

November 21, 2023

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

Re: Amendments to Comprehensive Zoning By-law 2009-141 – FILE: D30-035-2023

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, December 13, 2023 at 6:00 p.m.** to review an application for an Amendment to the Zoning By-law for a municipally initiated amendment to the Zoning By-law 2009-141.

THE PURPOSE of the application is to amend Zoning By-law 2009-141 to facilitate the permission of up to four (4) dwelling units on residentially zoned parcels of land within the City of Barrie. The proposal introduces Additional Residential Units to align with provincial terminology.

The following constitutes a summary of text changes proposed to various sections of the By-law as shown in Appendix A of this Notice:

1. Section 3.0 Definitions:
 - a) Update the Definitions section to reflect the permissions around “Additional Residential Units” and remove the references to “Second Suites” and “Detached Accessory Dwelling Units” to permit up to four (4) dwelling units on residentially zoned parcels of land.
2. Amend Section 5.2.1 and Table 5.2 Permitted Uses and Section 14.5.2 and Table 14.5.2 Permitted Uses:
 - a) Add permissions for “Additional Residential Units” and removing “Second Suites” and “Detached Accessory Dwelling Units” from the list of permitted “Accessory Uses” in the following zones: R1, R2, R3, R4, R5, RM1, RM1-SS, RM2, RM2-TH and RM3.
 - b) Replace reference to “Second suites and detached accessory dwelling units” to “Additional residential units”.
3. Amend Section 5.2.9 Second Suites and Detached Accessory Dwelling Units:
 - a) Amend the provisions within Section 5.2.9 to align with “Additional Residential Units” being permitted on residential zoned properties.

4. Amend Section 4.4.2.3 Change in Use and Section 5.3.5 Accessory Buildings and Structures:

- a) Replace reference to “detached accessory dwelling unit” with “additional residential unit”.

5. Amend Section 5.3.6.1 Parking Standards:

- a) Replace reference to “second suites” with “additional residential units”.

The public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments (virtually or in-person) at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220, Ext. 5500 during regular office hours prior to **Wednesday, December 13, 2023 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Wednesday, December 13, 2023 by 12:00 p.m.**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

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

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Zoning By-law Amendment, you must make a written submission to the undersigned or cityclerks@barrie.ca.

All information including opinions, studies, presentations, reports, are considered part of the public record and may be posted on the City of Barrie website and/or made available to the public upon request. No key map was provided in this notice as this amendment would apply City wide.

Any person wishing further information or clarification with regard to the Zoning By-law Amendment should contact the undersigned.

Liam Munnoch, Planner
liam.munnoch@barrie.ca
 705-739-4220 ext. 4705

Development Services Department - Planning
 City of Barrie, 70 Collier Street, P.O. Box 400
 Barrie, Ontario, L4M 4T5

APPENDIX 'A'
DRAFT ZONING BY-LAW AMENDMENT



Bill No. XXX

BY-LAW NUMBER 2024-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141; and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

AND WHEREAS authority is granted pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 to enact such amendments; and

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended by adding the following definitions:
 - a. Additional Residential Unit – shall mean a self-contained residential dwelling unit, complete with separate kitchen and bathroom facilities located within, and ancillary to, an existing dwelling. Additional Residential Units may be located within the primary building or within an accessory building or structure on the same lot.
2. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended by deleting Detached Accessory Dwelling Unit and Second Suite and their associated definitions.
3. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended as follows:
 - a. Amend the definition of Suite to remove the words “a second suite or a detached accessory dwelling unit” and replace with “an additional residential unit”.
 - b. Amend the definition of Duplex to remove the words “a second suite” and replace with “an additional residential unit”.
4. **THAT** Section 4.4.2.3 be amended to replace the words “a detached accessory dwelling unit” with “an additional residential unit”.

5. **THAT** Table 5.2 of Comprehensive Zoning By-law 2009-141 be amended as follows:

- a. Remove “Detached Accessory Dwelling Unit ⁽¹⁵⁾ (By-law2021-085)“ and “Second Suite ⁽¹⁵⁾ (By-law2021-084) “ from the list of permitted “Accessory Uses”.
- b. Add “Additional Residential Units ⁽¹⁵⁾” below “Walk Up Apartment ⁽⁷⁾” as a permitted “Residential Use” in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH.

6. **THAT** Section 5.2.1 be amended as follows:

- a. Add Section 5.2.1.1 Up to a total of 4 dwelling units be permitted per lot in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH.

