Conservation Authority (LSRCA) you may be within hazard lands. In this case, please consult with the appropriate conservation authority to confirm whether your project site is outside of hazard lands, as
this is also a Zoning By-law requirement. For properties within the NVCA regulated area, applicants can contact them via email at planning@nvca.on.ca. For properties within the LSRCA regulated area, applicants can contact them via email at info@lsrca.on.ca.
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<thead>
<tr>
<th>Zoning Standard</th>
<th>Requirement</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot area</td>
<td>Minimum varies by zone</td>
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<tr>
<td>Frontage</td>
<td>Minimum varies by zone</td>
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<td>Number of dwelling units – principal building</td>
<td>Maximum of 2 (1 principal unit, 1 second suite)</td>
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<td>Number of dwelling units – DADU</td>
<td>Maximum of 1</td>
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<td>Number of parking spaces</td>
<td>Minimum 1 space per dwelling unit</td>
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<td>Front yard parking coverage</td>
<td>Varies by zone (50 % or 60%)</td>
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<tr>
<td>Lot coverage – principal building</td>
<td>Varies by zone (maximum 35% or 45%)</td>
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<td>Lot coverage – accessory buildings and structures (including DADU)</td>
<td>Maximum 10%</td>
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<td>Gross floor area (GFA)* – principal building (include GFA of both the main unit and second suite, if applicable)</td>
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<td>Dwelling unit floor area** – principal (main) dwelling unit</td>
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<td>Gross floor area (GFA)* – DADU</td>
<td>Maximum equal to 45% of the principal building GFA, up to a maximum of 75 m²</td>
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<td>Dwelling unit floor area** – DADU</td>
<td>Must be less than principal dwelling unit floor area</td>
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<td>Total GFA* (all dwelling units)</td>
<td>Maximum 60% of lot area in the RM2 zone; no minimum or maximum in other zones</td>
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<td>Maximum building height - DADU</td>
<td>4.5 metres or the height of the principal building, whichever is lesser</td>
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<tr>
<td>Minimum front yard setback</td>
<td>7.0 metres*** not permitted in the front yard ****</td>
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<td></td>
</tr>
<tr>
<td>Minimum interior side yard setback</td>
<td>3.0 metres****</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum exterior side yard setback</td>
<td>3.0 metres ****</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>7.0 metres****</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum landscape buffer area</td>
<td>3.0 metres wide</td>
<td></td>
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</tr>
</tbody>
</table>
along the rear and interior side lot lines adjacent to the DADU (i.e., no parking; only lawn, shrubs, trees, and a path are permitted)

| Maximum setback from primary DADU entrance to front lot line | 40.0 metres |
| Unobstructed path of travel provided from primary entrance of DADU to street, driveway, or parking area | 1.2 metres wide |

* Gross Floor Area (GFA) shall mean the total area of all floors in the building, excluding a basement, measured from the outside face of the exterior walls, but exclusive of any part of the building which is used for the storage or parking of motor vehicles (i.e., garage), for storage, stairwells, or for mechanical or electrical equipment providing services for the entire building.

** Dwelling Unit Floor Area shall mean the total floor area contained within the outside face of the exterior walls of a dwelling unit excluding any private garage, open porch, veranda, or balcony.

*** a minimum front yard setback of 11.0 metres shall be required in the RM1 (SP-527-HC), R2 (SP-529-HC) and R3 (SP-529-HC) zones

****The following are permitted to encroach a maximum of 0.6 metres into required yard setbacks: external stairways, landing, steps, eaves, roof overhangs, air conditioners, mechanical equipment, chimney breasts, bay windows, decks, porches, awnings, and any other similar architectural or mechanical features.
DETACHED ACCESSORY DWELLING UNIT SERVICING GUIDELINE

Service Notes:

1. The City recommends that a sanitary cleanout be located on private property at the furthest downstream side of the Detached Accessory Dwelling Unit sanitary connection to assist with clearing any blockages that may occur within the service.
2. Sanitary Service and Water Service Separation on Private Property as per Ontario Building Code Section 7.3.5.7.4.
3. The Sanitary Service Wye (Water Service/Sanitary Service Split) shall be located on private property, shall be located a minimum of 1.0m away from the property line and downstream of the curb stop valve.
4. Reference BSID-532 for water service and water meter clearance and installation instructions.
5. Curb stop valve is to be located on the property line and be a minimum of 0.5m away from driveway.
6. Services shall not be placed within hardscaped areas, (i.e. driveways and walkways).
7. One domestic water service per property is permitted. Unused water services shall be decommissioned to the satisfaction of the City's Water Operations Branch.
8. Water Service shall be installed as per BSID-502 (Copper) or BSID-504 (PEX) and per the City's Water Transmission and Distribution Design Standard. Minimum water service size for all new piping is 25mm.
9. Water Service shall be installed with a 1.7m minimum cover.
10. Water Service (watermain to meter) shall be sized accordingly to the peak flow demand as required by the Ontario Building Code. The owner is responsible for any water service upgrades.
11. Avoid 90 degree fittings in sanitary servicing to reduce obstructions to flow.
12. Sanitary Service Pipe material on private property shall be as per the Ontario Building Code.
13. Both primary and secondary dwellings must have heated structures in place before water can be provided.
14. Only City of Barrie Water Operations staff are permitted to turn water on/off at curb stop.
15. Backwater valve recommended to be installed on sanitary services to protect each dwelling from the effects of backflow.
16. Where services run parallel to a foundation they should be kept a minimum of 1.0m offset from dwelling foundations (on any property) to avoid stresses imparted on soil from the dwelling;
17. Only one Sanitary Service Connection is permitted per property. Sanitary Service Pipe Construction from the sewer main to the property line shall be in accordance with the City's Sanitary Sewage Collection System Policies and Guidelines.

General Notes:

a. Property owner shall ensure that excavation, construction and site drainage does not negatively impact neighbouring properties.

b. Tracer wire may be placed on the private service to the Detached Accessory Dwelling as an additional layer of protection. Tracer Wire to be installed as per the City's "Tracer Wire Installation Standard"