7. **THAT** Section 5.2.9 of Comprehensive Zoning By-law 2009-141 be amended and renamed from ‘Second Suites and Detached Accessory Dwelling Units’ to ‘Additional Residential Units’ and deleting the current subsections 5.2.9.1, 5.2.9.2, and 5.2.9.3 and replacing them with the following:

5.2.9.1 Standards for Additional Residential Units

- a) An additional residential unit is a permitted use on a residentially zoned property in accordance with Table 5.2.
- b) An additional residential unit shall be located within the principal building that has frontage on a municipal street.
- c) A maximum of three (3) additional residential units are permitted per lot [4 residential units permitted in total].
- d) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the additional residential unit from the street, driveway, or parking area.
- e) Any existing lot or principal building is exempt from meeting the current residential zoning standards when incorporating an additional residential unit, save and except for parking required in Section 5.2.9.3. New construction or additions to an existing building are required to comply with the development standards in Section 5.3.
- f) Notwithstanding any other provision of this By-law, an additional residential unit shall not be located within any area subject to natural hazards such as flooding or erosion hazards.

5.2.9.2 Standards for Additional Residential Units Within an Accessory Building or Structure

- a) An additional residential unit located within an accessory building or structure is a permitted use on a residentially zoned property in accordance with Table 5.2. An accessory building or structure containing an additional residential unit is subject to the following development standards:

Table 5.2.9.2

Development Standard	Requirement
Maximum Building Height	5.5 metres or the height of the primary building on site, whichever is less *Maximum building height shall not exceed the height of the primary building
Minimum Front Yard Setback	7 metres
Minimum Interior Side Yard Setback	1.2 metres
Minimum Exterior Side Yard Setback	1.5 metres
Minimum Rear Yard Setback	1.2 metres
Landscape Buffer Areas	Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit

- b) An additional residential unit located within an accessory building or structure shall be located on the same lot as a principal building that has frontage on a municipal street.
- c) An additional residential unit may be located within or attached to an accessory building or structure, provided said accessory building or structure complies with the minimum setback requirements in Table 5.2.9.2.
- d) A maximum of two (2) accessory buildings or structures containing an additional residential unit may be permitted per lot.
- e) An accessory building or structure shall only contain up to two (2) dwelling units.
- f) An accessory building or structure containing an additional residential unit is not permitted to have a basement.
- g) An accessory building or structure containing an additional residential unit is not permitted in a front yard.
- h) The maximum distance between the front lot line and the primary entrance to an additional residential unit within an accessory building or structure shall be 40.0 metres.
- i) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the additional residential unit within an accessory building or structure from the street, driveway, or parking area.
- j) Notwithstanding Table 5.2.9.2, where special provisions RM1 (SP-527-HC), R2 (SP-529-HC) and R3 (SP-529-HC) require additional or different standards for accessory buildings and structures, the greater restriction shall apply.
- k) An accessory building or structure containing an additional residential unit shall be included when calculating the maximum 10% lot coverage for accessory buildings and structures as set out in Section 5.3.5.
- l) Any 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 are permitted to encroach a maximum of 0.6 metres into the required yard setbacks in Table 5.2.9.2.
- m) An accessory building or structure containing an additional residential unit shall comply with the requirements of Sections 4.5.1, 4.5.2 and 4.5.3.

- n) Notwithstanding any other provision of this By-law, an additional residential unit located within an accessory building or structure shall not be located within any area subject to natural hazards such as flooding or erosion hazards.

5.2.9.3 Parking Standards

Notwithstanding the parking requirements set out in Table 4.6 the following shall apply to a property containing an additional residential unit:

- a) A minimum of 1 parking space per dwelling unit is required in the R1, R2, R3, R4, R5, RM1, RM1-SS, RM2, RM2-TH, and RM3 zones.
 - b) A Tandem parking space is permitted.
8. **THAT** Section 5.3.5 of Comprehensive Zoning By-law 2009-141 be amended to replace the words “Detached Accessory Dwelling Unit” with “Additional Residential Unit”.
9. **THAT** Section 5.3.6.1 Footnote (1) be amended to replace the words “units with second suites” with “units with additional residential units”.
10. **THAT** Section 14.5.2 be amended as follows:
- a. Add Section 14.5.2.1 Up to Up to a total of 4 dwelling units be permitted per lot in the following zones: R5 and RM3.
11. **THAT** Table 14.5.2 of Comprehensive Zoning By-law 2009-141 be amended as follows:
- a. Remove “Detached Accessory Dwelling Unit ⁽³⁾ (By-law2021-085)” and “Second Suite⁽³⁾” from the list of permitted “Accessory Uses”.
 - b. Add “Additional Residential Units⁽³⁾” below “Boarding, Lodging, Rooming House (Large)” as a permitted “Residential Use” in the following zones: R5 and RM3.
 - c. Amend notation (3) below the table to replace the words “Second suites and detached accessory dwelling units” with “Additional residential units and additional residential units within an accessory building or structure”.
12. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this day of , 2024.

READ a third time and finally passed this day of , 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE