CITY OF BARRIE

COMPREHENSIVE ZONING BY-LAW 2009-141



August 2009
Office Consolidation July 31, 2026

COMPREHENSIVE ZONING BY-LAW
OFFICE CONSOLIDATION

Comprehensive Zoning By-law 2009-141 came into effect on August 10, 2009.

The attached document is an office consolidation as of July 31, 2026.

While every effort has been made to incorporate all amendments approved between August 10, 2009 and July 31, 2026, the City of Barrie does not warrant or guarantee that there are no errors or omissions in this office consolidation. If you become aware of any errors, omissions or inconsistencies, please report any such issues to the Development Services Department.

For zoning questions, please contact Development Services at Planneroftheday@barrie.ca or Service Barrie by phone at 705-726-4242.

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1.0 INTRODUCTION

1.1 TITLE

This By-law shall be known as the "Zoning By-law" of the City of Barrie.

1.2 DEFINED AREA

The provisions of this By-law shall apply to all lands included within the present boundaries of the Corporation of the City of Barrie.

1.3 SCOPE

No lands shall be used and no buildings or structures shall be erected, altered, enlarged or used within the City of Barrie except in conformity with the provisions of this By-law.

1.4 REPEAL OF EXISTING BY-LAWS

Except for By-law 85-95 insofar as it applies to the lands legally described as Part of Lots 7 to 9, Concession 12, Township of Innisfil, City of Barrie, which shall continue to remain in full force and effect, and except for the following temporary use by-laws:

By-law	Description	Expiry
2016-068	Lot 3, Plan 51M-634, City of Barrie, County of Simcoe and municipally known as 576 Bryne Drive shall permit a school as a temporary use. Lot 6, Plan 51M-634, City of Barrie, County of Simcoe and municipally known as 111 Commerce Park Drive shall permit playing fields as a temporary use.	Permitted use until June 27, 2018
2020-090	Part Lots 5, 6, 7, Plan 67 and Part Lot 7, Con 12 Innisfil, now in the City of Barrie, County of Simcoe, designated as Parts 1 to 8, Plan 51R34356, save and except Part 1, Plan 51R32351, Barrie, located at the southwest corner of Highway 400 and Harvie Road as shown on Schedule “A” shall permit an agricultural use subject to the following provisions: a) Agricultural activities are limited to field crops in an open field; b) A 30 metre naturalized buffer must be provided around Lover’s Creek and Whiskey Creek; c) Access to the site for farming purposes is restricted to the entrance at Harvie Road; and d) Best Management practices must be applied respecting the use of fertilizer and pesticides.	Permitted use until October 5, 2023.
2021-024	Part of Lot 25, Concession 5, Geographic Township of Vespra, City of Barrie, County of Simcoe, and located on the western portion of	Permitted use until June 3, 2022

	the lands known municipally as 164 Innisfil Street Barrie. That a retail store use shall be permitted to operate within the western portion of a building and the existing parking and other existing conditions shall be deemed to comply and that retail store use shall be permitted and confined to its current location and size of approximately 3, 212m^2 with no expansion thereof.	
2026-073	That the comprehensive Zoning By-law 2009-141 be repealed for the lands identified as the Allandale MTSA, save and except for the following site-specific by-laws: 2013-119 (SP-486) (SP-487) (H-123) – 140 - 152 Cumberland Street; 2020-073 (SP-595) (H-149) – 272 Innisfil Street; 2020-086 (SP-597) – 79 Gowan Street; 2023-035 (SP-630) – 181 Bradford Street; 2023-063 (SP-635) – 17 Jacobs Terrace; and 2024-072 (SP-662) (H-166) – 1 - 43 Essa Road & 259 - 273 Innisfil Street. 2024-072 (SP-662) (H-166) – 1 - 43 Essa Road & 259 - 273 Innisfil Street.	

which shall remain in full force and effect until their expiry date, all other By-laws passed under Section 34 of The Planning Act, R.S.O. 1990, c.P.13 or predecessor thereof are hereby repealed insofar as it is necessary to give effect to this By-law and such repeal shall come into effect upon the date this By-law comes in force.

1.5 VALIDITY

Should any section, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remainder of the By-law.

1.6 EFFECTIVE DATE

This By-law shall come into effect upon the date of passing thereof.

1.7 COMMITTEE OF ADJUSTMENT VARIANCE APPROVALS

With respect to any lands for which a minor variance from the provisions of By-law 85-95 as amended has been authorized by the Committee of Adjustment of the City of Barrie, the provisions of By-law 85-95 as amended, shall continue to apply to the extent necessary to give effect to such decision until the 31st day of August 2011.

2.0 ADMINISTRATION

2.1 ADMINISTRATOR

This By-law shall be administered by the person designated by the Council of the City of Barrie.

2.2 VIOLATIONS AND PENALTIES

a) Any person who commits a breach of any of the provisions of this By-law shall be guilty of an offence under The Provincial Offences Act, R.S.O. 1990, c P.33 and is liable to the penalties specified under The Planning Act, R.S.O. 1990, c P.13.

b) If a use has been investigated by the appropriate authority and considered by such authority to be unlawful under any Federal or Provincial legislation, it is deemed not to be permitted.

2.3 INSPECTION OF PREMISES

The Zoning Administrator or an employee of the City of Barrie acting under his/her direction may, with the occupant's permission, at any reasonable hour, enter and inspect a property or premises where there is reason to believe that any land has been used or any building or structure has been erected, altered, enlarged or used in violation of any of the provisions of this By-law.

2.4 LICENCES AND PERMITS

No building permit or license shall be issued where the permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provisions of this By-law.

2.5 CHANGE OF USE

No person shall change the existing use of any lands, building or structure to a different type or class of use without determining that the intended use is in accordance with the provisions of this By-law.

2.6 APPLICATION FOR BUILDING PERMITS

Each application for a building permit shall be accompanied by a sworn declaration signed by the owner or a duly authorized agent as to the existing and intended use of each building and structure or part thereof, together with duplicate copies of plans prepared, if deemed necessary, by an Ontario Land Surveyor, showing the shape and dimensions of the lot to be used, any easements applicable to the lot, the location, height and dimensions of the building or structure to be erected, altered, enlarged or used on the lot, the location of any existing buildings or structures on, or directly contiguous to, the lot, and any additional information necessary to ensure that the provisions for the enforcement of this By-law have been met. Prior to the issuance of a building permit, written approval may be required under other applicable laws and regulations such as Ontario Regulation 97/04 under the Conservation Authorities Act.

2.7 FEDERAL AND PROVINCIAL STATUTES

References to Federal and Provincial Statutes throughout this By-law shall include any amendments and successors thereto. (By-law 2015-129)

3.0 DEFINITIONS

3.1 GENERAL

For the purposes of this By-law the definitions and interpretations given in this section shall govern.

In this By-law the word "shall" is mandatory and not directory; words in the singular include the plural; words in the plural include the single number; words used in the present tense include the future.

Where a use can be interpreted to fall under more than one definition, the more specific definition shall apply.

Building, structure or premises also includes any part or portion thereof.

3.2 DEFINITIONS

Abattoir

shall mean a building designed for the purpose of penning and slaughtering animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption with cooler and freezer storage but shall not include any cooking or process related to processing plants such as smoking, curing or the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.

Accessory Building or Structure

shall mean any subordinate building or structure which is separate from or attached to the main building on the same lot and subordinate to a principal use of a building or structure, is not used for human habitation, and may include but not be limited to the following:

- detached garage
- swimming pool
- private greenhouse
- carport
- deck
- boat house
- porch
- solar collector
- garbage bin enclosure
- raised play structure in a Residential Zone
- fences over 2m in a Residential zone
- clothing donation bin *(By-law 2019-115)*

Accessory Employee Use

shall mean any accessory use which is used solely by the employees of the principal use of the building or lot as an amenity. The accessory use shall only be for the employees benefit and not open to the general public and may include, but not be limited to, an employee cafeteria, employee's daycare and an employee fitness centre.

Accessory Use

shall mean a use of a building, structure or lot which is subordinate and incidental to the principal use of the building, structure or lot.

Acoustic Fencing

shall mean a barrier, wall or fence designed by a professional engineer that is erected for noise attenuation purposes. (By-law 2019-115)

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 principal building or within an *accessory building or structure* on the same *lot*. (By-law 2024-043)

Adult Entertainment Parlour

shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, entertainment or services designed to appeal to erotic or sexual appetites or inclinations; of which a principal feature or characteristic is the nudity or partial nudity of any person, or in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement, but it shall be deemed not to include any novelty and video shops.

Agricultural Use

shall mean the use of land or water, building or structures for the purpose of the growing of field crops, flower gardening, berry crops, tree crops, nurseries, aviaries, apiaries or farms for the grazing, breeding, raising, boarding or training of livestock or fish, or any other similar uses carried on in the field of general agriculture and including the sale of such produce, crops, fish or livestock on the same lot.

Alter

shall mean any change in the gross floor area, height or bulk of a building or structure.

Amenity Area – General

shall mean any indoor amenity areas such as pools, gym, meeting or assembly room within a building which may be a common area available to occupants of the building, in addition to any outdoor amenity area. (By-law 2017-041)

Amenity Area – Outdoor

shall mean an area of land; balcony; deck; terrace; the roof of a private garage or the roof of a parking structure, which includes *landscape area* and may include areas of decorative

paving or other similar surface, provided such surface is not used for vehicular use. (2017-041)

Amusement Device

shall include any machine, device or contrivance used for playing any game of chance or skill or of mixed chance or skill or which is used to afford entertainment or amusement to the operator. This includes what is commonly known as a pinball game, electronic game, and a video game but not devices used strictly for the entertainment of children such as riding toys which are commonly found in food stores or department stores.

Animal Shelter

shall mean a place in which stray or abandoned animals are left or contained until they are claimed, sold or destroyed.

Arcade or Game Establishment

shall mean any premises or part thereof containing 3 or more amusement devices operated for gain and includes any commercial or private club but does not include a bingo hall.

Arena

shall mean a building housing ice making equipment and infrastructure capable of enclosing an artificial ice surface of not less than 1,400m^2 and a minimum permanent seating capacity of 2,000 persons, intended for year round recreational use and may include 'temporary' uses such as special events and competitions, circuses, concerts, conventions, weddings/banquets/anniversaries, auctions, restaurants, flea markets and trade shows or exhibits with a retail component.

Articulated Non-Interior Openings

shall mean front entrance stairs, porticos, balconies, decks and porches or verandas, as well as openings on the front façade which may extrude such as bay windows and front doors, but shall not include garage doors or windows. (By-law 2016-059)

Art Gallery

shall mean a building used for the preservation of collections of paintings or other works or art and devoted primarily to the recreation and/or education of the public, and may include the exhibition and sale of paintings and other works of art, whether by the proprietor or others.

Assembly Hall

shall mean a building or part thereof used for gatherings of persons for civic, educational, political, religious, recreational, cultural, social or other purposes but does not include a theatre, or a place of worship.

Assisted Living Facility

shall mean a residential facility where, in addition to sleeping accommodations, support services such as meals supplied by a common kitchen and medical care are provided, but shall not include a Boarding Lodging and Rooming House or Group Home. (By-law 2017-079)

Attic

Shall mean the space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

Automotive Leasing Establishment

shall mean a building and lot used for the leasing, servicing, repairing, cleaning, polishing and greasing of vehicles for hire.

Automotive Repair Establishment

shall mean a building and lot used for the servicing, repairing, cleaning, polishing and greasing of vehicles and may include vehicular body repair, preventative maintenance, repainting, and the sale of automotive accessories.

Automotive Sales Establishment

shall mean a building and lot, or either in singular, used for the display and sale of new, and/or used vehicles, and may include the servicing, repairing, cleaning, polishing, greasing, body repair and repainting of vehicles, the sale of automotive accessories and related products and the leasing or renting of vehicles, utility or boat trailers.

Automotive Service Station

shall mean a building and lot used for the sale of fuels for motor vehicles and may include the rental, servicing, repairing, cleaning, polishing and greasing of vehicles, the sale of automotive accessories and related products, and the selling, repairing, leasing or renting of utility or boat trailers.

Automotive Wrecking Establishment

shall mean a building and lot, or either in singular, used for the wrecking or dismantlement of vehicles and for the storage and sale of scrap material, salvage and parts obtained there from.

Bachelor Unit

shall mean a dwelling unit primarily designed for occupancy by one person and shall consist of a bed-living room, a kitchen or kitchenette and a bathroom.

Bakery

shall mean a building or part of a building used for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns or any other bakery products of which flour or meal is the principal ingredient but does not include a restaurant or other premises where such products are made only for consumption on the premises.

Bake Shop

shall mean a retail store where products of a bakery are sold or offered for sale to the public including the incidental baking of products for sale only in the shop.

Balcony

shall mean an attached platform projecting from the face of a wall which is only directly accessible from within a building, usually surrounded by a balustrade or railing and which does not have direct exterior access at grade. (By-law 2017-041)

Basement

Shall mean one or more storeys of a building located below the first storey.

Bed and Breakfast Establishment

shall mean a detached dwelling unit which is owner occupied and operated to provide the traveling public with sleeping accommodation and meals.

Bicycle Parking Space

shall mean an area that is equipped with a bicycle rack or locker that is suitable for the purpose of long term bicycle parking and is not provided within a dwelling unit, suite or balcony. (By-law 2017-041)

Bingo Hall

shall mean a premises used for the purpose of playing a game of chance in which players place markers on a pattern of numbered cards according to numbers drawn, announced or displayed either electronically or by a caller, in which money is wagered and some of the proceeds go to charity, but does not include player-operated video lottery terminals or slot machines.

Boarding, Lodging, Rooming House

shall mean a dwelling where lodging is provided for one or more tenants where at least 1 of the tenant-occupied rooms is equipped with an external locking mechanism that prevents access to said room by the other house occupants when the room is unoccupied,

or; lodging is provided for more than 4 tenants; but shall not include a group home, hotel, motel, hospital, children's home, assisted living facility, or a bed and breakfast establishment, or other similar establishments.

Boarding, Lodging, Rooming House (Large)

shall mean a Boarding, Lodging, Rooming House where lodging is provided for more than 6 tenants.

Boarding, Lodging, Rooming House (Small)

shall mean a Boarding, Lodging, Rooming House where lodging is provided for not more than 6 tenants.

Boat House

shall mean a single storey building or structure used for the storage of boats and equipment accessory thereto, excluding habitable living space.

Boat Port

shall mean a covered structure designed and used for the temporary storage of watercraft that is open on at least 2 sides.

Body Rub

shall mean the kneading, manipulating, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a Registered Massage Therapist, Holistic Health Practitioner or a Health Professional.

Body Rub Parlour

shall mean any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment given by a Registered Massage Therapist, Holistic Health Practitioner or a Health Professional.

Building

shall mean any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals or chattels.

Building By-law

shall mean a By-law, as may from time to time be amended, which has been enacted by the City of Barrie pursuant to The Building Code Act, 1992, S.O. 1992, c.23.

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;
- 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. (By-law 2019-115)

Building Line

shall mean a straight line lying in the interior of a lot established by the extension of the exterior wall of a building closest to the lot line of the lot for the purpose of establishing a minimum distance that must exist between a building or structure erected on the lot and a lot line of the lot.

Building, Main or Principal

shall mean the building in which is carried on the principal purpose for which the lot is used.

Building Supply Centre

shall mean a building in which building or construction and home improvement materials are offered for sale and may include the fabrication of certain materials related to home improvement. Building Supply Centres are distinct from retail hardware stores in that the majority of goods offered for sale consist of materials which are permanently affixed to a building such as lumber, molding, heating and cooling systems, piping, venting, and other such materials.

Bus Terminal

shall mean a building where tickets are sold, a waiting room is provided for transit passengers, and where buses may be stored and maintained.

Bus Transfer Station

shall mean a building where tickets are sold, a waiting room is provided for transit passengers, and where buses can stop to pick up and discharge transit passengers, but does not include the storage and maintenance of buses.

Cannabis Production Facility

Shall mean a wholly enclosed building, structure or part thereof, used to possess, produce, sell, provide, ship, deliver, transport or destroy marihuana or cannabis by a Licensed Producer authorized by Health Canada and through a License issued by the City of Barrie, as required. Any facility that requires a Health Canada License for the production of Cannabis is considered a Cannabis Production Facility including micro-cultivation licenses, cultivation licenses and licenses for research. (By-law 2019-086)

Car Wash

shall mean a building and lot used for the washing or cleaning of vehicles by washing equipment and may include an auto detailing shop, but shall not include any other defined automotive use.

Carport

shall mean an accessory building either attached to or detached from the main building and which has at least 40% of the perimeter open and unobstructed by any wall, door, post or pier and which is used for the parking of vehicles. For the purpose of this By-law, perimeter includes the wall of a building to which the carport is attached.

Cemetery

shall mean lands used as a place for the interment of human remains or in which human bodies have been buried, and may include a columbarium and mausoleum but does not include a funeral establishment or crematorium.

Child Care

shall mean a facility or accessory use that provides temporary supervised care of children. (By-law 2017-079)

City Centre Revitalization Area

shall mean the area indicated in the zoning map that is comprised of the Allandale Community Improvement Project Area and the Downtown Next Wave Community Improvement Project Area, as such terms are defined in the Allandale Community Improvement Plan and the Downtown: Next Wave Community Plan, respectively. (By-law 2012-086)

Columbarium

shall mean a building or structure used to store cremated human remains.

Commercial School

shall mean a school conducted for hire or gain such as a studio of dancing, art school, drama school, martial arts school, business or trade school or any other specialized school but shall not include a private academic, religious, or philanthropic school.

Commercial Vehicle

shall mean a motor vehicle used for, or intended to be use for, commercial, industrial or agricultural purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load, dump trucks, tractor trailers, semitrailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes. (By-law 2018-113)

Community Centre

shall mean a building used for participatory athletic, recreational, physical fitness, leisure or social activity and may include a health centre, fitness centre, ice rink, curling rink, racquet ball court, swimming pool, gymnasium, training room, and auditorium, but shall not include an arena.

Concrete Ready Mix Plant

shall mean a building or structure or part of a building or structure where concrete, mortar or plaster materials are mixed or batched or are weighed and measured for mixing off site.

Conference Centre

shall mean a building used for the holding of conferences, conventions, seminars, workshops or similar activities, including dining and lodging facilities, as well as compatible accessory facilities.

Crash Wall

shall mean a structure, also known as a deflection wall or containment wall that is designed by a professional engineer to redirect a derailing train back into a rail corridor. (By-law 2019-115)

Custom Workshop

shall mean a building or part of a building used by a trade, craft or guild for the manufacture and sale in small quantities of custom made articles.

Data Processing Centre

shall mean a building used for the input, processing and printing of computerized data.

Deck

shall mean a platform or series of platforms, accessory to a main building that may be free-standing or attached thereto.

Display

shall mean the arrangement of goods, commodities or wares for viewing by the public for the purpose of sale, rental or leasing.

Domicile

shall mean a place of residence for more than a single month.

Dormitory

shall mean a building or portion thereof used for the temporary residential accommodation of more than 20 persons attending an institution of higher learning.

Drive-Through Facility

shall mean the use of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or window or an automated machine, to persons remaining in vehicles that are in a designated stacking lane. A drive-through facility must be in combination with other permitted uses such as a bank, a laundry or dry cleaning depot, a personal service store, a restaurant, a bake shop, or a retail store. A drive-through facility shall not include a car wash or automotive service station.

Driveway

shall mean an area of land which provides vehicular access from a street to a parking aisle or space.

Dry Cleaning Establishment

shall mean a building where dry cleaning, dry dyeing, cleaning and pressing of articles or goods of fabric is carried out.

Dwelling, Apartment

shall mean a residential building, 4 or more storeys in height, containing 5 or more dwelling units, each of which shall have access from an internal corridor system.

Dwelling, Converted

shall mean a dwelling which has been altered or converted so as to provide therein at least 2 but not more than 4 dwelling units.

Dwelling, Duplex

Shall mean a detached residential building divided horizontally, or back to front, above grade into 2 separate dwelling units, each of which has an independent entrance either directly or through a common vestibule. A single detached dwelling with an *additional residential unit* is not a duplex. (By-Law 2024-043)

Dwelling, Multiple

Shall mean a residential building, containing 4 or more dwelling units but shall not include an apartment dwelling or a converted dwelling. (By-Law 2021-086)

Dwelling, Semi-Detached

shall mean a building divided vertically into 2 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 2 adjoining buildings.

Dwelling, Single Detached

shall mean a separate residential building containing only 1 dwelling unit.

Dwelling Unit

shall mean a building or part thereof used or intended to be used as a domicile by 1 or more persons containing cooking, eating, living, sleeping and sanitary facilities, but shall not include guest rooms in motels and hotels; lodging room suites in boarding, lodging, rooming houses; or dormitories. (By-law 2019-115)

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.

Dwelling, Walk-Up Apartment

shall mean a multiple dwelling of four or less storeys in height with a common enclosed corridor system and which may include an elevator. (By-law 2017-041)

Ecological Management Measures

shall mean the analysis, monitoring, protection, natural restoration, slope stabilization and maintenance of land, water, or wildlife habitat based on methods which are in keeping with the natural processes and functions occurring in the area.

Emergency Services Depot, Private

shall mean a building used for the storage, cleaning, polishing and minor repairs of emergency vehicles, associated office space and may include accommodation for personnel.

Entertainment Establishment

shall mean a use of land, building or structure devoted to leisure activities in which the consumer does not actively participate such as motion picture or live theatres, auditoriums, planetariums, concert halls or other similar uses but shall not include arenas, adult entertainment parlours, arcade or game establishments, or any use entailing the outdoor operation or racing of animals or motorized vehicles.

Environmental Conservation

shall mean an area of land or water set aside for the purpose of conservation or preservation of distinctive landforms, or natural heritage features or functions which have been identified for their ecological or cultural value; and which may include elements preserved for their geological value, species diversity, natural linkages, unique natural habitat, the presence of endangered or threatened species or the habitat of such species.

Environmental Interpretative Facility

shall mean a building, pavilion, structure, lookout area, or place which may include panels or other means of communication used to impart knowledge, educate and build awareness of nature, and which may provide for interactive participation to enhance an understanding of nature and stimulate the discovery process.

Erect

shall mean the erection, building, enlargement, construction or reconstruction of any building or structure, and shall include removal and relocation.

Escort Service

shall mean a business which provides the services of individuals who will accompany another individual to an event, function or social activity whether or not such event function or social activity is private or designed for public attendance.

Finished Grade Level

shall mean the average elevation of the finished surface of the ground abutting the external walls of the building or structure, exclusive of any embankment in lieu of steps.

First Storey

Shall mean the storey that has its floor closest to grade and it's ceiling more than 1.8 metres above grade. (By-Law 2021-086)

Fitness or Health Club

shall mean a building in which facilities and equipment are available for individuals to participate in physical fitness activities and shall include but not be limited to such activities as body building and exercise classes.

Fitness or Health Club, Local

shall mean a premises, or part of a building in which facilities and equipment are available for individuals to participate in physical fitness activities and shall include but not be limited to such activities as body building and exercise classes, with the total area devoted to such uses not to exceed 250m^2.

Floodway

shall mean the part of the flood plain where flood depths are greater than 1m or flood velocity is greater than 1m per second.

Floor Space Index

shall mean the applicable gross floor areas of all buildings on a lot divided by the lot area. (By-law 2017-041)

Florist

shall mean a retail store where fresh flowers and plants, or either in singular, are sold or offered for sale to the public and such use may include the arranging of flowers and plants for sale in the store.

Foundry

shall mean an establishment in which metals are cast or an article is made by casting.

Funeral Establishment

shall mean premises used for the care and preparation of human remains and related coordination of rites and ceremonies, but does not include a cemetery, columbarium, crematorium or place of worship.

Funeral Service Provider

shall mean a wholly enclosed building for the purpose of furnishing funeral services to the public and may include facilities for the preparation of the human body for internment or cremation, and may include facilities for cremation, but shall not include ceremonies such as celebrations of life or wakes. (By-law 2015-068)

Garage, Private

shall mean an accessory building other than a carport, either attached or detached from the main building or structure, used for the storage of vehicles.

Golf Course

shall mean a public or private area designed, landscaped and used for at least nine holes of golf.

Golf Driving Range

shall mean a public or private area designed, landscaped and used for the practice of golf from individual tees.

Grade

Grade shall mean the average level of proposed or finished ground adjoining a building at all exterior walls. (By-law 2021-086)

Gross Floor Area

shall mean the total area of all floors in a building, excepting a basement in a residential building, measured from the outside face of the exterior walls, but exclusive of any part of a building which is used for the storage or parking of motor vehicles other than for the automotive purposes defined in Section 3.0 in this By-law, for storage, stairwells, or for mechanical or electrical equipment providing services for the entire building. In addition to the exceptions, in calculating the gross floor area for "dwelling, apartment", the part of the gross corridor areas which are in excess of the minimum corridor areas required under the provisions of the Ontario Building Code and the area occupied by a recreational amenity shall not be included.

Gross Leasable Floor Area

shall mean in a commercial building or development, the total floor area designed for one or more commercial tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any; measured from the centre line of joint partitions and from outside wall faces.

Group Home

shall mean a community-based housekeeping unit in which up to 5 individuals (exclusive of staff) live under responsible supervision consistent with the requirement of its residents. Group homes shall mean accommodation for:

- the mentally and physically disabled;
- the homeless, mistreated or abused child or adult, but foster homes shall not be considered as group homes uses;
- children with behavioral and/or legal problems.

Habitable Living Space

shall mean any residential floor space used or intended to be used for living, sleeping, cooking or eating purposes.

Health Professional

shall mean a health professional as set out in Schedule 1 of the Regulated Health Professions Act 1991, S.O. c. 18 or a person authorized to practice as a drugless practitioner under the Drugless Practitioners Act, R.S.O. 1990 c. 18.

Heavy Equipment Dealer

shall mean a building and lot, or either in singular, used for the display and sale of new and used heavy machinery and farm equipment and may include repair, preventative maintenance, and repainting facilities and accessory sales.

Herein

shall mean "in this By-law" and shall not be limited to any particular section of this By-law.

Holistic Health Practitioner

shall mean a person duly qualified, licensed and registered to provide alternative medical, holistic or therapeutic treatments under the laws of the Province of Ontario, including but not limited to Acupuncture and Traditional Chinese Medicine, Reflexology and Aromatherapy but shall not include a Registered Massage Therapist or person(s) performing a body rub.

Home Occupation

shall mean an occupation, trade, business, profession or craft carried on as an accessory use to the use of the dwelling as the private domicile of the person carrying on the occupation, trade, business, profession or craft.

Hospital

shall mean "a public or private institution" as defined under The Public Hospitals Act, R.S.O. 1990, c.P.40 or under The Private Hospitals Act, R.S.O.1990, c.P.24.

Hotel, Motel

shall mean a building(s) in which a minimum of 6 rooms are provided for the purposes of catering to the needs of the transient public by furnishing sleeping accommodations with or without supplying food, and may include meeting rooms, banquet halls, public dining room, facilities for the temporary exhibition and sale of goods on an intermittent basis and any premises licensed under The Liquor License Act, R.S.O. 1990, c.L.19 but shall not include boarding, lodging or rooming houses and apartment dwellings.

Indirect Sales

shall mean an operation for the sale of goods via mail order, telephone, fax or a website, but shall not include direct sales or the storage of inventory on site.

Industrial School

shall mean a school conducted for the purpose of teaching industrial related skills.

Institution

shall mean a building or part of a building used for non-commercial, non-profit purposes by an organized body, religious group or society such as a public hospital, library, convent or similar use.

Interpretive Centre

shall mean an area, building or structure which provides educational information on subjects of archeological, cultural, historical, geological, natural or scientific interest, and may include a sheltered viewing area, with plaques, signs, interactive technology, telescopes, binoculars, a small theatre or classroom venue for presentation purposes, and public washroom facilities.

Kennel

shall mean a building used for the keeping, breeding, and boarding of domesticated animals for commercial purposes and may include ancillary uses such as training and grooming, but shall not include a veterinary clinic or animal shelter.

Kitchen

shall mean a room or space within a residential suite used primarily for the preparation and consumption of meals and for the storage of food, dishes, cutlery and ancillary appliances.

Landscaped Buffer Area

shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include a walkway link to a road or public sidewalk.

Landscaped Open Space

shall mean open space comprised of lawn and ornamental shrubs, flowers and trees and may include incidental landscaping accessories such as retaining walls, boulders, sculptures, fountains and ponds, paths, walkways, patios and hard-surfaced play areas, but shall not include parking areas or driveways.

Lane

shall mean a public or private thoroughfare or way which affords only a secondary means of access to abutting property.

Laundry or Dry Cleaning Depot

shall mean a building used for the purposes of receiving articles or goods or fabric to be subject to the process of dry cleaning, dyeing, laundering or pressing elsewhere and for the distribution of any such articles or goods which have been subject to any such process, and shall include a self-service laundry and/or self-service dry cleaning. This definition does not include a dry cleaning establishment as defined herein. (By-law 2019-115)

Library

shall mean a building containing printed, pictorial, and audio visual equipment and material for public use for purposes of study, reference and recreation.

Loading Space

shall mean a space or bay located on a non-residential lot and used for the temporary parking of any commercial vehicle while loading or unloading in connection with the use of the lot or any building thereon and which has unobstructed access to a street or lane.

Local Convenience Retail

shall mean a retail store which offers for sale a more restricted range of goods, wares, merchandise, substances, articles or things than a retail store known as a supermarket, and which may remain open longer hours and is located either singularly or in a small nucleus of commercial functions compatible with residential neighbourhoods. The following uses are convenience retail: variety store, jug milk store, delicatessen, drug store, meat or fish market, bake shop and smoke shop.

Lot

shall mean a parcel of land to which the title may be legally conveyed and which has continuous frontage on a street.

Lot Area

shall mean the total area within the lot lines of a lot.

Lot, Corner

shall mean a lot abutting 1 or more parts of the same street or at the intersection of not more than 135° between the 2 lot lines abutting the street or streets.

Lot Coverage

shall mean 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. (By-law 2019-115)

Lot Depth

shall mean the average distance between the front and rear lot lines.

Lot Frontage

shall mean the distance between the side lot lines measured 7m back from and parallel to the front lot line.

Lot, Interior

shall mean any lot other than a corner lot.

Lot Line

shall mean any boundary of a lot.

Lot Line, Exterior

shall mean the side lot line of a corner lot adjoining the street. (By-law 2017-041)

Lot Line, Front

shall mean the lot line that divides a lot from the street, provided that in the case of a corner lot, the shorter lot line that abuts a street shall be deemed to be the front lot line, and the longer lot line that so abuts shall be deemed to be a side lot line of the lot.

Lot Line, Rear

shall mean the lot line opposite the front lot line. For the purposes of a rear lot line, a single point shall be deemed to be capable of constituting a line.

Lot Line, Side

shall mean any lot lines other than the front lot line and the rear lot line.

Lot, Through

shall mean a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a through lot as herein defined, such lot shall be deemed a corner lot for the purposes of this By-law.

Main Wall

shall mean an outside wall of a building which supports a roof and shall include a wall under a gable end.

Manufacturing and Processing

shall mean a wholly enclosed building in which the process of producing or assembling a product by hand or mechanical power and machinery is carried on. Such facilities may also sort and separate materials, and may include hydroponic uses, but shall not include a material recovery facility, concrete ready mix plant, excavation and processing of mineral aggregate resources, manufacturing/rendering or refining of noxious products, a recycling facility for concrete and/or asphalt and a cannabis production facility. (By-law 2015-068)(By-law 2019-086).

Marina

shall mean a building and lot, or either in singular, where boat storage, boat repair, boat rental, pier, dock, pump out or jetty facilities or any combination of the foregoing are available and may include gasoline pump facilities for the fueling of marine crafts and the sale and service of marine craft or other recreational vehicles as well as accessories thereto.

Market Garden

shall mean the use of land for intensive commercial cultivation of vegetables, fruits or flowers.

Material Recovery Facility

shall mean the use of a building primarily for the reprocessing of waste recyclable materials directly into usable products or into raw materials for further processing in an ongoing manufacturing or industrial operation. Such facilities may also collect, sort and separate materials including incidental materials such as petroleum products.

Mausoleum

shall mean a building or structure used for the interment of human remains in sealed crypts or compartments.

Mineral Aggregate Resources

shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes, but does not include metallic ores, asbestos, graphite, kynit, mica, nepheline, syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Miniature Golf

shall mean an area of land designed, landscaped and used for facilities which simulate the game of golf, or any aspect of the game, on a small scale.

Minimum Distance Separation

shall mean the separation distance between one use to that of another of the same or different use or zone and the computation of the measurement from the nearest point on the nearest lot line of the property of the one proposed or present use, to the nearest point on the nearest lot line of the property containing the other aforementioned use or zone. This measurement shall be taken in a straight line from the nearest point on the nearest lot line of the properties containing the said uses or zones.

Mobile Home

shall mean a transportable single dwelling unit designed and built to be transported on its own chassis or frame. It may contain parts that can be folded, collapsed, or telescoped when being towed and expanded later to provide additional floor space. It can also be 2 or more separately towable components that are joined on the chosen site.

Museum

shall mean a building used for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to research, presentation and education of the public, and may include any libraries, reading rooms, laboratories, a souvenir shop and offices used in connection therewith.

Naturalized Buffer

shall mean an area to be maintained in its natural state or naturally restored with native vegetation which is considered appropriate for the preservation or protection of the environmental integrity or ecological features or functions within lands zoned Environmental Protection or lands containing natural heritage features, environmentally significant or sensitive features, habitat or landscape forms, or lands which have some environmental function.

Nightclub

shall mean an establishment that provides alcoholic refreshments and dancing for any period of time during its hours of operation. This shall include establishments which for a majority of their operational hours function as restaurants and convert to offer alcoholic beverages and dancing after the dinner hour, late at night and into the early hours of the morning. (By-law 2012-086)

Non-Conforming

shall mean the use of a building, structure or parcel of land which does not conform, comply or agree with the requirements of this By-law or is otherwise not permitted as of the date of the passing of this By-law or any amendment hereto.

Non-Habitable Living Space

shall mean any floor space in a dwelling or dwelling unit other than habitable living space, and includes bathroom, laundry, pantry, lobby, communicating corridor, stairway, closet, boiler room or other space for service and maintenance of the dwelling and for access to, and vertical travel between storeys.

Nursery or Garden Supply Centre

shall mean a building and lot, where young trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies and accessory outdoor storage. (By-law 2015-129)

Occasional or Special Event

shall mean a use which occurs occasionally and for a short period of time and includes a fair, midway, sale or auction, craft sale, plant and produce sale, festival and social, cultural, or sporting event.

Office

shall mean a building or part of a building in which one or more persons are employed in the management, direction, administration or conducting of a business, or where professionally qualified persons or their staff serve clients who seek advice or consultation but shall not be in the nature of a medical office as defined in this By-law.

Office, Medical

shall mean the office of a health professional and may include accessory medical uses including, but not limited to laboratories, facilities for medical, diagnostic and dental purposes, a drug dispensary and optical dispensary.

Open Space

shall mean space unoccupied by buildings and/or structures, open to the sky and on the same lot as a building.

Outdoor Display and Sales Area

shall mean an area of land used in conjunction with a business located within a building or structure on the same lot, for the display or sale, rent or lease of produce, merchandise or the supply of services.

Outdoor Patio

shall mean an outdoor patron area ancillary to a restaurant, conference centre, community centre, nightclub, private club and assembly hall. (Amended with By-law 2012-086)

Outdoor Storage

shall mean an area of land or structure that is not fully enclosed used in conjunction with a business located within a building or structure on the same lot, for the storage of goods and materials.

Parking Aisle

shall mean an area of land which abuts and provides direct vehicular access to 1 or more parking spaces.

Parking Area

shall mean any parking aisle and parking space which may be located in a building or structure.

Parking Lot

shall mean a building, structure and/or lot, used for the parking of vehicles for gain or profit.

Parking Space

shall mean a portion of a building or lot for use for the parking of a vehicle and/or recreational vehicle.

Parking Structure Underground

shall mean an accessory structure for the storage of vehicles which has no part thereof other than the entrance above ground at any point.

Personal Service Store

shall mean a building offering such services as a barbershop, hair salon, spa services, shoe repair shop, self-service laundry or depot for the collection of dry cleaning and laundry.

Photography Studio

shall mean a building used for portrait and commercial photography, including developing and processing of film, sale of film and photographic equipment and repair or maintenance of photographic equipment.

Places of Worship

shall mean a building commonly used by any religious organization for worship, and may include accessory uses such as a rectory, manse, parish hall and intermittent non-academic religious or instruction associated with the organized worship or intermittent non-academic community oriented instruction including but not limited to uses such as arts and crafts, music, martial arts or other community based programs. These uses must be ancillary and subordinate to the primary use of the place of worship. Places of worship shall not include a religious institution.

Porch

shall mean a covered entranceway accessory to a main building.

Principal Use

shall mean the primary purpose for which a lot, building or structure is used, or intended to be used.

Printing and Publishing

shall mean a building used for the primary purpose of producing material in a printed or electronic form and may also include the binding or processing of such material.

Private Academy, Philanthropic or Religious School

shall mean a school, other than a public or separate school, where academic subjects are taught or which is maintained for philanthropic or religious purposes.

Private Club

shall mean a building used as a meeting place for members of a chartered organization and shall include a lodge, a service club, a fraternity or sorority house, a guest house or hostel and a labour union hall.

Public Authority

shall mean the City of Barrie and any Board or Commission thereof, the Tele-communications Provider, the Gas Company, any Railway Company, any Electric

Company, the County of Simcoe and any Department of the Government of Ontario or Canada.

Rail Transfer Facility

shall mean an area of land used for such activities as the loading and off-loading of freight and the movement of railway cars.

Raised Play Structure

shall mean a structure at least 0.5m in height which is secured to the ground or a building and which is used for play or recreational purposes. (By-law 2010-195)

Recreational Amenity

shall mean an area of land, building or structure that has been designed to include such facilities for common use as television rooms, card rooms, assembly rooms, billiard rooms, table tennis rooms, racquet ball courts, swimming pools, health clubs, sauna rooms and sun decks.

Recreational Establishment

shall mean an area of land, building or structure that has been designed and equipped for the consumer to actively participate in sports and leisure time activities including, but not limited to such uses as a bowling alley, curling rink, dance hall, swimming pool, billiard parlour, fitness or health club, skating rink, indoor miniature golf course or indoor golf driving tee or range, indoor go kart track, indoor climbing wall, paint ball, laser tag and similar activities but shall not include any use entailing the outdoor operation or racing of animals or motorized vehicles or any establishment involving gambling or gaming activities.

Recreational Vehicle

shall mean a boat, a trailer and any trailer used or capable of being used for the storage or transportation of a recreational vehicle, and any motorized device used or intended to be used for recreational purposes.

Recycling Facility, Concrete and/or Asphalt

shall mean the use of lands or buildings for the processing, by way of crushing or grinding, of certified non-hazardous concrete and or asphalt for use as an aggregate product or an input to another production process. This use includes the storage of incoming material awaiting processing and the storage of processed material awaiting shipment.

Recyclable Materials

shall mean materials that have been sorted and separated from the waste stream at a recyclable materials transfer station or material recovery facility for the purposes of reprocessing such materials directly into useable products or into raw materials for further processing in an ongoing manufacturing or industrial operation and shall not include putrid waste.

Recyclable Materials Transfer Station

shall mean a building used primarily for the collection, sorting and separation of recyclable materials, and the processing or preparation thereof in the form of densification for the efficient storage and/or shipment to a material recovery facility or directly to end users.

Refreshment Pavilion

shall mean a building, structure or facility, designed, intended or used for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer within the building. In addition, no provision is made for consumption of the food or refreshment by the customer within the building.

Registered Massage Therapist

shall mean a person duly qualified, licensed and registered to provide medical or therapeutic massage treatment under the laws of the Ontario College of Massage Therapy.

Religious Institution

shall mean buildings designed, adopted or used for dwellings by religious orders, or other similar uses incidental thereto.

Rental Store

shall mean a building where goods are kept for the purpose of temporary loan to the public. A sum of money is paid for the use of the goods for a set period of time and after which the goods are returned. However, a rental store shall not include an automotive leasing establishment.

Research and Development Facility

shall mean a laboratory, mechanical design studio, or any other facility used for research, testing, design and development of a new product.

Restaurant

shall mean a building where food is prepared and offered for sale or sold to the public for immediate consumption and may include a bake shop, and without restricting the generality of the foregoing shall include an eat in or take-out only restaurant.

Retail Store

shall mean a building where goods, merchandise, substances, articles or things are offered for retail sale without intermediary to the general public, including establishments that require membership and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store.

Retaining Wall

shall mean a wall built as a grade separation structure.

Roof Top Garden

shall mean an outdoor space comprised of ornamental shrubs, flowers and trees, located on the roof of a residential building which is directly accessed from a dwelling unit and/or corridor.

School

shall mean a public school, a separate school, a private school or other educational institution and may include accessory uses such child care but shall not include a commercial or industrial school.

Self Storage

shall mean a building, structure or land used for the temporary storage of household items and seasonal, recreational or commercial vehicles, boats and trailers in storage areas or lockers which are generally accessible by means of individual loading doors.

Service Store

shall mean a building devoted primarily to the repair or servicing of goods, commodities, articles or materials, but not the manufacturing of same.

Shopping Centre

shall mean a group of commercial uses which have been designed, developed and managed as a unit in which access to the majority of individual stores, premises or commercial establishments by the general public is obtained from the outside through a common entrance or entrances to an internal climate controlled covered common mall or corridors onto which individual commercial establishments shall front.

Single Housekeeping Unit

shall mean an area where 1 or more persons who agree to reside together within a dwelling unit, sharing responsibilities of household duties such as cleaning, maintenance and meal preparation.

Social Services Facility

shall mean a facility, which provides social support services which may include counseling services, recreational facilities, educational and training facilities, place of assembly, temporary lodging and serve meals, and offer day-care services. (By-law 2016-057)

Solar Collector

shall mean a device or equipment used for the collection or conversion of solar energy for purposes of heating, electrical or mechanical power.

Stacking Lane

shall mean an on-site queuing lane for vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, curbing or markings and is often associated with a drive-through facility.

Salvage Operation

means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling, reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.

Storey

Shall mean, except for the purposes of Part 7 of Division B of the Ontario Building Code, the portion of a building, (a) that is situated between the top of any floor and the top of the floor next above it; or (b) that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it. (By-Law 2021-086)

Storey, Half

shall mean that portion of a building situated within the roof or having its floor level not lower than 1.2m below the line where the roof and interior enclosing walls meet.

Street

shall mean a public highway which the provisions of Part III of The Municipal Act, 2001, S.O. 2000, c.25, apply and which afford a principal means of access to abutting lots.

Street Line

shall mean the limit of the street allowance and is the dividing line between a lot and a street.

Structure

shall mean anything that is erected, built or constructed of parts joined together or requiring a foundation to hold it erect.

Suite

shall mean a single room or series of rooms, of complimentary use, provided for the exclusive use of individual occupants, and includes guest rooms in motels and hotels; individual lodging room suites in boarding, lodging, rooming houses; and dormitories; but shall not include an *additional residential unit*. (By-law 2024-043)

Tandem Parking Space

Shall mean a parking space that can only be accessed by passing through another parking space from a street, lane, or driveway.

Tenant

shall mean a person who receives lodging in return for remuneration or for the provision of services or both.

Theatre

shall mean a place of public assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium solely for a viewing audience.

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. (By-law 2017-041)

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, no more than 3 storeys in height 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.

Trade Centre

shall mean a building used for the holding of trade shows, conventions, seminars, workshops, or similar activities and may include dining facilities.

Trailer Camp

shall mean a lot, parcel or area intended for the temporary or seasonal use for recreational camping by the use of tents, trailers and motor homes placed on designated camp sites.

Trailer Park

shall mean a lot, parcel or area intended for the placing of mobile homes or designated sites for year-round occupancy as dwelling units.

Training and Rehabilitation Centre

shall mean facilities providing educational, pre-vocational, vocational and life-skill training to individuals.

Transmission Establishment, Cellular and Electronic

shall mean a structure used for the purpose of sending and/or receiving a communications signal.

Truck Terminal

shall mean a building and lot, or either in singular, used for the parking or storage of truck cabs and containers, which are used for the purpose of delivering or transporting goods and materials and may include provisions for the repair and servicing of these trucks along with associated administrative offices and warehouses.

Urban or Village Square

shall mean a small common outdoor open space area that may include active or passive uses such as play grounds, seating areas or other activities which serve as common areas and meeting spaces. (By-law 2017-041)

Use

shall mean the purpose for which any land, building or structure is arranged, designed, or intended to be used, occupied or maintained.

Use, Change of

shall mean the discontinuance of the existing use of land, structure, building or premises and the substitution therefore of a different use.

Utility, Private or Public

shall mean any agency, which under public or private ownership, provides the public with electricity, gas, heat, steam, telecommunications/communications, rail transportation, water, sewage, waste collection or other similar service.

Vehicle

shall mean an automobile or truck, motorized construction equipment or farm equipment, motorcycle, snowmobile, go-cart or any other device capable of being driven, propelled or drawn by any kind of power, but does not include a bicycle or any other device powered solely by means of human effort.

Veterinary Clinic

shall mean a building or structure or part thereof used for the purpose of consultation, diagnosis and treatment of small animals, birds and pets by a licensed veterinarian and may also include the boarding of such animals, birds and pets.

Warehouse

shall mean a wholly enclosed building used for the storage of goods or materials and may include distribution of warehoused goods/materials for the purpose of delivering or transporting. Warehouse shall not include a truck terminal use. (By-law 2015-068)

Watercourse

shall mean an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

Wayside Pits and Quarries

shall mean temporary extractive operations which are established to fulfill a public road construction or maintenance need.

Wholesale Establishment

shall mean a building used for a business primarily engaged in buying merchandise for resale to retailers or to industrial, commercial, institutional, farm, business users or other wholesalers or in acting as agents or brokers buying merchandise for or selling merchandise to such persons or companies on a commission basis.

Yacht Club

shall mean a building and lot used as the meeting place for an association of persons united by a common interest in boating and shall include provisions for the land and water storage of marine crafts.

Yard, Front

shall mean open space extending across the full width of the lot between the front lot line and the front wall of any main building on the lot.

Yard, Rear

shall mean open space extending across the full width of the lot between the rear lot line and the rear wall of the main building on the lot.

Yard, Side

shall mean open space extending from the front yard to the rear yard between the side lot line and the side wall of any main building on the lot.

Zone

shall mean a designated area of land use shown on the Zoning Maps of this By-law.

4.0 GENERAL PROVISIONS AND GENERAL STANDARDS

4.1 GENERAL PROVISIONS

4.1.1 General

No lands shall be used and no *buildings* or *structures* shall be *erected*, *altered*, enlarged, or used within any *zone* delineated on the attached Zoning Maps which form part of this By-law, except in conformity with the provisions of this By-law which prevail for that *zone* subject to the provisions of Section 4.4.

4.1.2 Zones

For the purpose of this By-law, all land within the boundaries of the City of Barrie is hereby divided and established into *"Zones"* which are represented on the attached "Zoning Maps".

4.1.3 Zoning Maps

The aforesaid *zones* together with the *zone* boundaries are shown on the attached maps. Such maps shall form part of this By-law.

4.1.4 Interpretation

Where uncertainty exists with respect to the boundaries of the various *zones* as shown on the Zoning Maps, the following provisions shall apply:

4.1.4.1 Street, Lane, Right-of-Way or Watercourse

Unless otherwise shown, a *street*, *lane* or railway right-of-way, electrical transmission line right-of-way or *watercourse* shall be included within the *zone* of the adjoining property on either side and where such *street*, *lane*, right-of-way or *watercourse* serves as a boundary between 2 or more different *zones*, the centre line of such *street*, *lane*, right-of-way or water course and extending in the general direction of the long dimension shall be deemed to be the boundary between *zones*.

4.1.4.2 Lot Lines

Where any *zone* boundary is not shown to be a *street*, *lane*, right-of-way or *watercourse*, and where the boundary approximately follows *lot lines*, such *lot lines* shall be deemed to be the *zone* boundary subject to Section 4.1.4.3.

4.1.4.3 Zone Boundary - R1 Zone

In the R1 *zone* where any *lot* is in excess of 0.4ha in size, and the *zone* boundary is not shown to be a *street*, *lane*, right-of-way or *watercourse*, then the *zone* boundary shall be considered to be 60m from and parallel to the *front lot line.*

4.1.4.4 Closed Street, Lane or Right-of-Way

In the event a *street*, *lane* or right-of-way and the limits of any portion thereof is closed, the property formerly within such *street*, *lane* or right-of-way shall be included within the *zone* adjoining the property, and where such *street*, *lane* or right-of-way was a *zone* boundary the new *zone* boundary shall be the former centre line of the closed *street*, *lane* or right-of-way.

4.1.4.5 Lots without Frontage on a Street

When a parcel of land only has access via a private *lane* or right-of-way, the *lot line* and yard abutting the *lane* or right-of way shall be deemed to be the *front lot line* and *front yard* for the purposes of this By-law.

4.1.4.6 Phased Condominium Registration

Where a comprehensive Condominium Plan of Subdivision has received Draft Plan approval and where registration of the Plan is intended to occur in phases or stages, the draft approved plan of condominium shall be deemed to be one lot for purposes of applying zoning provisions. Zoning regulations shall apply only to the external limits of the Plan, not to interior boundaries resulting from the registration of each phase.

4.1.4.7 (Deleted by By-law 2019-115)

4.1.5 Uses Permitted

The *uses* permitted in a *zone* are found on tables which form part of this By-law. The *uses* permitted are noted by the symbol 'X' in the column applicable to that *zone* and corresponding with the row for a specific permitted use. A number following the 'X' symbol, *zone* heading or identified permitted use, indicates that one or more conditions apply to the use, or in some cases to the entire zone.

4.1.6 Development Standards

Development standards for *zones* and *uses* are found on various tables which form part of this By-law. The symbol "--" is used within tables to indicate that a particular standard is not applicable to a *zone* or *use*. A number following a *zone* heading, standard or *use*, indicates that one or more conditions apply to that *zone*, standard or *use*. (By-law 2019-115)

4.1.7 Signs

Sign regulations will be included in a separate Sign By-law, and all signage will be subject to the regulations contained therein. (By-law 2019-115)

4.2 PERMITTED USES

4.2.1 Notwithstanding anything contained in this By-law any *public utility* or service owned and operated by the City of Barrie is not subject to the provisions and

standards of the Zoning By-law, save and except as provided in Section 11 of this By-law.

Any lands may be used and any *buildings* or *structures* may be *erected*, *altered*, enlarged or used in any *zone* for the following purposes, provided that such uses, *buildings* or *structures* shall be in compliance with the provisions and standards of the zone in which they are located.

4.2.1.1 Services and Utilities

(a) Emergency services of any *Public Authority*
(b) *Public utility or*
(c) *Private utility*, save and except for:

(i) incinerators, sanitary landfill projects, waste collection and recycling facilities, or any function involving open storage of materials,

(ii) free standing transmission towers in the Central Area Commercial C1 Zone, Transition Centre Commercial C2 Zone, all Residential Zones or Environmental Protection EP Zone. (By-law 2012-198)

4.2.1.2 Recreational Uses

Permitted *uses* include any *urban or village square,* park or playground, bowling green, and tennis court, including *buildings* and facilities accessory and incidental thereto.

4.2.1.3 Construction Facilities

Construction, maintenance and demolition shall be permitted activities along with any sheds, trailers, *outdoor storage*, scaffolds or other *structures* incidental to construction on the same *lot* on a temporary basis and only for so long as the same is necessary for work in progress which has neither been finished nor abandoned. Construction facilities shall comply with the *accessory building* standards of the *zone* in which it is located.

4.2.1.4 Temporary Sales Trailer

Real estate sales and a sales trailer shall be considered as permitted *accessory uses* on the same *lot* as the proposed development for as long as the construction is in progress and the project has been neither finished, nor abandoned. The trailer shall comply with the *accessory use* standards of the *zone* in which it is located.

4.2.1.5 Aggregate Uses

Notwithstanding any other provision of this By-law, The Ministry of Transportation may for public road purposes, use any *lot* not zoned for residential *use* or as being environmental protection for the extraction and processing of aggregate material for *use* in a specified project. Any *wayside pit or quarry* shall conform to the

provisions of the Aggregate Resources Act, R.S.O. 1990, c.A.8 and the regulations made there under.

4.2.1.6 Bed and Breakfast Establishment

Bed and Breakfast establishments shall be permitted in all Commercial and Residential *Zones.* In Residential *Zones*, *Bed and Breakfast establishments* shall be located in a detached *dwelling unit*; be owner occupied; and are restricted to a maximum of 3 guest rooms or 5 guest rooms within the City Centre Planning Area. In Commercial *Zones*, *Bed and Breakfast establishments* shall be located in a detached *dwelling unit*.

4.2.1.7 Temporary Sales Event

The conducting of a temporary sales event including an outside garage sale or rummage sale, whether or not for profit, shall be permitted in all *zones* a maximum of 4 days within a calendar year.

4.2.1.8 Occasional or Special Event

The conducting of an *occasional or special event,* whether or not for profit, shall be permitted in all *zones* save and except that such event may not occur for more than 4 days within a calendar year, in any *Residential Zone*.

4.2.1.9 Accessory Structures and Uses

Structures and *uses* that are subordinate and incidental to the principal of the *building* are permitted in all *zones***.**

No other *building or structure* except a *parking structure underground* which is *accessory* to a *use* in any *zone* shall:

a) occupy any part of a required front, side, or *rear yard* except as provided elsewhere in this By-law;

b) be *erected* prior to the erection of the *main building* on the same *lot*, except for construction facilities and temporary sales trailers;

4.2.1.9.1 Exemptions

Notwithstanding any other provision of this By-law, clothes poles, flag poles, ornamental light poles, required retaining walls, required *crash walls*, required *acoustic fencing*, or other similar accessory structures are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located but are subject to the requirements of Section 4.9.1.1. Accessibility ramps are permitted in any yard and are not subject to height and setback requirements of the zone in which they are located. (By-law 2019-115)

4.2.1.10 Outdoor Patios

The following standards shall apply to *outdoor patios*:

a) an *outdoor patio* shall not exceed 50% of the area of the gross floor area of the *use* to which it is ancillary.

b) parking shall be provided in accordance with the *zone* standards as applicable to the *zone* and *use* to which it is ancillary.

c) (Deleted by By-law 2017-079)

d) (Deleted by By-law 2017-079)

e) rooftop *outdoor patios* or raised patios shall be protected by a guard rail in conformity with the Ontario Building Code, and in the case of rooftop patios, shall be placed and designed so as to prevent seating or standing within 1m of the edge of the building.

4.2.1.11 Sale of Fruit and Vegetables

The sale of fruit and vegetables and other home-made/farm produce on a seasonal basis is permitted on commercially zoned property provided the required zoning standards for any existing use, including but not limited to parking, is not impacted. (By-law 2014-007) (By-law 2015-129)

4.2.1.12 Model Home Uses

More than one single detached or semi-detached or townhouse dwelling may be constructed on a site prior to registration of the plan of subdivision subject to the following restrictions:

a) the *dwelling units* shall be *used* for the purpose of model homes only and shall not be occupied prior to the date of the registration of the subdivision agreement;

b) the number of *lots used* for model homes shall not exceed 10% of the number of draft approved *lots* for the plan of subdivision, however in no circumstance shall the number of *lots used* for model homes exceed 15 *lots*; and

c) compliance with all other provisions of this By-law, as though the *dwellings* were constructed on *lots* within a registered plan of subdivision. (By-law 2017-041)

4.2.1.13 Other Uses

a) Archaeological Uses

b) Community Mailboxes

c) Community Gardens

d) Natural Heritage, Fish, Wildlife and Forest Management, Restoration and Remediation Uses, and Flood and Erosion Control Projects, stewardship

conservation restoration, remediation and relocation of stream corridor areas.

e) Storm water management facilities and related components such as, but not limited to, back-slope, inlets or outlets, retaining walls and Low Impact Development (LID) measures. (By-law 2017-041)

4.3 PROHIBITED USES

4.3.1 Notwithstanding anything contained in this By-law, the following *uses* shall not be permitted within any *zone* in the City of Barrie:

a) the manufacturing, refining, rendering or distilling of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, petroleum and tar;

b) the manufacture of fertilizers, oil or glue from human, fish or animal matter;

c) the boiling of blood, tripe or soap;

d) a track for the racing or testing of automobiles, motorcycles, go-carts or snowmobiles, except on Kempenfelt Bay;

e) privately owned *trailer camps* (other than those existing prior to the passing of this By-law);

f) storage of polychlorinated biphenyl (PCB's) except PCB's stored at property described as Part Lot 16, Concession 14, Plan 20, formerly Township of Innisfil, now City of Barrie known municipally as 55 Patterson Road, in association with the operation of the subject utility company;

g) bulk open storage of coal or coke or other material which may be noxious by emission of dust or odours;

h) smelters;

i) any *use* which, from its nature or the materials used therein, is declared to be a noxious or offensive trade, business or manufacture, subject to the provisions of Section 7.0 of this By-law;

j) the parking and storage of commercial *vehicles* in excess of 4500kg gross *vehicle* weight, or those designed specifically for commercial, industrial or agricultural purposes, is prohibited within the Residential, Environmental Protection, Institutional and Open Space Zones; (By-law 2018-113)

k) unauthorized or unlicensed sale, or offer of sale, of illegal, regulated, or restricted goods, products or services, including but not limited to *body rub parlours* and dispensaries.

4.3.2 Use of Trailer

a) No trailer or *recreational vehicle* shall be used for living, sleeping or housekeeping purposes within the City of Barrie except where such trailer is located in a licensed trailer camp.

b) The use of a tent, trailer, recreational vehicle transport trailer, railroad car, caboose, container, truck, bus coach or streetcar-body, either as is or modified, for purposes of a retail establishment, restaurant, refreshment pavilion, office, sales or service of any nature except as provided for in Section 4.2.1.3, 4.2.1.4, 4.2.1.7, 4.2.1.8 and 4.2.1.11 shall not be permitted in any zone. This shall not apply to trailers which are entirely removed from the property on a daily basis. (By-law 2014-007)

4.4 NON-CONFORMING USES

4.4.1 Non-Conforming Uses

4.4.1.1 No provision of this By-law shall apply to prevent the *use* of any land, *building or structure* for any purpose prohibited by the By-law if such land, *building or structure* was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.

4.4.1.2 No provision of this By-law shall apply to prevent the erection or *use* for a purpose prohibited by the By-law of any *building or structure* the plans for which have, prior to the day of the passing of the By-law, been approved by the Chief Building Official so long as the *building or structure* when *erected* is used and continues to be used for the purpose for which it was *erected* and provided the erection of such *building or structure* is commenced within two years after the day of the passing of the By-law and such *building or structure* is completed within a reasonable time after the erection thereof is commenced.

4.4.2 Change In Use

4.4.2.1 Notwithstanding any other provision of this By-law, the *use* on the day of the passing of this By-law of any land, *building or structure* for a purpose shall not be changed or *altered* or extended unless the land, *building or structure* can conform with the standards for land, *building or structures* imposed by this By-law for the *use* for a purpose permitted by this By-law for land, *buildings* or *structures* in the *zone* in which it is located.

4.4.2.2 Section 4.4.2.1 shall not apply to an alteration or extension of a legal *non-conforming structure* where such alteration or extension complies with the standards for land, *building or structures* imposed by this By-law, and the *use* of such alteration or extension is the same *use* as the balance of the legally *non-conforming structure* or for a *use* or a purpose permitted by this By-law for the *zone* in which it is located.

4.4.2.3 Notwithstanding Section 4.4.2.1, any existing *lot* or *building* is exempt from meeting the current zoning standards, save and except for parking required in Section 4.6, when adding *dwelling units* within the existing *building* provided the *use* is permitted in the *zone* in which it is located. New construction or additions to

an existing *building*, including the conversion of a detached *accessory building or structure* into an additional residential unit, shall comply with all applicable development standards. Notwithstanding the above permissions, additional *dwelling units* shall not be permitted within any area subject to natural hazards such as flooding or erosion hazards. (By-Law 2021-086)

4.4.3 Restoration of Non-Conforming Use

Any non-conforming *building* or *structure* other than a *single detached dwelling*, *converted dwelling*, two-unit dwelling, three-unit dwelling, or a *multiple dwelling* which has been destroyed to the extent of more than fifty percent of the structure (exclusive of walls below *grade*) at the date of destruction and as determined by the Chief Building Official, shall not be restored except in conformity with the permitted *uses* and standards of this By-law for the *zone* in which it is located. (By-Law 2021-086)

4.4.4 Restoration to Safe Condition

Subject to the provisions of Section 4.4.1, 4.4.2 and 4.4.3 nothing in this By-law shall prevent the strengthening or restoration to a safe condition of all or part of any *building or structure* provided that such alteration or repair will not increase the height, size or volume or change the *use* of such *building or structure*.

4.5 OTHER PROVISIONS

4.5.1 Municipal Services

No permanent *building or structure* shall be *erected* for human occupancy after the date of passing of this By-law unless such *buildings or structures* are served by municipal water supply and municipal sanitary sewage disposal facilities, or unless otherwise specified by this By-law.

4.5.2 Residential Use

No *buildings or structures* shall be used for residential purposes until such *buildings or structures* have met the minimum standards as prescribed in the Building Code Act, 1992, S.O. 1992, c. 23.

4.5.3 Minimum Standards for a Dwelling Unit

a) Every *dwelling unit* shall contain a maximum of 1 *kitchen*;

b) At least 1 bathroom and at least 1 other room; and

c) A private entrance from outside or from a common hallway or stairway inside.

d) (Deleted by By-law 2019-115)

e) (Deleted by By-law 2019-115)

4.5.4 Conservation Authority Regulated Areas

Appendix "A" – Conservation Authority Regulated Areas attached constitutes an information schedule showing lands subject to the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority regulations. Notwithstanding any other provision of this By-law, written approval of the Conservation Authority having jurisdiction shall be obtained and submitted with any building permit application and prior to the addition or removal of fill, whether originating on the site or elsewhere for any lands located within the regulated areas. All *uses*, *buildings or structures* shall meet all other provisions of this By-law.

4.5.5 Storm Water Management Facilities

Any area within a *zone* which is followed by the symbol (SWM) constitutes an area for the control of the quality and /or quantity of storm water runoff, and may constitute a dry or wet pond which may include recreational *uses* as deemed appropriate by the City.

4.5.6 Acquisition of Land By Authority Possessing Power of Expropriation

Notwithstanding any other provisions of this By-law, where a *lot* is created which has less than the minimum standard for frontage and/or yard and/or area, as a result of the acquisition of land by an authority possessing the power of expropriation, such *lot* shall be deemed to conform to such minimum standard.

4.5.7 Lot Area, Lot Frontage and Open Space

No person, except a *public authority* by either engaging in the implementation of a public work, or by requiring a dedication of land for public purposes, shall reduce in area or frontage any *lot* already built upon, either by conveyance or alteration of any portion thereof or otherwise, so that the *lot coverage* of the *building* exceeds the maximum permitted by this By-law, or so that the area or frontage of the *lot* will be less than the minimum permitted by this By-law for the *zone* in which such *lot* is located.

4.5.8 Minimum Setback from Rail Lines

Appendix "B" Active Rail Lines attached constitutes an information schedule identifying the active rail lines and rail spurs within the City of Barrie that are subject to regulation by Transport Canada.

Notwithstanding any other provision of this By-law, the principal use shall not be permitted:

- within 30m of the Newmarket and Meaford subdivisions (identified on Appendix "B").
- within 15m of the Beeton Subdivision and all BCRY rail spurs (identified on Appendix "B").

4.5.9 Prohibited Development in a Floodway

Notwithstanding anything in this By-law, new habitable dwellings shall be prohibited in the *floodway*.

4.5.10 Minimum Setback from TransCanada Pipeline

No permanent building or structure shall be located within 7 metres of the pipeline right of way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right of way unless otherwise provided for in this By-law. (By-law 2014-007)

4.6 PARKING STANDARDS

4.6.1 The following standards shall apply to all *zones* throughout the City unless otherwise specified in subsequent sections of this By-law.

Table 4.6

Uses	Parking Standards
Abattoir	1 space per 100m² of *gross floor area*
Accessory Retail	1 space per 30m² of *gross floor area* min. 2 spaces.
Adult Entertainment Parlour	1 space per 2 persons
Animal Shelter	1 space per 30m² of *gross floor area* office space
Arcade or Game Establishment	1 space per 4 persons
Arena	1 space per 4 persons
Art Gallery	1 space per 30m² of *gross floor area* min. 2 spaces
Assembly Hall	1 space per 4 persons
Assisted Living Facility	1 space per 2 suites/units
Automotive Leasing Establishment	1 space per 50m² of gross floor area min. 2 spaces
Automotive Repair Establishment	1 space per 50m² of *gross floor area* min. 2 spaces
Automotive Sales Establishment	1 space per 50m² of *gross floor area* min. 2 spaces
Automotive Service Station	1 space per 50m² of *gross floor area* min. 2 spaces
Bakery	1 space per 70m² of *gross floor area*
Bank	1 space per 30m² of *gross floor area*
Bed and Breakfast Establishment	1 space per guest bedroom, plus 1 space for the owners
Boarding Lodging Rooming House, Small	1 space for every 2 *tenants* accommodated. Tandem parking will be permitted.
Boarding Lodging Rooming House, Large	1 space for every 2 *tenants* accommodated. Tandem parking will not be permitted.
Building Supply Centre	1 space per 70m² of *gross floor area*
Bus Terminal	1 space per 50m² of *gross floor area* min. 2 spaces
Bus Transfer Station	1 space per 50m² of *gross floor area* min. 2 spaces

Table 4.6	
Uses	**Parking Standards**
Car Wash	1 space per 70m² of *gross floor area*
Child Care	1 space per classroom and 1 per office
City Hall	1 space per 30m² of *gross floor area*
College	1 space per classroom and office plus 1 space per 10 students
Commercial School	1 space per student (person)
Commercial uses otherwise not defined	1 space per 50m² of *gross floor area* min. 2 spaces
Community Centre	1 space per 4 persons
Concrete Product Manufacturing	1 space per 70m² of *gross floor area*
Concrete Ready Mix Plant	1 space per 70m² of *gross floor area*
Conference Centre	1 space per 4 persons
Converted Dwelling	1 space per *dwelling unit*
Court House	1 space per 50m² of *gross floor area*
Custom Workshop	1 space per 50m² of *gross floor area*
Data Processing Centre a) Office b) Non-office uses	*a)* 1 space per 30m² of *gross floor area* b) 1 space per 1000m² of *gross floor area (2014-007, amended by 2014-071)*
Dormitory	1 space per 2 students to be accommodated. Tandem parking will not be permitted.
Elementary School	1 space per classroom and office
Emergency Services Depot	1 space per 100m² of *gross floor area*
Entertainment Establishment	1 space per 4 persons
Excavation/Processing of minerals	1 space per 10, 000m² of *lot area*
Fitness or Health Club	1 space per 2 persons
Foundry	1 space per 70m² of *gross floor area*
Funeral Establishment	1 space per 30m² of *gross floor area* min. 2 spaces
Gaol	1 space 100m² of *gross floor area*
Group Home	1 space per *dwelling unit*
Golf Course	1 space per tee
Golf Driving Range (outdoor)	1 space per tee
Heavy Equipment Dealer	1 space per 50m² of *gross floor area*
Hospital	1 space per 50m² of *gross floor area*
Hotel/Motel	1 space per room or *suite*
Industrial School	1 space per student (person)
Industrial uses otherwise not defined	1 space per 70m² of *gross floor area* min. 2 spaces
Institutional uses otherwise not defined	1 space per 50m² of *gross floor area*
Kennel	1 space per 30m² of *gross floor area* of office space
Laundry or Dry Cleaning	1 space per 50m² of *gross floor area*
Library	1 space per 30m² of *gross floor area* min. 2 spaces
Local Convenience Retail	1 space per 30m² of *gross floor area*
Manufacturing and Processing in wholly enclosed building	1 space per 70m² of *gross floor area*
Manufacturing of Noxious Products	1 space per 70m² of *gross floor area*
Marina	1 space per slip

Table 4.6	
Uses	**Parking Standards**
Material Recovery Facility	1 space per 70m² of *gross floor area*
Miniature Golf (outdoor)	1 space per hole
Museum	1 space per 30m² of *gross floor area* min. 2 spaces
Nightclub	1 space per 4 persons (By-law 2012-086)
Nursery or Garden Supply Centre	1 space per 70m² of *gross floor area*
Office	1 space per 30m² of *gross floor area* min. 2 spaces
Office, Medical	1 space per 15m² of *gross floor area*
Outdoor Storage	1 space per 1000m² of *lot area*
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt	1 space per 1000m² of *lot area*
Personal Service Store	1 space per 30m² of *gross floor area*
Photography Studio	1 space per 30m² of *gross floor area*
Place of Worship	1 space per 5 persons in the sanctuary
Police Station	1 space per 30m² of *gross floor area* min. 2 spaces
Printing and Publishing	1 space per 70m² of *gross floor area*
Private Academy, Philanthropic or Religious School	1 space per classroom and office
Private Club	1 space per 4 persons
Rail Transfer Facility	1 space per 1000m² of *gross floor area*
Recreational Establishment	1 space per 2 persons
Recyclable Materials Transfer Station or Recycling Facility	1 space per 70m² of *gross floor area*
Religious Institution	1 space per 7 persons
Rental store	1 space per 50m² of *gross floor area*
Research/Development Facility	1 space per 70m² of *gross floor area*
Residential building containing not more than 3 dwelling units	1.5 space per *dwelling unit*. Tandem parking will be permitted. (By-law 2019-115)
Residential building containing more than 3 dwelling units	1.5 spaces per *dwelling unit*
Residential dwelling(s) in the Urban Growth Centre (see Appendix "C").	1 space per dwelling unit(s) (By-law 2014-110)
Residential uses located within a Mixed Use zone	1 space per dwelling unit (By-law 2015-097)
Restaurant	1 space per 4 persons
Retail Store	1 space per 30m² of *gross floor area* min. 2 spaces
Secondary School	1 space per classroom and per office plus 1 space per 10 students
Self Storage	1 space per 500m² of *gross floor area*
Service Store	1 space per 50m² of *gross floor area*
Shopping Centre	1 space per 18.6m² of *gross leasable floor area*
Social Services Facility	1 space per 30m² of *gross floor* area min. 2 spaces. No parking is required in the Urban Growth Centre. (By-law 2016-057)
Theatre	1 space for every 4 persons
Training and Rehabilitation Centre	1 space per 50m² of *gross floor area*
Truck Terminal	1 space per 1,000m² of *gross floor area*

Table 4.6	
Uses	**Parking Standards**
University	1 space per classroom and per office plus 1 space per 10 students
Veterinary Clinic	1 space per 50m^2 of *gross floor area* min. 2 spaces
Warehousing excluding Self Storage	1 space per 1,000m^2 of *gross floor area*
Wholesale Establishment	1 space per 50m^2 of *gross floor area*

4.6.2 Parking

4.6.2.1 *Parking spaces* shall be provided and maintained in accordance with the following requirements and shall be provided on the same *lot* as the *building* or *use* for which they are required.

4.6.2.2 Parking Based on Occupancy

Where parking provisions in Table 4.6 relate to spaces per person or student, this shall be calculated based on the maximum number of persons which can be accommodated within the *use* according to the Ontario Building Code, as amended, unless otherwise specified.

4.6.2.3 Parking - Multiple Uses

That notwithstanding the parking requirements set out in Table 4.6, where there are 2 or more permitted uses in any *building* or on any *lot*, the following parking requirements shall apply:

a) Multiple Uses in Industrial Zones: A minimum of 1 parking space per 40m^2 of gross floor area shall be required except where the data processing centre is in combination with another use, in which case the data processing centre components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 40m^2.

b) Multiple Uses in Commercial Zones: A minimum of 1 parking space per 24m^2 of gross floor area shall be required except where residential uses are in combination with another use, in which case the residential use components shall be at the rate identified in Table 4.6 and the additional multiple uses shall be at a rate of 1 parking space per 24m^2.

c) For development that existed prior to the passing of this By-law (December 7, 2015), when change of use occurs, the less restrictive of the standard parking rate or the blended parking rate for multiple uses in accordance with a) and b) can be applied. (By-law 2015-129)

4.6.2.4 Parking - Additions to Building or Uses

Enlargements to any *buildings* or *uses* shall be provided with additional *parking spaces* in accordance with the provisions of Section 4.6 of this By-law. Such spaces being additional to any existing *parking spaces* but need not exceed the minimum number required by Section 4.6 for both the original *buildings* or *uses* plus the enlargements.

4.6.2.5 Size of Parking Spaces

Each *parking space*, with the exception of barrier free *parking spaces and parallel parking spaces*, shall have a minimum width of 2.7m and a minimum length of 5.5m and shall include such additional area (aisle) as required which shall have a minimum width in accordance with the following standards:

Angle of Parking	Minimum Aisle Width
30 degrees	2.8m(1)
45 degrees	3.4m(1)
60 degrees	5.2m(1)
90 degrees	6.4m

(1) One way traffic only shall apply to these minimum aisle widths.

Except where tandem parking is permitted, each parking space shall have unfettered access to the municipal road, to a *driveway* or to an aisle.

4.6.2.5.1 Notwithstanding any provisions to the contrary, structural columns in a parking structure may encroach into a parking space provided that the minimum width of the parking space is not less than 2.5m. Encroachment into the standard parking space width of 2.7m is not permitted where a wall, fence or similar full length obstruction is abutting any parking space. (By-law 2016-003)

4.6.2.6 Surface Treatment

All required non-residential *parking spaces*, *driveway*s, aisles and *loading spaces* shall be constructed and maintained with a stable surface such as portland cement, asphaltic binder or paving stones and curbed with a continuous poured concrete curb, except as provided for in Sections 7.3.3.1, 9.3.2.1 and 10.3.1.1. *Parking spaces, parking areas, driveways,* and aisles in Residential Zones shall comply with Section 5.3.6. (By-law 2019-115)

Where more than 3 *parking spaces* are required on a *lot*, all *parking spaces* shall be clearly marked to identify the size and location of the spaces.

4.6.2.7 Lighting

Where lighting facilities are provided in conjunction with any parking and *loading spaces*, such lighting shall be so arranged as to deflect light onto the *parking spaces* and away from adjoining properties or *streets*.

4.6.3 Additional Parking Standards

4.6.3.1 Parking is not required for commercial uses and places of worship in the Central Area Commercial (C1) Zone.

4.6.3.2 Off-street parking spaces in a Shopping Centre Commercial (C3) Zone shall be provided at the minimum of 1 space for each 18.6m^2 of gross leasable area of the shopping centre buildings irrespective of the use that is permitted.

4.6.3.3 The Urban Growth Centre shall refer to the geographic area as delineated in Appendix "C".

4.6.4 Barrier Free Parking

a) When more than 4 *parking spaces* are required on a *lot*, barrier free *parking spaces* for the exclusive *use* of persons with disabilities shall be identified with a provincially regulated vertical sign displaying the international symbol for disabled access. Barrier free *parking spaces* shall be included in the calculation of required parking and shall be provided in accordance with the following standards:

Required Parking	Barrier Free Parking	
	Type A – min. width of 3.4m, access aisle width of 1.5m	Type B – min. width of 3.1m, access aisle width of 1.5m
5 to 25 spaces	1 space	-
26 to 50 spaces	1 space	1 space
51 to 75 spaces	1 space	2 spaces
76 to 100 spaces	2 spaces	2 spaces
Over 100 spaces	1 space plus 3% of required parking spaces	

b) Where there is potential conflict in the calculation of Barrier Free spaces, the Accessibility for Ontarians with Disabilities Act (AODA) applies.

c) Where an odd number of barrier free parking spaces are required, the odd-numbered space may be a Type B parking space.

d) Where the required 1.5m access aisle is provided between two Barrier Free Parking spaces, the aisle width can be shared. (By-law 2017-079)

4.6.5 Enclosed Parking Areas/Parking Structures

4.6.5.1 Every above ground *structure* containing a *parking area* shall conform to the provisions for the *zone* in which such *structure* is located.

4.6.5.2 The minimum setback from the street line to the nearest part of a *parking structure underground* shall be 1.8m, except where the minimum yard setback for the applicable zone is less than 1.8m, in which case the minimum setback shall be the same as the minimum required yard setback. (By-law 2017-041)

4.6.6 Parallel Parking Spaces

Each parallel parking space shall be a minimum width of 2.7 metres and a minimum length of 6.7 metres, except for the first and/or last space in a row which may have a minimum length of 5.5 metres provided it is located a minimum of 1.5

metres from any intersecting road, lane or obstruction. A one way aisle width shall be a minimum of 3.7 metres and a 2 way aisle width shall be a minimum of 6.4 metres. (By-law 2017-079)

4.7 LOADING SPACES

4.7.1 General Provisions

For any industrial or commercial use, permanent *loading spaces* shall be provided and maintained on the same *lot* in accordance with the following provisions:

Gross Floor Area	Number of Spaces
$0m^2$ – $999m^2$	0 spaces
$1,000m^2$ – $2,999m^2$	1 spaces
$3,000m^2$ – $7,499m^2$	2 spaces
$7,500m^2$ – $13,999m^2$	3 spaces
$14,000m^2$ – $19,999m^2$	4 spaces
$20,000m^2$ +	1 space each per additional $10,000m^2$

4.7.1.1 Location of Loading Spaces

No *loading space* shall be located in the required minimum *front yard* of any *lot*. *Loading spaces* shall be located adjacent to the *structure* for which they serve and shall be screened from view of any public *street* or highway.

4.7.1.2 Size of Loading Spaces

Any *loading space* shall have a minimum width of 3m, a minimum length of 9m with a minimum vertical clearance of 4m.

4.8 LANDSCAPED OPEN SPACE

4.8.1 General Provisions

4.8.1.1 Any portion of a *front yard* which is not used for any other permitted purpose shall be devoted to *landscaped open space*.

4.8.1.2 Any *landscaped open space*, required to be provided in this By-law shall be maintained in a healthy growing condition or shall be replaced.

4.8.1.3 The roof of an underground parking *structure* not occupied by parking or other permitted *structures* shall be devoted to landscaped open space or general amenity area. (By-law 2017-041)

4.8.1.4 Full curbing shall be provided between all soft landscape areas and adjacent to asphalt *driveways* and parking *lots*, except that this shall not apply to single detached residential *uses*.

4.8.2 Landscaped Buffer Areas

4.8.2.1 Adjacent to Residential Zones

Where any *lot* in a non-residential *zone* abuts a *lot* in a Residential *Zone*, a continuous *landscaped buffer area* of a minimum width of 3m shall be provided along the abutting *lot* line of the *lot*, and a continuous tight board fence with a minimum height of 2m is to be constructed along the *lot line,* with the exception of the Education Institutional *Zone* (I-E).

4.8.2.2 Industrial Zones Adjacent to Commercial, Institutional, Open Space and Environmental Protection Zones

Where any *lot* in an Industrial *Zone* abuts a *lot* in a Commercial, Institutional, Mixed Use, *Open Space* or Environmental Protection Zone, a continuous *landscaped buffer area* of a minimum width of 3m shall be provided along the abutting *lot line* of the *lot*. (By-law 2015-097)

4.8.2.3 Adjacent to Highway 400

Where any *lot* abuts Highway 400 a continuous *landscaped buffer area* of a minimum width of 9m shall be provided along the *lot line.*

4.9 FENCING

4.9.1 General Provisions

4.9.1.1 No retaining wall, fence, *crash wall* or *acoustic fencing* shall be permitted within 0.3m of any lot line abutting a street. No hedge shall be permitted on any lot within 1.0m of any lot line abutting a street. (By-law 2019-115)

4.10 SIGHT TRIANGLES

4.10.1 General Provisions

4.10.1.1 All *corner lots* on properties where a *front yard* is required shall provide a sight triangle consisting of an unobstructed triangular area on the sides of the *street*. Such triangle shall be measured from the point of intersection of the *lot lines*, or where a sight triangle has been incorporated within the road allowances, the projection of the *lot lines* abutting the flankage of each *street*. The dimensions of the sight triangle shall be a minimum of:

a) 5m by 5m in case of a *lot* with any corner side abutting an arterial or collector road;

b) 3m by 3m in the case of a *lot* with the corner sides abutting 2 local roads.

4.11 OUTDOOR STORAGE STANDARDS

4.11.1 General Provisions

The following standards relate to *outdoor storage* provisions for any *lot* in an Industrial or Commercial *Zone*.

4.11.1.1 Setbacks

Any *outdoor storage use* or *outdoor storage* associated with any other permitted *use* shall maintain the same setbacks as required for the *zone* in which it is permitted. No *outdoor storage use* or *outdoor storage* is permitted in the *front yard* or the minimum exterior *side yard* of any *lot*.

4.11.1.2 Height

Any *outdoor storage use* or *outdoor storage* associated with any other permitted use, shall be restricted to a maximum height of 4m except for *outdoor storage* of machinery or equipment.

4.11.1.3 Fencing

Any permitted *outdoor storage* or *outdoor storage use* which adjoins a *street* or a lot in any *zone* other than the *zone* in which the *outdoor storage* is located shall be screened from view from the *street* or *lot* through the erection and maintenance of a stone or masonry wall or chain link fence and appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height. The fence shall maintain the same setback as required for the *outdoor storage*. Where the height of the outside storage exceeds the height of the fence, coniferous planting shall be provided between the fence and the *lot line* along the *street*. (By-law 2015-068)

4.11.1.4 Surface Treatment

Outdoor storage areas shall be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphalt or concrete surface from the travelled portion of the *street* to the *lot line*. In all cases provision shall be made for adequate drainage facilities.

4.11.1.5 Parking

Any area used for permitted *outdoor storage* or *outdoor storage use* shall be separate from and in addition to areas required by Section 4.6 of this By-law for the provision of *parking spaces*.

4.11.1.6 Lighting

Where lighting facilities are provided in conjunction with any permitted *outdoor storage* or *outdoor storage* use, such lighting shall be so arranged as to deflect light onto the *outdoor storage* area and away from any adjoining properties or *streets*.

4.11.1.7 Maximum Permitted Outdoor Storage

Outdoor Storage or Accessory to a permitted use, shall not exceed fifty percent (50%) of the total *gross floor area* of the main building in both the Light Industrial (L1) and Highway Industrial (HI) zones. (By-law 2015-068)

4.11.1.8 Outdoor Storage Adjacent to Highway 400

Outdoor Storage shall only be permitted in interior side yards and the *Outdoor Storage* must be fully screened from Highway 400 by the main building. (By-law 2015-068)

4.12 DRIVE-THROUGH FACILITIES

4.12.1 General Provisions

No person shall *use* any land, *building or structures* for any *use* containing a *drive-through facility*:

a) within any Residential *Zone*;

b) within any Commercial or Industrial *Zone* that abuts a Residential *Zone*, except where a minimum distance of 15m separates all points of the *drive-through facility* including *stacking lanes* and speaker boxes from any Residential *Zone,* and provided that all other applicable development standards are satisfied.

4.13 NIGHTCLUBS

4.13.1 General Provisions

a) Maximum capacity: 600 persons, including outdoor patio areas, where capacity is the lesser of licensed capacity or occupancy load as calculated under the Building Code or Fire Code requirements.

b) Minimum setback from any Residential zone including residential exception zones: 200m.

c) Minimum distance setback from any other nightclub: 200m, measured from the property boundary.

d) Where existing adjoining nightclubs or restaurants are connected by internal passageways used by patrons or staff, the capacity of all the connected uses must be totaled for the purposes of calculating the maximum capacity referred to in subsection 4.13.1(a) and subsection 6.2.7 of this by-law. (By-law 2012-086)

5.0 RESIDENTIAL

5.1 GENERAL

5.1.1 No person shall hereafter *use* any lands, nor *erect, alter*, enlarge or *use* any *buildings or structures* in any Residential *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law**.**

5.2 PERMITTED USES

5.2.1 The permitted *uses* in the Residential *Zone* are listed in Table 5.2.

Table 5.2

Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Residential Uses											
Apartment Dwelling										X	X
Block/Cluster/Street/Stacked Townhouse (7)								X	X(6)		
Boarding, Lodging, Rooming House (Large) (11)								X		X	X
Boarding, Lodging, Rooming House (Small) (10)	X	X	X	X	X	X	X	X	X	X	X
Converted Dwelling (9)	X	X	X	X	X	X		X	X	X	X
Semi-Detached, Duplex Dwelling (14)						X	X	X(3)	X(3)	X(4)	X(4)
Single Detached Dwelling	X	X(1)	X	X	X	X(2)	X	X(2)	X(2)	X(2)	X(2)
Three or More Unit *Dwelling*								X	X	X(5)	X(5)
Walk-up Apartment (7)								X		X	X
Additional Residential Units (15)(2024-043)		X	X	X	X	X	X	X	X		
Accessory Uses											
Bed and Breakfast Establishment (16)(2018-113)	X	X	X	X	X	X	X	X	X	X	X
Child Care (12)	X	X	X	X	X	X	X	X	X	X	X
Home Occupation (12)	X	X	X	X	X	X	X	X	X	X	X
Detached Accessory Dwelling Unit (Deleted by By-law 2024-043)	--	--	--	--	--	--	--	--	--	--	--
Second Suite (Deleted by By-law 2024-043)	--	--	--	--	--	--	--	--	--	--	--
Institutional Uses (13)											
Assisted Living Facility								X		X	X
Child Care						X		X		X	X
Dormitory								X		X	X

Group Home	X	X	X	X	X	X		X	X	X	X
Library								X		X	X
Place of Worship	X	X	X	X	X	X	X	X	X	X	X
Social Services Facility								X		X	X

(1) See 5.2.2.1(a)
(2) See 5.2.2.1(b)
(3) See 5.2.3.1(a)
(4) See 5.2.3.1(b)
(5) See 5.2.4.1(a)
(6) See 5.2.5.2(a)
(7) See 5.2.5
(8) See 5.2.5
(9) See 5.2.7
(10) See 5.2.8.1
(11) See 5.2.8.2
(12) See 5.2.10
(13) See 5.2.11
(14) See 5.2.3
(15) See 5.2.9
(16) See 4.2.1.6

5.2.1.1 Up to a total of 4 dwelling units shall be permitted per lot in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH. (By-law 2024-043)

5.2.2 Single Detached Dwellings

5.2.2.1 Standards

a) Existing *uses* in the (R1) *Zone* do not require the availability of full municipal services however no new development will be permitted without full municipal services and existing development will be required to connect when services become available. The minimum *lot area* for a *lot* not serviced by municipal water supply and municipal sanitary sewage disposal facilities shall be 1860m^2.

b) *Single detached dwellings* shall be permitted in (RM1), (RM2), (RM2-TH) (RA1) and (RA2) *Zones* provided they existed prior to the passing of this By-law, together with any alteration made after the passing of this By-law. Any alteration shall be undertaken in compliance with the (R2) standards.

5.2.3 Semi-Detached and Duplex Dwellings

5.2.3.1 Standards

a) The (RM1) standards shall apply to *semi-detached dwellings* and *duplex dwellings* located in the RM2 and RM2-TH *zones.*

b) *Semi-detached* and *duplex dwellings* shall be permitted in the (RA1) and (RA2) *Zones* provided they existed prior to the passing of this By-law, together with any alteration made after the passing of this By-law. Any alteration shall be undertaken in compliance with the (RM1) standards. (By-law 2017-079)

5.2.4 Three or More Unit Dwellings

5.2.4.1 Standards

a) The (RM2) standards shall apply to three or more unit dwellings located in the (RA1) and (RA2) *Zones*.

5.2.5 Block/Cluster/Street/Stacked Townhouse Development and Walk-up Apartments

5.2.5.1 Densities

a) A maximum of 40 units per net hectare of *block/cluster townhouse development* is permitted.

b) A maximum of 8 *street townhouse development* 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 units, be constructed in a row that front on a *street*. (By-law 2015-056)

c) A maximum of 53 units per net hectare for *walk-up apartments* or *stacked townhouse development* is permitted.

5.2.5.2 Standards

a) *Stacked townhousing* shall not be permitted in the (RM2-TH) *Zone*.

b) A minimum outdoor amenity area of $12m^2$ per unit in a consolidated form is required for *walk-up apartments and/or block/cluster/stacked townhouse development*. That notwithstanding other provisions of this By-law such required area is permitted to encroach into the required *rear and/or interior side yard area* adjacent to each unit, and exclusive of any on site *community centre building(s)*. (By-law 2014-007)

c) A minimum *driveway* length of 11m per unit is required when street townhousing is provided within the *Multiple Family* Second Density (RM2-TH) *Zone.*

d) A minimum driveway length of 6 metres per unit is required for *block and cluster townhouse development.* (By-law 2014-007)

e) A minimum 6.4 metre wide internal private roadway is required for *walk-up apartments and/or block/cluster/stacked townhouse development.* (By-law 2014-007)

5.2.6 Commercial Uses within Apartment Dwellings

A convenience store, *personal service store* and dry cleaning distribution outlet shall be permitted commercial *uses* within an *apartment building* provided that the commercial *uses* do not occupy in excess of 25% of the ground floor area of the *building*. All other standards of the *zone* in which the *building* is located shall be complied with.

5.2.7 Converted Dwellings

Notwithstanding any other provision of this By-law, the creation of a *converted dwelling* shall be permitted only in accordance with the following provisions.

5.2.7.1 Criteria for Conversions

Residential conversions shall be restricted to detached dwellings that meet the following conditions:

a) The *building* must have been constructed prior to 1945;

b) The *building* must be comprised of more than one *storey*;

c) The *building* shall have a minimum *gross floor area* of 140m^2 at the date of the passing of the Zoning By-law.

5.2.7.2 Standards for Converted Dwellings

a) A 10% increase from the existing size of the *building* shall be permitted to occur at the rear, side or on the top floor of the *building* provided all setbacks are maintained and *lot coverage* requirements are met.

b) There shall be a minimum *side yard* on at least one side of every *lot* containing a *converted dwelling* of 3m, and all such *lots* containing *converted dwellings* shall be exempted from the provisions of the table of Residential Standards set out in Section 5.3 with respect to *side yard* requirements.

c) (Deleted by By-Law 2021-086)

d) The maximum *lot coverage* for any *lot* containing a *converted dwelling* shall be 45% of the *lot area*.

e) Every lot containing a *converted dwelling* shall provide a minimum *landscaped open space* of 35% of the *lot area*.

f) No *lot* containing a *converted dwelling* shall contain an exterior stairway in the *front yard* except where such stairway commences at grade and terminates at the first floor level of the *converted dwelling*.

g) Except as varied or permitted in Section 5.2.7 all other provisions of this By-law shall apply to *converted dwelling*s.

5.2.8 Boarding, Lodging, Rooming Houses

5.2.8.1 **Small Boarding, Lodging, Rooming Houses**

a) *Small Boarding, Lodging, Rooming Houses* shall:

(i) be permitted in all residential *zones*;
(ii) except as noted *herein*, shall comply with Table 5.3;
(iii) have a maximum of 1 *kitchen*, at least 1 bathroom and a least 1 other room.

b) Each sleeping room or *suite* to be rented shall have a minimum of 7m^2 of *habitable living space*;

c) The total aggregate floor area of all sleeping rooms shall not exceed 40% of the total *habitable living space*;

d) The occupants of the house must operate as a *single housekeeping unit*;

e) No *Small Boarding, Lodging, Rooming House* shall be permitted to locate within 75m of another licensed *Boarding, Lodging, Rooming House* in the (R1), (R2), (R3), (R4) and (RM1) *zones*.

5.2.8.2 **Large Boarding, Lodging, Rooming Houses**

a) Shall only be permitted within the (RM2), (RA1) and (RA2) *zones*.

b) Each sleeping room or *suite* to be rented shall have a minimum of 7m^2 of *habitable living space*.

5.2.9 Additional Residential Units

5.2.9.1 Standards for Additional Residential Units (By-law 2024-043)

a) An *additional residential unit* is a permitted use within a *single detached dwelling, semi-detached dwelling unit,* or *street house dwelling unit* on a residentially zoned property in accordance with Table 5.2 and Table 14.5.2.

b) An *additional residential unit* shall be located on the same *lot* as a *principal building* that has frontage on a municipal *street.*

c) A maximum of three (3) *additional residential units* are permitted per *lot* up to a maximum of four (4) residential units in total.

d) (Deleted by By-law 2024-043)

e) 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*.

f) 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 and 14.5.6.

g) 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 (By-law 2024-043)

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. Notwithstanding Section 5.3.5, an *accessory building or structure* containing an *additional residential unit* is subject to the following development standards:

Table 5.2.9.2 a)

Development Standard	**Requirement**
Maximum Building Height	4.5 metres or the height of the principal building on site, whichever is less *Maximum *building height* shall not exceed the height of the *principal building*
Minimum Front Yard Setback	7.0 metres
Minimum Interior Side Yard Setback	3.0 metres
Minimum Exterior Side Yard Setback	3.0 metres
Minimum Rear Yard Setback	3.0 metres
Landscaped 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* is a permitted use on a residentially zoned property in accordance with Table 14.5.2. Notwithstanding Section 14.5.9, an *accessory building or structure* containing an *additional residential unit* is subject to the following development standards:

Table 5.2.9.2 b)

Development Standard	**Requirement**
Maximum Building Height	5.5 metres or the height of the principal building on site, whichever is less *Maximum *building height* shall not exceed the height of the *principal building*
Minimum Front Yard Setback	7.0 metres
Minimum Interior Side Yard Setback	1.2 metres
Minimum Exterior Side Yard Setback	1.5 metres
Minimum Rear Yard Setback	1.2 metres
Landscaped Buffer Areas	*Landscaped buffer areas* must be provided between the *lot line* and the *accessory building or structure* containing an *additional residential unit*

c) 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.*

d) 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 a) and 5.2.9.2 b).

e) A maximum of two (2) *accessory buildings or structures* containing an *additional residential unit* may be permitted per *lot.*

f) An *accessory building or structure* shall only contain up to two (2) *dwelling units*.

g) An *accessory building or structure* containing an *additional residential unit* is not permitted to have a *basement.*

h) An *accessory building or structure* containing an *additional residential unit* is not permitted in a *front yard.*

i) 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.

j) 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.*

k) Notwithstanding Table 5.2.9.2 a), 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.

l) (Deleted by By-law 2024-043)

m) 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.

n) 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 a) and Table 5.2.9.2 b).

o) 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.

p) 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 (By-law 2024-043)

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.

Notwithstanding the provisions of Section 4.6.2.5, where four (4) or less *parking spaces* are provided in a separate area on the same *lot,* a minimum *driveway* width of 3.7 metres shall be provided to connect the *parking area* to the municipal roadway. Yield to oncoming traffic signs shall be provided if two-way traffic cannot be accommodated within the *driveway* connection. A minimum *parking aisle* width of 6.4 metres is required adjacent to the *parking spaces.*

5.2.10 Home Occupation

Home Occupations shall be permitted in all residential *zones* and shall include but not be limited to:

a) Professional Offices: including accountants, architects, engineers, financial services, lawyers, land use planners, real estate agents, and marketing and advertising agents.

b) Health and Social Services: including doctors, dentists, veterinarians, psychiatrists, chiropractors, registered massage therapists, *holistic health practitioners*, child care and counseling.

c) Personal Services: including barbers, beauticians, cleaning services, pet grooming, caterers, wedding planners, travel consultants, disc jockey services and entertainment services but does not include *adult entertainment services.*

d) Business Services: including word processing, secretarial, bookkeeping, printing and copying.

e) Arts, Crafts and Instructional Services: including photographers, arts and crafts services, artists, sculptors, wood crafts, music instructors, tutors, furniture makers, graphic designers, jewelers, composers, and sign makers.

f) Trade Businesses: including plumbers, electricians, cabinet makers, lawn and garden care, pool maintenance, small appliance repair, snow removal and home repair services, but shall not include repair and servicing of motorized *vehicles*.

g) Computer and Electronic services: including computing services and programming, consulting, software engineering, computer hardware repair, electronic service and repair.

h) *Indirect sales*: including a wholesale operation for the sale of goods via mail order, telephone, fax or a website, but shall not include direct sales or the storage of inventory on site.

5.2.10.1 Standards for Home Occupations (By-law 2021-086)

a) The floor area devoted to the *home occupation* in any *dwelling unit* shall not exceed 30% of the total floor area of the *dwelling unit.*

b) The *home occupation* shall be confined to either a *dwelling unit* or a detached *private garage* located on the same *lot*. A fenced outdoor play area for private *child care* is exempt from this provision. (By-law 2019-115)

c) The *home occupation* shall not change the character of the *dwelling unit* from that of a private residence. The operation of the *Home Occupation* shall not have a negative impact on the residential character of the neighbourhood as a consequence of such impacts as parking, noise and the frequency of external contact.

d) Only 1 non-resident employee other than those persons residing in the *dwelling unit* shall be permitted.

e) A minimum of 1 *parking space* for a non-resident employee shall be provided in addition to all other *parking spaces* required by this By-law. All such spaces shall be provided on the same *lot* as the *home occupation*.

f) Retail *uses*, *body rub parlours* and *escort services* shall not be permitted.

g) (Deleted by By-law 2017-079)

h) *Home occupations* offering services to clients, patients and/or students are not to exceed one customer at a time.

5.2.11 Institutional Uses in Residential Zones

a) (Deleted by By-law 2021-086)

b) The maximum *lot area* for a place of worship located in a Residential *Zone* shall be 0.6ha;

c) Any *group home* permitted in Table 5.2 shall comply with the (R2) standards contained in Table 5.3.

d) Any *Social Services Facility* in a residential zone shall provide temporary lodging, and shall be located a minimum of 300m from any other *social service facility* in a residential zone. (By-law 2016-057)

RESIDENTIAL STANDARDS

5.3.1 The *uses* permitted in the Residential *Zone* are subject to the development standards referenced in Table 5.3.

Table 5.3

	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Lot Area (min.)	4ha	900m^2	500m^2	400m^2	335m^2	600m^2 (4)(6)	400m^2	720m^2 (5)	720m^2 (5)	1100m^2	1300m^2
Lot Frontage (min.)	150m	22m	15m	12m	10m	18m (4,6)	12m	21m (5)	21m (5)	24m	30m
***Front Yard to Dwelling Unit* (min.)**	12m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7m(5)	7m(5)	7m	7m
***Front Yard to Attached Garage*(min.)** (By-law 2018-113)	7m	7m	7m	7m	7m	7m	7m	7m	7m	7m	7m
Side Yards (min.) (1)(3)(7)(By-law 2015-129)	7m	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)(8)	1.2m (2)	1.8m (2)(8)(9)	1.8m (2)(8)	5m(8)	5m(8)
Interior Side Yard to Attached Garage(min.) (By-law 2018-113)	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m	0.6m
***Rear Yard* (min.)**	12m	7m	7m	7m	7m	7m	7m	7m	7m	7m	7m
***Landscaped open space* (min. % of lot area)**	--	--	--	--	--	--	--	35	35	35	35
***Dwelling unit floor area* (min.) (Deleted by By-Law 2021-086)**	--	--	--	--	--	--	--	--			
Lot Coverage(10) (max. % of lot area)	35	45	45	45	45	45	45	35 (5)	35 (5)	35	35
***Gross floor area* (max. % of lot area)**								60%	60%	100%	200%
Height of Main Bldg.	10m	10m	10m	10m	10m	10m	10m	10m (9)	10m	(9)	(9)

(max.)											

(1) - See 5.3.3.2 (a)
(2) - See 5.3.3.2 (b)
(3) - See 5.3.3.2 (c)
(4) - See 5.3.4.1
(5) - See 5.3.4.2
(6) - See 5.3.4.3
(7) - See 5.3.5 (f)
(8) - See 5.3.3.2 (d)
(9) - See 5.3.2
(10) – See 5.3.5 (h) (By-law 2010-195)

5.3.2 Height Requirements

a) Walkup apartments in the RM2 zone shall be four storeys or less, to a maximum total height of 20m.

b) Height Restriction zone

ZONE	MAXIMUM BUILDING HEIGHT
Apartment Dwelling First Density-1 RA1-1	10m
Apartment Dwelling First Density-2 RA1-2	15m
Apartment Dwelling First Density-3 RA1-3	30m
Apartment Dwelling Second Density-1 RA2-1	30m
Apartment Dwelling Second Density-2 RA2-2	45m

5.3.3 Yard Variations

Minimum front, side and *rear yards* shall be provided in accordance with the requirements of Table 5.3, subject to the following provisions:

5.3.3.1 Every part of any required yard, required by this By-law shall be open and unobstructed by any *structure* from grade level to the sky, with the following exceptions:

a) *accessory buildings* subject to Section 5.3.5;

b) sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters, which may project a distance of not more than 0.6m into a required yard;

c) in the case of attached units, in which case no *side yard* shall be required on the interior side;

d) fire escapes, which may project a distance of not more than 1.2m into a required side or *rear yard*, but in no case shall the side or *rear yard*, except where none is required, be reduced to less than 0.6m;

e) balconies on *apartment dwellings*, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more

than 1.5m into a required yard, but in no case shall the *side yard*, except where none is required, be reduced to less than 1.8m to any *side lot line*;

f) where a garage or *carport* located on the said *lot* has been converted to habitable space, the use of any converted garage or *carport* shall be deemed to continue as a garage or *carport* use for the purposes of the minimum *side yard* requirements as set out in Table 5.3 of this By-law.

g) air conditioners and below grade, unenclosed entryways, which in no case shall have a side yard reduced to less than 0.6m and a rear yard reduced to no less than 4m. Air conditioners shall be prohibited in a Front Yard, except in the case of back-to-back townhouses where an air conditioner in a Front Yard shall be effectively screened from any street. (By-law 2018-113)

5.3.3.2 The minimum front, side and *rear yards*, required by this By-law shall be open and unobstructed by any *structure* from grade level to the sky, and the minimum requirements shall be increased in accordance with the following:

a) where any *side yard* abuts a *street*, in which case the *side yard* shall not be less than 3m;

b) where, on the same *lot*, there is no *carport* or where a garage is not attached to the *main building* in which case the minimum *side yard* on one side shall be 3m to provide sufficient area for *driveway* access to the *side yard* for parking purposes;

c) (Deleted by By-law 2021-086)

d) where a *multiple dwelling unit* or an *apartment dwelling unit* has a secondary means of access to the exterior area at ground level such area shall contain a *landscaped open space* area of a minimum of 7m in depth from the face of the building wall for each such unit. This required *landscaped open space* shall be in addition to any other required *landscaped open space*. This section shall not apply to any project which was either submitted for site plan control prior to January 1, 2005 or which has already been constructed.

5.3.4 Lot Variations

5.3.4.1 Semi-Detached

Except where a pair of *semi-detached dwellings* or in the case of a *lot* on a Registered Plan of Subdivision which was either registered or draft approved on or before July 31, 1989 where 2 fully detached dwellings have been *erected*, or are to be *erected*, in which case the minimum *lot frontage* shall be 9m and the minimum *lot area* shall be 300m^2 per *dwelling unit*.

5.3.4.2 Street Townhouses

a) Except where *street* townhouse *dwelling units* are to be *erected* in which case the minimum *lot frontage* shall be 6m and the minimum *lot area* shall be 200m^2 per *dwelling unit*. No more than 8 units shall be constructed in a row.

b) That notwithstanding Table 5.3 *street* townhouses shall provide a minimum *front yard* of 4.5m.

c) That notwithstanding Table 5.3 *street* townhouses shall be permitted a maximum *lot coverage* of 45% of *lot area*.

5.3.4.3 Duplexes

The minimum *lot area* shall be 560m^2 with a minimum *lot frontage* of 17 metres. (By-Law 2021-086)

5.3.5 Accessory Buildings and Structures

No other *building or structure*, except a *parking structure underground* which is accessory to any residential use in any *zone*, with the exception of the Mixed Use zones, shall:

a) exceed a height of 4m; (By-law 2010-195)

b) occupy any part of a *front yard*, except for an in-ground swimming pool, a *carport*, a *deck* or a *porch*;

c) be *erected* closer than the 3m from the exterior *side lot line* in the case of a *corner lot*; except for the *rear yard* in which case the minimum setbacks shall be 1m;

d) be *erected* closer than 7m from the *front lot line*;

e) be *erected* closer than 0.6m from the *rear lot line*;

f) be *erected* closer than 0.6m from the side *lot line*, except in the case of attached units, in which case no *side yard* shall be required on the interior side where the *accessory building or structure* is attached to the *main building*;

g) the width of a *boat house* and *boat port* shall not exceed 30% of the width of the lot measured at the shoreline;

h) collectively exceed 10% lot coverage for detached accessory structures. The 10% lot coverage permitted for accessory buildings and structures is in addition to the lot coverage as set out in Table 5.3. (By-law 2010-195) (By-law 2015-097) (By-law 2015-129) (By-law 2018-113)

i) Notwithstanding the above, an *accessory building or structure* containing an *additional residential unit* shall be subject to the development standards in Section 5.2.9.2 (By-law 2024-043).

5.3.5.1 Porches

Notwithstanding Section 5.3.5, *porches* shall not be *erected* closer than the following:

Yard	Distance
Interior side yard	0.6m
Exterior side yard	1.5m
Rear yard	5m
Front yard	3m

Porches may not extend into the sight triangle required under Section 4.10.

5.3.5.2 Decks

Notwithstanding Section 4.2.1.9 and 5.3.5, *decks* shall not be *erected* closer than the following:

Yard	Distance
Interior side yard	0.6m
Exterior side yard	1.5m
Rear yard	0.6m
Front yard	3m

Decks less than 1.8m above grade shall be exempted from the maximum permitted *lot coverage*.

5.3.5.3 Swimming Pools

Above ground swimming pools shall be exempted from the maximum permitted *lot coverage*.

5.3.5.4 Fences

a) Any fence, wall or hedge within the *front yard* of a Residential *Zone* shall be no higher than 1m above grade, except that this provision shall not apply to any facility, works or *uses* of a *public authority*.

b) Any fence over 2m in height should be considered an *accessory building or structure* and shall be subject to those provisions as defined.

c) Where this provision is in conflict with any other specifically stated standard for accessory *structures* or *uses* on a residential property, referred to in this or any other by-law, then the standard requiring a higher fence shall apply.

d) Notwithstanding the above and the requirements of Section 5.3.5, required *crash walls*, required *acoustic fencing*, and tight board fences required under Section 5.3.7.1, shall be permitted within any yard or along any lot line, subject to the requirements of Section 4.9.1.1. (By-law 2019-115)

5.3.5.5 Waste Management for Multi-unit Residential Developments

Notwithstanding any provisions to the contrary, all residential developments containing greater than six (6) residential units shall accommodate on-site separation of garbage, recyclable materials, and organic waste subject to the following provisions:

a) The storage of garbage, recyclables, and organic waste shall be within the main building or an accessory building that is weather tight; containing a solid roof, walls, roll-up door and an exterior finish consistent with that of the main building.

b) Any accessory building accommodating garbage, recyclables, and organic waste shall not be permitted within the front yard;

c) Any accessory building accommodating garbage, recyclables and organic waste shall not be permitted within 10 metres of the front face of the main building;

d) The main opening of an accessory building accommodating garbage, recyclables, and organic waste shall not face any street frontage; and,

e) All other standards related to accessory buildings contained in Section 5.3.5 shall apply. (By-law 2016-100)

5.3.6 Parking Standards

5.3.6.1 Parking in Front Yards

a) That the *driveway* and/or *parking space* that is located in the front yard of a property accessed by a public street cannot exceed the maximum percentage of the front yard as follows:

Zone	Front Yard Parking Coverage
R1, R2, R3	50%
R4	60%
RM1, RM1-SS	60%
RM2, RM2-TH (1)	60%
MU1, MU2 (By-law 2015-097)	0%

(1) Front Yard Parking Coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse, or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses, semi-detached houses, units with additional residential units and other permitted uses in the RM2 and RM2-TH zone shall be subject to the maximum parking standards (60%) as noted in the table in 5.3.6.1(a). (By-law 2015-129)

b) That the portion of the front yard remaining after installation of a driveway and/or parking space as permitted by 5.3.6.1 a) shall be landscaped open space; and

c) That the driveway and/or parking space is not permitted to encroach on the required landscaped open space and shall be constructed and maintained with an asphaltic or concrete surface or brick pavers. (By-law 2012-020) (By-law 2019-115)

5.3.6.2 Parking for Apartment Dwellings

a) *Parking spaces* including aisles required for an *apartment dwelling unit* in any *zone,* with the exception of Mixed Use zones*,* shall have a maximum *lot coverage* of 35%. (By-law 2015-097)

b) A maximum of 20% of the total *parking area* required for an apartment building shall be permitted in the *front yard*.

5.3.6.3 Commercial Parking

The parking or storage of commercial *vehicles* and trailers in excess of 4,500 kg. registered gross *vehicle* weight, or those designed specifically for commercial, industrial or agricultural purposes, is prohibited in any Residential *Zone* other than a Residential Holding *Zone* (RH). (as amended by By-law 2018-113)

5.3.7 Landscaped Buffer Areas

5.3.7.1 Parking Areas

A *parking area* which provides for more than 4 *parking spaces* adjoining a residentially zoned lot requires a continuous *landscaped buffer area* with a minimum width of 3m shall be provided along the abutting *lot line* and a continuous tight board fence with a minimum height of 2m is to be constructed along the *lot line*. The *landscaped buffer area* shall be planted with appropriate vegetation to effectively screen the *parking area*.

5.3.7.2 Apartment Dwellings

A continuous *landscaped buffer area* shall be provided along the side and *rear lot lines* of any *lot* which is occupied by an *Apartment Dwelling,* with the exception of the Mixed Use zones. The *landscaped buffer area* shall be 3m in width along the side and *rear lot lines*. (By-law 2015-097)

5.4 **MIXED USE (By-law 2015-097)**

5.4.1 **Mixed Use General Provisions**

5.4.1.1 No person shall hereafter use any lands, nor erect, alter, enlarge or use any buildings or structures in any Mixed Use Zone except in accordance with the provisions of Section 5.4 and Section 4.0 of this By-law.

5.4.2 Mixed Use Permitted Uses

5.4.2.1 The permitted uses in any Mixed Use Zone are listed in Table 5.4.1.

Table 5.4.1

Uses	Zones	
	Mixed Use Node (MU1)	**Mixed Use Corridor (MU2)**
Residential Uses		
Walk-up Apartment	X	X
Apartment Dwelling	X	X
Dwelling Unit(s) in conjunction with permitted commercial uses	X	X
Block/Cluster/Stacked Townhouse	X	X
Group Home	X	X
Accessory Uses		
Home Occupation(1)	X	X
Commercial Uses		
Bake Shop	X	X
Bank	X	X
Building Supply Centre	X	X
Bus Terminal	X	X
Bus Transfer Station	X	X
Conference Centre	X	X
Custom Workshop	X	X
Entertainment Establishment	X	X
Fitness or Health Club	X	X
Fitness or Health Club, Local	X	X
Florist	X	X
Funeral Establishment	X	X
Hotel, Motel	X	X
Laundry or Dry Cleaning Depot	X	X
Local Convenience Retail	X	X
Nursery or Garden Supply Centre	X	X
Office, Business or Professional	X	X
Office, Medical	X	X

Outdoor Display and Sales Area	X	X

Table 5.4.1

Uses	Zones	
	Mixed Use Node (MU1)	Mixed Use Corridor (MU2)
Parking Lot	X	X
Personal Service Store	X	X
Photography Studio	X	X
Private Club	X	X
Recreational Establishment	X	X
Rental Store	X	X
Restaurant	X	X
Retail Store	X	X
Service Store	X	X
Shopping Centre	X	X
Theatre	X	X
Trade Centre	X	X
Veterinary Clinic	X	X
Institutional		
Arena	X	X
Art Gallery	X	X
Assisted Living Facility	X	X
Assembly Hall	X	X
Child Care	X	X
City Hall	X	X
Commercial School	X	X
Community Centre	X	X
Court House	X	X
Library	X	X
Museum	X	X
Place of Worship	X	X
Religious Institution	X	X
Social Services Facility	X	X
Training and Rehabilitation Centre	X	X

(1) – See 5.4.2.4

5.4.2.2 Residential Uses

a) (Deleted by By-Law 2021-086)

b) Where a lot contains more than 4 residential dwelling units, an outdoor amenity area based on a minimum of 12m' per unit shall be provided. Outdoor amenity area may be inclusive of landscape open space, rooftop amenities (greenroofs, solariums, gardens, and patios), private balconies,

or other outdoor amenity feature. Outdoor amenity area shall or shall not be in a consolidated form.

c) The parking spaces used for residential uses shall be designated for the exclusive use of the occupants of the residential dwelling units. Parking spaces designated for residential uses shall be identified with a vertical sign indicating for residential use only.

5.4.2.3 Block/Cluster/Townhouses

No more than 8 block/cluster/townhouse units shall be constructed in a row.

5.4.2.4 Home Occupation

a) Home occupations shall be permitted in all residential uses located in a Mixed Use zone, in accordance with the provisions of Section 5.2.10 of this Zoning By-law.

b) Notwithstanding the provisions of Section 5.2.10.1, the floor area devoted to a *Home Occupation* located within a *Block/Cluster/Stacked Townhouse* in a Mixed Use zone shall not exceed 50% of the total floor area of the dwelling.

5.4.2.5 Crisis Care Facility (Deleted by By-law 2016-061)

5.4.2.6 Highway 400 Commercial

Notwithstanding the Permitted Uses in Table 5.4.1, where a lot adjoins the right-of-way of Highway 400, the uses described in Section 6.2.4 of this Zoning By-law shall apply.

5.4.3 **Mixed Use Standards**

5.4.3.1 The *uses* permitted in the Mixed Use Zone are subject to the development standards referenced in Table 5.4.2.

Table 5.4.2

		Zones	
		Mixed use Node (MU1)	**Mixed Use Corridor (MU2)**
Lot Area (min.)		-	-
Lot Frontage (min.)		-	-
Front yard Setback(1)	**Min.**	1m for 75% of frontage	1m for 75% of frontage
	Max.	5m for 25% of frontage	5m for 25% of frontage
Side Yard Setback	**Min.**	-	-
	Min. Abutting Street or Laneway	-	3.0m
	Max.	-	3.0m
Rear Yard Setback (min.)	**Abutting Street or Laneway(2)**	1.5m	1.5m
	Abutting Residential, OS, or EP Zone(3)	7m setback	7m setback
Front Façade Step-back (min.)		45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step-backs	45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step-backs
Side Façade Step-back (min.)		If adjacent to an OS zone, 5.5m at height above 80% equivalent of right-of-way	If adjacent to an OS zone, 5.5m at height above 80% equivalent of right-of-way

Rear Façade Step-back (min.)		45 degree angular plane above 7.5m using minimum 3m step-backs	45 degree angular plane above 7.5m using minimum 3m step-backs
Lot Coverage (max. % of lot area)		-	-
Gross Floor Area (max. % of lot area)		-	-
Ground Level Floor Height (min.)		4.5m	4.5m
Minimum Coverage for Commercial uses (% of first storey GFA)		50%	- (5)
Building Height	**Min.**	10.5m	7.5m
	Max.	25.5m	16.5m(4)

(1) – See 5.4.3.2
(2) – See 5.4.3.3 (a)
(3) – See 5.4.3.3 (b)
(4) – See 5.4.3.4
(5) – See 5.4.3.5

5.4.3.2 Front Yard Setback

a) Front Yard setback areas shall be fully paved and seamlessly connected with abutting sidewalk.
b) If ground floor usage abutting lot frontage is residential, a minimum 3m front yard setback will apply

5.4.3.3 Rear Yard Setback

a) Where a rear setback abuts a street or laneway, the setback may be used for soft or hard landscaping, or for a walkway.

b) Where a rear yard setback abuts a Residential, Open Space, or Environmental Protection zone, the setback may be used for hard or soft landscaping, or for a two way laneway/driveway with sidewalks.

5.4.3.4 Building Height

If ground floor area use is a commercial or institutional use, the maximum building height permitted is 25.5m.

5.4.3.5 Ground Level Commercial Uses

If ground level use is a commercial or institutional use, the minimum coverage

for the commercial or institutional use must be 50% of gross floor area for the ground level floor area.

5.4.3.6 **Yard Variations**

Minimum front, side and rear yards shall be provided in accordance with the requirements of table 5.4.2, subject to the provisions below.

Any part of any required yard, required by this By-law shall be open and unobstructed by any structure from grade level to the sky, with the following exceptions:

a) Accessory buildings subject to Section 5.4.3.7

b) Sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters, which may project a distance of not more than 0.6m into required yard;

c) In the case of attached units, in which case no side yard shall be required on the interior side;

d) Fire escapes, which may project a distance of not more than 1.2m into a required side or rear yard, but in no case shall the side or rear yard, except where none is required, be reduced to less than 0.6m;

e) Balconies on apartment dwellings, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more than 1.5m into a required yard, but in no case shall the side yard, except where none is required, be reduced to less than 1.8m to any side lot line.

5.4.3.7 Accessory Buildings and Structures

Accessory Buildings and Structures shall only be permitted in conjunction with *Residential Uses* identified in Table 5.4.1. No other *building or structure*, except a *parking structure underground* which is accessory to any residential use in any *zone* shall:

a) Exceed a height of 4m;

b) Occupy any part of a *front yard* or *side yard;*

c) Be *erected* closer than 0.6m from the rear lot line;

d) Be *erected* closer than 0.6m from the side *lot line*, except in the case of attached units, in which case no *side yard* shall be required on the interior side where the *accessory building or structure* is attached to the *main building;*

e) The width of a boat house and boat port shall not exceed 30% of the width of the lot measured at the shoreline;

f) Collectively exceed 10% lot coverage for detached accessory structures.

5.4.3.7.1 Waste Management for Multi-unit Residential Developments in Mixed-use Zones

Notwithstanding any provisions to the contrary, all residential developments containing greater than six (6) residential units in a mixed-use zone shall accommodate on-site separation of garbage, recyclables, and organic waste subject to the following provisions:

a) The storage of garbage, recyclables, and organic waste shall be within the main building or an accessory building that is weather tight; containing a solid roof, walls, roll-up door and an exterior finish consistent with that of the main building;

b) Any accessory building accommodating garbage, recyclables, and organic waste shall not be permitted within the front yard;

c) Any accessory building accommodating garbage, recyclables, and organic material shall not be permitted within 10 metres of the front face of the main building;

d) The main opening of an accessory building accommodating garbage, recyclables, and organic waste shall not face any street frontage; and,

e) All other standards related to accessory buildings contained in Section 5.4.3.7 shall apply.

5.4.3.8 Additional Standards for Lands Abutting Highway 400

Notwithstanding the standards of Table 5.4.2, where a lot adjoins the right-of-way of Highway 400, the standards of Section 6.3.3 will apply.

5.4.3.9 Rooftop Mechanical/Electrical Structures

Maximum building height standards are not inclusive of rooftop mechanical/electrical structures, but will be subject to any 45 degree angular plane requirement. Mechanical/electrical structures will be screened within rooftop penthouses or through the use of parapets.

5.4.4.0 Landscape Buffer Areas

Notwithstanding the provisions of Section 4.8.2.1, where any lot in a Mixed Use zone abuts a lot in a Residential zone, with the exception of the RA1 and RA2 Apartment Dwelling zones, a continuous *landscaped buffer area* of a minimum width of 3m shall be provided along the abutting *lot* line of the *lot*, and a continuous tight board fence with a minimum height of 2m is to be constructed along the *lot line*.

5.4.4.1 Parking for Apartment Dwellings

Parking spaces including aisles required for an apartment dwelling units in the mixed use zone shall have a maximum *lot coverage* of 35%

6.0 COMMERCIAL

6.1 GENERAL

No person shall hereafter use any land or erect, *alter*, enlarge or use any *building or structure* in any Commercial *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

6.2 PERMITTED USES

6.2.1 The permitted *uses* in the Commercial Zone are listed in Table 6.2.

Table 6.2

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Commercial Uses					
Adult Entertainment Parlour				X	
Arcade or Game Establishment			X		
Automotive Leasing Establishment				X	
Automotive Repair Establishment			X	X	
Automotive Sales Establishment				X	
Automotive Service Station	X	X	X	X	
Bake Shop	X	X	X	X	X
Bank	X	X	X	X	X
Bed and Breakfast Establishment(1)	X	X	X	X	X
Bingo Hall			X	X	
Building Supply Centre	X	X	X	X	
Bus Terminal	X	X		X	
Bus Transfer Station	X	X	X	X	
Car Wash			X	X	
Conference Centre	X	X		X	
Custom Workshop	X	X	X	X	
Data Processing Centre	X	X	X	X	
Drive-Through Facility			X	X	
Entertainment Establishment	X	X	X	X	
Fitness or Health Club	X	X	X	X	
Fitness or Health Club, Local					X
Florist	X	X	X	X	X
Funeral Establishment	X	X		X	
Golf Driving Range (indoor)			X	X	
Hotel, Motel	X	X		X	
Kennel in wholly enclosed building			X	X	

Table 6.2					
Uses	**Zones**				
	Central Area Commercial (C1)	**Transition Centre Commercial (C2)**	**Shopping Centre Commercial (C3)**	**General Commercial (C4)**	**Convenience Commercial (C5)**
Laundry or Dry Cleaning Depot	X	X	X	X	X
Local Convenience Retail	X	X	X	X	X
Marina				X	
Miniature Golf (outdoor)				X	
Nightclub	X	X		X	
Nursery or Garden Supply Centre	X	X	X	X	
Office	X	X	X	X	X
Office, Medical	X	X	X	X	X
Outdoor Display and Sales Area	X	X	X	X	
Parking Lot	X	X	X	X	
Personal Service Store	X	X	X	X	X
Photography Studio	X	X	X	X	
Private Club	X	X	X	X	
Recreational Establishment	X	X	X	X	
Rental Store	X	X	X	X	X
Restaurant	X	X	X	X	X
Retail Store	X	X	X	X	
Service Store	X	X	X	X	X
Shopping Centre	X	X	X	X	
Theatre	X	X	X	X	
Trade Centre	X	X		X	
Veterinary Clinic	X	X	X	X	
Institutional Uses					
Arena	X	X		X	
Art Gallery	X	X	X	X	
Assembly Hall	X	X	X	X	
Assisted Living Facility	X	X			
City Hall	X	X			
College	X	X			
Commercial School	X	X	X	X	
Community Centre	X	X	X	X	
Court House	X	X			
Child Care	X	X	X	X	X
Gaol	X	X			
Library	X	X	X	X	
Museum	X	X			
Place of Worship	X	X	X	X	
Religious Institution	X	X			
Social Services Facility	X	X	X	X	
Training and Rehabilitation Centre	X	X			

Table 6.2					
Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
University	X	X			
Residential Uses					
Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses	X	X	X	X	X
Residential uses permitted in the Second Density RA2 Zone	X	X	X		
Group Home	X	X			

(1) See 4.2.1.6 (By-law 2018-113)

6.2.2 Arcade or Game Establishment

Any *arcade or game establishment* shall be located a minimum distance of 300m from a *school.*

6.2.3 Adult Entertainment Parlour

Any *adult entertainment parlour* shall be located a minimum distance of 300m from any Residential or Institutional *Zone* or from any other *adult entertainment parlour.*

6.2.4 Highway 400 Commercial

Notwithstanding the Permitted Uses in Table 6.2, where a lot adjoins the right-of-way of Highway 400, only an *arena*, *assembly hall*, bank, *building supply centre*, *office*, *conference centre*, *data processing centre*, *drive through facility*, *entertainment establishment*, *hotel*, *medical office*, *motel, nursery or garden supply centre*, *outdoor display and sales area, recreational establishment*, *restaurant*, *retail store*, *shopping centre*, *theatre* and *trade centre* shall be permitted.

6.2.5 Tattoo Parlours, Body Piercing Parlours, Pawn Shops, and Payday Loan Establishments

Within the Central Area Commercial (C1) and Transition Centre Commercial (C2) Zones, no lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment shall be located closer than 100 m to another lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment. (By-law 2011-108)

6.2.6 Where nightclubs and restaurants are permitted within the City Centre Revitalization Area, the capacity of the restaurant or nightclub shall not exceed 350 persons which, for the purpose of this section, shall include any seasonal or permanent outdoor commercial patio area in association with the use, and may include any patio area located either on the subject premises or adjacent to the

subject premises, or within the City owned right of way, and shall be based on the lesser of licensed capacity, or occupancy load as calculated under the Building or Fire Code. (By-law 2012-086)

6.2.7 All other provisions applicable to nightclubs in section 4.13.1 shall apply to nightclubs in the City Centre Revitalization Area, except that the provisions of section 4.13.1(a) – (d) and section 6.2.6 and 6.2.7 shall not apply to any restaurant or nightclub which is in association with or in combination with a hotel/convention centre, located in the City Centre Revitalization Area. (By-law 2012-086)

6.3 COMMERCIAL STANDARDS

6.3.1 The *uses* permitted in the Commercial *Zone* are subject to the development standards referenced in Table 6.3.

Table 6.3

		Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Lot Area (min.)		-	-	5000m^2	450m^2	450m^2
Lot Frontage (min.)		-	-	45m	15m	15m
***Front yard* (min.)**		-	-	15m	6m	6m
***Side Yard* (min.)**		-	3m(1)(3)	5m	3m(3)	3m
***Side Yard* Adjoining**	**Residential *Zone* (min.)**	6m	6m(1)	15m	6m	6m
	Street (min.)	-	3m(1)	15m	5m	5m
***Rear Yard* (min.)**		-	-	9m	7m	7m
***Rear Yard* Adjoining**	**Residential *Zone* (min.)**	7m	7m	15m	10m	10m
	Street (min.)	-	-	15m	6m	6m
Lot Coverage (max.)		-	-	30%	50%	50%
Gross floor area (max. % of lot area)		600%	400%	60%	-	-
Building Height (max.)		15m	15m	14m	9m(2)	9m

(1) Where the height of the *main building* in a Transition Centre Commercial (C2) *Zone* is in excess of 11m, the minimum *side yards* shall be increased by 0.5m for every 2m of additional height over 11m.

(2) Where a General Commercial (C4) *Zone* property does not abut a residentially zoned property the height of the building may be increased to a maximum of 14m.

(3) Where a residential building is converted to a commercial use, the minimum *side yard* shall be 1.8m. An addition may be constructed in line with the existing *main building* or 1.8m from the side *lot line*, whichever is greater.

6.3.2 Additional Standards for Commercial Zones

	Central Area-1 (C1-1)	Central Area-2 (C1-2)	Transition Centre-1 (C2-1)	Transition Centre-2 (C2-2)
Maximum Building Height	10m within 5m of the front *lot line* and the lot flankage, 30m beyond 5m of the front *lot line* and the lot flankage.(1)	10m within 5m of the front *lot line* and the lot flankage, 45m beyond 5m of the front *lot line* and the lot flankage.(1)	10m within 5m of the front *lot line* and the lot flankage, 30m beyond 5m of the front *lot line* and the lot flankage.(1)	10m within 5m of the front *lot line* and the lot flankage, 45m beyond 5m of the front *lot line* and the lot flankage.(1)
Minimum Coverage for Commercial *uses* (% of lot area).	50%	50%	50%	50%

(1) Save and except Collier Street frontages and/or flankages, where the stepping provision shall not apply.

6.3.3 Additional Standards for Lands Abutting Highway 400

6.3.3.1 Front Lot Line

The *lot line* and yard of any lot in any Commercial *Zone* which adjoins the right-of-way of Highway 400 shall be deemed to be the front *lot line* or *front yard* of the lot and the provisions of Section 6.3.3 of this By-law shall apply accordingly.

6.3.3.2 Highway 400 Commercial Standards

Yard	Width
Front yard (min.)	15m
Side Yard (min.)	4m
Side Yard Adjoining Residential *Zone* (min.)	10m
Side Yard Adjoining Street (min.)	7m
Rear Yard (min.)	8m
Rear Yard Adjoining Residential *Zone* (min.)	15m
Rear Yard Adjoining Street (min.)	15m
Lot Coverage (max.)	50%
Building Height (max.)	14m

6.3.3.3 Parking

Where parking is provided in the *front yard* of any lot in any Commercial Zone which adjoins the right-of-way of Highway 400, such *parking area* shall not exceed 20% of the required parking for the lot as per Section 4.6 of this By-law.

6.3.3.4 Exterior Finish

The exterior walls fronting or flanking Highway 400 shall be constructed of a material other than non-decorative concrete block. Notwithstanding the foregoing provision, expansion walls may be of concrete block provided the expansion wall is at a greater distance than 5m from the required yard setback of this By-law.

6.3.4 Residential Uses

6.3.4.1 (Deleted by By-law 2017-079)

6.3.4.2 (Deleted by By-Law 2021-086)

6.3.4.3 Where a residential use is located in the same building as a commercial use in a General Commercial (C4) *Zone*, the following additional standards shall apply:

a) That portion of the building abutting the *front yard* or a *side yard* abutting a *street* shall be used for commercial *uses* on the ground floor;

b) A minimum of 50% of the total *gross floor area* of a 1 *storey* building shall be used for commercial *uses*;

c) A minimum of 25% of the total *gross floor area* of a 2 *storey* building shall be used for commercial *uses*;

d) A minimum of 20% of the total *gross floor area* of a 3 *storey* or more building shall be used for commercial *uses*;

e) Where a lot contains more than 4 residential *dwelling units*, a consolidated outdoor amenity area based on a minimum 12m^2 per unit and which is not inclusive of the minimum required yard area adjacent to the building and exclusive of any on site *community centre* building(s) shall be provided; and

f) The *parking spaces* attributable to the residential use shall be designated for the exclusive use of the occupants of the residential *dwelling units* and shall be separated from the *parking spaces* attributable to the commercial *uses*.

6.3.4.4 Where a residential use is located in the same building as a commercial use in a *Shopping Centre* Commercial (C3) *Zone*, the following additional standards shall apply:

a) Any free standing residential *structures* in separate buildings shall be prohibited;

b) That the portion of the building abutting the *front yard* or a *side yard* abutting a *street* shall be used for commercial *uses* on the ground floor;

c) Subject to the maximum permitted coverage of Section 6.3.4, a minimum of 80% of the building footprint at grade level shall constitute commercial use;

d) Common entrances to a residential tower attached to a commercial building shall be completely separate from entrances to the commercial use, and every *dwelling unit* shall have a private entrance interior;

e) Every *dwelling unit* shall be provided a consolidated outdoor landscaped amenity area of 12m^2 per unit (max. ratio of 2:1 length) or shall provide a consolidated minimum area of 1000m^2 of the site area as an amenity area for the residential component, whichever is less. The length of the consolidated outdoor area shall be no more than twice the width. Such area shall be exclusive of service areas, parking or maintenance areas, and shall be separated from the commercial component, accessed directly from a common entrance to the residential component and shall be exclusively for the use of the residential occupants. Such outdoor amenity need not be at ground level and may constitute landscaped rooftops or common element connected terraced areas;

f) The parking requirement for the residential component shall be separated from the commercial *parking area* by a minimum landscaped strip of 3m and shall be designed for the exclusive use of the residential component and shall be directly accessible from a common or private residential entrance;

g) There shall be no maximum height restriction for any residential component.

h) Notwithstanding Section 4.6.3.2, parking for residential uses shall be calculated at 1.5 spaces per dwelling unit. (By-law 2014-007)

6.3.5 Outdoor Sales and Display Area and Accessory Outdoor Storage

6.3.5.1 General Provisions

Outdoor display and sales areas shall be permitted as follows:

a) for new and used automobile, recreational, motorcycle and truck dealerships and for car, truck and trailer rental and leasing agencies, inventory of new or used *vehicles* as part of the dealership or agency;

b) for service stations, public garages and tire specialty shops, storage of motor *vehicles* providing the storage is of a temporary nature and is not storage of impounded, wrecked or dismantled *vehicles*; and

c) for service stations, public garages and tire specialty shops, storage of other merchandise provided that no merchandise *display* exceeds 3m in height and no merchandise displayed adjacent to a building projects further than 4.5m from the face of the building.

6.3.5.2 Setbacks

Any *outdoor storage* shall maintain the same minimum yards as those required for the *zone* in which the *outdoor storage* is located save and except *outdoor storage* associated with any defined automotive use.

6.3.5.3 Maximum Lot Coverage

Any *outdoor storage* shall not exceed 30% of the *lot area* save and except when associated with any defined automotive use.

6.3.5.4 Surface Treatment

Any *outdoor storage* areas shall be constructed with an asphalt or concrete surface and curbed with a continuous poured concrete curb.

6.3.6 Parking Standards

6.3.6.1 Central Area Commercial (C1) Zone

Parking is not required for commercial *uses* and *places of worship* in the Central Area Commercial (C1) *Zone*.

6.3.7 Landscaped Buffer Areas

6.3.7.1 Apartment Dwellings

Where an *apartment dwelling* is located in the Central Area Commercial (C1) *Zone* or the Transition Centre Commercial (C2) *Zone*, a continuous landscaped buffer area of a minimum width of 3m shall be provided along the side and *rear lot lines.*

7.0 INDUSTRIAL

7.1 GENERAL

7.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Industrial *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

7.2 PERMITTED USES

7.2.1 The permitted *uses* in the Industrial *Zone* are listed in Table 7.2. (By-law 2015-068)

Table 7.2

Uses	Zones				
	Business Park (BP) (Formerly EM1- Business Park)	**Light Industrial (LI) (Formerly EM1- Business Park and EM3- Service Industrial Zones)**	**Highway Industrial (HI) (Formerly EM2- Highway 400 Industrial)**	**General Industrial (GI) (Formerly EM4- General Industrial)**	**Restricted Industrial (RI) (Formerly EM5- Restricted Industrial)**
Industrial Uses					
Abattoir					X
Animal Shelter		X		X	
Bakery		X	X	X	
Concrete Product Manufacturing				X	
Concrete Ready Mix Plant					X
Excavation and Processing of Mineral Aggregate Resources					X
Foundry				X	X
Manufacturing and Processing in Wholly Enclosed Buildings	X	X	X	X	X
Manufacturing, Refining, or Rendering of Noxious Products					X
Material Recovery Facility				X(1)	X(1)
Cannabis Production Facility (By-law 2019-086)				X	
Outdoor Storage		X	X	X	X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt					X
Printing and Publishing	X	X	X	X	
Rail Transfer Facility		X	X	X	
Recyclable Materials Transfer Station				X(1)	X(1)

Table 7.2					
Uses	**Zones**				
	Business Park (BP) (Formerly EM1- Business Park)	**Light Industrial (LI) (Formerly EM1- Business Park and EM3- Service Industrial Zones)**	**Highway Industrial (HI) (Formerly EM2- Highway 400 Industrial)**	**General Industrial (GI) (Formerly EM4- General Industrial)**	**Restricted Industrial (RI) (Formerly EM5- Restricted Industrial)**
Recycling Facility Concrete And/Or Asphalt					X
Rental Store Excluding Video and Electronic Rentals		X		X	
Research/Development Facility	X	X	X	X	
Self Storage		X		X	
Truck Terminal				X	
Warehousing in wholly enclosed buildings excluding self storage	X	X	X	X	
Wholesale Establishment		X	X	X	
Commercial Uses					
Accessory Employee Use	X	X	X	X	X
Accessory Retail	X	X	X	X	
Adult Entertainment Parlour				X	
Assembly Hall	X	X	X		
Automotive Repair Establishment		X		X	
Bank (By-law 2019-115)	X	X	X(3)		
Building Supply Centre (By-law 2019-115)		X(2)	X(2) (3)	X(2)	
Car Wash		X		X	
Conference Centre	X	X	X		
Custom Workshop		X		X	
Data Processing Centre	X	X	X	X	
Drive Through Facility	X	X	X	X	
Dry Cleaning Establishment		X		X	
Fitness or Health Club	X	X			
Golf Driving Range (outdoor)				X	
Hotel, Motel	X	X	X		
Miniature Golf (outdoor)		X			
Nursery or Garden Supply Centre		X		X	
Office	X	X	X	X	
Office, Medical	X	X	X		
Outdoor Display and Sales Area		X		X	

Table 7.2					
Uses	**Zones**				
	Business Park (BP) (Formerly EM1- Business Park)	**Light Industrial (LI) (Formerly EM1- Business Park and EM3- Service Industrial Zones)**	**Highway Industrial (HI) (Formerly EM2- Highway 400 Industrial)**	**General Industrial (GI) (Formerly EM4- General Industrial)**	**Restricted Industrial (RI) (Formerly EM5- Restricted Industrial)**
Photography Studio	X	X			
Private Club		X			
Recreational Establishment		X			
Restaurant (By-law 2019-115)	X(3)	X(3)	X(3)	X(3)	
Service Store	X	X		X	
Trade Centre		X	X		
Transmission Establishment, Cellular and Electronic				X	X
Veterinary Clinic	X	X	X	X	
Agricultural Uses					
Heavy Equipment Dealer				X	
Kennel				X	
Kennel in wholly enclosed buildings		X			
Institutional Uses					
Child Care	X	X			
Commercial School	X	X	X		
Industrial School		X	X	X	
Place of Worship		X			
Funeral Service Provider		X			

(1) Shall be conducted only within a fully enclosed building. No *outdoor storage* or accessory *outdoor storage* will be permitted in association with these *uses*.

(2) Shall be restricted to a multi-tenanted building, to a maximum of 25% of the gross floor area of the total gross floor area of the building, to a maximum of 1000m^2, and that the provisions of Section 7.2.2 "Accessory Retail Uses" shall not apply. (By-law 2015-068)

(3) Shall only be permitted as part of a multi-tenanted building. (By-law 2019-115)

7.2.2 Accessory Retail Uses

Accessory retail *uses* shall only be permitted in association with *uses* identified in Table 7.2. Retail that is accessory to a permitted use shall only be permitted within the same *structure* and shall not exceed 25% of the *gross floor area* in the Highway Industrial (HI) and General Industrial (GI) *Zones* to a maximum of 300m^2. The lands that are zoned Business Park (BP) and Light Industrial (LI) shall not exceed

25% of the *gross floor area.* Those lands that are zoned Light Industrial (LI) and abut an arterial road as identified on Schedule D-Roads Plan of the Official Plan shall be permitted up to a maximum of 35% of gross floor area for accessory retail uses. (By-law 2015-068)

7.2.3 Restaurant Uses

Restaurant uses shall only be permitted as part of a *multi-tenanted building* and shall not exceed 25% of the total *gross floor area* of such *building* to a maximum of 300m².

7.2.4 Accessory Structures

No accessory *structures* shall be permitted within the required *front yard* or, in the case of a *corner lot*, the required exterior *side yard* setback. Accessory *structures* shall be setback a minimum of 1.5m from all other *lot lines*.

7.2.5 Noxious Products

As identified under Section 7.2 noxious products shall only be permitted in the Restricted Industrial (RI) *Zone* and shall mean the manufacturing, refining, or rendering of: asbestos products, asphalt, blacking or polish, brick or tile, cement, gypsum, lime or plaster of paris, dextrin, glucose or starch, dye, fat, grease, lard or tallow, gelatin, glue or size, soda or potash, vinegar, ethanol, or similar substances.

(a) No ethanol production facility shall be located closer than 1000m from any other ethanol production facility, or lands zoned for residential use, or containing one or more residential dwelling units, or containing a school, a hospital, or a place of worship. (By-law 2015-068)

7.2.6 Adult Entertainment Parlour

Any *adult entertainment parlour* shall be located a minimum distance of 300m from any Residential or Institutional *Zone* or from any other *adult entertainment parlour.*

7.2.7 Exemptions from Table of Permitted Uses

Notwithstanding the permitted *uses* set out in Table 7.2 any use which existed on November 27, 2005 will continue to be permitted on the property on which they existed and the onus of proof shall lie on the property owner.

7.3 INDUSTRIAL STANDARDS

7.3.1 The *uses* permitted in the Industrial *Zone* are subject to the development standards referenced in Table 7.3.

Table 7.3

		Zones				
		Business Park (BP)	**Highway Industrial (HI)**	**Light Industrial (LI)**	**General Industrial (GI)**	**Restricted Industrial (RI)**
Lot Area (min.)		1300m^2	1300m^2	700m^2	700m^2	2000m^2
Lot Frontage (min.)		30m	30m	15m(1)	15m(1)	45m
***Front yard* (min.)**		6m	15m(2)	7m	7m(2)	15m
***Side Yard* (min.)**		4m	4m	3m	3m	3m
***Side Yard* Adjoining**	**Residential *Zone* (min.)**	10m	10m	10m	10m	40m
	Street (min.)	6m	7m	7m	7m	7m
***Rear Yard* (min.)**		6m	8m	7m	7m	7m
***Rear Yard* Adjoining**	**Residential *Zone* (min.)**	15m	15m	15m	15m	40m
	Street (min.)	6m	15m	7m	7m	15m
Lot Coverage (max.)		50%	50%	60%	60%	60%
Building Height (max.)		14m(3)	14m(3)	14m(3)	--(3)	--(3)

(1) Except in the case where an Industrial *Zone* abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the *lot frontage* shall be increased to 30m.

(2) The *lot line* and yard of any lot in any Highway Industrial (HI) *Zone* and/or General Industrial (GI) *Zone* which adjoins the right-of-way of Highway 400 shall be deemed to be the front *lot line* or *front yard* of the lot and the provisions of this By-law shall apply accordingly.

(3) Except in the case where lands abut a Residential *Zone* in which case the maximum building height shall be 9m. Cranes, conveying equipment and incidental equipment required for *manufacturing and processing* shall also be exceptions to the maximum building height standard. (By-law 2015-068)

7.3.2 Additional Standards for Highway 400 Industrial

7.3.2.1 Exterior Finish

The exterior walls fronting or flanking a *street* or the Highway 400 shall be constructed of a material other than non-decorative concrete block. Notwithstanding the foregoing provision, expansion walls may be of concrete block provided the expansion wall is at a greater distance than 5m from the required yard setback of this By-law.

7.3.3 Parking Standards

7.3.3.1 Surface Treatment

Parking spaces, *driveways* and aisles in the General Industrial (GI) and Restricted Industrial (RI) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities. (By-law 2015-068)

7.3.3.2 Front Yard Parking

In any Highway Industrial (HI) *Zone*, where parking is being provided in the *front yard*, such *parking area* shall not exceed 20% of the required parking for the lot as per Section 4.6 of the By-law. (By-law 2015-068)

7.3.4 Loading Spaces Standards

7.3.4.1 Surface Treatment

a) *Loading spaces* and maneuvering areas for any use in the Business Park (BP), Highway Industrial (HI) and Light Industrial (LI) *Zones* must be constructed with an asphaltic or, concrete surface or decorative brick pavers and curbed with a continuous poured concrete curb.

b) *Loading spaces* in the General Industrial (GI) and Restricted Industrial (RI) *Zones* in any yard that does not abut a *street* may be constructed with a stable surface of crushed stone, slag, gravel, crushed brick or tile, cinders, asphalt, concrete or portland cement binder, which have been treated so as to prevent the raising of dust or loose particles. All vehicular access connecting these areas with a *street* shall be paved with an asphaltic or concrete surface from the *lot line* to the traveled portion of the *street*. In all cases provisions shall be made for adequate drainage facilities. (By-law 2015-068)

7.3.5 Landscape Buffer Areas

7.3.5.1 Business Parks

Any lot in the Business Park (BP) *Zone* shall provide a landscaped buffer area of 6m along the *lot line* of the yard abutting any *street*. A landscaped buffer area of 1.5m shall be provided along all *lot lines* unless otherwise specified under Section 4.8 of the By-law. A minimum of 50% of the *front yard* of any lot within the Business Park (BP) *Zone* shall be landscaped. (By-law 2015-068)

7.3.6 Exemptions from Standards

Any use which existed as of November 27, 2005 and which is identified in Section 7.2.7 as permitted, will be permitted an addition of not more than 50% of the existing *gross floor area* in compliance with the standards of By-law 85-95, as amended.

8.0 INSTITUTIONAL

8.1 GENERAL

8.1.1 No person shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Institutional *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

8.2 PERMITTED USES

8.2.1 The permitted *uses* in the Institutional *Zone* are listed in Table 8.2.

Table 8.2

Uses	Zones		
	Major Institution (I-M)	Institutional (I)	Educational Institution (I-E)
Arena	X		
Art Gallery	X		
Assembly Hall		X	
Assisted Living Facility		X	
Cemetery	X		
Child Care		X	X
College	X		
Community Centre		X	
Court House	X		
Dormitory	X		
Emergency Services Depot	X		
Gaol	X		
Group Home		X	
Hospital	X		
Library	X	X	
Museum	X		
Office, Medical		X	
Place of Worship		X	
Private Academy, Philanthropic or Religious School		X	X
Religious Institution	X		
School			X
Social Services Facility	X	X	
Training and Rehabilitation Centre		X	X
University	X		
Accessory Uses			
Residential Uses in Conjunction with permitted Institutional Uses		X	

8.3 INSTITUTIONAL STANDARDS

8.3.1 The *uses* permitted in the Institutional *Zone* are subject to the development standards referenced in Table 8.3.

Table 8.3

		Zones		
		Major Institutional (I-M)	**Institutional (I)**	**Education Institutional (I-E)**
Lot Area (min.)		5000m^2	1500m^2	1500m^2
Lot Frontage (min.)		45m	30m	30m
***Front yard* (min.)**		9m	7m	7m
***Side Yard* (min.)**		9m	5m	5m
***Side Yard* Adjoining**	**Residential *Zone* (min.)**	15m	9m	9m
	Street (min.)	9m	7m	7m
***Rear Yard* (min.)**		7m	7m	7m
***Rear Yard* Adjoining**	**Residential *Zone* (min.)**	15m	9m	9m
	Street (min.)	7m	7m	7m
Lot Coverage (max.)		35%	35%	35%
***Landscaped Open Space* (min.)**		35%	35%	35%
Building Height (max.)			15m(1)	15m

(1) Calculation of building height shall exclude the steeple or bell tower.

8.3.2 Additional Standards for Group Homes

Group homes must be located in fully detached buildings. (By-law 2019-115)

8.3.3 Additional Standards for Assisted Living Facilities

A minimum floor area of 20m^2 shall be provided for each person accommodated in an *assisted living facility*.

8.3.4 Additional Standards for Dormitory

a) *Suites* containing a *kitchen*, at least 1 bathroom and a sleeping area shall be regarded as a separate *apartment dwelling unit*.

b) At least 1 *kitchen* shall be provided for every 20 students.

c) Each sleeping room or *suite* to be rented shall have a minimum of 7m^2 of habitable space.

8.3.5 Additional Standards for Schools

8.3.5.1 Parking and Portable Classrooms

School parking areas and portable classrooms shall be set back a minimum of 20m from any Residential *Zone* and shall be effectively screened from adjacent Residential *uses* by a landscape buffer area. Notwithstanding the foregoing, a portable classroom may be permitted a minimum of 9m from a Residential *Zone* provided that a continuous landscaped buffer area with a minimum width of 3m and a chain link fence is constructed along the *lot line*. The *Landscaped Buffer Area* shall be provided along that portion of the closest *lot line* directly opposite the portable classroom(s) and extend a minimum of 6m beyond the end of the portable classroom(s).

8.3.5.2 Landscaped Open Space

Notwithstanding the standards set out in Table 8.3, elementary *schools* shall be required to provide a *landscaped open space* of 1ha in area and secondary *schools* shall be required to provide a *landscaped open space* of 1.5ha in area.

8.3.6 Other Standards (By-law 2014-007)

8.3.6.1 Major Institutional (I-M-1)

The lands zoned Major Institutional (I-M-1) shall permit a maximum building height of 15 metres.

8.3.6.2 Institutional Educational Zone (I-E-1)

The lands zoned Institutional Educational (I-E-1) shall permit a maximum building height of 15 metres.

8.3.7 Additional Standards for Residential Uses in Conjunction with Institutional Uses (By-law 2021-086)

8.3.7.1 Accessory Residential Uses in the Same Building as Institutional Uses

a) Where residential uses are located in the same *building* as an institutional use, a minimum of 50% of the ground floor building frontage shall be used for institutional uses.

b) A consolidated outdoor amenity space shall be provided; this area may be counted towards the required *landscaped open space* in Table 8.3 provided it is located on the ground.

8.3.7.2 Accessory residential uses in standalone buildings

a) Where residential uses are located on the same *lot* as institutional uses there shall be a minimum of one standalone institutional *building* with frontage on a municipal *street*.

b) A consolidated outdoor amenity space, or unconsolidated outdoor amenity spaces provided per unit, shall be provided; this area may be counted towards the required *landscaped open space* in Table 8.3 if it is located on the ground.

8.3.7.3 Parking Requirements

a) Parking for institutional uses shall be provided at the rate specified in Table 4.6, and parking for residential uses shall be provided at a rate of 1 parking spaces per *dwelling unit*.

b) Barrier free spaces shall be calculated at the rates in Section 4.6.4 based on the total required parking for the site.

9.0 OPEN SPACE

9.1 GENERAL

9.1.1 No person shall use any land, nor erect, *alter*, enlarge or use any *buildings or structures* within any *Open Space* (OS) *Zone* except in accordance with the provisions of this section, and of Section 4.0 of this By-law.

9.2 PERMITTED USES

9.2.1 The permitted *uses* in the *Open Space Zone* are listed in Table 9.2.

Table 9.2

Uses	Open Space (OS)
Active Uses	
Art Gallery	**X**
Bandstand	**X**
Boat House	**X**
Bowling Green	**X**
Golf Course	**X**
Golf Driving Range	**X**
Marina	**X**
Interpretive Centre	**X**
Miniature Golf	**X**
Park	**X**
Picnic Area	**X**
Playground	**X**
Playing Field/Court	**X**
Community Centre	**X**
Swimming Pool	**X**
Skating Rink	**X**
Wading pool	**X**
Yacht Club	**X**
Passive Uses	
Ecological management measures, environmental monitoring	**X**
Environmental Conservation	**X**
Lookout points	**X**
Naturalized Buffer	**X**
Natural Restoration and enhancement activities	**X**
Nature Trails, bicycle trails, cross- country skiing	**X**

9.2.2 Accessory Uses to Active Recreational Uses

An *accessory use*, *building or structure* may be permitted in conjunction with any of the active *uses* permitted in the *Open Space* (OS) *Zone* and may include bleachers, a club house, concession stand, *refreshment pavilion* or booth or *restaurant*, and an outdoor *theatre*.

9.2.3 Accessory Uses to Passive Recreational Uses

Accessory uses or *structures* may only be permitted in association with any of the passive *uses* listed in Table 9.2 and may include lookout points, interpretive signage, information kiosks, stairways, trails, parking or pathways.

9.3 OPEN SPACE STANDARDS

9.3.1 The permitted *uses* in the *Open Space Zone* are subject to the development standards referenced in Table 9.3.

Table 9.3	
Use	**Open Space (OS)**
Lot Area (min.)	-
Lot Frontage (min.)	-
***Front yard* (min.)** (1)(2)	10m
Side Yard (min.) (1)(2)	10m
***Rear Yard* (min.)** (1)(2)	10m
Lot Coverage (max. % of lot) (2)	40%
Building Height (max.) (1)(2)	10m

(1) *Boat houses* may be set back a minimum of 1m from the applicable front side or *rear yards* and shall be a maximum height of 5m, 9m in length and 7m in width.

(2) *Community Centres* shall be permitted in accordance with the provisions and standards of the Major Institutional *Zone*s except that the maximum permitted height shall be 15m.

9.3.2 Parking Standards

9.3.2.1 Surface Treatment

Notwithstanding the provisions of Section 4.6.2.6 granular and permeable parking surfaces may be permitted where required to protect or preserve natural heritage resources or environmental features or functions identified on lands zoned *Open Space*.

10.0 ENVIRONMENTAL PROTECTION

10.1 GENERAL

No person shall use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in any Environmental Protection *Zone* (EP) except in accordance with the provisions of this section, and of Section 4.0 of this By-law.

10.2 PERMITTED USES

10.2.1 The permitted *uses* in the Environmental Protection *Zone* are listed in Table 10.2.

Table 10.2

Uses	Environmental Protection (EP)
Ecological management measures, environmental monitoring	**X**
Environmental Conservation	**X**
Environmental Interpretative Facility	**X**
Lookout points	**X**
Naturalized Buffer	**X**
Natural Restoration	**X**
Nature Trails, bicycle trails, cross country skiing	**X**
Picnic Area	**X**

10.2.2 Accessory Uses

Accessory uses or *structures* may only be permitted in association with any of the *uses* identified in the table of Permitted *Uses* set out in Table 10.2 and shall be located and installed such that there is minimal impact on the environmental features and functions, and may include information kiosks, interpretive signage, lookout points, parking, pathways, stairways, boardwalks, bridges or trails.

10.3 ENVIRONMENTAL PROTECTION STANDARDS

10.3.1 Parking Standards

10.3.1.1 Surface Treatment

Notwithstanding the provisions of Section 4.6.2.6 granular and permeable parking surfaces may be permitted where required to protect or preserve natural heritage resources or environmental features or functions identified on lands zoned Environmental Protection.

10.3.1.2 Enclosed Parking Areas/Parking Structures

Notwithstanding the provisions of Section 4.6.5 enclosed *parking areas/parking structures* either above ground or underground parking shall be prohibited in the Environmental Protection *Zone*.

10.3.1.3 Commercial Parking

The parking and storage of commercially licensed *vehicles* in excess of 4500kg gross *vehicle* weight is prohibited within the Environmental Protection *Zone*, except for commercially licensed *vehicles* that are accessory to a permitted use within this *zone*.

10.3.2 Fencing

The provisions of Section 4.9 relating to *retaining walls,* fences or hedges shall not apply to the Environmental Protection *Zone* where such features are required to stabilize or protect the environmental integrity of the site.

11.0 MUNICIPAL SERVICES AND UTILITIES

11.1 GENERAL

No person shall hereafter use any land, or erect, *alter*, enlarge or use any *building or structure* in any Municipal Services and Utilities (MSU) *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

11.2 PERMITTED USES

11.2.1 The permitted *uses* in the Municipal Services and Utilities *Zone* are listed in Table 11.2.

Table 11.2

Uses	Municipal Services and Utilities (MSU)
Municipal Services and Utilities	**X**
Municipal waste management facility	**X**
Municipal waste water treatment plant	**X**
Municipal surface water treatment plant	**X**

11.3 MUNICIPAL SERVICES AND UTILITIES STANDARDS

The City of Barrie shall not establish, *alter*, enlarge or extend a waste management facility, wastewater treatment plant or surface water treatment plant unless a certificate of approval has been issued pursuant to the Environmental Protection Act R.S.O., 1990, c. E19, the Safe Water Drinking Act, 2002, S.O. 2002, c. 32 or any other applicable legislation.

11.3.1 Minimum Yards

Any *building or structure* associated with any waste management facility or any waste water treatment plant shall be located a minimum of 15m from any *lot line*. Any *building or structure* associated with any surface water treatment plant shall be located a minimum of 10m from any *lot line*.

11.3.2 Parking

A minimum of 6 *parking spaces* shall be required for any waste management facility, waste water treatment plant or surface water treatment plant. Parking for accessory office *uses* shall be provided at the minimum of 1 space for each 30m^2 of *gross floor area* devoted to accessory office use in excess of 180m^2.

11.3.3 Landscaped Buffer Areas

Where a Municipal Services and Utilities *Zone* abuts a lot either zoned or used for residential, commercial, or institutional purposes, a continuous landscaped buffer area with a minimum width of 7m and a continuous 2m high chain link security fence shall be located along the *lot line*. The landscaped buffer area shall be planted with appropriate vegetation to effectively screen the yard or lot. In the case where there is substantial tree or shrubbery growth, no additional buffering shall be required as long as the tree or shrubbery growth exists as an effective planted

screen. The fencing and landscaping requirements shall not be required for any surface water treatment plant until the plant is operational.

12.0 AGRICULTURE

12.1 GENERAL

No persons shall hereafter use any lands, nor erect, *alter*, enlarge or use any *buildings or structures* in the Agricultural *Zone* (A) except in accordance with the provisions of this section and of Section 4.0 of this By-law.

12.2 PERMITTED USES

12.2.1 The permitted *uses* in the Agriculture *Zone* are listed in Table 12.2.

Table 12.2	
Uses	**Agriculture (A)**
Agricultural Use	**X**
Conservation *uses* including forestry, reforestation and other activities connected with the conservation of soil or wildlife	**X**
Kennel	**X**
Nursery or Garden Supply Centre	**X**
Cellular or Electronics Transmission Establishment	**X**
Veterinary Clinic	**X**
Accessory Uses	
Accessory Buildings	**X**
Dwelling unit in a portion of a principal building	**X**
Home Occupation (1)	**X**
Single Detached Dwelling	**X**

(1) *Home Occupation* – see Section 5.2.10

12.2.2 Residential Uses

Notwithstanding the provisions of Section 4.5.1 residential *uses* do not require the availability of full municipal services.

12.3 AGRICULTURAL STANDARDS

12.3.1 The *uses* permitted in this *zone* are subject to the development standards referenced in Table 12.3.

Table 12.3

Uses	Lot Frontage (min.)	Lot Area (min.)
Agricultural Uses(1)	150m	40ha
Cellular or Electronics Transmission Establishment(1)	60m	1ha
Conservation *uses* Includes forestry, reforestation and other activities connected with the conservation of soil or wildlife(1)	60m	4ha
Dwelling unit(2)	--	--
Kennels(1)	60m	1ha
Nursery or Garden Supply Centre(1)	60m	2ha
Single Detached Dwelling(2)	--	--
Veterinary Clinic(1)	60m	1ha

(1) No principal or *accessory building* shall be less than 10m from any *lot line*.

(2) Standards related to *single detached dwellings* (R1) shall be in accordance with the table of Residential Standards set out in Section 5.3.

13.0 SPECIAL PROVISIONS

Section 13 of this by-law attempts to consolidate and summarize the details of all Special Provisions approved under Comprehensive Zoning By-laws 85-95 and 2009-141. The wording and intent of the original site specific by-law prevails over the wording in this section. Where a term in the Special Provision is not defined in the by-law that term is as defined in the current Comprehensive By-law. If a term no longer exists, the definition would apply as it existed at the time of passing of the site specific zoning by-law. (By-law 2017-079)

13.1 SPECIAL PROVISIONS FOR RESIDENTIAL ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this By-law, the following special provisions shall apply:

100 Sophia Street shall provide a minimum westerly *side yard* of 1.72m and a minimum *front yard* of 6.66m. (By-law 1987-20)

200B Dock Road shall be permitted a minimum *lot frontage* of 4.977m and a minimum *dwelling unit floor area* of 90m^2. (By-law 1987-25)

Part of Lot 10, Plan 190, City of Barrie, County of Simcoe, shall have a maximum height of *main building* of 20m. (By-law 1987-193)

RM2 (SP)

114 Blake Street, "Lake Simcoe Motel", shall mean one or more *buildings*, connected or detached and designed to be *uses* for twelve months of each year for the purposes of catering to the needs of the transient public by furnishing sleeping accommodations with or without supplying food and may include meeting rooms, and a *restaurant* having a maximum of 25 seats designed for use by the patrons of the *motel* but shall not include any room or facility licensed under the Liquor License Act, R.S.O. 1980, and which *restaurant* shall not bear any signage visible from the *street*.

Restricted development to specified envelope. (By-law 1987-48)

Maximum *height* of the *main building* shall be 4m.

13.1.1 RM2 (SP-2)

21 Kempenfelt Drive, maximum *gross floor area* shall be 95%. Minimum *front yard* shall be 4.5m. A minimum of 39 *parking spaces* shall be provided of which 6 are to be designated as visitor parking. The maximum number of units permitted is 24. (By-law 1987-101)

13.1.2 RM2 (SP-13)

80 - 100 Little Avenue shall be permitted a minimum setback on the westerly limit of the subject property of 1.8m. (By-law 1988-278)

13.1.3 R2 (SP-16)

217 - 273 Mary Anne Drive shall provide a minimum *rear yard* of 30m. (By-law 1988-345)

13.1.4 R3 (SP-17)

42 - 80 Golden Meadow Road shall provide a minimum *rear yard* setback abutting CN lines of 30m. (By-law 1989-43)

13.1.5 RA2 (SP- 28)

75 Ellen Street the height of the *main building* shall be no greater than 34m excluding mechanical area. The building shall be permitted a maximum number of 85 units and a *parking structure* with a maximum height of 13.5m shall be permitted. (By-law 1990-275)

13.1.6 RM2 (SP-33)

93 Berczy Street may be used for the purpose of a *private club* subject to the following standards:

a) that the *private club* established at 93 Berczy Street shall provide a minimum *side yard* of 4.5m;

b) that the *private club* established at 93 Berczy Street shall provide one off-*street parking space* for every 4 persons to be accommodated according to the maximum permitted capacity. (By-law 1990-364)

13.1.7 RM2 (SP-34)

84 MacLaren Avenue, the following provisions shall apply:

a) that the subject lands shall be developed for no other *uses* than townhouse *uses*;

b) that where a *side yard* is opposite the *driveway* access to a townhouse unit, such *side yard* shall be a minimum of 7m;

c) that the subject property shall provide a minimum *lot frontage* of 18m. (By-law 1990-376)

13.1.8 R2 (SP-35)

212 - 236 Huronia Road shall be used for no other purpose than the construction of a maximum of 13 *single detached dwellings* and shall provide a minimum *rear yard* 13m. (By-law 1991-58)

13.1.9 RM2 (SP-36)

250 Cox Mill Road shall be used for no other purpose than townhouse units to a maximum of 30 units. A minimum *side yard* of 7m shall be provided. (By-laws 1991-126, 1991-154)

13.1.10 RM2 (SP-38)

40 - 90 Montserrand Street shall be used for no other purpose than street townhouse development. (By-law 1991-85)

13.1.11 R2 (SP-64)

6 - 24 Allsop Crescent, 184 - 190 Mapleton Avenue, 17 - 31 Garibaldi Drive, 17 - 21 Nakiska Court, 2 - 84 Columbia Road, 164 - 198 Columbia Road, 73 and 83 Lougheed Road, 2 - 58 Lougheed Road, 25 - 61 Logan Court and 7 - 19 and 47 - 55 Assiniboine Drive shall provide a minimum *lot area* of 750m^2. (By-law 1994-69)

13.1.12 R2 (SP-65)

2 - 12 Selkirk Crescent and 67 - 91 Logan Court shall provide a minimum *lot frontage* of 18m and a minimum *rear yard* of 10m. (By-law 1994-69)

13.1.13 R2 (SP-66), R3 (SP-66)

2 - 34 Logan Court, 54, 56 and 101 Logan Court and 18, 22 and 23 Selkirk Crescent shall provide a minimum *rear yard* of 10m and a minimum sideyard of 3m where such yards abut the Trans-Canada Pipeline right-of-way. (By-law 1994-69)

13.1.14 RM2 (SP-70)

All of Huitema Court and 320 Emms Drive shall provide in total a minimum of 25% of units as block/cluster townhouse units and a minimum of 25% of units as *walk-up apartment dwelling units* not to exceed a total of 74 units. (By-law 1994-70)

13.1.15 R2 (SP-71)

50 - 74 Crompton Drive shall provide a minimum *lot area* of 750m^2. (By-law 1994-64)

13.1.16 R2 (SP-72)

78 - 84 Brown Wood Drive, 19 - 35 Glen Oak Court, 58 - 70 Brown Wood Drive and 1 - 5 Lisa Jane Court shall provide a minimum *lot frontage* of 18m. (By-law 1994-64)

13.1.17 RM2 (SP-73)

All of Wallwin's Lane, all of Bingham Court and 100 - 109 Brennan Avenue shall be used for no other purpose than for townhouse or *single detached dwelling units* to a maximum of 85 units none of which may be closer that 30m from the Canadian

National Railway right-of-way and where *single detached dwelling units* are developed, the R3 standards shall apply. A fence *erected* for noise attenuation and\or safety purposes may be *erected* to a maximum height of 3m. (By-law 1994-31)

13.1.18 R2 (SP-74)

All of Gables Way and all of McCullough Court shall be used for no other purpose than for a maximum of 35 *single detached dwelling units*. A fence *erected* for noise attenuation and\or safety purposes may be *erected* to a maximum height of 3m. (By-law 1994-31)

13.1.19 R2 (SP-75)

36 - 42 Glen Oak Court and 72 - 78 Brown Wood Drive shall provide a minimum *lot frontage* of 16.5m. (By-law 1994-64)

13.1.20 RM2-TH (SP-78)

All of Pickett Crescent, Section 5.2.5.1 (b) shall not apply to the lands (max. 47 units per hectare). (By-law 1993-152)

13.1.21 R2 (SP-79)

464 Ferndale Drive North parking in the *front yard* of the subject property shall be permitted. (By-law 1994-100) (Place of Worship)

13.1.22 RA1 (SP-80)

221-225 Ferndale Drive South shall provide a minimum frontage of 18m. (By-law 1994-165)

13.1.23 RM2 (SP-85)

440 Yonge Street - the following *uses* shall also be permitted: financial institution, a *Place of Worship*, or the office of a professional person or persons such as a physician, dentist, chiropractor, osteopath, lawyer, engineer, architect, Ontario land surveyor or urban planning consultant. Where a property is used for a permitted commercial use, the property shall adhere to the standards of Sections 5.3 and 4.6 with respect to such use. (By-law 1997-28) (Habitat for Humanity)

13.1.24 R2 (SP-88)

8 - 32 Kenwell Crescent shall provide a minimum *lot frontage* of 15m and *rear yard* of 15m to the *main building* only and a minimum *lot area* of 750m^2. (By-law 1995-106)

13.1.25 RM2 (SP-89)

Shall provide in total, a minimum of 25% of units as townhouses and a minimum of 25% of units as walk up apartment dwelling units. (By-law 1995-106)

13.1.26 RM2-TH (SP-91)

38 Kenwell Crescent shall be permitted a maximum of 42 units and shall provide a minimum *rear yard* of 15m to the *main building* only. (By-law 1995-106)

13.1.27 R2, R3 & R4

180 and 182 Ardagh Road and Bishops Drive

The (H-95) symbol shall be lifted with the securement of the extension of Bishop's Drive to the satisfaction of the City of Barrie. (H-95 removed by-law 2014-094)

13.1.28 R2 (SP-97)

74 - 122 Crompton Drive shall provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 1997-275)

13.1.29 RM2 (SP-98)

495, 499 and 505 Yonge Street - only the following *uses* shall be permitted on the subject lands and the following specific *accessory use* provisions shall also apply: *office*, *veterinary clinic,* private/public *art gallery*, *medical office*, *commercial school*, but not including a trade *school*, notwithstanding the definition of a Commercial School in Section 3.0 of this by-law, *training and rehabilitation centre,* patient related medical and dental laboratory including x-ray and similar facilities, *pharmacy, **restaurant*, except take-out or drive-in *restaurant*, bank or financial institution.

Notwithstanding any other provisions of this by-law, the following shall apply with regard to those *uses* listed above which are marked with an asterisk (*):

a) The total *gross leasable floor area* of all such *uses* shall not exceed 40 percent of any building's *gross floor area*.

b) The total *gross leasable floor area* of such *uses* on any floor of a building shall not exceed 50 percent of the *gross floor area* on the floor.

c) The maximum *gross leasable floor area* of any individual use marked with an asterisk above shall not exceed 150m^2. (By-law 1997-29)

13.1.30 R1 (SP-99)

370 Little Avenue - the following additional *uses* shall be permitted: *office*, *medical office*, *child care*. Where the property is used for a permitted commercial use, the property shall adhere to the standards of Sections 5.2 and 4.6 with respect to such use. (By-law 1997-30)

13.1.31 R3 (SP-101)

30 Hewitt Place shall provide a minimum setback of 7.5m from Penetanguishene Road. (By-law 1995-197)

13.1.32 RM2-TH (SP-101)

388 Dunsmore Lane shall provide a minimum setback of 7.5m from Penetanguishene Road. (By-law 1995-197)

13.1.33 R2 (SP-101)

21 Quinlan Road and 2 Cheltenham Road shall provide a minimum setback of 7.5m from Penetanguishene Road. (By-law 1995-198)

13.1.34 R2 (SP-108), R3 (SP-108), RM1 (SP-108)

24 and 26 Sundew Drive shall provide a minimum *rear yard* of 10m and a *side yard* of 3m where such yard abuts a Trans Canada Pipeline easement. (By-law 1996-93)

13.1.35 R2 (SP-109)

4 - 28 Hubbert Crescent, 28 Hubbert Crescent and 31 - 51 Bear Creek Drive shall provide a minimum *rear yard* of 15m where such yard back onto the Environmental Protection (EP) block. (By-law 1996-93)

13.1.36 R2 (SP-108) (SP-109)

22 and 26 Hubbert Crescent shall provide a minimum *rear yard* of 10m and a *side yard* of 3m where such yard abuts a Trans Canada Pipeline easement and provide a minimum *rear yard* of 15m where such yard back onto the Environmental Protection (EP) block. (By-law 1996-93)

13.1.37 R2 (SP-111)

154, 156, 158 and 166 Mapleton Avenue and 155 and 157 Emms Drive shall provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 1996-107)

13.1.38 R2 (SP-115)

150, 160, 162 and 164 Mapleton Avenue and 151, 153, 159 - 163 Emms Drive shall provide a minimum *lot frontage* of 15m, a minimum *rear yard* of 10m and minimum *lot area* 750m^2. (By-law 1996-107)

13.1.39 RM2-TH (SP-122)

318 Little Avenue shall provide a minimum *lot frontage* of 20m. (By-law 2003-138)

13.1.40 R2 (SP-123)

103 - 123 Loon Avenue shall provide a minimum *rear yard* of 15m from the *main building* where such yard abuts land *zoned* Environmental Protection. (By-law 1996-222)

13.1.41 RM2-TH (SP-124)

70 - 80 Gadwall Avenue shall provide a minimum *rear yard* of 15m from the *main building*. (By-law 1996-222)

13.1.42 RM2-TH (SP-126)

3 - 19 Bruce Crescent and 195 Hurst Drive shall be permitted a maximum of 9 *dwelling units* on the property. (By-law 1996-258)

13.1.43 RM2-TH (SP-127)

4 - 148 Bruce Crescent and 151 and 185 Hurst Drive shall be permitted a maximum of 53 *dwelling units* on the property. (By-law 1996-258)

13.1.44 RM2-TH (SP-128)

133 - 153 Bruce Crescent and 147 Hurst Drive shall be permitted a maximum of 11 *dwelling units* on the property. (By-law 1996-258)

13.1.45 RM2-TH (SP-130)

55 - 59 Seymour Crescent shall be permitted a *street* townhouse use consisting of a minimum of 3 *dwelling units* which are attached at the *main wall* above and below grade and all of which front on a *street*. (By-law 1997-101)

13.1.46 R2 (SP-136)

282 - 296 Cox Mill Road shall provide a minimum *lot area* of 750m^2. (By-law 1997-115)

13.1.47 R2 (SP-138)

20 and 21 Revelstoke Court shall provide a minimum *rear yard* of 10m to the *main building* only and a minimum *lot area* of 750m^2. (By-law 1997-139)

13.1.48 RM2 (SP-139)

504 Mapleview Drive West shall permit only *walk-up apartments* or *stacked townhousing* units. (By-law 1997-145)

13.1.49 R2 (SP-140)

25 - 37 Bloom Crescent shall be required to provide a minimum *lot area* of 750m^2. (By-law 2002-48)

13.1.50 R2 (SP-144)

1 - 59 Crimson Ridge Road shall be required to provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-law 1998-83)

13.1.51 RM2 (SP-145)

488, 492 and 496 Yonge Street shall be permitted a maximum of 36 dwelling units. (By-law 1998-82)

13.1.52 R2 (SP-146)

258 - 270 Dock Road shall be required to provide a minimum *lot frontage* of 18.3m. (By-law 1998-83)

13.1.53 R2 (SP-148), R3 (SP-148)

11 - 14 St. Bruno's Circle and 16 - 24 Sedgewood Way shall provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-laws 1998-166, 2002-183)

13.1.54 R2 (SP-151)

98 - 118 Summerset Drive and 121 - 139 Gore Drive (odd numbers) shall provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-laws 1998-165 and 1998-105)

13.1.55 R2 (SP-152)

88 - 90 Lion's Gate Blvd and 28 - 36 Capilano Court shall be required to provide a minimum *lot frontage* of 22m. (By-law 2001-209)

13.1.56 R2 (SP-155)

32 - 76, 39 - 51, 90 - 124, 155 - 163 and 156 - 202 Cumming Drive, 5 - 13 and 6 - 14 Orsi Court, **1 - 33 Stapleton Place and 5 - 23 Bloom Crescent** shall provide a minimum *lot area* of 750m^2. (By-law 1999-18)

13.1.57 RM2 (SP-163)

94 Dean Avenue

a) the lands shall provide at least 75% of the units as 3 *storey walk-up apartments* and/or *stacked townhousing* and no more than 25% of the units shall be ground related *townhouses*;

b) a minimum *landscaped area* of 3m in width shall be required (except for points of vehicular access) along the boundary of the property with Madelaine Drive and Dean Avenue. (By-law 1999-80)

13.1.58 R2 (SP-165)

93 - 119 Grace Crescent shall provide a minimum *rear yard* set back of 10m. (By-law 1999-80)

13.1.59 R2 (SP-170)

333 - 341 Cox Mill shall require a minimum *lot frontage* of 22.3m. (By-law 1999-46)

13.1.60 R2 (SP-171)

243 and 245 and 257 - 267 Dock Road shall require a minimum *lot frontage* of 18.3m. (By-laws 1999-46 and 1999-238)

13.1.61 R2 (SP-173)

241 Minet's Point Road shall be permitted an *office* use in conjunction with a *building* existing on the subject lands as of March 22, 1999.

The subject lands shall provide a continuous *landscape strip* of 6m in width along the Tollendal Mill Road flankage and of 3m in width along the Minet's Point Road and White Oaks Road flankages (except at any points of vehicular access) together with a 2m high tight-board fence contiguous to properties to the east between the production easterly of the northerly face of the *main building* to the production easterly of the southerly limit of any *parking area*.

Shall provide a minimum *front yard* setback of 17.7m, a minimum *rear yard* setback of 4.3m, a minimum *side yard* setback on the north side of the subject lands of 17m, a minimum *side yard* setback on the south side of the subject lands of 54m, and a maximum *gross floor area* of 551m^2. (By-law 1999-77)

13.1.62 RM2 (SP-174)

201 Cox Mill Road shall allow a maximum of 24 residential units with parking in the *front yard*. (By-law 1999-47)

13.1.63 R3 (SP-176)

61 - 81 Madeline Drive shall provide a minimum *lot frontage* of 11.85m. (By-law 1999-80)

13.1.64 RM2 (SP-178)

430 Mapleview Drive East a maximum of 48 *walk-up apartment* units shall be permitted on the subject lands. (By-law 1999-134)

13.1.65 R2 (SP-185)

6 - 26, 37 and 39 Oakside Court, 2 - 31 Springwood Court, 2 - 52 Pinecliff Crescent and 1 - 31 Willow Fern Drive, 310 - 320 Mapleton Avenue and 101 and 103 Berand Court shall be required to provide a minimum *rear yard* of 15m to the *main building* only and a minimum lot area of 750m^2. (By-law 1999-288)

13.1.66 R2 (SP-187)

22 - 92 Birkhall Place and 4 - 8 Strathmore Place shall provide a minimum *lot frontage* of 15m and a minimum *rear yard* of 10m to the *main building* only and a minimum *lot area* of 750m^2. (By-law 1999-209)

13.1.67 RM1 (SP-189), RM2 (SP-189), RA1 (SP-189)

172, 176, 178, 182, 184, 186, 190, 194, ~~196, 202~~, 204, 210, 214, 218, 226, 228, 232, 236, 238, 240, 244, 250, 252, 256, 258, 262, 264, 266, 268 and 270 Dunlop Street West, 8 Eccles Street North, 173, 177, 181, 183, 185, 191, 195, 197, 201, 203, 209, 211, 215, 219, 223, 225, 229, 249, 255, 259, 261, 263, 265, and 267 Dunlop Street West, 8 and 11 Frances Street and 1 Boys Street - *office uses* shall be permitted subject to the provision of on-site *parking spaces* at the rate of on *parking space* per 30m^2 of *gross floor area* and in no case should less than 2 *parking spaces* be provided. (By-law 1999-310) (By-law 2019-044)

RM1(SP-189) (H-112)

Rear of lots 16, 17, 18, Registered Plan 27 *office uses* shall be permitted, subject to the provision of on-site *parking spaces* at the rate of one *parking space* per 30m^2 of *gross floor area* and in no case should less than 2 *parking spaces* be provided. The Holding provision will be lifted following the establishment of the limits of development to the satisfaction of the City of Barrie and the Nottawasaga Valley Conservation Authority.

13.1.68 R2 (SP-192)

11 and 12 Hogan Court, 10 - 38 Nicklaus Drive, 2 - 18 Palmer Drive and 5 and 12 Callaway Court shall provide a minimum *lot area* of 750m^2. (By-law 1999-309)

13.1.69 RM2-TH WS (SP-194)

2 - 136 and 5 - 137 Trevino Circle - the following standards shall apply:

Lot Area (min.)	200m^2
Lot Frontage (min.)	8m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(2)
Int. *Side Yard* (min.)	1.2m(3)
Ex. *Side Yard* (min.)	3m(1)(2)
Rear Yard (min.)	7m(1)
Height of Main Building (max.)	10m

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A maximum encroachment of 1.5m shall be permitted for *porches* and steps and 0.6m for bay windows.

(3) The interior *side yard* minimum shall only apply to end units.

A *carport* shall not be permitted. (By-law 1999-309)

13.1.70 R2 WS (SP-199)

1 - 45 and 2 - 42 Player Drive and 1 - 47 and 2 - 48 Watson Drive - the following standards shall apply:

Lot Area (min.)	412.5 m^2
Lot Frontage (min.)	16.5m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)
Rear yard (min.)	7m(1)
Height of Main Building (max.)	10m

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage*. Where there is no attached *garage* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for *porches* and steps and 0.6m for bay windows.

A *carport* shall not be permitted. (By-law 1999-309)

13.1.71 R2 (SP-201)

59 - 71 and 89 - 107 Crimson Ridge Road and 7 and 9 Valley View Court shall provide a minimum *rear yard* of 10m to the *main building* only and a minimum *lot area* of 750m^2. (By-law 2000-66)

13.1.72 R2 (SP-205)

9 and 11 Berry Court and 7 - 69 Grant's Way shall provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 2000-113)

13.1.73 R2 (SP-206)

1 - 13, 19 - 53 and 50 - 58 Eaglestone Lane, 9 and 11 Bell Street and 36 - 60 Muir Drive shall provide a *minimum lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 2000-112)

13.1.74 R2 (SP-207)

2 - 8 Capps Drive shall provide a minimum *rear yard* setback of 27m from the rear property line, a minimum *lot area* of 750m2 and that no *structures* including *accessory buildings* shall be permitted in the said *rear yard* setback. (By-law 2000-66)

13.1.75 RM2 (SP-215)

20 White Oaks Road shall be *permitted* only 8 residential *dwelling units*. (By-law 2000-161)

13.1.76 R3 WS (SP-216)

9 and 11 and 4 – 20 Snowden Avenue, 35, 4 – 10 and 1 – 7 Regalia Way, 27 – 59, 26 – 112 and 89 – 117 Diana Way, 65 – 85 and 34 – 38 The Queensway, 2 – 20 Regina Road, 2 – 22 Magna Carta Road, 33 – 49, 1 – 15 and 2 – 44 Saxon Road, 2 – 12 and 1 – 7 Unicorn Lane, 2 – 8 and 1 – 15 Norman Drive, 4 – 56 and 1 -55 Counsellor Terrance, 3 and 4 – 6 Shamrock Lane, 180 – 184 and 91 – 183 Succession Crescent and 1 – 53 and 2 – 52 Maple Crown Terrace - the following standards shall apply:

Lot Area (min.)	350m^2
Dwelling unit floor area (min.)	100m^2
Lot Frontage (min.)	14m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. *Side Yard* (min.)	1.2m(2)
Ex. *Side Yard* (min.)	3m(1)(3)

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and in any event, no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage*. Where there is no attached *garage* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for covered porches and steps and 0.6m for bay windows. (By-law 2001-195)

13.1.77 R2 WS (SP-217)

2 – 50 and 3 – 63 The Queensway, 5 - 11 Regina Road, 76 – 142 Succession Crescent, 1 – 17 Magna Carta Road, 51 Saxon Road, 143 Prince William Way and 2, 15 – 27 Regalia Way - the following standards shall apply:

Lot Area (min.)	412.5m^2
Dwelling unit floor area (min.)	100m^2
Lot Frontage (min.)	16.5m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and in any event, no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage*. Where there is no attached *garage* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for covered *porches* and steps and 0.6m for bay windows. (By-law 2001-195)

13.1.78 RM2-TH WS (SP-219)

6 – 72 and 17 – 55 Succession Crescent, 2 – 40 and 7 – 39 Beatrice Lane and 17 – 23 and 2 - 22 Diana Way - the following standards shall apply:

Lot Area (min.)	200m^2
Dwelling unit floor area (min.)	80m^2
Lot Frontage (min.)	8m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(2)
Int. Side yard (min.)	1.2m(3)
Ex. Side yard (min.)	3m(1)(2)

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and in any event, no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A maximum encroachment of 1.5m shall be permitted for covered *porches* and steps and 0.6m for bay windows.

(3) The interior *side yard* minimum shall only apply to end units. (By-law 2001-195)

13.1.79 RM2 (SP-221)

28 Johnson Street shall provide a minimum *lot frontage* of 19.5m, a northerly existing *side yard* setback of 0.1m and a minimum *lot area* of 670m^2. Only 3 residential *dwelling units* shall be permitted on the property. (By-law 2001-09)

13.1.80 R2 (SP-223)

15 - 31 Pepin Court and 71 - 91 Empire Drive shall be required to provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-law 2000-282)

13.1.81 R2 (SP-225)

1 - 13 Pepin Court and 40 - 54 Regalia Way shall be required to provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-law 2001-195)

13.1.82 RM2 (SP-226)

480 Mapleview Drive West shall only be used for a *place of worship*, *assisted living facility*, a child daycare facility or *walk-up apartment dwelling units* or some combination of the foregoing. Any *assisted living facility* developed on the property shall be developed in the form of a 2 or 3 *storey structure*. (By-law 2001-60)

13.1.83 RM2 (SP-228)

1 Milburn Street

A 3 storey *walk-up* apartment building of up to a maximum of 18 units shall be permitted.

A maximum *gross floor* area of 69% shall be permitted.

Shall provide a 2m high tight board fence along the southerly and easterly boundary of the said property.

Shall be restricted to providing parking in the front yard.

The main structure on the subject property shall have a peaked roof of a pitch of no less than 4:12.

The outdoor amenity area required pursuant to Section 5.2.4.2 (c) be provided in the southerly side yard.

In addition to any landscaping treatment required by Section 4.8, the subject lands shall provide tree plantings of both coniferous and deciduous trees of Colorado Spruce of a minimum height of 2 metres and Norway Maple of a minimum caliper of 60 millimetres at a minimum of 5 metre spacing and consisting of a minimum of 17 trees adjacent to the southerly and easterly boundary of the said property.

Shall provide minimum side yards of 15m (north side yard) and 6m (south side yard). (By-law 2002-232) (Attachment 1 to OMB decision dated June 2, 2004)

13.1.84 R2 WS (SP-230)

2 – 24, 11 – 27 and 33 - 35 Thrushwood Drive, 1 – 7 and 2 - 8 Blueberry Lane, 2 – 10, 1, 3 and 61 Elmbrook Drive, 1 and 12 Cranberry Lane, 1 and 2 Blackbird Lane, 2 Ramblewood Drive and 2, 51 – 55, 52 and 60 Brookwood Drive - the following standards shall apply to the lands *zoned* Residential *Single Detached Dwelling* (2nd Density) Wide Shallow (R2)(WS)(SP-230):

Lot Area (min.)	412.5m^2
Lot Frontage (min.)	16.5m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m$^{(1)(3)}$
Int. Side yard (min.)	1.2m$^{(2)}$
Ex. Side yard (min.)	3m$^{(1)(3)}$
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* or *carport* is 7m from any *lot line* abutting a *street*, and no part of any *garage* or *carport* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a *minimum* of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows. (By-law 2002-146)

13.1.85 R3 WS (SP-231)

31, 209 and 211 Thrushwood Drive, 1 and 17, 4 – 16, 26 and 28, 35 – 49 and 54 - 58 Brookwood Drive, 5 – 13 and 40 – 62 Elmbrook Drive, 3 – 15 and 4 - 14 Blackbird Lane, 9 – 19 and 10 -18 Blueberry Lane, 2 – 10, 3 – 19, 14 – 24 and 27 Cranberry Lane and 1 – 5, 4 – 10, 22 – 30 and 23 – 29 Ramblewood Drive - the following standards shall apply:

Lot Area (min.)	350m^2
Lot Frontage (min.)	14m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* or *carport* is 7m from any *lot line* abutting a *street*, and no part of any *garage* or *carport* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed porches and steps and 0.6m for bay windows. (By-law 2002-146)

13.1.86 R4 WS (SP-232)

32 - 38 Elmbrook Drive, 3 - 7 Bentley Crescent, 7 – 21 and 12 – 20 Ramblewood Drive, 3 – 15, 18 – 24, 19 – 33 and 30 Brookwood Drive, 21 – 25 Cranberry Lane and 16 and 17 Blackbird Lane - the following standards shall apply:

Lot Area (min.)	300m^2
Lot Frontage (min.)	12m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* or *carport* is 7m from any *lot line* abutting a *street*, and no part of any *garage* or *carport* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows. (By-law 2002-146)

13.1.87 RM1 WS (SP-233)

2 – 8, 9, 11, 36, 38, 47, 49, 67, 69, 94, 96, 111 and 113 Bentley Crescent and 92, 94, 152, 154, 159 – 165, 164, 168, 183, 185, 193 and 195 Thrushwood Drive - the following standards shall apply:

Lot Area (min.)	262.5m^2
Lot Frontage (min.)	10.5m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(2)
Int. Side yard (min.)	1.2m(3)
Ex. Side yard (min.)	3m(1)(2)
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* or *carport* is 7m from any *lot line* abutting a *street*, and no part of any *garage* or *carport* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows.

(3) The interior *side yard* minimum shall only apply to end units. (By-law 2002-146)

13.1.88 RM2-TH WS (SP-234)

12 – 32, 23 – 15, 27 – 43, 53 – 63, 73 – 107, 76 -90, 100- 104 and 117 - 123 Bentley Crescent and 89 – 155, 98 – 148, 168 – 178, 169 – 179 and 199 – 205 Thrushwood Drive the following standards shall apply:

Lot Area (min.)	200m^2
Lot Frontage (min.)	8m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(2)
Int. *Side Yard* (min.)	1.2m(3)
Ex. *Side Yard* (min.)	3m(1)(2)
Rear Yard (min.)	7m

Gross Floor Area (min.)	80m^2
Lot Coverage	No max.

Notes:

(1) Minimum setback to a *garage* or *carport* is 7m from any *lot line* abutting a *street*, and no part of any *garage* or *carport* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows.

(3) The interior *side yard* minimum shall only apply to end units. (By-law 2002-146)

13.1.89 R2 (SP-241)

19 – 47 Commonwealth Road shall provide a minimum *lot area* of 750m^2. (By-law 2001-225)

13.1.90 RM2-TH (SP-242)

51 – 81 Commonwealth Road shall require a minimum yard setback to the *main building* of 11m from the lands *zoned* Environmental Protection (EP). (By-law 2001-225)

13.1.91 R2 (SP-247)

56 and 60 Lions Gate Boulevard shall be required to provide a minimum *lot area* of 750m^2 and minimum *rear yard* of 6m from the closest point of the natural top of bank as shown on Schedule A. (By-law 2001-293)

13.1.92 R2 (SP-249)

Prince Edward Place shall provide a minimum *lot area* of 750m^2. (By-law 2001-224)

13.1.93 R2 (SP-254)

2 - 38 Loyalist Court, shall provide a minimum *lot area* of 750m^2. (By-law 2001-289)

13.1.94 R2 (SP-257)

30, 32 and 27 - 33 Wildflower Court, 8 - 26 Primrose Crescent and 105 - 113 Berard Court shall provide a minimum *lot area* of 750m^2. (By-law 2002-26)

13.1.95 R2 (SP-258)

1 - 15 Prince Edward Place, 1 - 15 Commonwealth Road, 102 - 116 Bourbon Circle and 2 - 6 and 16 - 68 Sun King Crescent shall provide a minimum *lot area* of 750m^2 and a minimum *rear yard* of 10m. (By-laws 2002-55, 2003-192)

13.1.96 RM2 (SP-259)

91 Coughlin Road shall provide an interior *side yard* and *rear yard* of 9m, and a minimum height requirement of 3 *storeys*. Shall not be permitted *detached* and *semi-detached dwelling units*. (By-law 2002-27)

13.1.97 R2 (SP-261)

43, 45 and 47 Silver Trail shall be required to provide a minimum *lot frontage* of 18m and a minimum *lot area* of 750m^2. (By-law 2002-179)

13.1.98 R2 (SP-262)

49 - 67 Silver Trail and 117 Penvill Trail shall be required to provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 2002-179)

13.1.99 R2 (SP-265)

100 - 124 Penvill Trail and 1 - 13 and 14 Purbrook Court shall be required to provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 2003-55)

13.1.100 RM2-TH (SP-268)

220 Steel Street shall permit a total of 22 units consisting of *block/cluster townhouses, semi-detached dwelling units* and/or *stacked townhousing*. (By-law 2002-145)

13.1.101 R2 (SP-269)

98 Ardagh Road shall be required to provide a *front yard* set back of 10m for those properties fronting on Ardagh Road. (By-law 2002-127)

13.1.102 R3 (SP-273)

84 - 98 Penvill Trail and 18 - 24 Humber Street shall provide a minimum *rear yard* of 10m. (By-law 2003-55)

13.1.103 R3 (SP-275)

Block 208, Plan 51M-783 municipally known as east side Humber Street shall provide a minimum westerly *side yard* of 11m. (By-law 2003-55)

13.1.104 RM2 (SP-276)

359 Essa Road *front yard* parking shall be permitted on the subject lands. (By-law 2002-212)

13.1.105 R2 (SP-287)

126 Penvill Trail and 128 Penvill Trail (Block 180 of Plan 51M-783 and Block 219 Plan 51M-771 and Part 1, 51R-32786) shall be required to provide a minimum *lot*

frontage of 15m and a minimum *lot area* of 750m^2. (By-law 2003-56) (By-law 2014-007)

13.1.106 R3 (SP-288)

26, 28, 30, 32, 34 and 36 Humber Street shall provide a minimum *rear yard* of 10m. (By-law 2003-56)

13.1.107 R3 (SP-289)

47, 48, 49 and 50 Humber Street shall provide a minimum *rear yard* of 11m. (By-law 2003-56)

13.1.108 R2 (SP-294)

51 McIntyre Drive shall provide a minimum easterly *side yard* of 3m, a minimum *rear yard* of 10m and a minimum *lot area* of 750m^2. (By-law 2003-55)

13.1.109 RM1 (SP-295)

24 Cundles Road East shall provide a common *driveway* location for access both *dwelling units* which said *driveway* shall be a minimum of 11m. (By-law 2003-48)

13.1.110 RM1 (SP-296), RM2 (SP-296)

19 - 181 Courtney Crescent shall provide a minimum setback for a *garage* of 11m from the *lot line*. (By-law 2003-83)

13.1.111 RM2-TH (SP-297)

358 Little Avenue shall permit a minimum of 2 *dwelling units* per block. (By-law 2003-138)

13.1.112 RM2 (SP-303)

325 Innisfil Street shall be permitted a maximum of 3 *dwelling units* on the subject lands.

A minimum *front yard* of 4.5m shall be provided.

A maximum of 4 *parking spaces* shall be permitted in the front yard. (By-law 2003-227)

13.1.113 RM1 (SP-309), RM2 (SP-309), R4 (SP-309)

2 – 16 RM1 (309), 18 – 36 R4 (309), 1 – 55 RM2 (309), 57 and 59 R4 (309) Coronation Parkway, 3 – 11 RM1 (309), 49 – 59 RM1 (309), 2 – 64 RM2 (309), 65 and 67 R4 (309) Monarchy Street and 1 – 21 RM2 (309), 6 – 24 R4 (309), 29 – 43 RM1 (309) Majesty Boulevard shall be required to provide a *garage* and a minimum of 2 *stacked parking spaces* between the *garage* and the sidewalk and where there is no sidewalk, the curb. (By-law 2003-192)

13.1.114 RM2 (SP-324)

38 McDonald Street shall permit an *office* use providing support services for children by a registered charitable organization within the *building* existing as of the date of passage of this by-law only in addition to the other permitted *uses*. Any addition, alteration to or replacement of such *building* shall conform to the usual standards. (By-law 2004-290)

13.1.115 RM2 (SP-325)

125 Edgehill Drive shall be permitted a maximum of 14 units. (By-law 2004-335)

13.1.116 RM2-TH (SP-326)

1 White Oaks Road shall be developed for a *block/cluster townhouse development* only. A minimum *rear* and *front yard* setback of 3m shall be provided and a maximum *lot coverage* of 30%. (By-law 2004-212)

13.1.117 RA1 (SP-328)

132 Edgehill Drive shall be restricted to an *assisted living facility use*.

a) A maximum height of *main building* of 23m measured at grade at the intersection of Edgehill Drive and Leacock Drive.

b) A minimum *rear yard* setback of 65m shall be provided and maintained as a *natural vegetative buffer* area.

c) Parking shall not be permitted within the 65m minimum *rear yard* setback.

d) No *accessory building* shall be permitted in the *rear yard* other than a *retaining wall* required to maintain slope stability or *accessory buildings* utilized for passive recreational purposes. (By-law 2004-217)

13.1.118 R2 (SP-329)

1 - 7, 2 - 6, 11 - 15, 26 - 30, 27 - 37, 34 - 38, 59 - 65 and 60 - 64 Camelot Square shall be required to provide the following:

a) minimum *lot area* of 760m^2;

b) minimum *lot frontage* of 20m;

c) minimum *lot depth* of 38m;

d) minimum *front yard* of 7m for the *main building* and *garage*;

e) minimum *rear yard* of 7m for the *main building*;

f) minimum *rear yard* of 5m for all *accessory buildings and structures* (including in ground and above ground swimming pools);

g) minimum *dwelling unit floor area* of 90m^2;

h) maximum *lot coverage* of 45%;

i) maximum *height* of *main building* of 10m;

j) maximum *height* of *accessory building* of 5m. (By-law 2004-213)

13.1.119 R2 (SP-330)

41 - 53 Camelot Square shall be required to provide the following:

a) minimum *lot area* of 760m^2;

b) minimum *lot frontage* of 20m;

c) minimum *lot depth* of 38m;

d) minimum *front yard* of 7m for the *main building* and *garage*;

e) minimum *rear yard* of 7m for the *main building*;

f) minimum *dwelling unit floor area* of 90m2;

g) maximum *lot coverage* of 45%;

h) maximum *height* of *main building* of 10m;

i) maximum *height* of *accessory building* of 5m;

j) minimum *rear yard* for *accessory buildings* 0.6m. (By-law 2004-213)

13.1.120 R2 (SP-335)

101 Miller Drive shall be permitted a 4m *rear yard* setback with respect to the location of the house existing as of the date of the passage of this by-law only. Any additions, alteration to, replacement of and/or subdivision of the lands in the future shall conform to the usual standards. (By-law 2005-229)

13.1.121 R2 (SP-336)

282 Hurst Drive shall also permit one ancillary tuck shop within the *main building* with no external signage of a maximum *gross floor area* of 37m^2, one full banking facility, physiotherapy and exercise areas, and a *medical office.*

a) Shall include each of the following *uses* in at least one phase of the development: a central dining room; ancillary coffee shop within the *main building* of a maximum *gross floor area* of 46m^2 with no external signage; chapel; community hall; billiard room; activity/craft room; garden plots; shuffle board court.

b) A 6m landscape buffer strip shall be provided along the Hurst Drive frontage

and 3m landscape buffer strip shall be provided along the Tollendal Mill Road frontage.

c) A minimum sideyard along the easterly limit of the lands of 10m shall be provided where adjacent to residentially *zoned* lands. (By-law 2004-288)

13.1.122 R3 (SP-337), R4 (SP-337)

2 - 30 and 3 - 29 Harrowgate Court and 280 Johnson Street shall provide a minimum *front yard* setback for any *private garage* or *carport* of 11m. (By-law 2004-334)

13.1.123 RM2 (SP-342)

135 Dunsmore Lane shall be permitted a short term stay hostel associated with the Royal Victoria Hospital. (By-law 2004-346)

13.1.124 RM2 (SP-343)

505 Essa Road:

a) Shall be permitted a maximum building height of 14m for a single building constructed after January 24, 2005;

b) Shall be permitted a maximum *gross floor area* of 71%; and

c) Shall be deemed to be a single lot for purposes of determination of standards set out *herein*. (By-law 2005-26)

13.1.125 RM2 (SP-349)

91 Goodwin Drive shall be used for no other purpose than a 3 *storey walk-up apartment*. Committee of Adjustment A7/06 varied the use 3 *storey building* with no common enclosed corridor. (By-law 2005-129)

13.1.126 RM1 SS (SP-351)

326 - 376, 323 - 361 and 315 - 319 Edgehill Drive shall require for on-site parking a minimum 11m setback from the property line to the front face of the *garage*. (By-law 2005-252)

13.1.127 R2 (SP-352)

12, 14, 18 and 20 Surrey Drive and 11 - 21 Tascona Court shall be required to have a minimum *lot area* of 750m^2. (By-law 2005-253)

13.1.128 R2 (SP-353)

16 Surrey Drive the existing residential building shall be permitted with respect to its location existing as of the date of passage of this by-law only. Any additions, alteration to, replacement of and/or subdivision of the lands in the future shall conform to the usual standards. (By-law 2005-253)

13.1.129 RM2 (SP-355)

59 Arch Brown Court shall be used for no other purpose than as a maximum 3 *storey walk-up apartment* unit or for *stacked townhousing development.* (By-law 2005-254)

13.1.130 RM2 (SP-357)

91 Goodwin Drive shall be used for no other purpose than as a 3 *storey walk-up apartment*. Committee of Adjustment A7/06 varied the use 3 *storey building* with no common enclosed corridor. (By-law 2005-251)

13.1.131 R2 (SP-360)

Blocks 189 and 202, Plan 51M-729, municipally known as Princess Margaret Gate shall be:

a) permitted a *side yard* setback of 1.2m or 3m where a *garage* and/or *carport* attached to the *main building* is not provided;

b) required to provide that all *accessory buildings and structures* including in-ground and above ground swimming pools, be located a minimum of 5m form the rear *lot line*;

c) required that the owner amend the subdivider's agreement to include a revised lot grading plan and tree preservation/replanting plan to the satisfaction of the Engineering and Leisure, Transit and Facilities Departments. (By-law 2006-14)

13.1.132 R3 WS (SP-363)

12 – 26 and 56 - 74 Megan Crescent the following standards shall apply:

Lot Area (min.)	350m^2
Lot Frontage (min.)	14m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m$^{(1)(3)}$
Int. Side yard (min.)	1.2m$^{(2)}$
Ex. Side yard (min.)	3m$^{(1)(3)}$
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows as it applies to the front and exterior *side yard*. (By-law 2006-72)

13.1.133 R4 WS (SP-364)

17 – 31, 28 – 34, 50 – 54 and 55 - 71 Megan Crescent the following standards shall apply:

Lot Area (min.)	300m^2
Lot Frontage (min.)	12m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)
Rear yard (min.)	7m
Gross floor area (min.)	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows as it applies to the front and exterior *side yard*. (By-law 2006-72)

13.1.134 R2 WS (SP-365)

10 Megan Crescent the following standards shall apply:

Lot Area (min.)	412.5m^2
Lot Frontage (min.)	16.5m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(3)
Int. Side yard (min.)	1.2m(2)
Ex. Side yard (min.)	3m(1)(3)
Rear yard (min.)	7m
Gross floor area (min).	100m^2
Lot coverage	No max.

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*.

(2) A minimum *side yard* of 0.6m is required adjacent to an attached *garage* or *carport*. Where there is no attached *garage* or *carport* one *side yard* shall be a minimum of 3m.

(3) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows as it applies to the front and exterior *side yard*. (By-law 2006-72)

13.1.135 R2 (SP-380)

31 – 45 (odd numbers) Plunkett Court shall provide a minimum lot frontage of 25m, a minimum lot area of 1800m^2 and a minimum rear yard setback of 11m from top of bank or 30m from the established waters' edge whichever is greater and that no structures, without limiting the generality of the foregoing including sheds, boathouses, above-ground pools or in-ground pools are permitted within such rear yard setback other than water-related structures such as stairs or docks (excluding boathouses). (By-law 2007-203)

13.1.136 R2 (SP-381)

2 - 26 Plunkett Court & 30 – 56 Plunkett Court (even numbers) and 47 Plunkett Court shall provide a minimum lot frontage of 18m and a minimum lot area 600m^2.

13.1.137 RM2-TH (SP-384)

220 Harvie Road shall have a minimum *driveway* length of 11m. (By-law 2006-321)

13.1.138 RM2-TH (SP-389)

228A to 228H Crawford Street shall have a continuous 2m high tight board fence along the easterly *rear lot lines* and southerly *lot line* prior to occupancy.

The property shall require for on-site parking a minimum 11m setback from the property line to the front face of the *garage* for units along the Crawford Street frontage.

The property shall be treated as one single lot or parcel for zoning purposes.

(By-law 2007-099) (By-law 2011-052 removed H provisions)

13.1.139 RM2-TH (SP-390)

94 Patterson Road shall be treated as one single lot or parcel of land for zoning purposes. (H-97 removed by By-law 2012-153)

13.1.140 RM2-TH (SP-402)

260 Burton Avenue

a) Shall permit the development of a private road and the private road shall be deemed to be the *front yard lot line* for the purposes of determining *lot frontage* and other performance standards as set out in section 5.3.1, that the development be exempt from Section 5.2.9(d) of By-law 85-95, and that

an 11m setback from the *garage* to the sidewalk or curb edge, whichever is greater, be provided for the units associated with Block 3. (By-law 2007-139)

13.1.141 R2 (SP-403)

74 Woodcrest Road

a) Shall be required to maintain a minimum easterly setback of the *main* building of 17m. (By-law 2007-139)

13.1.142 R2 (SP-415)

Part of Lot 4, Concession 13, being Part 1 on Reference Plan 51R-33062 shall provide a minimum *lot frontage* of 15m and a minimum *lot area* of 750m^2. (By-law 2009-031) (By-law 2010-170 Removed (H-115)

13.1.143 R4 (SP-424)

East side of Town Line Road, Block 7 on Draft Plan of Subdivision and being part of PIN 58911-2035

a) -A setback of 8 metres shall be required for those lots abutting County Road 27 in the Residential Single Detached Dwelling Fourth Density (R4) (SP-424) zone.

b) A maximum of 25 single detached units shall be permitted in the Residential Single Detached Dwelling Fourth Density R4 (SP-424) zone.

c) The property zoned Residential Single Detached Dwelling Fourth Density R4 (SP-424) shall permit development on a private internal road and the private internal road shall be treated as a municipal right-of-way for zoning standards and provisions in By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1.

d) A 5 meter rear yard setback shall be permitted in the Residential Single Detached Dwelling Fourth Density R4 (SP-424) zone.

e) A minimum lot area of 250 square meters shall be permitted in the Residential Single Detached Dwelling Fourth Density R4 (SP-424) zone. (By-law 2012-034)

13.1.144 RM1 (SP-426) (RM2-TH)(SP-426)

(Moorgate Subdivision D12-366, 43T-061221)

All permanent structures and excavations shall be setback a minimum of 7m from the limits of the Trans Canada easement. All accessory structures with side yards abutting the Trans-Canada Pipeline shall be a minimum of 3m from the Trans-Canada easement. (By-law 2009-152)

13.1.145 RM1 (SP-426), RM2-TH (SP-426), RA1-3 (SP-427)

Part of Lot 18, Concession 5, designated as Parts 1, 2 & 3 on Plan 51R-32812, formerly Township of Vespra

The lands for RA1-3 shall only be developed for an Apartment Dwelling.

The lands for RA1-3 shall be permitted a minimum lot frontage along the internal street of 16.4m

All permanent structures and excavations on the lands shall be permitted a minimum setback of 7m from the limits of the TransCanada easement. All accessory structures and lots with side yards abutting the TransCanada easement within the zones shall be permitted a minimum setback of 3m from the limits of the TransCanada easement. (By-law 2009-152)

13.1.146 RA1-3 (SP-427)
(Moorgate Subdivision D12-366, 43T-061221)

a) All permanent structures and excavations shall be setback a minimum of 7m from the limits of the Trans Canada easement. All accessory structures with side yards abutting the Trans-Canada Pipeline shall be a minimum of 3m from the Trans-Canada easement.

b) Shall only be developed for an Apartment Dwelling.

c) Shall be permitted a minimum lot frontage along the internal street of 16.4 m. (By-law 2009-152)

13.1.147 RM2 (SP-430)

254 Penetanguishene Road

a) Shall also require that each *dwelling unit* include a minimum of four (4) bedrooms.

b) Shall have a maximum of 80% *gross floor area*, as a percentage of maximum *lot area* to be permitted.

c) Shall establish one (1) off-street *parking space* per 2.5 bedrooms.

d) Shall permit parking in the *front yard*. (By-law 2009-001) (H-111 provision removed by By-law 2014-040 on April 28, 2014)

13.1.148 RM2 (SP-432)

517 Essa Road shall be utilized solely for overflow parking purposes in conjunction with the adjacent lands to the north zoned RM2 (SP-343).

13.1.149 RM2 (SP-433)

268 Penetanguishene Road

a) Shall have a minimum *lot frontage* of 15m.

b) Shall be permitted a maximum density of 66 units per hectare for the property identified as Block 5 of the Plan of Subdivision.

13.1.150 R2 (SP-435)

Lots 7 & 8, Registered Plan 321

a) Shall have a minimum lot frontage of 20m and a minimum lot area of 898m^2.

b) Shall have a minimum dwelling unit floor area of:

i) Bungalow – 187.2m^2
ii) Two-storey – 241.5m^2 (By-law 2009-040)

13.1.151 RM2 (SP-441)

39 Ferndale Drive South

a) Shall be permitted a building with a maximum of 5 storeys in height with a common enclosed corridor system.

b) Shall provide an aggregate minimum density of 53 dwelling units per hectare and a maximum density of 55 units per hectare.

c) Shall provide a minimum outdoor amenity area of 17m^2/unit which shall be consolidated and located to serve as a central amenity private park for the entire development. A minimum of 50% of the private park and facilities shall be constructed to the satisfaction of the Corporation of the City of Barrie prior to the issuance of any combination of Building Permits to construct more than 48 dwelling units. The central amenity private park and facilities shall be completed to the satisfaction of The Corporation of the City of Barrie prior to the issuance of any combination of Building Permits to construct more than 96 dwelling units.

d) Only the following uses shall be permitted: walk-up apartments, stacked townhouse development, in the form of quadraplexes, and block townhouse/stacked townhouse development.

e) Shall provide a total of 244 units;

i) a maximum of 192 of the total developed dwelling units shall be in the form of walk-up apartments,
ii) a maximum of 28 of the total developed dwelling units shall be in the form of block townhouse/stacked townhouse development, and

iii) a maximum of 24 of the total developed dwelling units shall be in the form of stacked townhouse development, in the form of quadraplexes.

f) Shall;

i) provide a minimum 30m building setback from the rail corridor,
ii) provide a minimum 5m building setback from any lands zoned as Environmental Protection (EP),
iii) provide a minimum 7m building setback along the west property line, including a minimum 6m landscape strip,
iv) provide a minimum 7m building setback along the west property line, including a 5m landscape strip adjacent to the east property line together with a continuous tight board fence with a minimum height of 2m constructed on the lot line:

a. save and except for that portion of the property line which is adjacent to the lot known municipally as 201 Crawford Street, legally known as Concession 14, Part Lot 5, Plan 959, Lot 60, which shall provide a minimum 2m landscape strip, together with a continuous tight board fence with a minimum height of 2m constructed on the lot line,

b. save and except for that portion of the property line which is adjacent to the access to the proposed stormwater management facility. The said access may encroach into the 5m landscape strip up to 2m, together with a continuous tight board fence with a minimum height of 2m constructed on the lot line, and

c. save and except for pedestrian and/or emergency access to and from the Phillips Street terminus.

g) Shall have a maximum building height including all mechanical, elevator, ventilation or other similar equipment of;

i) 18m for any walk-up apartment building greater than three storeys, and

ii) 11.5 for block or stacked townhouse development and stacked townhouse development, in the form of quadraplexes.

h) Shall provide a minimum 45% of the parking spaces for the walk-up apartments be provided as structured and enclosed parking below the residential units.

i) Shall provide a minimum 3% of the parking spaces be dedicated to barrier free and accessible parking. (By-law 2009-127) (H-166) provisions removed with By-law (2010-138)

13.1.152 R2 (SP-442)

70 Pioneer Trail

a) The development shall be permitted on a private road and for the purposes of the Zoning By-law Performance Standards, the private road would be used to determine the frontage and all other performance standards, unless otherwise identified.

b) That no building/structure shall be constructed within 7m of the municipal boundary between the City of Barrie and the Town of Innisfil, which will constitute 23m from the edge of the actual property line for the subject (OMD) lands, which is located within the Town of Innisfil on the east.

c) That a detached garage shall be permitted in the front yard with a minimum front yard setback of 12m for proposed Lot 9 as identified on Site Plan.

d) That the parcel identified as private amenity space/parkette (between proposed Lots 9 and 10, as identified on Site Plan, shall have a frontage of 15m and shall not be utilized for any residential purposes.

e) That accessory structures shall be permitted without a main building within the private amenity space/parkette. All accessory structures shall have a maximum height of 6m and a minimum side yard of 1.2m, with all other performance standards to be in accordance with the R2 Zone.

f) That a maximum of 19 residential units shall be permitted. (By-law 2009-140) (OMB Order PL031326 September 2009)

13.1.153 R2 (SP-443)

127 to 105 Jewel House Lane shall have a minimum lot frontage of 15m and minimum lot area of 750m^2. (By-law 2009-140) (OMB Order PL031326 September 2009)

13.1.154 RM2 (SP-453)

586 Yonge Street

a) A minimum rear yard setback of 5m shall be permitted, which shall be measured from the limit of the abutting EP limit, which shall be deemed to be the rear lot line.

b) A minimum setback of 1.8m shall be permitted from all side yards.

c) A minimum setback of 1.8m from the watercourse easement identified as Part 3, Plan 51R-36853 and registered as Instrument No. SC774059 shall be required.

d) The secondary means of access shall have a landscaped open space area of 5.0m in depth from the face of the building wall.

e) Shall allow for a maximum building height of 22m inclusive of any rooftop mechanical units.

f) Shall not permit single detached dwellings or two unit dwellings including duplexes and semi-detached dwellings.

g) Shall provide a minimum density of 45 dwelling units per hectare.

h) Parking shall be permitted in the front yard except for those lands described as Lot 7, Plan 1064, designated as Part 1, Plan 51R-36853, being all of PIN

58740-0743 (LT) (the lands that immediately abut Yonge Street). (By-law 2010-049)

13.1.155 RA1 (SP-457)

363 Duckworth Street

a) All Dwelling Units shall include a minimum of four (4) bedrooms with a shared common living area in accordance with the requirements of the Georgian College Neighbourhood Community Improvement Plan.

b) The development of two 4 storey, 16 Dwelling Unit residences shall be considered an Apartment or Dormitory and lodging for 4 or more tenants within each of the units which may be equipped with an external locking mechanism on any of the tenant occupied rooms that prevents access to said room by other house occupants shall be permitted.

c) A minimum 2 metre wide landscaped buffer may be provided along the north property line and a 2 metre high tight board fence shall be provided along the north and south property line.

d) A minimum 3 metre wide landscaped buffer shall be provided along the east property line and a 2 metre high tight board fence shall be provided along the east property line.

e) Shall allow for a minimum front yard setback of 3 metres from the lot line as it exists once any road widenings required pursuant to Site Plan Agreement have been transferred to the City of Barrie.

f) Shall allow for a maximum density of 66 units per hectare.

g) Shall allow for a minimum landscaped open space area of 27%.

h) Shall allow for a maximum gross floor area of 122%.

i) Shall not require more than 48 parking spaces. (By-law 2010-117)

13.1.156 RM2 (SP-460)

380 Essa Road

a) A maximum gross floor area of 67% shall be permitted.

b) A minimum density of 53 dwelling units per hectare is required and a maximum density of 74 dwelling units per hectare is permitted. (By-law 2011-057)

13.1.157 RM2 (SP-462)

205, 213, 221 Harvie Road and 414 Veterans Drive shall permit a minimum side yard setback of 5.5 metres for the 13 block/cluster townhouse units fronting on Harvie Road, and shall require a minimum density of 39 units per hectare. (By-law 2011-095)

13.1.158 R3 (SP-464)), R2 , R3

196 – 198 Ardagh Road

a) A minimum lot area of 360m^2 shall be permitted in the R3 (SP-464) (H-95) zone. (By-law 2011-126)

b) The (H-95) symbol shall be lifted with the securement of the extension of Bishop Drive to the satisfaction of the City of Barrie. (By-law 2007-033)((H-95) removed by by-law 2014-094)

13.1.159 R2 (SP-465)

297 – 299 Cox Mill Road

A reduced lot frontage of 14.7 metres and a reduced lot area of 493 square metres shall be permitted. (By-law 2012-019)

13.1.160 R2 (SP-466)

295 Cox Mill Road

A reduced lot frontage of 14.7 metres shall be permitted. (By-law 2012-019)

13.1.161 RM2 (SP-467)

76 and 84 Ardagh Road

a) A 10 meter naturalized buffer shall be required along the entire rear lot line. No buildings, paving, asphalt or any other surface treatment shall be permitted within the 10 meter naturalized buffer.

b) A side yard setback of 7 meters along the west lot line shall be required.

c) A front yard setback of 6 meters shall be permitted.

d) A minimum density of 53 units per hectare shall be required and a maximum density of 69 units per hectare shall be permitted. (By-law 2012-022)

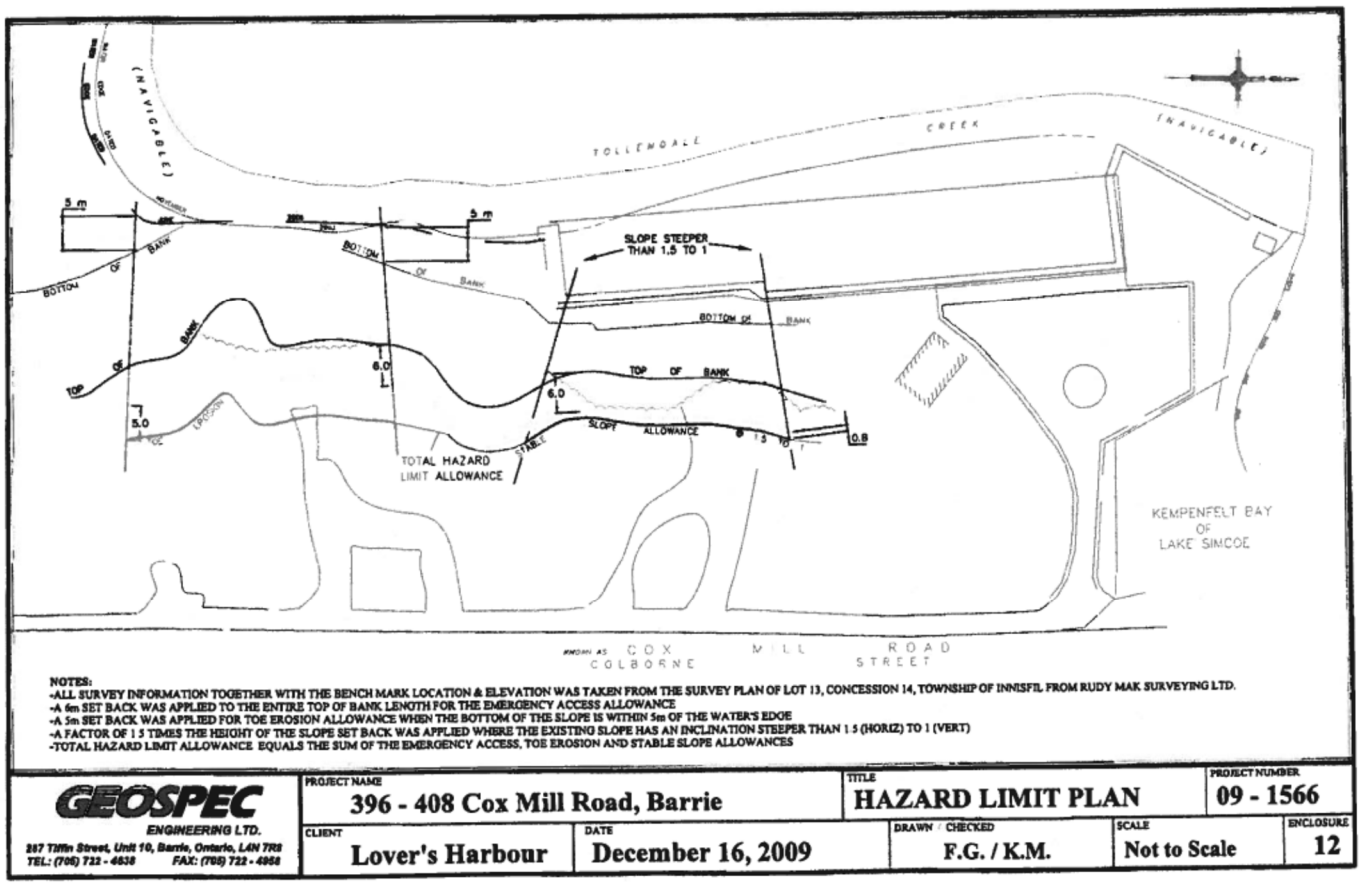
13.1.162 RM2 (SP-468)

533 Yonge Street

a) A 5 metre front yard setback shall be permitted.

b) A 6 metre south side yard must be maintained.

c) At the time of Site Plan Approval for the redevelopment of the subject property, the owner shall convey, free and clear of encumbrances, the lands identified as Environmental Protection (EP) in accordance with the zoning map. (By-law 2012-026)



13.1.163 R2 (SP-470)

396, 400 and 408 Cox Mill Road

a) A minimum rear yard setback of 6m to 11m described as a Total Hazard Limit Allowance and shown in Schedule "B" to By-law 20012-100 and as more specifically delineated in the Geotechnical Investigations and Slope Stability Assessment dated December 18, 2009 shall be required. (By-law 2012-100)

b) No site alteration, development, buildings or structures shall be permitted in the minimum rear yard setback described above unless required for slope stability or regeneration as approved by the Lake Simcoe Region Conservation Authority and the City of Barrie. (By-law 2012-100)

13.1.164 RM1 (SP-471)

185 Patterson Road

a) A minimum lot frontage of 15 m shall be permitted.

b) A minimum driveway length of 11 m shall be required. (By-law 2012-105)

13.1.165 RA1-2 (SP-477) (H-118)

342 Little Avenue

a) A minimum parking standard of 1.2 parking spaces per residential unit shall be permitted.

b) A minimum front yard setback of 2 metres shall be permitted for the Main Building.

c) A minimum easterly side yard of 1.3 metres shall be permitted for the Main Building provided no ground floor units are located adjacent to the easterly side yard.

d) A minimum landscape strip of 1.3 metres shall be permitted on the easterly side yard for the Main Building.

e) A minimum density of 50 residential units and a maximum of 123 residential units per hectare shall be required.

f) The (H-118) symbol shall be lifted by the Corporation of the City of Barrie upon execution of a site plan agreement for the development of an apartment building on the property. (By-law 2012-203)

13.1.166 RM2 (SP-479)

376 Blake Street

The following special provisions shall apply:

a) a minimum 6 meter wide landscape strip across the full frontage of the property, save and except where the entrance is required;

b) a minimum driveway length to each unit of 6.0 meters;

c) a minimum internal roadway width of 6.4 meters;

d) a maximum density of 45 units per hectare;

e) a minimum setback along the right and left yards of 5 meters.

(By-law 2012-205) (H provision removed by By-law No. 2014-070 on June 16, 2014).

13.1.167 RA2-2 (SP-482)

300 Essa Road

a) Block, cluster, street and stacked townhouse dwelling units shall be permitted.

b) A minimum density of 50 units per hectare and a maximum density of 139 units per hectare shall be required.

c) A maximum of 413 residential units shall be permitted.

d) A maximum of two 12 storey apartment buildings each containing a maximum of 118 residential units with a maximum height of 39 metres shall be permitted.

e) A maximum of one 8 storey apartment building containing a maximum of 95 residential units with a maximum height of 26 metres shall be permitted.

f) A maximum of one 4 storey apartment building containing a maximum of 54 residential units with a maximum height of 15 metres shall be permitted.

g) A maximum of 18 units in the form of stacked townhouses with a maximum height of 10 metres shall be permitted.

h) A maximum of 10 units in the form of street townhouses fronting on a private road with a maximum height of 10 metres shall be permitted.

i) A minimum setback of 5 metres from all lands zoned Environmental Protection (EP) shall be required, unless a secondary means of access is provided, in which case a minimum setback of 7 metres shall be provided.

j) All driveways accessing townhouse garages shall be a minimum length of 6 metres. (By-law 2013-078) (H provision removed by By-law 2016-072 on June 27, 2016).

13.1.168 R4 (SP-483)

650 Big Bay Point Road and 63 Kell Place

a) A private road shall be permitted and shall be deemed to be a street for the purposes of determining frontage and the standards required by Section 5.3 of By-law 2009-141.

b) A minimum frontage of 9 metres and a minimum lot area of 230 square metres shall be permitted.

c) A minimum side yard setback of 1.8 metres shall be permitted for the corner lots abutting the private road in the Single Detached Residential Dwelling (R4) (SP-483) zone.

d) A maximum of 36 single detached dwelling units are permitted. (By-law 2013-090)

13.1.169 R3 (SP-484)

650 Big Bay Point Road and 63 Kell Place

a) A minimum lot area of 370 square metres shall be permitted. (By-law 2013-090)

13.1.170 RA1-2 (SP-486) (H-123)

140 – 152 Cumberland Street

a) A minimum continuous landscaped buffer area along the rear (south side) property line of 1.1 metres and a continuous landscaped buffer area along the left (east side) property line of 1.6 metres shall be permitted.

b) A minimum rate of 1.2 parking spaces per unit shall be permitted.

c) A maximum lot coverage for parking of 40% shall be permitted.

d) A commercial use shall not be permitted.

e) A maximum building height of 13.5 metres shall be permitted. (By-law 2013-119)

13.1.171 RM2 (SP-487) (H-123)

140 – 152 Cumberland Street

a) A minimum continuous landscaped buffer area along the left (east side) property line of 1.1 metres shall be permitted.

b) A minimum density of 53 units per hectare shall be required and a maximum density of 74 units shall be permitted.

c) The amenity space shall be permitted in the required rear yard (south side) and right yard (west side) setbacks.

d) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

i) Execution of a Site Plan Agreement with respect to the Multiple Residential Dwelling, Second Density (RM2) (SP-487) (H-123) and the Residential Apartment Dwelling, First Density (RA1-2) (SP-486) (H-123) zones which includes the final building design for the proposed 4.5 storey building to be located in the Residential Apartment Dwelling, First Density (RA1-2) (SP-486) (H-123) zone identifying facade step-backs for the top storey to the satisfaction of the Municipality;

ii) Execution of an Agreement pursuant to Section 40 of the *Planning Act* for the payment of cash in lieu of parking regarding the reduced parking requirement for the property in the Residential Apartment Dwelling, First Density (RA1-2) (SP-486) (H-123) zone. (By-law 2013-119)

13.1.172 RM2 (SP-488)

700 Mapleview Drive East

a) Residential zoned lands within 500 metres of the intersection of Mapleview Drive East and Yonge Street shall be permitted an overall maximum density of 120.7 per hectare to a maximum of 818 units, all other Residential zoned lands are permitted to develop at an overall maximum density of 53-59 units per hectare to a maximum of 423 units.

b) Parking spaces shall be provided on the same lot as the building or use for which they are located with visitor parking provided on the street, within a parking structure and/or defined parking areas.

c) Parking shall be provided at 1 space per dwelling unit.

d) The subject lands shall be developed for no other uses than townhouse uses.

e) Notwithstanding the definitions set out in Section 3.0 of By-law 2009-141, the following definitions shall apply to the Residential Multiple Dwelling Second Density Special RM2 (SP-488), RM2 (SP-489), RM2 (SP-490) Zones and the Residential Apartment Secondary Density Special RA2-1 (SP-491 Zone:

Dwelling, Low Rise Apartment

shall mean a residential building, 4-6 storeys in height, containing 5 or more dwelling units, each of which shall have access from an internal corridor system.

Dwelling, Walk-Up Apartment

shall mean a multiple dwelling up to 4 storeys in height with or without a common enclosed corridor system.

Dwelling Unit Access

shall mean the primary front access to a residential dwelling unit from either a public street, a private street, and/or a public open space or outdoor amenity space area.

Outdoor Amenity Space Area

shall mean a common consolidated area that may or may not be located on the lot for which the amenity space is required, and is not subject to setback standards of this By-law or By-law 2009-141.

Parking Structure

shall mean a multi-storey structure where two or more floors are devoted to vehicle parking and where the structure is subordinate and incidental to the principle use of the building, structure or lot. A portion of the structure can

also be used for the parking of vehicles for gain or profit which are not subordinate or incidental to the principle use of the building, structure or lot.

Townhouse Development, Block/Cluster (Back-to-Back)

shall mean a residential building containing a minimum of 4 and a maximum of 16 units, having attached units separated by a common rear and side wall above grade, and whereby each unit faces away from each other. Each unit will have an independent entrance from the outside accessed through the front elevation or exterior side elevation of the dwelling unit, and a garage accessed through the front elevation of the dwelling unit.

Townhouse Development, Block/Cluster (Lane Based)

shall mean a minimum of 3 residential dwelling units which are attached at the main wall above and below grade and which may be accessible from the rear of the lot via a rear lane.

Townhouse Development, Stacked

shall mean either block/cluster townhouse development or street townhouse development in which 1 unit is located above another unit, no more than 4 storeys in height with no common enclosed corridor system. Attached units can also be separated by a common rear side wall whereby each unit faces away from each other.

f) Notwithstanding the definitions set out in Section 3.0 of By-law 2009-141, the following revised definition shall apply to the development concept for Residential Multiple Dwelling Second Density Special RM2 (SP-488), RM2 (SP-489), RM2 (SP-490) Zones and the Residential Apartment Second Density Special RA2-1 (SP-491) Zone.

Lot Coverage

shall mean that percentage of the total lot area covered by buildings, including accessory buildings above finished grade level, with the exception of porches.

g) A maximum density of 60 units per net hectare of Street Townhouse Development is permitted provided the maximum density and unit count permitted by Site Specific Official Plan Amendment 2, as described in paragraph a) is not exceeded.

h) A minimum driveway length of 6m per unit is required.

i) Notwithstanding the provisions set out in Section 5.3.3.2 of By-law 2009-141, Section 5.3.3.2(d), concerning landscape open space requirements for secondary means of access, does not apply.

j) The following standards shall be permitted/required:

Street Townhouse Development

Lot Area (min)	150 m^2
Lot Frontage (min)	6m
Front Yard (min)	4m to building face and 6 metres to front of an attached garage.
Interior Side Yard (min)	1.2m
Exterior Side Yard (min)	3m
Rear Yard (min)	6m
Landscaped Open Space (min % of lot area)	25%
Lot Coverage (max % of lot area)	55%
Gross Floor Area (max % of lot area)	150%
Height of Main Building (max)	12m

(By-law 2015-137) (OMB Order PL111099 October 9, 2015)

13.1.173 RM2 (SP-489)

700 Mapleview Drive East

a) Residential zoned lands within 500 metres of the intersection of Mapleview Drive East and Yonge Street shall be permitted an overall maximum density of 120.7 per hectare to a maximum of 818 units, all other Residential zoned lands are permitted to develop at an overall maximum density of 53-59 units per hectare to a maximum of 423 units.

b) Parking spaces shall be provided on the same lot as the building or use for which they are located with visitor parking provided on the street, within a parking structure and/or defined parking areas.

c) Parking shall be provided at 1.25 spaces per dwelling unit (1 for dwelling unit and 0.25 for visitors)

d) The subject lands shall be developed for no other uses than Block/Cluster (Back-to-Back) Townhouse, Block/Cluster (Lane-Based) Townhouse, and Block/Cluster/Stacked Townhouse uses.

e) The definitions for the RM2 (SP-489) Zone are as listed under the definitions referred to in RM2 (SP-488) Zone.

f) A maximum density of 110 units per net hectare of Block/Cluster (Back-to-Back), Block/Cluster (Lane-Based) Townhouse Development, and Block/Cluster/Stacked Townhouse Development is permitted provided the maximum density and unit count permitted by Site Specific Official Plan Amendment 2, as described in paragraph a) is not exceeded.

g) A minimum outdoor amenity area of 5 square metres per unit shall be required.

h) A minimum driveway length of 6m per unit is required.

i) Notwithstanding the provisions set out in Section 5.3.3.2 of By-law 2009-141, Section 5.3.3.2(d), concerning landscape open space requirements for secondary means of access, does not apply.

j) The following standards shall be permitted/required for the units:

Block/Cluster (Back-To-Back) Townhouse Development

Lot Area (min)	90 m^2
Lot Frontage (min)	6m
Front Yard (min)	4m to building face and 6 metres to front of an attached garage (18m to building faces where a private road exists, and 12m in all other circumstances).
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	70%
Gross Floor Area (max % of lot area)	180%
Height of Main Building (max)	12m

Block/Cluster (Lane Based) Townhouse Development

Lot Area (min)	90 m^2
Lot Frontage (min)	4.5m
Front Yard (min)	3m
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	85%
Gross Floor Area (max % of lot area)	150%
Height of Main Building (max)	12m

Block/Cluster/Stacked Townhouse Development

Lot Area (min)	140 m^2
Lot Frontage (min)	6.5m
Front Yard (min)	3m
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m

Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	80%
Gross Floor Area (max % of lot area)	150%
Height of Main Building (max)	15m to a maximum of 4 storeys

Note: For the Block/Cluster (Back-to-Back) Townhouse Development, Block/Cluster (Lane Based) Townhouse Development, and Block/Cluster/Stacked Townhouse Development adjacent to the private road, setbacks are measured from the right-of-way of the private road. Where lots are adjacent to the park, the setbacks are measured from the established park property line.

(By-law 2015-137) (OMB Order PL111099 October 9, 2015)

13.1.174 RM2 (SP-490)

700 Mapleview Drive East

a) Residential zoned lands within 500 metres of the intersection of Mapleview Drive East and Yonge Street shall be permitted an overall maximum density of 120.7 per hectare to a maximum of 818 units, all other Residential zoned lands are permitted to develop at an overall maximum density of 53-59 units per hectare to a maximum of 423 units.

b) Parking spaces shall be provided on the same lot as the building or use for which they are located with visitor parking provided on the street, within a parking structure and/or defined parking areas.

c) Parking shall be provided at 1.25 spaces per dwelling unit (1 for dwelling unit and 0.25 for visitors) for the Block/Cluster (Back-to-Back) Townhouse Development, Block/Cluster (Lane-Based) Townhouse Development and Block/Cluster/Stacked Townhouse Development.

d) Parking shall be provided at 1.35 spaces per dwelling unit (1.25 for dwelling unit and 0.10 for visitors) for walk-up apartments and low rise apartments.

e) The subject lands shall be developed for no other uses than Block/Cluster (Back-to-Back) Townhouse, Block/Cluster (Lane Based) Townhouse, Block/Cluster/Stacked Townhouse, Walk-up Apartment Dwellings and Low Rise Apartment Dwelling uses.

f) The definitions for the RM2 (SP-490) Zone are as listed under the definitions referred to in the RM2 (SP-488) Zone.

g) A maximum density of 200 units per net hectare is permitted provided the maximum density and unit count permitted by Site Specific Official Plan Amendment 2, as described in paragraph a), is not exceeded.

h) A minimum outdoor amenity area of 5 square metres per unit shall be required of the Block/Cluster (Back-to-Back) Townhouse Development, Block/Cluster (Lane Based) Townhouse Development,

Block/Cluster/Stacked Townhouse Development and Walk-up Apartment Dwellings; and 1 square metre per unit shall be required of the Low Rise Apartment Dwellings.

i) A minimum driveway length of 6m per unit is required.

j) Notwithstanding the provisions set out in Section 5.3.3.2 of By-law 2009-141, Section 5.3.3.2(d), concerning landscape open space requirements for secondary means of access, does not apply.

k) The following standards shall be permitted/required:

Block/Cluster (Back-to-Back) Townhouse Development

Lot Area (min)	90 m^2
Lot Frontage (min)	6m
Front Yard (min)	4m to building face and 6 metres to front of an attached garage (18m to building faces where a private road exists, and 12m in all other circumstances)
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	70%
Gross Floor Area (max % of lot area)	180%
Height of Main Building (max)	12m

Block/Cluster (Lane Based) Townhouse Development

Lot Area (min)	90 m^2
Lot Frontage (min)	4.5m
Front Yard (min)	3m
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Interior Side Yard Shared Walls (min)	0m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	85%
Gross Floor Area (max % of lot area)	150%
Height of Main Building (max)	12m

Block/Cluster/Stacked Townhouse Development

Lot Area (min)	140m^2

Lot Frontage (min)	6.5m
Front Yard (min)	3m
Interior Side Yard (min)	1.2m (2.4m between buildings if no property line exists)
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	80%
Gross Floor Area (max % of lot area)	150%
Height of Main Building (max)	15m to a maximum of 4 storeys

Note: For the Block/Cluster (Back-to-Back) Townhouse Development, Block/Cluster (Lane Based) Townhouse Development, and Block/Cluster/Stacked Townhouse Development adjacent to the private road, setbacks are measured from the right-of-way of the private road. Where lots are adjacent to the park, the setbacks are measured from the established park property line.

Walk Up Apartment Dwellings

Lot Area (min)	450 m^2
Lot Frontage (min)	21m
Front Yard (min)	3m
Interior Side Yard (min)	0m
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	85%
Gross Floor Area (max % of lot area)	300%
Height of Main Building (max)	15m to a maximum of 4 storeys

Low Rise Apartment Dwellings

Lot Area (min)	720 m^2
Lot Frontage (min)	21m
Front Yard (min)	3m
Interior Side Yard (min)	1.8m
Exterior Side Yard (min)	3m
Rear Yard (min)	7m
Landscaped Open Space (min % of lot area)	20%
Lot Coverage (max % of lot area)	65%
Gross Floor Area (max % of lot area)	235%
Height of Main Building (max)	23m to a maximum of 6 storeys

(By-law 2015-137) (OMB Order PL111099 October 9, 2015)

13.1.175 RA2-1 (SP-491)

700 Mapleview Drive East

a) Residential zoned lands within 500 metres of the intersection of Mapleview Drive East and Yonge Street shall be permitted an overall maximum density of 120.7 per hectare to a maximum of 818 units, all other Residential zoned lands are permitted to develop at an overall maximum density of 53-59 units per hectare to a maximum of 423 units.

b) Parking spaces shall be provided on the same lot as the building or use for which they are located with visitor parking provided on the street, within a parking structure and/or defined parking areas.

c) Parking shall be provided at 1.35 spaces per dwelling unit (1.25 for dwelling unit and 0.10 for visitors).

d) The subject lands shall be developed for no other uses than Walk-up Apartment Dwellings, Low Rise Apartment Dwellings, Apartment Dwellings, a Parking Structure and Commercial uses.

e) A minimum area of 750 square metres of consolidated ground floor commercial uses shall be required. A maximum ground floor commercial coverage shall not be applied.

f) The definitions for the RA2-1 (SP-491) Zone are as listed under the definitions referred to in the RM2 (SP-488) Zone.

g) A maximum density of 275 units per net hectare is permitted provided the maximum density and unit count permitted by Site Specific Official Plan Amendment 2, as described in paragraph a), is not exceeded.

h) A minimum outdoor amenity area of 5 square metres per unit shall be required of the Walk-Up Apartment Dwellings.

i) The following standards shall be permitted/required:

Walk Up Apartment Dwelling

Lot Area (min)	450 m^2
Lot Frontage (min)	21m
Front Yard (min)	3m
Interior Side Yard (min)	0m
Exterior Side Yard (min)	1.2m
Rear Yard (min)	0m
Landscaped Open Space (min % of lot area)	10%
Lot Coverage (max % of lot area)	85%
Gross Floor Area (max % of lot area)	300%
Height of Main Building (max)	15m to a maximum of 4 storeys

Low Rise Apartment Dwelling

Lot Area (min)	720 m^2
Lot Frontage (min)	21m
Front Yard (min)	3m
Interior Side Yard (min)	1.8m
Exterior Side Yard (min)	3m
Rear Yard (min)	7m
Landscaped Open Space (min % of lot area)	20%
Lot Coverage (max % of lot area)	65%
Gross Floor Area (max % of lot area)	235%
Height of Main Building (max)	23m to a maximum of 6 storeys

Apartment Dwelling

Lot Area (min)	1300 m^2
Lot Frontage (min)	30m
Front Yard (min)	7m
Interior Side Yard (min)	5m
Exterior Side Yard (min)	5m
Rear Yard (min)	7m
Landscaped Open Space (min % of lot area)	35%
Lot Coverage (max % of lot area)	65%
Gross Floor Area (max % of lot area)	310%
Height of Main Building (max)	30m to a maximum of 6 storeys

j) A Parking Structure shall be permitted at a maximum height of 16 metres, shall have a minimum setback of 6 metres from the property line adjacent to Mapleview Drive East, may have a minimum setback of 0 metres from the property line adjacent to the railway line, may have a minimum setback of 3 metres from the property line to the north, and may have a minimum setback of 5 metres from the property line to the east.

(By-law 2015-137) (OMB Order PL111099 October 9, 2015)

13.1.176 RM2 (SP-493)

40 Ferndale Drive

a) A maximum of 144 residential units to a maximum density of 70 units per hectare shall be permitted.

b) A maximum gross floor area of 70% shall be permitted.

c) Four-storey walk-up apartment buildings with a maximum height of 18 metres shall be permitted.

d) A rear yard setback of five metres shall be permitted.

e) A minimum of 45% of the required parking spaces for the apartment buildings shall be provided within structured/enclosed parking area below the residential units.

f) Construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces.

g) A minimum of 3% of the parking spaces shall be dedicated as barrier free parking.

h) A maximum of 50 surface parking spaces shall be permitted in the front yard.

i) The required outdoor amenity area of 12 square metres per unit shall be permitted to be unconsolidated and inclusive of the required rear yard and side yard setbacks.

j) A zero metre landscape buffer area along the side and rear property lines adjacent to parking areas shall be permitted.

k) An accessory building or structure up to a maximum size of 17 square metres shall be permitted in the front yard.

l) Accessory buildings and structures may exceed a total area of 50 square metres.

m) A minimum of 5 metres of landscaped open space shall be permitted. (By-law 2014-003)

13.1.177 RM2 (SP-494)

40 Ferndale Drive

a) A maximum of 96 residential units to a maximum density of 70 units per hectare shall be permitted.

b) A maximum gross floor area of 78% shall be permitted.

c) Four-storey walk-up apartment buildings with a maximum height of 18 metres shall be permitted.

d) A rear yard setback of 5 metres shall be permitted.

e) A minimum of 45% of the required parking spaces for the apartment buildings shall be provided within structured/enclosed parking area below the residential units.

f) Construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces.

g) A minimum of 3% of the parking spaces shall be dedicated as barrier free parking.

h) A maximum of 65 surface parking spaces shall be permitted in the front yard.

i) Required outdoor amenity area of 12 square metres per unit shall be permitted to be unconsolidated and inclusive of the required rear yard and side yard setbacks.

j) A minimum of 5 metres of landscaped open space shall be permitted.

k) Accessory buildings and structures may exceed a total area of 50 square metres. (By-law 2014-003)

13.1.178 RM2-TH (SP-495)

40 Ferndale Drive

a) A minimum driveway length of 6 metres shall be permitted. (By-law 2014-003)

13.1.179 R4 (SP-496)

411 Mapleview Drive East

a) A minimum lot area of 290 square metres shall be permitted. (By-law 2014-043)

13.1.180 R4 (SP-497)

411 Mapleview Drive East

a) A minimum lot area of 317 square metres shall be permitted. (By-law 2014-043)

13.1.181 R4 (SP-498)

411 Mapleview Drive East

a) A minimum rear yard setback of 1.8 metres shall be permitted. (By-law 2014-043)

13.1.182 RA2-2 (SP-499)

290, 294, 298, 302, Georgian Drive

a) Notwithstanding the provisions set out in Section 5.2.1 of this By-law, permitted uses shall be restricted to an Apartment Dwelling or a Dormitory.

b) Notwithstanding Section 5.2.11(a) of this By-law, the standards as set out in Section 5.3.1 of this By-law shall apply to Dormitory uses unless otherwise amended by this By-law.

c) Notwithstanding the provisions set out in Section 4.6 of this By-law, a minimum of 1 parking space per four students shall be permitted.

d) Notwithstanding the definition of a Boarding, Lodging or Rooming house set out in Section 3 of this By-law, external locking mechanisms on any of the tenant occupied rooms that prevents access to said room by other dwelling occupants shall be permitted.

e) Notwithstanding the definition of a Dormitory set out in Section 3 of this By-law, bedroom suites shall be restricted to single occupancy use. (By-law 2014-034)

13.1.183 RM2 (SP-501)

461 Mapleton Avenue

a) A maximum density of 43 units per hectare for block/cluster townhouses shall be permitted.

b) Permitted uses shall be restricted to block/cluster townhouse development. (By-law 2014-047)

13.1.184 RM2 (SP-502)

39 and 49 Madelaine Drive
100 Dean Avenue

a) A minimum density of 53 units per hectare shall be required.

b) A maximum density of 70 units per hectare shall be permitted.

c) A front yard setback of 2m adjacent to the Yonge Street frontage shall be permitted.

d) A maximum gross floor area of 88% shall be permitted.

e) Four-storey Walk-up Apartment buildings with a maximum building height of 20 metres shall be permitted.

f) Accessory buildings and structures with a collective maximum lot coverage of 750 square metres shall be permitted.

g) A front, side and rear yard of 0.3 metres shall be permitted for accessory structures and be permitted in the front yard area.

h) A minimum of 3 metres of landscaped open space shall be permitted where a secondary means of access to the exterior area at ground level has been provided.

i) Construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces.

j) A temporary sales trailer shall be permitted to be located on the site for a period of three years. (By-law 2014-044)

13.1.185 R3 (SP-503)

40 Pringle Drive

a) A minimum lot frontage of 11.25 metres shall be permitted. (By-law 2014-068)

13.1.186 RM1 (SP-504)

203 Alva Street

a) A minimum lot frontage of 15.24 metres per semi-detached dwelling (7.6 metres per dwelling unit) shall be permitted.

b) A minimum lot frontage of 15.24 metres for a Duplex Dwelling shall be permitted.

c) A front yard setback of 6 metres for an attached accessory structure (garage) to a Duplex Dwelling shall be permitted. (By-law 2014-085)

13.1.187 RA2-1 (SP-506)

556, 560 and 568 Essa Road

a) A minimum density of 53 units per hectare shall be required and a maximum density of 106 units per hectare shall be permitted.

b) A maximum building height of 27 metres shall be permitted.

c) A minimum rear yard building setback of 48 metres shall be required.

d) A maximum lot coverage of 46% for parking spaces including aisles shall be permitted. (By-law 2014-092)

13.1.188 RM2 (SP-507)

369 & 379 Essa Road

a) Tandem parking shall be permitted.

b) A minimum aisle width of 4.5 metres shall be permitted abutting 90 degree parking spaces.

c) A minimum density of 40 units per hectare shall be required.

d) A maximum density of 60 units per hectare shall be permitted.

e) A minimum driveway length of 2.0 metres shall be permitted.

f) A maximum height of 11 metres shall be permitted.

g) A maximum Gross Floor Area of 72% shall be permitted.

h) A minimum front yard setback of 2.6 metres shall be permitted. (By-law 2014-130 – Note By-law 2014-130 changed RM2 (SP-327) per By-law 2004-204 to RM2 (SP-507).

13.1.189 RA2 (SP-508)(H-128)

76 Edgehill Drive

a) A minimum density of 53 units per hectare and a maximum density of 255 units per hectare shall be required.

b) A maximum building height of 39 metres shall be permitted.

c) A maximum building height of 9 metres shall be permitted for the attached accessory Parking Structure.

d) A minimum west side yard setback of 35 metres to the main building (Apartment Dwelling) shall be required.

e) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

i) The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the construction of a municipal cul-de-sac adjacent to the proposed development and the registration of an access easement in favour of the property to the east. (By-law 2014-144)

13.1.190 RA1-2 (SP-509)

10 and 20 Little Lake Drive

a) Shall be restricted to Retirement Home and Assisted Living Facility uses.

b) A minimum side yard setback adjoining a street of 6.6 metres shall be permitted.

c) A minimum interior side yard setback of 6.0 metres to the first storey at grade level, shall be permitted.

d) A minimum interior side yard setback of 3.15 metres to all storeys above the first storey, shall be permitted.

e) A minimum interior side yard setback of 2.15 metres for all balconies shall be permitted.

f) A maximum building height of 27 metres with respect to the Assisted Living Facility shall be permitted.

g) A maximum building height of 16.73 metres with respect to the Retirement Home shall be permitted.

h) A maximum lot coverage of 43%, shall be permitted.

i) Construction columns shall be permitted to encroach into the required parking spaces. (By-law 2015-036) (OMB Decision PL150513 November 23, 2015)

13.1.191 RM2 (SP-510)

200C Dock Road

a) Permitted uses shall be restricted to an assisted living facility.

b) An assisted living facility shall mean any building in which persons are harboured, received or lodged, and where, in addition to sleeping accommodations and meals, nursing, medical or similar care and treatment shall be provided but shall not include a hospital.

c) An assisted living facility may permit separate dwelling units to a maximum density of 50 units per hectare.

d) A minimum setback of 4.5 metres shall be permitted for the front yard, rear yard and right side yard.

e) A minimum side yard setback of 30 metres from the established waters' edge, as demonstrated on the approved Site Plan, is required for the main building not including attached balconies. No site alteration or development is permitted within the 30 metre setback unless permitted by the Site Plan Agreement for the subject lands.

f) Construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces. (By-law 2015-139) (OMB Order PL090870 November 30, 2015)

13.1.192 RM2 (SP-511)

306, 310, 314 & 318 Georgian Drive

a) Permitted uses shall be restricted to a Dormitory use in a stacked townhouse built form.

b) External locking mechanisms on any of the tenant occupied rooms that prevents access to said room by other dwelling occupants shall be permitted in a Dormitory use.

c) Bedroom suites shall be restricted to single occupancy use.

d) A minimum of 1 parking space per four students in a Dormitory use shall be permitted.

e) A minimum width of 2.6 metres for each parking space shall be permitted.

f) A maximum density of 72 units per hectare shall be permitted.
g) A minimum outdoor amenity area of 10.1 square metres per unit shall be permitted.

h) A maximum building height of 12.5 metres shall be permitted.

i) A rear yard setback of 0.2 metres for an Accessory Building or Structure used for garbage/refuse shall be permitted.
j) A maximum permitted coverage of 75 square metres shall be permitted for Accessory Buildings or Structures. (By-law 2015-037)

13.1.193 RM2-TH (WS) (SP-512)

180 & 190 Ferndale Drive North – the following standards shall be permitted:

Lot Area (min.)	200m^2
Lot Frontage (min.)	8m
Lot Depth (min.)	25m
Front Yard (min.)	4.5m(1)(2)
Int. *Side Yard* (min.)	1.2m(3)
Ex. *Side Yard* (min.)	3m(1)(2)
Rear Yard (min.)	7m
Height of Main Building (min.)	10m
Lot coverage	No maximum
Gross Floor area	No maximum

Notes:

(1) Minimum setback to a *garage* is 7m from any *lot line* abutting a *street*, and in any event no part of any *garage* shall protrude beyond the *porch* or front wall of the *main building*. Section 5.2.5.2 (c) shall not apply.

(2) A maximum encroachment of 1.5m shall be permitted for unenclosed *porches* and steps and 0.6m for bay windows.

(3) The interior *side yard* minimum shall only apply to end units. (By-law 2015-047)

13.1.194 RM2 (SP-513)

180 & 190 Ferndale Drive North

a) Permitted uses shall be restricted to stacked townhouses and walk up apartments;

b) a minimum density of 53 units per hectare and a maximum density of 60 units per hectare shall be permitted. (By-law 2015-047)

13.1.195 RM2 (SP-516)

370 Big Bay Point Road

a) A front yard setback of 3.3 metres shall be permitted.

b) A front yard setback of 1.7 metres shall be permitted.

c) A maximum density of 42 units per hectare be permitted.

d) A maximum gross floor area of 71% be permitted.

e) Notwithstanding the future division of this land into two or more parcels, the provisions of this By-law shall apply collectively to this land. (By-law 2015-072)

13.1.196 RM2 (SP-517)

534, 536 and 540 Essa Road

a) A minimum density of 40 units per hectare shall be required.

b) A maximum density of 55 units per hectare shall be permitted.

c) A maximum gross floor area of 76% shall be permitted.

d) A maximum height of 10.5 metres shall be permitted.

e) A front yard setback of 3.6 metres shall be permitted.

f) A minimum driveway length of 5.3 metres shall be permitted.

g) Tandem parking shall be permitted.

h) A rear yard setback of 5.0 metres shall be permitted.

i) The required "*landscaped open space*" area shall be a minimum of 5.4 metres.

j) The required "*landscaped open space*" area shall be a minimum of 5.0 metres for those units adjacent to the required consolidated amenity space and/or internal private roadway. (By-law 2015-073)

13.1.197 RM2 (SP-518)

203 Cox Mill Road

a) A maximum density of 67 units per hectare shall be permitted.

b) A maximum gross floor area of 80% shall be permitted.

c) A south side yard setback of 1.8 metres shall be permitted.

d) A front yard setback of 2.9 metres shall be permitted.

e) A north side yard landscaping strip of 1.5 metres shall be permitted adjacent to the parking area.

f) An east rear yard landscaping strip of 2.0 metres shall be permitted adjacent to the parking area.

g) The required consolidated amenity space be permitted to encroach 0.92 metres into the required front yard setback. (By-law 2015-078)

13.1.198 R2 (SP-519)

10 Capps Drive

a) A front yard setback of 6 metres for an attached garage shall be permitted.

b) A rear yard setback of 7.5 metres shall be required. (By-law 2015-067)

13.1.199 RM2 (SP-521)

199 Ardagh Road

a) Where a secondary means of access is provided a minimum side yard setback of 5.0 metres is permitted.

b) A front yard setback of 3.0 metres shall be permitted.

c) A landscaping buffer area of 1.4 metres shall be permitted abutting the westerly parking area.

d) A maximum area for accessory structures of 100 square metres shall be permitted.

e) A maximum density of 47 units per hectare in a block/cluster townhouse development shall be permitted.

f) A maximum gross floor area of 71% shall be permitted.

g) A minimum rear yard (southerly) of 17 metres shall be required.

h) Tandem parking shall be permitted.

i) A minimum of 64 parking spaces will be permitted, provided that a minimum of 17 parking spaces are designated as visitor parking.

j) The property shall be treated as one lot for zoning purposes. (By-law 2015-130)

13.1.200 R3 (SP-522)

426 Veteran's Drive

a) A minimum lot frontage of 11.9 metres shall be permitted.

b) A minimum lot area of 342 square metres shall be permitted.

c) A minimum rear yard setback of 6.0 metres shall be permitted. (By-law 2015-128) (H provision removed by By-law 2016-077 on June 27, 2016)

13.1.201 RM2 (SP-523)

426 Veteran's Drive

a) A maximum density of 54 units per net hectare shall be permitted for walk-up apartments or stacked townhouse development.

b) A minimum front yard setback of 4.1 metres shall be permitted.

c) The north side landscaping strip adjacent to a parking area shall be permitted to be a minimum of 1.8 metres. All other provisions of Section 5.3.7.1 shall apply.

d) A two metre high tight board fence shall not be required along the north side lot line. (By-law 2015-128)

13.1.202 R1 (SP-524)

424 Veteran's Drive

a) A minimum lot area of 874 square metres shall be permitted. (By-law 2015-128)

13.1.203 RM2 (SP-525)

298 and 302 Edgehill Drive

a) A front yard setback of 5.5 metres shall be permitted.

b) A side yard setback of 1.0 metres shall be permitted along the west side.

c) A side yard setack of 1.3 metres shall be permitted along the east side.

d) A landscape buffer strip abutting a parking area of 2.1 metres along the east side shall be permitted.

e) A minimum density of 26 units per hectare shall be required and a maximum density of 42 units per hectare in a block/cluster townhouse development shall be permitted. (By-law 2016-022)

13.1.204 R3 & R4 (SP-526)

301 & 351 Townline Road and 38 Humber Street

a) A rear yard setback of 10 metres shall be required.

b) A rear yard setback of 10 metres shall be required for accessory buildings and structures. (By-law 2016-048)

13.1.205 RM1 (SP-527-HC)

Cumberland/Burton Area

a) New single detached dwellings shall be permitted.

b) *Articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres.

c) A maximum front yard setback of 5.0 metres shall be required.

d) Walls without living area openings, such as garage doors and workshop doors shall be setback a minimum of 7.0 metres from the property line facing any street.

e) Walls located closer than 7.0 metres from the property line facing any street shall provide a minimum opening coverage on the facade of 25%. For purposes of this provision garage and workshop doors are not considered openings.

f) Attached accessory non-living space such as garages and workshops shall not exceed 50% of the dwelling unit floor area.

g) A minimum front yard setback of 11.0 metres shall be required for detached accessory buildings.

h) Attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front facade of the dwelling facing the street.

i) Attached garages for separate semi-detached dwelling units shall not be located adjacent to each other and shall have at least one outer wall. (By-law 2016-059)

13.1.206 RM1 (SP-528-HC)

Blair Park Area

a) New single detached dwellings shall be permitted.

b) Attached accessory non-living space such as garages and workshops, shall not exceed 50% of the dwelling unit floor area. (By-law 2016-059)

13.1.207 R2 (SP-529-HC)

Shear Park Area

a) *Articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres.

b) A maximum front yard setback of 5.0 metres shall be required.

c) A minimum front yard setback of 11.0 metres for detached accessory buildings shall be required.

d) Attached accessory non-living space such as garages or workshops, shall not exceed 50% of the dwelling unit floor area.

e) Attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front façade of the dwelling facing the street. (By-law 2016-059)

13.1.208 R3 (SP-529-HC)

Shear Park Area

a) *Articulated non-interior openings* may encroach into the required front yard setback to a maximum of 1.5 metres.

b) A maximum front yard setback of 5.0 metres shall be required.

c) A minimum front yard setback of 11.0 metres for detached accessory buildings shall be required.

d) Attached accessory non-living space such as garages or workshops, shall not exceed 50% of the dwelling unit floor area.

e) Attached accessory non-living space such as garages and workshops shall require a minimum 4.0 metre setback from the front façade of the dwelling facing the street. (By-law 2016-059)

13.1.209 RM2 (SP-531)

401 Essa Road

a) Tandem parking shall be permitted.

b) A minimum density of 40 units per hectare shall be required.

c) A maximum density of 56 units per hectare shall be permitted.

d) A minimum driveway length of 5.8 metres for units 1-14 shall be permitted.

e) A minimum driveway length of 1.5 metres for units 15-45 shall be permitted.

f) A minimum height of 11 metres shall be permitted.

g) A maximum Gross Floor Area of 75% shall be permitted.

h) A minimum front yard setback of 1.4 metres shall be permitted.

i) A minimum rear yard setback of 2.3 metres shall be permitted.

j) A maximum lot coverage of 37% shall be permitted. (By-law 2016-069)

13.1.210 RA2-1 (SP-532)

368-376 Essa Road

a) A minimum front yard setback of 5.2m shall be permitted.

b) A minimum rear yard setback of 4.4m shall be permitted.

c) A parking standard of 1.15 spaces per residential dwelling unit shall be permitted. (By-law 2016-083)

13.1.211 RM2 (SP-533)

400 and 430 Ferndale Drive South and
134 Hawthorne Crescent

a) Permit a four (4) storey Walk up Apartment Building.

b) Permit a maximum density of 84 units per hectare.

c) Permit a maximum GFA of 78% of the lot area.

d) Permit a maximum building height of 13m.

e) Permit a maximum Parking Lot Coverage of 38% of the Lot Area.

f) Permit two amenity areas, unconsolidated, in accordance with Section 5.2.5.2 b), such that the retained treed area serves as a passive amenity area, and a second amenity area being the balance of the required amenity area, be included as an active play area.

g) Permit a minimum side yard setback where a secondary means of access is provided of 5.5 metres. (H-134 removed By-law 2017-128)

13.1.212 RM2 (SP-534)

233 Ardagh Road

a) Apartment Dwellings shall be a permitted use.

b) A minimum density of 53 units per hectare shall be required.

c) A maximum density of 57 units per hectare shall be permitted.

d) A maximum building height of 14 metres shall be permitted for the 4-storey Apartments Dwellings, inclusive of any rooftop mechanical and/or terrace structures.

e) A maximum building height of 12 metres (3-Storeys) shall be permitted for stacked townhouse units.

f) A minimum rear yard setback of 17 metres shall be required.

g) A minimum east side yard setback of 17 metres, inclusive of a 12 metre preservation zone shall be required.

h) A minimum west side yard setback of 13 metres to the proposed stacked townhouse units, inclusive of an 8 metre preservation zone shall be required. (By-law 2016-105)

13.1.213 MU2 (SP-536)

681 – 685 Yonge Street

Refer to By-law 2017-022 (OMB Decision PL150857 dated February 3, 2017).

13.1.214 RA2-1 (SP-537)

570, 574 and 576 Essa Road

a) A minimum density of 53 units per hectare.

b) A maximum density of 84 units per hectare.

c) A maximum building height of 6-storeys (22 m).

d) A minimum rear yard setback of 48 m.

e) A maximum lot coverage of 46% for all surface parking area. (By-law 2017-020)

13.1.215 RM2 (SP-538)

20, 30 & 40 Miller Drive

a) A maximum density of 71 units per hectare.

b) A maximum gross floor area of 100%.

c) Four storey walk-up apartment buildings, with underground or partially underground parking, to a maximum building height of 18 metres.

d) A front yard setback of 5.0 metres and a rear yard setback of 4.5 metres.
e) A 4.5 metre setback for secondary means of access.

f) Tandem parking shall be permitted. (By-law 2017-070)

13.1.216 RM2 (SP-544)

544 & 550 St. Vincent Street

a) A minimum front yard setback of 2.50 metres.

b) A minimum rear yard setback of 3.9 metres.

c) A maximum height of 11.50 metres.

d) Permit tandem parking.

e) A maximum density of 55.1 units per hectare.

f) A minimum secondary means of access setback of 5.5 metres. (By-law 2017-074)

13.1.217 RM2 (SP-548)

101 Kozlov Street

a) 3.5 storey Stacked Townhouse units shall be permitted.

b) A minimum of 1.15 parking spaces per dwelling unit shall be provided.

c) The existing 7-storey (129 unit) residential apartment shall be a permitted use.

d) A maximum density of 92 units per hectare shall be permitted.

e) A minimum outdoor amenity area of 1,056m^2 shall be provided, of which a minimum of 834m^2 shall be provided in a consolidated form.

f) A maximum gross floor area of 85% shall be permitted.

g) A maximum building height of 12m for the proposed Stacked Townhouse units shall be permitted.

h) A minimum side yard setback of 6m shall be provided.

i) A minimum side yard setback of 25m shall be provided to the proposed Stacked Townhouse units from the north lot line (abutting rear yard of lots fronting Livingstone Street West).

j) A continuous landscape buffer area with a minimum width of 4m shall be provided along the north lot line (abutting rear yard of lots fronting Livingstone Street West).

k) A minimum building setback of 9m be provided between the proposed Stacked Townhouse units and the existing apartment building. (By-law 2017-104)

13.1.218 R5 (SP-549) & R5 (SP-549)(H-135)
793 & 843 Mapleview Drive East
830, 864 & 912 Lockhart Road
103 St. Paul's Crescent

a) For the purposes of zoning, "Lot Line, Front" shall be the lot line that abuts Mapleview Drive East and any other lot line that abuts a municipal right-of-way. Any other lot shall be considered a "Lot Line, Side".

b) The (H-135) symbol shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the

Corporation of the City of Barrie and the Lake Simcoe Region Conservation Authority:

i. That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of Lake Simcoe Region Conservation Authority; and

ii. That any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Lake Simcoe Region Conservation Authority. (By-law 2017-123)

13.1.219 RM3 (SP-550) & RM3 (SP-550)(H-135)
793 & 843 Mapleview Drive East
830, 864 & 912 Lockhart Road
103 St. Paul's Crescent

a) The requirement for a common enclosed corridor system not be required for a "Dwelling, Walk up Apartment".

b) More than one garage door shall be permitted for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.

c) A maximum total width of 13.2 metres shall be permitted for garage doors for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.

d) A maximum driveway width of 17.14 metres shall be permitted for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.

e) The maximum driveway width of 17.14 metres be inclusive of a brick edge course (Soldier course) surrounding the entire perimeter and through the centre, dividing the driveway in two, with three parking spaces on either side for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.

f) No more than twelve (12) "Dwelling, Walk up Apartment" that do not have a common enclosed corridor system be permitted.

g) Tandem parking shall be permitted for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.

h) "Lot Line, Front" shall be the lot line that abuts Mapleview Drive East and any other lot line that abuts a municipal right-of-way. Any other lot shall be considered a "Lot Line, Side".

i) The minimum height is three (3) storeys for parcels fronting on Mapleview Drive East.

j) The (H-135) symbol shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie and the Lake Simcoe Region Conservation

Authority:

i. That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of Lake Simcoe Region Conservation Authority; and

ii. That any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Lake Simcoe Region Conservation Authority. (By-law 2017-123)

13.1.220 RM3 (SP-551) & RM3 (SP-551) (H-135)
793 & 843 Mapleview Drive East
830, 864 & 912 Lockhart Road
103 St. Paul's Crescent

a) 1.2 parking spaces per unit shall be required.

b) The (H-135) symbol shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie and the Lake Simcoe Region Conservation Authority:

i. That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of Lake Simcoe Region Conservation Authority; and

ii. That any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Lake Simcoe Region Conservation Authority. (By-law 2017-123)

13.1.221 MU1 (SP-541), MU1 (SP-542), MU2 (SP-543)

Part of Lots 14 and 15, Concession 12, Former Innisfil, Being Parts 1 to 8, Plan 51R-10923, Save and Except (1) Part 1, Expropriation Plan 276129, (2) Part 1, Plan 51R-14534, (3) Part 1, Plan 51R-31793. Refer to By-law 2017-066.

13.1.222 RA2-2 (SP-553)

10, 14, 18, 20, 22 and 24 Grove Street

a) A Community Centre, Park, Playground, Playing Field/Court and Passive Open Space shall be permitted.

b) As it relates to the identification of lot lines, the following shall apply:

Front Lot Line – shall be bounded by Grove Street;

Rear Lot Line – shall be bounded by the Highway 400 Right of Way;

Side Lot Line East – shall be bounded by the rear property lines of the lot which have frontage onto Bayfield Street;

Side Lot Line West – shall be all other lot lines

c) All internal lot lines shall be removed such that the entire parcel may be treated as one for zoning purposes.

d) A maximum building height of 80 metres shall be permitted.

e) A maximum gross floor area of 290%.

f) A landscaped buffer area with a minimum width of 0 metres along the side and rear lot lines shall be permitted for parking lot areas, and removal of the requirement for a 2 metre tight board fence;

g) A minimum west side yard setback of 20 metres shall be required.

h) The west side yard shall only be used for the following uses:
   i. Park
   ii. Playground
   iii. Playing field/court
   iv. Passive uses listed in Table 9.2
   v. Parking and drive aisles
   vi. Stormwater management

i) A reduction in the landscape open space area for ground level dwelling units have a secondary means of access to the exterior:

   i. For units with ground floor balcony or patio from 7 metres to 1.6 metres; and
   ii. For units without a ground floor balcony or patio from 7 metres to 3 metres.

j) A minimum of 1 parking space per residential unit shall be provided. (By-law 2018-031)

k) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act.* The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

   i. A final land appraisal and determination of Community Benefit, completed to the satisfaction of the City of Barrie's Section 37 negotiating Committee, prior to the rezoning of the site taking full force and effect.

   ii. A parking study illustrating that a parking ratio of 1 parking stall per 1 residential unit can be accommodated internally to the site without creating any spill over impacts on adjacent streets. The study will be required prior to the initiation of Phase 2 and completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.

iii. That the owner provide/grant an easement to the benefit/in favour of the property owners having frontage on Bayfield Street, adjacent to the subject lands, that provides above and below grade vehicular access and use to the properties fronting onto Bayfield Street, to be constructed by the owner of the subject lands, where such access to the lands under easement shall have access from a municipal right of way, to be completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.

iv. In order to satisfy the lifting of the Holding Provision related to Section 37, Bonusing, of *The Planning Act* and the provision of Community Benefit identified above, the developer/applicant shall be responsible for the provision of an appraisal to the satisfaction of the City, which identifies the "uplift value" being the difference in the value of the property under the current zoning and the increase in the value of the property after the rezoning is approved. The value of the community benefit shall be 25% of this difference.

v. The City will establish the type of community benefit(s) in accordance with strategic priorities established by Council which may include:

- Provisions of Affordable Housing units
- Community facilities/services
- Public Art
- Protection of Cultural Heritage Resources
- Amenities for active transportation such as pedestrian or cycling facilities
- Preservation and Enhancement of the Natural Heritage System
- Local Improvements identified through Community Improvement Plans
- Sustainable energy works and facilities (By-law 2018-031)

13.1.223 R3 (SP-554)

340 Penetanguishene Road shall be permitted a detached accessory building (detached garage) in the front yard of Lot No. 2. (By-law 2017-129)

13.1.224 R4 (SP-557)

344, 350, 354 Ardagh Road
2, 4, 6 & 8 Teck Road

a) A minimum lot area of 260 square metres along south side of Teck Road shall be permitted.

b) A minimum front yard setback of 6 metres for the garage shall be permitted.

c) A landscape buffer area abutting parking area with a minimum width of 2.6 metres shall be permitted.

d) The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1. (By-law 2018-005)

13.1.225 RM2 (SP-558)

521, 527 and 531 Big Bay Point Road

a) Back-to-back townhouse units shall be permitted.

b) A maximum density of 120 units per hectare.

c) A maximum gross floor area of 133%.

d) A maximum lot coverage of 44%.

e) A maximum building height of 12.0 metres for the proposed back-to-back townhouse units.

f) A minimum of 5.3 metres front yard setback.

g) A minimum of 5.0 metres rear yard setback.

h) A minimum eastern side yard setback of 3 metres shall be provided.

i) A continuous landscape buffer area with a minimum width of 3 metres shall be provided along the eastern lot line.

j) A minimum western side yard setback of 3.5 metres shall be provided.

k) A minimum outdoor amenity area of 696 m^2 shall be provided, of which a minimum of 329 m^2 shall be provided in a consolidated form.

l) A minimum of 1.25 parking spaces per dwelling unit.

m) A minimum separation distance of 9.9 metres be provided between the proposed buildings onsite. (By-law 2018-035)

13.1.226 RM2 (SP-560)

521 and 525 Essa Road (By-law 2018-045)

a) A front yard setback of 2.5 metres to the main building shall be permitted.

b) A front yard setback of 0.5 metres to a porch shall be permitted.

c) A rear yard setback of 5.4 metres to the main building shall be permitted.

d) A rear yard setback of 4.7 metres to a porch shall be permitted.

e) A maximum lot coverage of 41 percent shall be permitted.

f) A maximum gross floor area (GFA) of 139 percent shall be permitted.

g) A minimum outdoor amenity area of 12 square metres per residential unit in an unconsolidated form shall be required.

h) A maximum building height of 14.85 metres shall be permitted.

i) A maximum building density of 109 units per hectare shall be permitted.

j) A minimum driveway length of 5.5 metres shall be permitted for block/cluster townhouses.

k) Tandem parking (garage and driveway) shall be permitted for the southerly block/cluster townhouse block.

l) A secondary means of access of 5 metres shall be permitted for the southerly block/cluster townhouse block.

m) A minimum building separation distance of 9 metres shall be required between back-to-back townhouse blocks.

n) Back-to-back townhouse units shall be permitted.

13.1.227 RA2-1 (SP-561)

70 Dean Avenue (By-law 2018-089)

a) Tandem parking at a rate of 0.2 spaces per unit for required parking shall be permitted.

b) Any two parking spaces in tandem be assigned for the sole use of a single housekeeping unit.

c) A maximum height of 30 metres or 9 storeys, whichever is less, shall be permitted.

d) The required landscape buffer area shall be a minimum of 1.6 metres in width along the rear of the parcel.

13.1.228 RM2 (SP-561)

70 Dean Avenue (By-law 2018-089)

a) Tandem parking at a rate of 0.2 spaces per unit for required parking shall be permitted.

b) Any two parking spaces in tandem be assigned for the sole use of a single housekeeping unit.

c) A maximum height of 30 metres or 9 storeys, whichever is less, shall be permitted.

d) The required landscape buffer area shall be a minimum of 1.6 metres in width along the rear of the parcel.

13.1.229 RM2 (SP-564)

46, 50, 52, and 56 Patterson Road (By-law 2019-021)

a) That a minimum of 1.28 parking spaces per unit shall be required.

b) That a maximum density of 63 units per hectare shall be permitted.

c) That a minimum front yard setback of 3 metres shall be required.

d) That a minimum rear yard setback of 5 metres shall be required.

e) That a maximum Gross Floor Area of 81 percent of the lot area shall be permitted.

f) That a minimum setback for secondary means of access of 5 metres shall be required.

g) That in accordance with Official Plan Section 6.8 Height and Density Bonusing, a Community Benefit under Section 37 of the *Planning Act* ($155,250.00) will be provided to the City in the form of funding towards the design and construction of a passive recreational trail connection to the Bear Creek Ecopark from Crawford Street; and 10 percent ($15,525.00) of the total amount of this community benefit will be allocated to the “Community Facility Improvement Reserve”.

h) That any subsequent application for redevelopment of the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 proceed as one parcel.

13.1.230 RM2 (SP-565)

410 Yonge Street and 343 Little Avenue (By-law 2020-096, By-law 2022-011)

a) Yonge Street will be considered the frontage for the purpose of implementing zoning for the block of lands known municipally as 410 Yonge Street and 343 Little Avenue.

b) A minimum of 1 parking space per unit shall be required.

c) A density of 50-120 units per hectare shall be required, calculated based on the lot area, excluding any future parkland dedication, road widening(s) and/or reserves requested by the City of Barrie or other public agency.

d) Unconsolidated amenity space is permitted.

e) Back-to-back Townhouse Units shall be a permitted use.

f) A minimum front yard setback of 4 metres shall be required.

g) A minimum rear yard setback of 1.5 metres

h) A minimum exterior side yard setback adjacent to a street of 1.5 metres shall be required.

i) A minimum setback of 1.5 metres abutting an Open Space (OS) block shall be required.

j) A minimum Landscaped Open Space of 25% shall be required.

k) A maximum Lot Coverage shall not be applied.

l) A maximum Gross Floor Area (GFA) shall not be applied.

m) A maximum building height of 17 metres shall be permitted.

n) A minimum setback for secondary means of access of 5 metres shall be required.

13.1.231 MU2 (SP-566)

233, 237, 241, and 245 Dunlop Street West (By-law 2019-044)

That the lands zoned MU2 (SP-566):

a) That a minimum front yard setback of 0.5 metres is required.

b) That a minimum landscape buffer strip with a width of 2 metres is required along the east side lot line.

c) That a minimum landscape buffer strip with a width of 1 metre is required along the south interior side lot line.

d) That a maximum building height of 26.5 metres is permitted.

e) That a maximum density of 196 units per hectare is permitted.

f) That a minimum east side yard setback of 19 metres is required.

g) That front setback areas are not required to be fully paved.

h) That a maximum lot coverage of 50 percent is permitted for parking spaces and aisles for apartment dwellings.

i) That a minimum parking rate of 1 space per 30 square metres of gross floor area for multiple commercial uses is required.

13.1.232 RA1-2 (SP-568)

45 and 51 Penetang Street (By-law 2019-062)

a) That a minimum parking requirement of 1 space per unit be provided.

b) That a minimum front yard setback of 4.0 metres is required.

c) That a minimum sideyard of 3.5 metres be provided.

d) That a maximum gross floor area of 144 percent is permitted.

e) That a maximum height of 19 metres is permitted.

f) That a minimum land scape open space of 3.5 metres in depth from a secondary means of access and 25 percent of lot area be provided.

g) That a minimum landscape buffer of 0.9 metres is permitted from surface parking areas.

h) That a rooftop amenity space of 30 percent has been provided.

i) That Section 37 of the *Planning Act* shall apply.

13.1.233 RM2 (SP-569)

750 Mapleview Drive East (By-law 2019-064)

a) That a density of 90 units per hectare shall be permitted.

b) That 8 square metres of consolidated amenity space per unit shall be required, in a location and shape to the satisfaction of Planning Services.

c) That back-to-back townhouse units are a permitted use.

d) That a minimum front yard setback of 4 metres is required.

e) That a minimum rear yard setback of 5 metres is required.

f) That a minimum building setback of 3 metres is required from all lands zoned as (EP).

g) That a maximum lot coverage of 45 percent is permitted.

h) That a maximum Gross Floor Area (GFA) of 128 percent is permitted.

i) That a maximum building height of 15 metres is permitted.

j) That a minimum setback for a secondary means of access of 5 metres is permitted.

k) That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and the City of Barrie Official Plan Section 6.8, to the satisfaction of the Director of Planning and Building Services.

13.1.234 MU1 (SP-571) (H-140)

40, 42, 44, 50 Anne Street North & 124, 128, 130 Henry Street (By-law 2019-068)

a) That the lands cannot be used for a purpose permitted by this By-law until the (H-140) is removed upon completion of a scoped Environmental Impact Study (EIS) (restoration plan for watercourse corridor, SAR, ELC) to the satisfaction of the Lake Simcoe Region Conservation Authority, prior to site plan approval.

b) That a minimum 50 percent first storey coverage for commercial and/or institutional uses be provided (as a percentage of first storey Gross Floor Area).

c) That a minimum 3 metre front yard setback shall be permitted.

d) That soft landscape treatments shall be permitted in the front yard setback.

13.1.235 R5 (H-141), R5 (H-142), NMU (SP-572), NMU (SP-573)

180, 224, 228 McKay Road (By-law 2019-069)

That the lands zoned NMU (SP-572):

a) That street townhouses shall be in accordance with the Residential Neighbourhood (R5) standards in Section 14.5.6

b) That the minimum height of a street townhouse shall be 3 storeys

That the lands zoned NMU (SP-573):

a) That street townhouses shall be in accordance with the Residential Neighbourhood (R5) standards in Section 14.5.6

b) That the minimum height of a street townhouse shall be 2 storeys

That the (H-141) symbol identifies a Holding Zone and that (H-141) shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie and the Nottawasaga Valley Conservation Authority:

a) That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of the Nottawasaga Valley Conservation Authority; and,

b) That any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Nottawasaga Valley Conservation Authority.

That the (H-142) symbol identifies a Holding Zone and that (H-142) shall be lifted by the Corporation of the City of Barrie upon completion of the following matters

to the satisfaction of the Corporation of the City of Barrie:

a) That the limits of the lots be established through the approval of the adjacent road network.

13.1.236 RM2 (SP-575) & EP

105, 107, 109, and 111 Edgehill Drive (By-law 2019-066)

a) That the minimum front yard setback shall be 5.5 metres.

b) That the minimum side yard setback for the eastern side yard adjacent to 103 Edgehill Drive shall be 3.0 metres.

c) That the maximum permitted height shall be 12 metres.

d) That the maximum gross floor area shall be 130 percent.

e) That a maximum lot coverage of 50 percent is permitted.

f) That the minimum parking ratio shall be 1.25 parking spaces per unit.

g) That the maximum density shall be 104 units per hectare.

h) That two consolidated amenity spaces of a minimum of 450m^2 in area and 120m^2 in area respectively, shall be provided.

i) That Community Benefit under Section 37 of the *Planning Act* in the amount of $47,500 be provided to the City in accordance with Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan, to the satisfaction of the City of Barrie.

13.1.237 RM2 (SP-576)

104 White Crescent & 440 Veteran's Drive (By-law 2019-083)

a) That a minimum front yard setback of 3 metres is required.

b) That a minimum front yard setback of 1.5 metres for porches and stairs is required.

c) That a maximum building height of 12 metres is permitted.

d) That tandem parking shall be permitted for a townhouse block (1 space in the garage and 1 space in the driveway).

e) A minimum landscape buffer strip width of 0.5 metres along the rear (west) lot line is permitted.

f) A minimum landscape buffer strip of 0.5 metres along the side (north) lot line is permitted.

g) A minimum landscape buffer strip with a width of 2.85 metres along the side (south) lot line is permitted.

h) That a minimum rear yard setback of 25 metres is required.

i) That Veteran's Drive shall be considered the lot frontage for the purposes of zoning interpretation.

13.1.238 MU2 (SP-578)

550 & 552 Essa Road (By-law 2019-114)

a) That a minimum lot area of 4100m^2 shall be required.

b) That a phased approach to developing each parcel may only be permitted supported by the submission of a Block Plan to the satisfaction of the City of Barrie demonstrating that the neighbouring property will not become orphaned or constrained.

c) That Site Plan Control shall apply to these properties.

13.1.239 RA2-1 (SP-579)

37 Johnson Street (LPAT Decision – PL171075 Dec. 23, 2019)

a) That a minimum front yard setback of 5 metres shall be permitted.

b) That a minimum setback of 5 metres for a secondary means of egress shall be permitted.

c) That a maximum gross floor area of two-hundred and six (206) times the lot area shall be permitted.

d) That a maximum building height of 34 metres, excluding mechanical penthouse, shall be permitted.

e) That a minimum front yard setback of 6.2 metres shall be permitted at a height beyond 24 metres, and 9.3 metres shall be permitted at a height beyond 27 metres, as measured from Indian Arrow Road.

f) That a minimum landscaped buffer width of 1 metre shall be permitted along the side lot line and 1.93 metres shall be permitted along the rear lot lines.

g) That a parking standard of 1.0 spaces per residential dwelling unit shall be permitted.

h) That a maximum lot coverage for parking spaces, including aisles, of forty-four (44) percent of the lot area shall be permitted.

i) That the minimum setback from the street line to the nearest part of a parking structure underground shall be 0 metres.

13.1.240 R4 (SP-581) (H-145) & RM2 (SP-582) (H-145)

152 and 156 Miller Drive (By-law 2020-004)

a) Single detached residential units shall be recognized as the only permitted use in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B”.

b) A maximum density of 31 units per hectare (or a maximum of 39 units) shall be permitted in the RM2 (SP-582)(H-145) zone.

c) A minimum consolidated outdoor amenity area of 12m^2 per unit (468m^2) shall be provided in the RM2 (SP-582)(H-145) zone.

d) A maximum height of 10.5 metres shall be permitted in the R4 (SP-581)(H-145) and RM2 (SP-582)(H-145) zone.

e) The requirement for a maximum Gross Floor Area shall be removed from the RM2 (SP-582)(H-145) zone.

f) A minimum lot area of 240m^2 shall be provided in the R4 (SP-581)(H-145) zone.

g) A minimum rear yard setback of 5.3 metres shall be provided in the R4 (SP-581)(H-145) zone.

h) A minimum lot frontage of 12.8 metres shall be provided in the RM2 (SP-582)(H-145) zone.

i) A minimum rear yard setback of 6 metres associated with unit No. 32 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below.

j) A minimum easterly interior side yard setback of 1.2 metres associated with unit No. 35 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below.

k) A minimum northerly interior side yard setback of 5 metres associated with unit Nos. 5 to 8 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below.

l) A minimum easterly interior side yard setback of 4 metres associated with unit No. 15 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below.

m) A minimum northerly interior side yard setback of 6 metres associated with unit Nos. 15 to 17 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below.

n) A minimum southerly interior side yard setback of 9 metres associated with unit Nos. 33 to 35 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule “B” attached below..

o) A minimum easterly interior side yard setback of 10 metres associated with unit Nos. 36 and 37 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule "B" attached below.

p) A minimum southerly interior side yard setback of 7 metres associated with units Nos. 40 to 43 shall be provided in the RM2 (SP-582)(H-145) zone, in accordance with Schedule "B" attached below.

q) A continuous 2 metre high tight board privacy fence shall be provided along the shared lot lines of all existing R1 zoned lands in the R4 (SP-581)(H-145) and RM2 (SP-582)(H-145) zones, in accordance with Schedule "B" attached below.

r) That the (H) symbol identifies a Holding Zone pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by the R4 (SP-581)(H-145) zone and RM2 (SP-582)(H-145) zone until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

a) The execution of a Site Plan Agreement which includes matters relating to but not limited to, the building orientation, placement, design and materials, landscape buffering, site servicing (including fire protection), access and parking. (By-law 2020-004)

13.1.241 RM3 (SP-583)

910 Veterans Drive (By-law 2020-014)

a) That not withstanding the provisions set out in Section 14.3.3.1(b) of By-law 2009-141, the maximum width of a private garage door shall be 3.0 metres (67 percent of the total lot width) in the Neighbourhood Residential Multiple Zone (RM3)(SP-583)

b) That not withstanding the provisions set out in Table 14.5.6 of By-law 2209-141, the minimum lot frontage for back-to-back townhouse dwellings shall be 4.5 metres in the Neighbourhood Residential Multiple (RM3)(SP-583) zone.

c) That not withstanding the provisions set out in Table 14.5.6 of By-law 2009-141, a maximum of 10 contiguous units in a row shall be permitted in the Neighbourhood Residential Multiple (RM3)(SP-583) zone.

d) That Table 14.5.6 Residential Standards of Comprehensive Zoning By-law 2009-141 be amended by adding the following footnote:

(3) Street townhouse dwellings in the RM3 Zone shall comply with the R5 zone street townhouse standards.

13.1.242 R5, RM3

8001 County Road 27 (By-law 2020-016)

a) That residential uses shall be permitted in the Institutional Education – Special Provision (SP-584) zone, in accordance with the Neighbourhood Residential (R5) zone standards and permitted uses.

b) That a minimum 35 percent of landscaped open space shall be provided for elementary schools in the Institutional Educational (I-E)(SP-584) zone.

13.1.243 R5 (SP-585)

750 Lockhart Road (By-law 2020-039)

a) Porches and steps shall be permitted to encroach into any required front yard and/or required exterior side yard up to 0.8 metres from the front or exterior side lot line in the Neighbourhood residential Special Provision No. 585 (R5)(SP-585) zone.

b) Steps shall be permitted to encroach into any required parking space located within a garage in the Neighbourhood residential Special Provision No. 585 (R5)(SP-585) zone.

c) Bay, bow or box windows with or without a foundation below shall not exceed 4.5 metres in width and may project a maximum of 0.6 metres into the required front, exterior side and rear yards in the Neighbourhood residential Special Provision No. 585 (R5)(SP-585) zone.

d) Tandem parking is permitted in the Neighbourhood residential Special Provision No. 585 (R5)(SP-585) zone.

13.1.244 RH (SP-586)

750 Lockhart (By-law 2020-039)

Additional permitted uses include:

I. Uses permitted under Section 12 of the Zoning By-law, including Agricultural Uses, Conservation uses such as forestry, reforestation, and other activities connected with the conservation of soil and wildlife, and accessory uses shall be permitted in the Residential Hold Special Provision No. 586 (RH)(SP-586) zone.

II. Uses, buildings and structures permitted under Sections 4.2.1 through to 4.2.1.4, Sections 4.2.1.6 through to 4.2.1.11 and Section 4.2.1.13 of the Zoning By-law shall be permitted in the Residential Hold Special Provision No. 586 (RH)(SP-586) zone.

a) A minimum lot area of 0.4 hectares is required in the Residential Hold Special Provision No. 586 (RH)(SP-586) zone.

b) A minimum lot frontage of 22 metres is required in the Residential Hold Special Provision No. 586 (RH)(SP-586) zone.

c) A By-law to rezone lands identified as Residential Hold Special Provision No. 586 (RH)(SP-586) may not be approved until such time as 60 percent of the Hewitt's Secondary Plan Area Phase 2 lands have received draft plan approval, or as otherwise deemed appropriate by the City of Barrie.

d) For the purposes of this By-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law shall not apply.

13.1.245 RA2 (SP-587)

390 Essa Road (By-law 2020-025)

a) A minimum landscaped area of 27.11% shall be permitted.

b) A minimum landscaped buffer of 1.5m shall be permitted.

c) A maximum of 43.4% parking lot coverage shall be permitted.

d) A minimum parking ratio of 1 parking space per dwelling unit shall be permitted.

e) Contingent upon a memorandum of understanding with an affordable housing provider to manage the tenancy of units as affordable, a minimum parking ratio of 0.6 parking spaces per supportive housing unit is permitted. "Supportive Housing Unit" is defined as Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing where rental costs are regulated by an affordable housing provider. This may also include co-op housing supported by the affordable housing provider.

13.1.246 RM2 (SP-588)

263 Edgehill Drive (By-law 2020-028)

a) That not withstanding the provisions set out in Section 4.6.2.5 of By-law 2009-141, a minimum parking aisle width of 5.4 metres will be permitted in the RM2(SP-588) zone.

b) That not withstanding the provisions set out in Section 5.3.5 of By-law 2009-141, the minimum rear yard setback for an existing accessory structure will be 0.0 metres in the Residential Multiple Dwelling Second Density (RM2) (SP-588) zone.

c) That not withstanding the provisions set out in Section 4.8.1.4 of By-law 2009-141, full curbing between soft landscape areas and adjacent to asphalt driveways and parking lots, is not required in the Residential Multiple Dwelling Second Density (RM2) (SP-588) zone.

d) That not withstanding the provisions set out in Section 5.2.5.1a) of By-law 2009-141, a maximum density of 29 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2(SP-588)) zone.

13.1.247 RM2 (SP-590)

435 Big Bay Point Road (By-law 2020-040)

a) That notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum parking ratio of 1.25 spaces per unit is permitted in the (RM2)(SP-590) zone.

b) That notwithstanding the provisions set out in Table 5.2 of By-law 2009-141, a minimum rear yard setback of 6.0 metres is required from the property line in the (RM2)(SP-590) zone.

c) That not withstanding the provisions set out in Table 5.2 of By-law 2009-141, a maximum height of 12.0m is permitted for the stacked townhouse built form in the (RM2)(SP-590) zone.

d) That not withstanding the provisions set out in Section 5.2.5.1a) of By-law 2009-141, a density of 45 units per hectare is permitted for block/cluster/stacked townhouse development in the (RM2)(SP-590) zone.

e) That notwithstanding the provisions set out in Section 5.3.2d) of By-law 2009-141, a setback of 6.0m for a secondary means of access is permitted in the (RM2)(SP-590) zone.

f) That not withstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, the required landscape strip can be reduced from a minimum 3.0 metre at the northwest corner to a minimum 1.5m at the southwest corner of the block of parking spaces located on the west side of the private road in the (RM2)(SP-590) zone.

g) That not withstanding the provisions set out in By-law 2009-141, a building located along the south/rear lot line of the property known municipally as 435 Big Bay Point Road, shall not be more than 2 storeys in height, and shall not be permitted 2nd floor balconies on the rear face of the building in the (RM2)(SP-590) zone.

h) That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.1.248 MU2 (SP-591)

440 Essa Road (By-law 2020-045)

a) That notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum front yard setback of 0.5 metres is required in the 'Mixed-use Corridor – Special Provision No. 591' (MU2)(SP-591) Zone.

b) That notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum east rear yard setback of 15 metres is required in the 'Mixed-use Corridor – Special Provision No. 591' (MU2)(SP-591) Zone.

c) That notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum south side yard setback of 7.5 metres is required in the 'Mixed-use Corridor – Special Provision No. 591' (MU2)(SP-591) Zone.

13.1.249 MU1 (SP-594)

658, 662 Mapleview Drive (By-law 2020-074)

a) That the lands known municipally as 658 Mapleview Drive East and 662 Mapleview Drive East, zoned as Mixed Use Node – Special Provision (MU1)(SP-594), shall be treated as one parcel together with the adjacent lands known municipally as ~~800 Yonge Street~~, zoned as General Commercial – Special Provision (C4)(SP-348), for development standards purposes. The development standards that shall apply will be those set out in Table 6.3 of By-Law 2009-141 for the General Commercial (C4) Zone.

Replaced for 800 Yonge Street **–** see 13.2.113 (MZO Ontario Regulation 304/24, By-law 2024-137)

13.1.250 MU2 (SP-596)

829 Essa Road (By-law 2020-070)

a) That in addition to the uses permitted on Table 5.4.1, a street townhouse is a permitted use in the (MU2)(SP-596) zone;

b) That notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit in the (MU2)(SP-596) zone;

c) That notwithstanding Table 5.4.2, a minimum rear yard setback of 6 metres is required for each street townhouse unit in the (MU2)(SP-596) zone;

d) That notwithstanding Table 5.4.2, a minimum side yard setback of 1.5 metres shall be required for the end street townhouse units in the (MU2)(SP-596) zone;

e) That a minimum setback of 6 metres for secondary means of access shall be permitted for each street townhouse unit in the (MU2)(SP-596) zone;

f) That notwithstanding Table 5.4.2, a minimum ground level floor height of 3 metres is permitted for each street townhouse unit in the (MU2)(SP-596) zone;

g) That notwithstanding Table 5.4.2, a maximum building height of 7.5 metres is permitted for each street townhouse unit in the (MU2)(SP-596) zone;

h) That notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 50% of the front yard for each

street townhouse unit permitted as a driveway and/or parking space in the (MU2)(SP-596) zone;

i) That notwithstanding Section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit in the (MU2)(SP-596) zone;

j) That notwithstanding section 5.4.4.0, a minimum landscape buffer is not required where the (MU2)(SP-596) zone abuts a Residential zone;

k) That the development be constructed substantially in accordance with the concept plan illustrated and attached to this By-law as Schedule "B"

13.1.251 RM2 (SP-597)

79 Gowan Street (By-law 2020-086)

a) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 1 metre is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) zone.

b) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum front yard setback of 19.5 metres is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) zone.

c) That notwithstanding the provisions set out in Section 4.5.8 of By-law 2009-141, a minimum setback of 20 metres is required from the Metrolinx Rail Line Right-of-Way in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.

d) That notwithstanding the provisions set out in Section 5.2.5.1(c) of By-law 2009-141, a maximum density of 76 units per hectare is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP597) Zone.

e) That notwithstanding the provisions set out in Section 5.3.6.1 of By-law 2009-141, a maximum coverage of 60 percent for front yard parking areas is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.

f) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 105 percent is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP597) Zone.

g) That notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a landscape buffer strip with a minimum width of 1.8 metres is required along the west side lot line where a parking area abuts a Residential Zone in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.

h) That notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a landscape buffer strip with a minimum width of 4 metres is required along the front lot line where a parking area abuts the street in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.

i) That the owner/applicant is required to provide community benefits per Section 37 of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.1.252 RM2 (SP-598)(H-150)

339, 341 Veteran's Lane and 19 Monstserrand Street (By-law 2020-096)

a) That notwithstanding the provisions set out in section 5.2.5.1 (a) and (c) of By-law 2009-141, a maximum density of 84 units per hectare (inclusive of a maximum of 35 block/cluster townhouse units and 38 apartment units) shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

b) That notwithstanding the provisions of Table 5.3 of By-law 2009-141, a minimum front (north) yard setback of 3.0 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

c) That notwithstanding the provisions of Table 5.3 of By-law 2009-141, a minimum rear (south) yard setback of 1.8 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

d) That notwithstanding the provisions of section 5.3.3.2 (a) of By-law 2009-141, a minimum exterior side (west) yard setback of 1.5 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

e) That notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum lot coverage of 40% shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.

f) That notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum gross floor area of 125% shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.

g) That notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum building height of 11.0 metres for the block/cluster townhouse

units associated with Blocks 1, 2 and 3 and a maximum building height of 14.0 metres for the block/cluster townhouse units associated with Blocks 5 and 6 shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

h) That notwithstanding the provisions of section 5.3.2 (a) of By-law 2009-141, a five-storey walk-up apartment building with a maximum building height of 22.0 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

i) That notwithstanding any other provision of By-law 2009-141, a minimum setback of 1.5 metres between all buildings and internal private roadways shall be provided in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H150) zone.

j) That notwithstanding the provisions of section 5.3.7.2 of By-law 2009-141, a minimum landscaped buffer area of 2 metres along the east property line, 1.8 metres along the south property line, 1.5 metres along the west property line (Veteran's Drive) and 3 metres adjacent to all residential lots fronting Montserrand Street shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H150), in zone accordance with Schedule "B" attached to this By-law.

k) That notwithstanding the provisions of Table 4.6 of By-law 2009-141, a minimum parking ratio of 1 space per unit shall be provided for the proposed walk-up apartment building through the provision of underground structured parking spaces in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.

l) That notwithstanding the provisions of Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.9 spaces per unit shall be provided (inclusive of 13 surface parking spaces and an underground structured parking lot with the provision of a 1:1 parking ratio for the proposed apartment use) in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

m) That notwithstanding the provisions of section 4.6.2.5 of By-law 2009-141, a minimum one-way aisle width of 3.7 metres adjacent to the 90 degree parking spaces associated with Blocks 1, 2 and 3, and the three (3) parking stalls located toward the south easterly limit of the site, shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

n) That notwithstanding the provisions of section 5.2.5.2 (e) of By-law 2009-141, a minimum one-way internal private roadway width of 3.7 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

o) That notwithstanding the provisions of section 5.2.5.2 (d) of By-law 2009-141, a driveway length of 2.0 metres (minimum and maximum) for Blocks 1, 2 and 3 shall be required in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

p) That notwithstanding the provisions of section 4.6.1 of By-law 2009-141, tandem parking for Blocks 5 and 6 shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2) (SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

q) That notwithstanding the provisions of section 4.6.5.2 of By-law 2009-141, the minimum front and side yard setbacks established for the proposed walk-up apartment building of 3 metres and 1.5 metres, respectively, shall apply to any underground parking structure provided in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.

r) That the Owner/Applicant be required to provide community benefits per Section 37 of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.1.253 RM2 (SP-599)

158, 162, 166, 170 Ardagh Road (By-law 2020-106)

a) That notwithstanding Table 5.3 a maximum gross floor area of 75% is permitted; and

b) Notwithstanding Section 5.3.4.2 a) a minimum lot area of 160m2 is permitted for street townhouse units.

13.1.254 RM2 (SP-600)

158, 162, 166, 170 Ardagh Road (By-law 2020-106)

a) Notwithstanding Table 4.6, a minimum parking ratio of 1.3 spaces per unit is permitted (1 space per unit and 0.3 spaces for visitor parking);

b) Notwithstanding Section 5.2.5.1 an increased density of 45 units per hectare is permitted for block/cluster/back-to-back townhouse units;

c) Notwithstanding Table 5.3 a reduced front yard to 3 metres is permitted;

d) Notwithstanding Table 5.3 a reduced rear yard to 6 metres is permitted;

e) Notwithstanding Table 5.3 an increased gross floor area to 81% is permitted; and

f) Notwithstanding Section 5.3.3.2 d) a reduced depth of open space for secondary means of access to 6 metres is permitted.

13.1.255 RM2 (SP-601)

428 Little Avenue (By-law 2020-116)

a) That notwithstanding the provisions set out in Section 4.5.8 of By-law 2009-141, a minimum setback of 20.0 metres is permitted from the Metrolinx Rail Line Right of Way for Block "A", Block "B", and Block "C" in the Residential Multiple Dwelling Second Density – Special Provision No. 601 (RM2)(SP-601) zone.

13.1.256 RA2-1 (SP-604)

113 and 117 Bayfield Street and 6, 8, 10 and 12 Sophia Street East (By-law 2021-028)

a) That notwithstanding the provisions set out in Section 5.3.1, a minimum front yard setback of 2.5 metres is required.

b) That notwithstanding the provisions set out in Section 5.3.1, a minimum setback of 1.8 metres to a daylighting triangle is required.

c) That notwithstanding the provisions set out in Section 5.3.1, a minimum north interior side yard setback of 0.75 metres is required.

d) That notwithstanding the provisions set out in Section 5.3.1, a minimum south exterior side yard setback of 2 metres is required.

e) That notwithstanding the provisions set out in Section 5.3.1, a minimum rear (east) yard setback of 1.6 metres is required.

f) That notwithstanding the provisions set out in Section 5.3.1, a minimum landscaped open space area of 22% of lot area is required.

g) That notwithstanding the provisions set out in Section 5.3.3.2(d), a landscaped open space area with a minimum depth of 3.5 metres from the exterior of the building along Sophia Street and 3.1 metres along the north interior side lot line is required to provide a secondary means of egress at grade for multi-residential developments.

h) That notwithstanding the provisions set out in Section 5.3.3.2(d), any landscaped open space area associated with a secondary means of egress at grade for a multi-residential development shall not be required in addition to any other required landscaped open space.

i) That notwithstanding the provisions set out in Section 5.3.1, a maximum lot coverage of 75% of the lot area is permitted.

k) That notwithstanding the provisions set out in Section 5.3.1, a maximum gross floor area of 240% of the lot area is permitted.

l) That notwithstanding the provisions set out in Section 5.3.7.2, a landscaped buffer strip with a minimum width of 0.75 metres is required along the interior (north) side lot line.

m) That notwithstanding the provisions set out in Section 5.3.7.2, a landscaped buffer strip with a minimum width of 1.6 metres is required along the rear (east) lot line.

n) That notwithstanding the provisions set out in Section 4.6.1, a minimum of 0.88 parking spaces per unit is required.

o) That notwithstanding the provisions set out in Section 4.6.1, a maximum of 18 tandem parking spaces are permitted.

13.1.257 RA1-2 (SP-605)

180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751 (By-law 2021-040)

a) That notwithstanding the provisions set out in Section 5.3.2 (b), a maximum building height of 18.0 metres shall be permitted for Buildings 'A' and 'B' in the Residential Apartment Dwelling First Density-2, Special Provision (RA1-2)(SP-605) zone, in accordance with Schedule "B" attached to this By-law.

b) That notwithstanding any other provision of By-law 2009-141, a minimum density of 53 units per hectare and a maximum density of 92 units per hectare shall be permitted.

c) That the Owner/Applicant be required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.1.258 RM2 (SP-607)

821 Big Bay Point Road (By-law 2021-069)

a) That notwithstanding Table 5.3, a reduced front yard setback from Big Bay Point Road to 3.0 metres is permitted.

b) That notwithstanding Table 5.3, a reduced rear yard setback to the townhouse units of 6.49 metres is permitted.

c) That notwithstanding Section 5.3.3.2 d), a reduced depth of open space for secondary means of access to 6.49 metres is permitted.

d) That notwithstanding Section 5.3.5.1, a reduced front yard setback for a porch to 1.5 metres is permitted.

13.1.259 RA2-1 (SP-609) (SP-610)

112 and 136 Bayfield Street, 14 Sophia Street West, 113 and 115 Maple Avenue (By-law 2022-006)

a) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 2.0 meters is required in the 'Residential

Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

b) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum exterior (east) side yard setback of 1.5 metres is required in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with schedule "B" attached to this By-law.

c) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear yard setback of 2.0 metres is required in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

d) That notwithstanding any provisions set out in By-law 2009-141, balconies, canopies and stairs may project a maximum of 1.5 metres into a required yard in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

e) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscaped buffer strip with a minimum width of 2.0 metres is required along the rear (north) lot line in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

f) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscaped buffer strip with a minimum width of 0.0 metres is permitted along the exterior (east) side lot line in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

g) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 70% of the lot area is permitted in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

h) That the maximum gross floor area provisions in Section 5.3.1 of By-law 2009-141 shall not apply in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

i) That notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 0.80 parking spaces per residential unit is required in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

j) That notwithstanding the provisions set out in Section 4.6.2.3(b) of By-law 2009-141, a minimum of 1 parking space per 254 square metres of gross floor area is required for multiple commercial uses located on the same property in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No.

609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

k) That notwithstanding the provisions set out in Sections 5.3.1 and 5.3.2(b) of By-law 2009-141, a maximum building height of 12.0 metres shall be permitted within 10.0 metres of the lot line adjacent to Maple Avenue in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

l) That notwithstanding the provisions set out in Sections 5.3.1 and 5.3.2(b) of By-law 2009-141, a maximum building height of 25.0 metres shall be permitted within 40.0 metres of the lot line adjacent to Maple Avenue in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

m) That notwithstanding the provisions set out in Sections 5.3.1 and 5.3.2(b) of By-law 2009-141, a maximum building height of 44.0 metres (12 storeys) shall be permitted beyond 40.0 metres of the lot line adjacent to Maple Avenue in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

n) That notwithstanding the provisions set out in Sections 5.3.1 and 5.3.2(b) of By-law 2009-141, a maximum building height of 44.0 metres (12 storeys) shall be permitted within 24.0 metres of Bayfield Street in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with schedule "B" attached to this By-law.

o) That the secondary means of egress provisions set out in Section 5.3.3.2(d) of By-law 2009-141 shall not apply in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

p) That a minimum consolidated outdoor rooftop amenity area of 185 square metres shall be provided on the 4th storey of an apartment dwelling in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with Schedule "B" attached to this By-law.

q) That notwithstanding the definitions in Section 3.0 of By-law 2009-141, a live/work unit shall be defined as a residential unit that shall utilize a minimum of 25 percent of the total gross floor area of the street level floor area of the unit for office, commercial and/or accessory retail uses in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

r) That notwithstanding the permitted uses identified in Section 5.2.1 of By-law 2009-141, live/work units shall be permitted in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

s) That permitted uses in live/work units shall be in accordance with the uses defined in Section 5.2.10 Home Occupations of By-law 2009-141, and Accessory Retail Uses shall be permitted in association with the Home

Occupation uses identified in Section 5.2.10 in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

t) The notwithstanding the permitted uses identified in Section 5.2.1 and 5.2.6 of By-law 2009-141, commercial uses permitted in the 'Transition Centre Commercial' (C2) Zone, as identified in Table 6.2 of By-law 2009-141, shall be permitted on the ground floor of an apartment building in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

u) That notwithstanding Section 5.2.6 of By-law 2009-141, commercial uses within an apartment building shall occupy a minimum of 25 percent of the gross floor area of the ground floor in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone.

v) That notwithstanding the provisions set out in Sections 5.3.1 and 5.3.2(b) of By-law 2009-141, a maximum building height of 12.0 metres shall be permitted in the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone, in accordance with schedule "B" attached to this By-law.

w) That notwithstanding the provisions set out in Section 5.2 and Section 5.2.6 of By-law 2009-141, lands zoned 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 610' (RA2-1)(SP-610) zone, shall be restricted to an apartment dwelling.

x) That notwithstanding the provisions set out in Sections 24 and 25 above, all other standards of the 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 609' (RA2-1)(SP-609) zone shall apply to the lands zoned 'Residential Apartment Dwelling Second Density 1 – Special Provision No. 610' (RA2-1)(SP-610).

y) That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.

13.1.260 RM2 (SP-611) (H-154)

521 Huronia Road (By-law 2022-048)

a) That notwithstanding any provision to the contrary, the front yard shall be considered Huronia Road for the purpose of applying zoning standards as set out in By-law 2009-141.

b) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.2 spaces per dwelling unit.

c) That notwithstanding the provisions set out in Table 5.2 – Permitted uses in By-law 2009-141, back-to-back townhouse units are permitted to a maximum of 50% of the total unit count.

d) That notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 47 units per net hectare.

e) That notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, a minimum consolidated outdoor amenity area shall be provided at a rate of 5.5 square metres per unit, and 12 square metres per unity in an unconsolidated form.

f) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height shall be 12.5 metres.

g) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum landscape open space shall be 32% of the lot area.

h) That a by-law can be brought forward to Council of the City of Barrie to remove the Holding symbol (H-154) on those lands zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-611)(H-154), when the alignment, design and access permissions are confirmed for municipal servicing infrastructure (water, wastewater, and stormwater) and the road connection to Loon Avenue across the adjacent property municipally known as 338 Mapleview Drive East to the satisfaction of the Director of Development Services.

i) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.

j) That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.1.261 RM2 (SP-612)

189 Summerset Drive (By-law 2022-046)

a) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standard shall be 1.27 parking spaces per dwelling unit.

b) That notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, a 6-storey apartment building is a permitted use.

c) That notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are a permitted use to a maximum of 50% of the total unit count or 158 units.

d) That notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 70 residential units per net hectare.

e) That notwithstanding the provisions set out in Section 5.2.5.2 b) in Bylaw 2009-141, an unconsolidated outdoor amenity area shall be provided at a minimum rate of 12 square metres per unit split into two (2) locations.

f) That notwithstanding the provisions set out on Table 5.3 – Standards of By-law 2009-141, the rear yard setback shall be a minimum of 2.8 metres.

g) That notwithstanding the provisions set out on Table 5.3 – Standards of By-law 2009-141, the maximum gross floor area shall be 116% of lot area.

h) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height for stacked/block/back-to-back townhouse units shall be 13.0 metres.

i) That notwithstanding Section 5.3.2 a) in By-law 2009-141, a 6-storey apartment building is permitted to a maximum height of 21.0 metres.

j) That notwithstanding Section 5.3.7.2 of By-law 2009-141, a continuous landscape buffer of 3.0 metres is not required along the side and rear lot lines.

k) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division has occurred.

13.1.262 RA2-2 (SP-613)

290-302 Georgian Drive (By-law 2022-062)

a) That notwithstanding the provisions set out in Sections 4.6.5.1 and 5.3.1 of By-law 2009-141, a minimum west interior side yard setback of 1.0 metre to an underground parking structure is required.

b) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum west interior side yard setback of 4.5 metres to a building is required.

c) That notwithstanding the provisions sect out in Sections 5.3.1 and 5.3.3.1(e) of By-law 2009-141, a minimum front yard setback of 5.0 metres to a balcony is required.

d) That notwithstanding the provisions set out in Section 5.3.5.1 of By-law 2009-141, a front yard setback of 0.0 metres to stairs is permitted.

e) That notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum front yard setback of 0.63 metres to an underground parking structure is required.

f) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 60% is permitted.

g) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip is not required along the east side lot line.

h) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 1.0 metre is required along the west interior side lot line.

i) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum Gross Floor Area (GFA) of 460% is permitted.

j) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum building height of 65.0 metres (19 storeys) is permitted.

k) That notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 1.2 parking spaces per unit is required for a residential dwelling containing more than 3 dwelling units.

l) That notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a maximum of 12 parking spaces may be used as shared spaces between commercial uses and residential visitors in an apartment building. In this regard, the 12 spaces shall be counted as required parking for both uses.

m) That notwithstanding the provisions set out in Section 5.2.6 of By-law 2009-141, uses permitted in the 'General Commercial' (C4) Zone shall be permitted within the ground floor of an apartment building.

n) That a maximum residential density of 500 units per hectare is permitted.

o) That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.

13.1.263 RM2 (SP-614) / R4 (SP-614) / RM2 (SP-615)

108, 116 and 122 Harvie Road (By-law 2022-052)

a) That notwithstanding the provisions of Table 5.3, a minimum exterior side yard setback of 2.0 metres to the daylighting triangle shall be permitted.

b) That notwithstanding the provisions of Table 5.3, a minimum front yard setback of 5.0 metres to Beacon Road shall be permitted.

c) That notwithstanding the provisions of Table 5.3, the gross floor area maximum as percent of lot area shall not apply.

d) That notwithstanding Section 5.3.3.2, an exterior side yard setback of 1.8 metres to Street 'A' shall be permitted.

e) That notwithstanding Table 5.3 and Section 5.3.3.2 (d), a rear yard setback and secondary means of access of 5.0 metres shall be permitted.

f) That notwithstanding Section 5.2.5.2 b), an amenity area in an unconsolidated format shall be permitted.

g) That notwithstanding Table 4.6, tandem parking shall be permitted for a townhouse unit.

h) That notwithstanding Section 5.2.5.2 d), a driveway length of 5.5 metres shall be permitted for a townhouse unit.

i) That notwithstanding Table 5.3, a maximum lot coverage of 60% shall be permitted.

j) That notwithstanding Section 5.2.5.1 c) a maximum density of 75 units per hectare shall be permitted.

k) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division had occurred.

RM2 (SP-615)

108, 116 and 122 Harvie Road (By-law 2022-052)

a) That notwithstanding Table 5.3, a front yard setback of 1.8 metres shall be permitted.

b) That notwithstanding Section 5.3.3.2 d), a secondary means of access of 5.0 metres shall be permitted.

c) That notwithstanding Section 5.2.5.2 d), a minimum driveway length of 5.5 metres shall be permitted for a townhouse unit.

d) That notwithstanding Table 4.6, tandem parking shall be permitted for a townhouse unit.

e) That notwithstanding Table 5.3, a maximum lot coverage of 60% shall be permitted.

f) That notwithstanding the provisions of Table 5.3, the gross floor area maximum as percent of lot area shall not apply.

g) That notwithstanding Section 5.2.5.1 a) a maximum density of 50 units per hectare shall be permitted.

h) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.

R4 (SP-614)

108, 116, and 122 Harvie Road (By-law 2022-052)

a) That notwithstanding Table 5.3, a minimum lot area of 195 metres squared shall be permitted.
b) That notwithstanding Table 5.3, a minimum lot frontage of 9.0 metres shall be permitted.

c) That notwithstanding Table 5.3, a minimum exterior side yard setback of 2.6 metres shall be permitted.

d) That notwithstanding Table 5.3, a minimum rear yard setback of 5.0 metres shall be permitted.

e) That notwithstanding Table 5.3, a minimum front yard setback to dwelling unit of 3.0 metres shall be permitted.

f) That notwithstanding Table 5.3, a front yard setback to an attached garage of 5.5 metres shall be permitted for Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6.

g) That notwithstanding Table 5.3, an overall maximum lot coverage of 60% is permitted.

13.1.264 RA1-2 (SP-617)

520 & 526 Big Bay Point (By-law 2022-067)

a) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.24 spaces per dwelling unit.

b) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141:

   a. Minimum front yard setback shall be 6.0 metres
   b. Minimum side (west) setback shall be 3.4 metres
   c. Minimum landscape open space shall be 26.1%
   d. Gross floor area shall be a maximum of 135%
   e. Maximum building height shall be 16.85 metres

c) That notwithstanding Section 5.3.3.1 a) in By-law 2009-141, balconies are permitted to project 2.2 metres into the required front yard setback.

d) That notwithstanding Section 5.3.6.2 a) in By-law 2009-141, the maximum lot coverage for parking areas shall be 45%.

e) That notwithstanding Sections 5.3.7.1 and 5.3.7.2 in By-law 2009-141, the minimum landscape buffer area on the west side yard adjacent to the parking area shall be 0.5 metres.

f) That the owner/applicant is required to provide community benefits as per Section 37 of the Planning Act and Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.

g) That notwithstanding any severance, partition, or division of lands shown on Schedule “A”, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.

13.1.265 NMU (SP-623) (SP-623)

969Mapleview Drive East (By-law 2022-123)

a) That notwithstanding the provisions in By-law 2009-141, private roads and a stormwater management pond are permitted uses.

b) That notwithstanding the provisions of Section 4.1.4.5 of By-law 2009-141, where a lot has multiple frontages, “Lot Line, Front” shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road.

c) That notwithstanding the provisions of 4.6.2.1 of By-law 2009-141, parking for both vehicles and bicycles may be provided on separate lots within the same subject zoned parcel.

d) That notwithstanding the provisions of Section 5.4.3.2 of By-law 2009-141, front yards are not required to be fully paved and seamlessly connected with an abutting sidewalk on lands zoned as ‘Neighbourhood Mixed Use with Special Provisions’ (NMU)(SP-623) zone, with the exception of the units on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk.

e) That notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, the front yard setback shall not apply to lands zoned ‘Neighbourhood Mixed Use with Special Provisions’ (NMU)(SP-623), with the exception of units on Mapleview Drive East, which shall have a minimum setback of 2.0 metres and a maximum setback of 5.0 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 meter and no maximum applies.

f) That notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, balconies are permitted to be setback a minimum of 1.0 metre from any private road.

13.1.266 RM2-TH (SP-628)

193 and 197 Blake Street (By-law 2023-026)

a) That notwithstanding Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 1.6 metres shall be provided to a daylighting triangle.

b) That notwithstanding Table 5.3 of By-law 2009-141, a minimum interior side yard setback of 1.2 metres shall be provided along the east lot line.

c) That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 180.0m^2 shall be provided for each lot.

d) That notwithstanding Table 5.3 of By-law 2009-141, a minimum landscaped open space of 30% shall be permitted for each lot.

e) That notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area of 120% per lot shall be permitted.

f) That notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 12.7 metres shall be permitted.

g) That notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 7.0 metres be permitted to the front face of the building (attached garage).

h) That notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 5.5 metres shall be permitted where a driveway abuts a porch.

i) That notwithstanding Table 5.3, a maximum of 65% of the front yard shall be dedicated to parking.

j) That notwithstanding Table 4.6 of By-law 2009-14, tandem parking shall be permitted.

k) That notwithstanding Section 5.3.5.1, the required setback to a porch from a daylighting triangle shall be 0.0 metres.

13.1.267 MU2 (SP-630)

181 Burton Avenue (By-law 2023-035)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By- law 2009-141, the minimum required parking standards shall be 0.90 parking space per unit.

b) That notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, the minimum ground level floor height shall be 2.7 metres.

c) That notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, the maximum side yard setback of 12 metres shall be permitted.

d) That notwithstanding the provisions set out in Section 5.4.3.2 of Comprehensive Zoning By-law 2009-141, the front yard is not required to be fully paved.

e) That notwithstanding the provisions set out in Section 5.4.4.1 of Comprehensive Zoning By-law 2009-141, the maximum parking lot area coverage for an apartment dwelling shall be 42%.

13.1.268 RM2 (SP-631)

407, 411, 413, 417, and419 Mapleview Drive West (By-law 2023-057 OLT Decision OLT-22-003244 April 6, 2023)

a) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 4.0 meters to building façade and 1.1 metres to exterior stairs is permitted.

b) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum landscaped open space of 27% of lot area is permitted.

c) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 45% of lot area is permitted.

d) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor of 120% of lot area is permitted.

e) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of the Stacked/Back-to-Back Townhomes (Blocks 1 and 2) is 11.0 meters.

f) That notwithstanding the provisions set out in Section 5.2.5.1 a.) and c.) of By-law 2009-141, a maximum density of 72 units per hectare is permitted.

g) That notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, the required amenity area is permitted to be unconsolidated.

h) That notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, tandem parking is permitted.

13.1.269 R5 (SP-633) & (SP-634)

844 Veteran's Drive (By-law 2023-061)

a) That notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted.

b) That notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted.

c) That any patio/terrace, Amenity Area – Outdoor or Landscape Open Space area located on the fourth storey be oriented toward Street 'A' in accordance with Schedule "A" attached to this By-law.

d) That any patio/terrace, Amenity Area – Outdoor or Landscape Open Space area located on the fourth storey shall not contain any Articulated Non-Interior Opening facing the rear lot line in accordance with Schedule "A" attached to this.

13.1.270 NMU (SP-636)(H-158) & (SP-637)(H-158)

1012 Yonge Street (By-law 2023-068)

a) That lands zoned 'Neighbourhood Mixed Use – Special Provision No. 636, Hold-158' (NMU)(SP-636)(H-158) and 'Neighbourhood Mixed Use – Special Provision No. 637, Hold-158' (NMU)(SP-637)(H-158) shall be considered one property, collectively, for the purposes of calculating residential density and general floor space index.

b) That lands zoned 'Neighbourhood Mixed Use - Special Provision No. 636, Hold-158' (NMU)(SP-636)(H-158) and 'Neighbourhood Mixed Use - Special

Provision No. 637, Hold-158' (NMU)(SP-637)(H-158) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, the location and configuration of amenity areas, and the location and configuration of landscape strips, drive aisles and parking areas.

c) That notwithstanding any provisions set out in By-law 2009-141, the lot line abutting Yonge Street shall be considered the front lot line.

d) That notwithstanding any provisions set out in By-law 2009-141, a minimum exterior side yard setback of 0.5 metres to a daylight triangle is required.

e) That notwithstanding any provisions set out in By-law 2009-141, a minimum exterior side yard setback of 1 metre is required for underground parking structures.

f) That the minimum setback requirements for an underground parking structure in Sections 4.6.5.2 and 14.6.3 of the By-law shall not apply to daylight triangles.

g) That notwithstanding any provisions set out in By-law 2009-141, a maximum of 70 percent of the lot frontage and lot flankage, measured collectively, shall have buildings within 5 metres of the front and exterior side lot lines.

h) That notwithstanding Section 14.6.3, buildings exceeding 3 storeys in height shall include 3 metre step-backs above the third storey along a façade that abuts a public street.

i) That notwithstanding Section 14.6.3, buildings exceeding 3 storeys in height shaft include 3 metre step-backs above the third storey along a rear façade that directly abuts a private laneway or drive aisle.

j) That notwithstanding any provisions set out in By-law 2009-141, a minimum street level floor height of 4 metres is required for ground floor commercial uses.

k) That notwithstanding any provisions set out in By-law 2009-141, landscape planters may encroach a maximum of 1.3 metres into a required exterior side yard setback, adjacent to a daylight triangle.

l) That the minimum setback requirements for an underground parking structure in Sections 4.6.5.2 and 14.6.3 shall not apply to daylight triangles.

m) That notwithstanding any provisions set out in By-law 2009-141, a maximum of 90 percent of the lot frontage and lot flankage, measured collectively, shall have buildings within 5 metres of the front and exterior side lot lines.

n) That notwithstanding any provisions set out in By-law 2009-141, a minimum rear yard setback of 1 metre is required.

o) That notwithstanding any provisions set out in By-law 2009-141, landscape planters may encroach a maximum of 1 metre into a required rear yard setback.

p) That notwithstanding Section 14.6.3, buildings exceeding 4 storeys in height shall include 3 metre step-backs above the third storey along a facade that abuts a public street.

q) That notwithstanding Section 14.6.3, buildings exceeding 4 storeys in height shall include 3 metre step-backs above the third storey along a front and rear façade that directly abuts a private laneway or drive aisle.

r) That notwithstanding Section 14.6.3, buildings exceeding 3 storeys in height fronting onto Moberly Drive shall include a 3 metre step-back above the third storey along the front façade.

s) That the Holding Provision (H-158) be removed from the site-specific zoning on the subject lands, municipally known as 1012 Yonge Street, once the Director of Development Services is satisfied that:

    a. The municipal water and sanitary services, stormwater management facilities and transportation infrastructure required for the development of the subject lands is available and fully operational.

13.1.271 RM3 (SP-639)

947 Mapleview Drive East (By-law 2023-088)

a) That notwithstanding the provisions and definitions set out in Section 3.0 of By-law 2009-141, the Mapleview Drive East frontage shall be considered the front lot line.

b) That notwithstanding any provisions set out in By-law 2009-141, architectural features such as awnings and canopies may project a maximum of 1 metre into a required front yard.

c) That notwithstanding the provisions set out in Section 14.5.6 of By-law 2009-141, a minimum front yard setback of 2 metres is permitted for the principal building.

d) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 1 metre is permitted adjacent to a driveway located along the rear lot line.

e) That notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 2 metres is permitted along the rear lot line.

f) That notwithstanding the provisions set out in Section 14.5.10.1 of By-law 2009-141, a maximum lot coverage of 46% is permitted for a surface parking area for an apartment building.

g) That where a lot zoned 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) is developed collectively with a lot zoned ‘Neighbourhood Residential Multiple - Special Provision No. 616’ (RM3)(SP-616), the lands within the RM3(SP-616) zone may be included in the calculation

of the lot area, landscaped open space, lot coverage, density, gross floor area, and parking area lot coverage for the RM3(SP-639) zone.

h) That lands zoned 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this by-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.

13.1.272 MU2 (SP-647)

667, 669, 673, and 675 Yonge Street (By-law 2023-094)

a) That lands zoned 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, the location and configuration of amenity areas, and the location and configuration of landscape strips, drive aisles and parking areas.

b) That a maximum side yard setback (north) of 34.0 metres be permitted.

c) That a minimum exterior side yard setback of 0.5 metre to the daylighting triangle be permitted in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) zone.

d) That the rear façade step-back shall not apply.

e) That a maximum building height of 36.5 metres be permitted.

f) That a minimum setback of 0.5 metres to a underground parking be permitted.

g) That a minimum of 50% of the ground floor building frontages abutting public streets will consist of commercial or institutional uses.

h) That at time of site plan the applicant is encouraged to consider the following: creative garbage collection solutions, EV parking stations, and the use of Creeping Thyme and Clover grass.

13.1.273 R1 (SP-650)

101, 103, 105, 107, 109, 111, 113, 115, 117 and 119 Bay Lane (By-law 2023-095)

a) That notwithstanding the provisions set out in Section 5.3.1 and Table 5.3 of By-law 2009-141, a minimum lot frontage of 17 metres is permitted.

b) That notwithstanding the provisions set out in Section 4.6.2.6 of By-law 2009-141, uncurbed gravel surface treatment will be permitted for private roads and driveways.

c) That notwithstanding the provisions set out in Section 5.3.5 of By-law 2009-141, uses, buildings and structures accessory to residential uses on Lots 1-10 will be permitted on Block 11.

13.1.274 MU2 (SP-648)

447, 449, 451, 453 and455 Yonge Street (By-law 2023-097)

a) That notwithstanding the definition as set out in Section 3.0 of By-law 2009-141, Yonge Street shall be deemed to be the front yard.

b) That notwithstanding the provisions set out in Section 5.4.3.2 (a) of By-law 2009-141, a partially paved front yard shall be permitted.

c) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a minimum front yard and side yard setback of 0.0 metres to the daylighting triangle is permitted.

d) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 6.0 metres shall be permitted.

e) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum lot coverage for parking areas of floor commercial coverage of 39% is permitted.

f) That notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.6 metres is permitted for a parking structure underground.

g) That notwithstanding the provisions set out in Section 5.4.3.5 of By-law 2009-141, a minimum first floor commercial coverage of 34% is permitted.

h) That notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum rear yard setback of 17 metres to 30 metres shall be required in the Mixed-Use Corridor – Special Provision (SP-648) zone, in accordance with the L-shaped building identified on Schedule “B" attached to this By-law.

i) That lands zoned ’Mixed Use Corridor – Special Provision’ (MU2)(SP-648) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule ”B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.

13.1.275 MU2 (SP-649)

427, 429, 431, 435 and 437 Yonge Street (By-law 2023-098)

a) That notwithstanding the definition as set out in Section 3.0 of By-law 2009-141, Yonge Street shall be deemed to be the front yard.

b) That notwithstanding the provisions set out in Section 5.4.3.2 a) of By-law 2009-141, a partially paved front yard shall be permitted.

c) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a minimum front yard and side yard setback of 0.0 metres to the daylighting triangle is permitted.

d) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 11.0 metres shall be permitted.

e) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum lot coverage for parking areas of 42% is permitted.

f) That notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.6 metres is permitted for a parking structure underground.

g) That notwithstanding the provisions set out in Section 5.4.3.5 of By-law 2009-141, a minimum first floor commercial coverage of 39% is permitted.

h) That notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum rear yard setback of 20 metres to 33 metres shall be required, in accordance with the L-shaped building identified on Schedule “B" attached to this By-law.

i) That lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule 'B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.

13.1.276 MU2 (SP-651)(H-160)

582 Essa Road (By-law 2023-152)

a) That notwithstanding the provisions set out in Section 5.4.3, Table 5.4.2 of By-law 2009-141, a maximum front yard setback of 6.72 metres is permitted.

b) That notwithstanding the provisions set out in Section 5.4.3.2, of By-law 2009-141, the front yard setback may be a combination of paved and landscaped area which is seamlessly connected with the abutting sidewalk.

c) That notwithstanding the provisions set out in Section 5.4.3, Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 3.41 metres is permitted.

d) That notwithstanding the provisions set out in Section 5.4.3.4, of By-law 2009-141, a maximum building height of 27.2 metres shall be permitted.

e) That notwithstanding the provisions set out in Section 4.6, Table 4.6, of By-law 2009-141, commercial parking may be provided at a ratio of 1 space per 28 square metres of commercial ground floor area (15 spaces).

f) That notwithstanding the provisions set out in Section 5.4.2.2, of By-law 2009-141, an outdoor amenity area may be provided as unconsolidated at a ratio of 5.8 square metres per residential unit.

g) That notwithstanding the provisions set out in Section 5.4.3, Table 5.4.2, of By-law 2009-141, the front yard façade step-back shall be measured as a 47 degree angular plane at height above 80% equivalent right-of-way using 3.0 metre step-backs.

h) That notwithstanding the provisions set out in Section 5.4.3, Table 5.4.2, of By-law 2009-141, the rear yard façade step-back shall be measured as a 47 degree angular plane above 7.5 metres using 3.0 metre step-backs.

i) That a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as 'Mixed Use Corridor with Special Provision, Hold' (MU2)(SP-651)(H-160) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:

   a. That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit.

   b. That the owner/applicant undertake a fire flow test to confirm sufficient infrastructure capacity for the proposed development, completed to the satisfaction of Development Services – Approvals.

   c. That the owner/applicant amend the Site Plan Concept to incorporate landscape strips and protection for boundary trees or consent to harm boundary trees from adjacent landowners to the satisfaction of Development Services - Parks Planning.

   d. Approval of a Site Plan Control application and execution of a Site Plan Agreement including details on the privacy of adjacent residential units due to openings, glazing and the rooftop amenity space and if any private trees are removed, replacement trees should be a minimum of 60mm caliper size along the north east property line adjacent to existing residential uses.

13.1.277 R5 (SP-653) & (SP-654)

229 McKay Road West (By-law 2023-153)

a) That notwithstanding the provisions of Section 5.3.5 (h) and Section 14.5.6 of Zoning By- law 2009-141, a maximum lot coverage of 79%, inclusive of a street townhouse unit and all accessory buildings and structures, shall be permitted.

b) That notwithstanding the provisions of Section 4.6.2.5 of Zoning By-law 2009-141, a minimum parking space width of 2.5 metres shall be permitted.

c) That the provisions of Section 14.3.3.1 (b) of Zoning By-law 2009-141 shall not apply to a rear laneway.

d) That notwithstanding the provisions of Section 14.5.6 of By-law 2009-141, the minimum front yard setback of 1.5 metres shall be provided adjacent to McKay Road West.

e) That notwithstanding the provisions of Section 14.5.9 (b) of By-law 2009-141, a minimum setback of 1.2 metres from the street line shall apply to accessory buildings and structures adjacent to a rear laneway.

f) That a minimum 0.5 metre wide permeable landscaped buffer area shall be required on both sides of any driveway or parking area of an interior townhouse unit.

13.1.278 RA1-3 (SP-641) & RM2 (SP-642)

15 Harvie Road (By-law 2023-089)

a) That notwithstanding Table 5.3 of Zoning By-law 2009-141, the 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-641) zone will permit specific site and built form standards as follows:

a. Apartment Buildings
- Lot Frontage (min.): 24.0 metres
- Front Yard Setback (min.): 3.0 metres
- Interior Side Yard (min.): 5.0 metres
- Exterior Side Yard (min.). 2.0 metres
- Rear Yard Setback (min.). 5.0 metres
- Gross Floor Area (max % of lot area): 250%
- Lot Coverage (max. % of lot area): 50%
- Landscaped Open Space (min % of lot area): 25%
- Minimum General Amenity Area per Unit: 10 square metres

b) That notwithstanding Table 5.3 of Zoning By-law 2009-141, the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-642) zone will permit specific site and built form standards as follows:

a. Back-to-Back Townhouses
- Lot Area (min.): N/A
- Lot Frontage (min.): 5.5 metres
- Front Yard Setback (min.): 3.0 metres
- Interior Side Yard (min.) 0.0 metres
- Exterior Side Yard (min.) 2.0 metres
- Rear Yard Setback (min.) 0.0 metres
- End Unit Interior Setback (min.) 1.2 metres
- Lot Coverage (max. % of lot area): N/A
- Landscaped Open Space (min % of lot area): N/A
- Maximum Height: 14.0 metres (3 storeys)

b. Street Townhouses
- Lot Area (min.): 160 square metres
- Lot Frontage (min.): 6.0 metres
- Front Yard Setback (min.): 3.0 metres
- Interior Side Yard (min.): 0.0 metres
- Exterior Side Yard (min.): 2.0 metres
- Rear Yard Setback (min.): 5.0 metres

- End Unit Interior Setback (min.): 1.2 metres
- Lot Coverage (max. % of lot area): 70%
- Landscaped Open Space (min % of lot area): 20%
- Maximum Height: 12.0 metres (3 storeys)

c. Semi-detached Dwellings
- Lot Area (min.): 190 square metres
- Lot Frontage (min.): 7.2 metres
- Front Yard Setback (min.): 3.0 metres
- Interior Side Yard – one side (min.): 0.0 metres
- interior Side Yard – other side (min.): 1.2 metres
- Exterior Side Yard (min.): 2.0 metres
- Rear Yard Setback (min.): 5.0 metres
- Lot Coverage (max. % of lot area): N/A
- Landscaped Open Space (min % of lot area): 25%
- Maximum Height: 12.0 metres (3 storeys)

13.1.279 RM2 (SP-655)

290 Cundles Road (By-law 2024-019)

a) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 3 metres is required.

b) That notwithstanding the provisions set out in Section 5.3.3.1(b) of Comprehensive Zoning By-law 2009-141, a maximum encroachment of 1.65 metres into the required front yard setback is permitted for awnings and canopies.

c) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 2.7 metres is required.

d) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum south interior side yard setback of 1.2 metres is required.

e) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By- law 2009-141, a maximum building height of 12 metres is permitted for traditional block/cluster townhouse units.

f) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum building height of 14.5 metres is permitted for stacked back-to-back townhouse units.

g) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 105 percent is permitted.

h) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 40 percent is permitted.

i) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum landscaped open space of 31 percent is required.

j) That notwithstanding the provisions set out in Section 5.2.5.1(a) of Comprehensive Zoning By-law 2009-141, a maximum residential density of 79 units per hectare is permitted for traditional block/cluster and back-to-back townhouse units.

k) That notwithstanding the provisions set out in Section 5.3.7.1 of Comprehensive Zoning By-law 2009-141, a minimum landscape buffer strip with a width of 1 metre is required where a parking area with more than 4 spaces abuts the southern interior side lot line.

l) That lands zoned 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.

13.1.280 MU2 (SP-645)

405 Essa Road (2024-021 OLT Decision OLT-22-003972 February 21, 2024)

a) That notwithstanding the provisions set out in Table 5.4.2, the following minimum and maximum side yard setbacks apply as shown in Schedule "B" to this By-law:

i. A minimum side yard setback of 3 metres is permitted to the north property line;
ii. A minimum side yard setback of 12.45 metres is permitted to the south property line within 15 metres of the rear property line to Cityview Circle;
iii. A minimum side yard setback of 10.5 metres is permitted to the south property line within 11 metres of the front property line adjacent to Essa Road;
iv. A minimum side yard setback of 15.95 metres is permitted to the south property line for the remaining portion of the property; and
v. A maximum side yard setback does not apply.

b) That notwithstanding the provisions set out in Table 5.4.2, a maximum building height of 22.5 metres (7 storeys) is permitted.

c) That notwithstanding the provisions set out in Table 5.4.2, Section 5.4.3.5 Ground Level Commercial Uses of By-Law 2009-141, a minimum of 39% of the Ground Level Floor Area shall be Commercial.

d) That notwithstanding the provisions set out in Table 5.4.2, Section 5.4.3.3(b) Rear Yard Setback of By-law 2009-141, a minimum rear yard setback abutting a residential, open space or environmental protection (EP) Zone shall be 3.0 metres. A 1.5 metre encroachment into the setback for porches and balconies is permitted.

e) That notwithstanding the provisions set out in Table 5.4.2 Rear Façade Stepback Minimum of By-law 2009-141, a 45 degree angular plane above 18.0 metres using 3.0 metre step-backs is permitted.

f) That notwithstanding the provisions set out in Table 5.4.2, Section 5.4.4.0 Landscape Buffers of By-law 2009-141, a minimum landscape buffer of 3.0 metres is required and may include the site access within 17.5 metres of the Essa Road frontage, hydro transformer and garbage pad as shown on Appendix "B" to this By-law.

g) That notwithstanding the provisions set out in Section 4.6.5.1 and 4.6.5.2, a rear yard setback of 0.5 metres is permitted for an underground parking structure and a rear yard setback of 0.5 metres is permitted within the first storey for an above ground parking structure.

13.1.281 MU1 (SP-656)(H-161)

284 and 286 Dunlop Street West, 119 and 121 Henry Street (2024-027)

a) That notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a continuous landscaped buffer area of a minimum width of 1.2 metres and a continuous tight board fence with a minimum height of 2 metres shall be provided abutting lots.

b) That notwithstanding the provisions set out in Section 5.4.3.1, Table 5.4.2, of By-law 2009-141, a maximum building height of 51 metres shall be permitted.

c) That notwithstanding the provisions set out in Section 4.6, Table 4.6, of By-law 2009-141, commercial parking may be provided at a ratio of 1 space per 50 square metres of commercial ground floor area.

d) That notwithstanding the provisions set out in Section 5.4.2.2 of By-law 2009-141, an outdoor amenity area may be provided as unconsolidated at a ratio of 6.2 square metres per residential unit.

e) That the Holding provision (H-161) be removed from site specific zoning on the subject lands, municipally known as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, when the following has been completed to the satisfaction of the Executive Director of Development Services:

    a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of the Environment, Conservation and Parks under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.

13.1.282 RA2-1 (SP-658)(H-164)

48 Dean Avenue (2024-051)

a) That the provision of a Privately Owned Public Space (POPS) be provided and located within the front yard setback.

b) That notwithstanding the provisions set out Section 5.3.1 and 5.3.2 of Comprehensive Zoning By-law 2009-141, the maximum building heights shall be 36m, contained within a 45-degree angular plane, as applied from the centreline of the Dean Avenue Right-of-Way.

c) That notwithstanding the provisions set out in Section 5.3.1 of Comprehensive Zoning By-law 2009-141, the minimum side yard setback permitted shall be 3 metres.

d) That notwithstanding the provisions set out in Section 5.3.1 of Comprehensive Zoning By-law 2009-141. the minimum rear yard setback permitted shall be 3 metres.

e) That notwithstanding provisions set out in Section 5.3.1 of Comprehensive Zoning By- law 2009-141, the minimum front yard setback permitted shall be 9 metres and the maximum front yard setback shall be 19 metres.

f) That notwithstanding the provisions set out Section 5.3.1 of Comprehensive Zoning By- law 2009-141, a minimum gross floor area of 209% of the let area shall be permitted.

g) That notwithstanding the provisions set out Section 5.3.1 of Comprehensive Zoning By-law 2009-141, the maximum lot coverage shall be 57%.

h) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per dwelling unit and the maximum parking provision shall be 1.55 parking spaces per dwelling unit.

i) That a holding provision be placed on the subject lands, to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

    a. Section 6.4.2 e) iii) and iv) of the Official Plan [Affordable Housing].

    b. The development, execution, and implementation of a design process, including opportunity for community input, identifying appropriate size, location and layout, and design treatment of a Privately Owned Public Space (POPS} located within the front yard setback.

    c. Demonstration of due diligence and best efforts to create (a) shared access(es) with adjacent property owners.

13.1.283 RM2 (SP-660)

189, 191, 195 and 197 Duckworth Street (2024-059)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking ratio shall be 1.2 parking space per unit.

b) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-

141, a minimum landscaped open space area of 23% of lot area is permitted.

c) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 4.0 metres to the front lot line and 1.8 metres to a daylighting triangle is permitted.

d) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum interior side (east) yard setback of 24.0 metres is required.

e) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear (north) yard setback of 10.0 metres is required.

f) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area as a percentage of lot area of 81% is permitted.

g) That notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum building height of 12.8 metres is permitted.

h) That notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum of 9.5 square metres of amenity area per dwelling unit is permitted in an unconsolidated form.

i) That notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum of 126.0 square metres of consolidated amenity area at grade is required.

j) That notwithstanding the provisions set out in Section 5.2.5.1 c) of By-law 2009-141, a maximum density of 82 units per hectare is permitted.

k) That notwithstanding the provisions set out in Section 5.3.5.5 (a) of By-law 2009-141, in-ground waste receptacles shall be permitted.

l) That lands zoned 'Residential Multiple Dwelling Second Density – Special Provision No. 660' (RM2)(SP-660) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.

13.1.284 RM2 (SP-663) (H-167)

338 Mapleview Drive East (2024-067)

a) That notwithstanding any provision to the contrary, the front lot line shall be considered the existing public road access to Loon Avenue for the purpose of applying zoning standards as set out in By-law 2009-141.

b) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.2 spaces per dwelling unit.

c) That notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are a permitted built form.

d) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum lot frontage, being Loon Avenue, shall be 20 metres.

e) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum rear yard setback is 4 meters.

f) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum landscape open space area shall be 27%.

g) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum gross floor area is 87.5%.

h) That notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height shall be 14.5 metres (3 storeys).

i) That notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 56 units per net hectare.

j) That notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, a minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit.

k) That notwithstanding the provisions set out in Section 5.3.3.2 d) in By-law 2009-141, a minimum of 4 metres of landscape area is required for any secondary means of egress with the exception of any units which have a front or rear building facade directly adjacent the north property line, in which case the standard minimum of 7 metres would apply.

l) That notwithstanding the provisions set out in Section 5.3.6.1 a) in By-law 2009-141, a maximum front yard parking coverage of 65% is permitted.

m) That the Holding symbol on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) as shown on Schedule "A" attached to this By-law, can be considered for removal when the following has been completed to the satisfaction of the Executive Director of Development Services:

    a. An Edge Management Plan for the Development Limit depicted on Drawing A1 – Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024.

    b. A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) as shown on Schedule "A."

    c. Agreement to terms for the required Ecological Offsetting for the loss

of natural features, payment will be required prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.

n) That notwithstanding any severance, partition, or division of lands shown on Schedule “A", the provisions of this By-law shall apply to the whole of the lot zoned ‘Residential Multiple Dwelling Second Density with Special Provisions, Hold’ (RM2)(SP-663)(H-167) as if no severance, partition, or division had occurred.

13.1.285 RA2-2 (SP-664) (H-168)

29 and 35 Sperling Drive (2024-069)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.78 parking spaces per unit.

b) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 5 metres is required.

c) That notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 52% is permitted.

d) That notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 499% is permitted.

e) That notwithstanding the provisions set out in Section 5.3.2 b) of Comprehensive Zoning By-law 2009-141, a maximum building height of 91.5 metres is permitted.

f) That a holding provision be placed on the subject lands, to be removed when the policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

   a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental* Protection *Act* prior to any site works or issuance of a Building Permit.

   b. That the owner/applicant undertake and agree to satisfy the requirements of a Phase 2 Environmental Site Assessment prior to site plan approval.

   c. Section 6.4.2 e) iii) of the Official Plan [Affordable Housing].

13.1.286 NMU (SP-661) (H-165)

901 Essa Road & 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street (2024-071)

a) That notwithstanding the provisions set out in Section 4.6.5.2 – Underground Parking Setbacks of Comprehensive Zoning By-law 2009-141, the minimum required setbacks to underground parking standards shall be 1.2 metres along Essa Road, 0.16 metres along Salem Road, 0.24 metres along Brown Bear Street and 0.48 metres along the northern property line.

b) That notwithstanding the provisions set out in Table 4.6 of Comprehensive Zoning By- law 2009-141, the required parking shall be provided at a rate of 0.8 spaces per unit.

c) That notwithstanding the provisions set out in Table 4.6 and Section 14.4 of Comprehensive Zoning By-law 2009-141, the required commercial and visitor parking shall be provided at a rate of 0.1 spaces per residential unit.

d) That notwithstanding the provisions set out in Section 5.4.2.2 (b) of Comprehensive Zoning By-law 2009-141, the minimum required outdoor amenity area shall be provided at a rate of 9.6 square metres per dwelling unit and a minimum required indoor amenity shall be provided at a rate of 2.6 square metres per unit.

e) That notwithstanding the provisions set out in Section 5.4.3.5 of Comprehensive Zoning By-law 2009-141, the minimum ground level commercial coverage shall be 20%.

f) That notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the maximum building height shall be 15 storeys.

g) That notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the maximum interim and general floor space index shall be 3.1.

h) That notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the 45 degree angular plane at height above 80% equivalent of right of way using 3.0 metre minimum step backs shall not apply along Brown Bear Street.

i) That notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the minimum frontage setbacks shall permit 100% of buildings within 5.0 metres of the front and exterior lot lines.

j) That the Holding symbol (H-165) be removed from site specific zoning 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-661)(H-

165) as shown on Schedule "A" attached to this By-law, when the following policies and technical requirements have been addressed to the satisfaction of the City of Barrie:

a) That the owner/applicant update hydrogeological information in support of the previously submitted D4 Assessment to the satisfaction of the City of Barrie prior to any site works or issuance of a Building Permit.

13.1.287 RM2 (SP-665)

377 Big Bay Point Road (2024-082)

a) That notwithstanding the provisions set out in Section 4.6 — Parking of Comprehensive Zoning By-law 2009-141, tandem parking shall be permitted.

b) That notwithstanding the provisions set out in Section 5.2.5.1 — Densities of Comprehensive Zoning By-law 2009-141, a maximum density of 51 units per net hectare for a block/cluster or stacked townhouse development shall be permitted.

c) That notwithstanding the provisions set out in Section 5.3.3.2 of Comprehensive Zoning By-law 2009-141. the minimum setback to a secondary means of access of 6.4 metres shall be permitted.

d) That notwithstanding the provisions set out in Section 5.3.4.2 and Table 5.3 of Comprehensive Zoning By-law 2009-141. a minimum front yard setback of 3.0 metres shall be permitted.

13.1.288 RM2-TH (SP-667)

242 Edgehill Drive (2024-108)

a) That notwithstanding the provisions set out in Table 5.3 – Residential Standards of Comprehensive Zoning By-law 2009-141, the maximum required Gross Floor Area shall be 85% in the 'Residential Multiple Dwelling Second Density – Townhouse – Special Provision' (RM2-TH)(SP-667) zone.

13.1.289 MU2 (SP-669)

196 and 202 Dunlop Street West (2024-134)

a) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum front yard setback of 5.83 metres for 100% of the building frontage shall be permitted.

b) That notwithstanding the provisions set out in Section 5.4.3.2 (a) of By-law 2009-141, a partially paved front yard shall be permitted.

c) That notwithstanding the provisions set out in Section 5.4.4.0 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer area of 2.0 metres shall be permitted.

d) That notwithstanding the provisions set out in Section 5.4.3.7.1 of Comprehensive Zoning By-law 2009-141, the storage of refuse within a privately maintained in-ground waste container not located within the main building or an accessory structure shall be permitted.

e) That notwithstanding the provisions set out in Section 5.4.2 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 19.0 metres shall be required along the north lot lines.

f) That lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-669) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.

13.1.290 RM2-TH (SP-671)

334 and 340 Ardagh Road (2025-022)

a) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum lot area of 134.0m^2 shall be provided.

b) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum lot frontage of 5.5 metres shall be provided.

c) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum setback of 1.2 metres shall be provided to a daylighting triangle.

d) That notwithstanding the provisions set out in Section 5.3.5.1 of By-law 2009-141, a minimum setback to a daylighting triangle of 1.2 metres shall be provided for a porch.

e) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.5 metres shall be provided.

f) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum interior side yard setback of 1.2 metres shall be provided.

g) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 2.5 metres shall be provided.

h) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.0 metres shall be provided.

i) That notwithstanding the provisions set out in Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 6.0 metres on one side of Neva Road and 7.0 metres on the other side of Neva Road, shall be provided.

j) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 134% shall be permitted.

k) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a maximum lot coverage of 55% shall be permitted.

l) That notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, a minimum landscaped open space of 30% shall be permitted.

13.1.291 RM2 (SP-674)

127 and 131 Ardagh Road (2025-047)

a) That notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 5.0 metres shall be provided.

b) That notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 5.0 metres shall be provided to the south lot line.

c) That notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 73% shall be permitted.

d) That notwithstanding Section 5.2.5.1 a) of By-law 2009-141, a maximum density of 45 units per net hectare shall be permitted.

e) That notwithstanding Section 5.3.3.2 d) of By-law 2009-141, a minimum setback of 5.0 metres for a secondary means of egress shall be permitted to the east and west lot lines.

f) That notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.25 spaces per dwelling unit shall be permitted.

g) That lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas

13.1.292 RM3 (SP-675) & NMU (SP-676)

830, 864, 894 & 912 Lockhart Road (2025-044)

a) That notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.2 parking spaces per dwelling unit shall be provided in the 'Neighbourhood Residential Multiple' (RM3)(SP-675) zone.

b) That notwithstanding the definition of 'Lot Line, Front' in Section 3.0 of By-law 2009-141, the front yard lot lines related to the following blocks identified

on the associated Draft Plan of Subdivision attached as Schedule "B" to this By-law shall be identified as follows within the 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675) zone:

a. Block 74: Terry Fox Drive
b. Block 75: Street 'C'
c. Block 76: Terry Fox Drive and Prince William Way

c) That notwithstanding any future severance, partition or division of the lands shown on Schedule "A", the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred within the 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675) zone.

d) That notwithstanding Section 5.4.3.2 (a) of By-law 2009-141, that the front yard setback areas are not required to be fully paved and seamlessly connected with the abutting sidewalk within the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-676) zone;

13.1.293 MU2 (SP-680) & MU1 (SP-681)

664, 674, & 692 Essa Road and 320, 364, & 366 Mapleview Drive West
(2025-069)

a) That notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Mixed Use Node with Special Provisions' (MU1)(SP-681):

a. That notwithstanding Section 5.4 of By-law 2009-141, a minimum density of 268 residential units per hectare shall be required; and,

b. That notwithstanding Table 5.4.2 of By-law 2009-141, a maximum building height of twelve (12) storeys or 36 metres shall be permitted.

b) That notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Mixed Use Corridor with Special Provisions' (MU2)(SP-680):

a. That notwithstanding Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.9 metres from the property line abutting a street to the nearest point of a parking structure underground shall be provided;

b. That notwithstanding Section 3.0, the definition of 'Amenity Area – Outdoor' within By-law 2009-141 be amended to reflect the following:

"Amenity Area – Outdoor, shall mean an area of land; balcony; deck; terrace; the roof of a building, parking structure, or accessory structure, which includes landscaped area and may include areas of decorative paving and walkways or other similar surface, provided such surface is not used for vehicle use";

c. That notwithstanding Section 5.4.3.2 (a) of By-law 2009-141, the requirement for fully paved and seamless front yard connections to abutting sidewalks shall not apply;

d. That notwithstanding Section 5.4.3.2 (b) of By-law 2009-141, a minimum front yard setback of 2.5 metres for residential uses shall apply;

e. That notwithstanding Table 5.4.2 of By-law 2009-141, a maximum interior side yard setback shall not be required;

f. That notwithstanding Table 5.4.2 of By-law 2009-141, a minimum ground level floor height of 3.5 metres for Apartment Dwellings and 2.7 metres for Townhouses Dwellings shall apply;

g. That notwithstanding Table 5.4.2 of By-law 2009-141, a maximum building height of 21.5 metres shall apply;

h. That notwithstanding Section 5.4.3.7.1 (c) of By-law 2009-141, the waste management provisions for multi-unit developments shall not apply;

i. That notwithstanding Section 5.2.5.2 (d) of By-law 2009-141, a minimum driveway length of 5.8 metres shall be provided;

j. That notwithstanding Section 5.2.9.1 (a), (b) and (c) of By-law 2009-141, one additional residential unit (ARU), to a maximum of 66 total units where identified on Schedule 'B', shall be a permitted use within townhouse dwelling units fronting onto a private road; and

k. That notwithstanding Section 5.2.9.3 of By-law 2009-141, additional residential units shall provide a minimum of 1 parking space per dwelling units.

c) That notwithstanding any future severance, partition or division of the lands shown on Schedule "A", the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred within the 'Mixed Use Node with Special Provision' (MU1)(SP-681) and 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone.

d) That lands zoned 'Mixed Use Corridor with Special Provision' (MU2)(SP-680), 'Open Space' (OS) and 'Environmental Protection' (EP), shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.1.294 RA2-1 (SP-682) & RA2-1 (SP-683)(H-170)

545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive, & 200-210 Bertha Avenue (2025-068)

a) That notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands 'Residential Apartment Dwelling Second Density - 1' (RA2-1)(SP-682):

   a. That notwithstanding Section 3.0 of By-law 2009-141, the Front Lot Line shall be considered Big Bay Point Road;

   b. That notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 4.0 metres shall be provided;

   c. That notwithstanding Table 5.3 of By-law 2009-141, a minimum exterior side yard setback abutting a street of 1.8 metres shall be provided;

   d. That notwithstanding Table 5.3 of By-law 2009-141, a minimum landscaped open space of 23% shall be provided;

   e. That notwithstanding Table 5.3 of By-law 2009-141, the maximum lot coverage of 49% shall be provided;

   f. That notwithstanding Table 5.3 of By-law 2009-141, the maximum gross floor area of 232% shall be provided;

   g. That notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 0.9 spaces per unit shall be provided;

   h. That notwithstanding Section 4.6.2.5 of By-law 2009-141, the minimum drive aisle width for parking areas shall be 6.0 metres; and,

   i. That notwithstanding Section 5.3.7.2 of By-law 2009-141, the minimum continuous landscaped buffer of 1.8 metres shall be provided along the exterior side lot lines

b) That notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Residential Apartment Dwelling Second Density – 1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170):

   a. That notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 0.9 spaces per unit shall be provided.

c) That the Holding symbol (H-170) be removed from 'Residential Apartment Dwelling Second Density -1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the City of Barrie:

   a. That the owner/applicant demonstrate adequate servicing capacity and suitable traffic justification through the submission of all necessary

studies and reports as part of a subsequent Site Plan Control application, to the satisfaction of the City of Barrie.

d) That the lands zoned 'Residential Apartment Dwelling Second Density – 1 with Special Provisions' (RA2-1)(SP-682) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

e) That the lands known municipally as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue shall be considered one property for the purposes of zoning interpretation and implementation in the 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-682) and 'Residential Apartment Dwelling Second Density – 1 with Special Provision, Hold' (RA2-1)(SP-683)(H-170) zones.

13.1.295 RM2 (SP-677), R3 (SP-678) & RM1 (SP-679)

435 Anne Street North & 33 Harrison Crescent (2025-067)

a. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678) zone:

   a. That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 317.0 square metres shall be provided;

   b. That notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.4 metres shall be provided; and,

   c. That notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.00 metres shall be provided.

b. That the following Special Provisions be referenced in the implementing Zoning By-law for the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP677) zone:

   a. That notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 3.0 metres shall be provided;

   b. That notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 3.50 metres shall be provided;

   c. That notwithstanding Table 5.3 of By-law 2009-141, a maximum lot coverage of 41% shall be permitted;

   d. That notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 15.0 metres shall be permitted;

   e. That notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 118% shall be permitted; and,

f. That notwithstanding Section 5.2.5.1, a maximum density of 107.0 units per hectare shall be permitted.

c. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone:

a. That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 191.0 square metres shall be provided;

b. That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot frontage of 8.0 metres shall be provided;

c. That notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.5 metres shall be provided; and,

d. That notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.0 metres shall be provided.

d. That lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678), shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.1.296 RA2-2 (SP-684)(H-171)

70, 76 & 80 Edgehill Drive (2025-080)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, a minimum parking ratio of 1 parking space per unit shall be provided;

b) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 2.9 metres is required;

c) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum side yard setback of 3.4 metres is required;

d) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 2.3 metres is;

e) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum landscaped open space of 20% is required;

f) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 70% is permitted;

g) That notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 405% is permitted

h) That notwithstanding the provisions set out in Table 5.3.2 of Comprehensive Zoning By-law 2009-141, a maximum height of 55 metres (16 storeys) is permitted;

i) That notwithstanding the provisions set out in Section 5.3.7.1 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer of 2.3 metres is required along the rear lot line;

j) That notwithstanding the provisions set out in Section 5.3.7.2 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer along the western lot line shall not be required;

k) That a holding provision be applied to the subject lands zoned 'Residential Apartment Dwelling Second Density-2 with Special Provision, Hold' (RA2-2)(SP-684)(H-171) to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

   a. The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the following:

      i. Construction of a municipal cul-de-sac adjacent to the proposed development and the transfer of the associated lands to the City;

      ii. Construction of a second access as per an agreement with the Gateway Co-operative Homes (County of Simcoe) at 84/90 Edgehill Drive and registration of an access easement in favour of the same;

      iii. Finalization of a retaining wall at the rear of the property, the location and construction of which may impact the final site design including matters relating, but not limited to, building placement, swales, parking areas and density; and,

      iv. The transfer of the 'Environmental Protection' lands to the City.

l) That lands zoned 'Residential Apartment Dwelling Second Density-2 with Special Provision, Hold' (RA2-2)(SP-684)(H-171) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.1.297 RM2-TH (SP-685)

159 Huronia Road (2025-081)

a) That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 162 square metres shall be provided for Lots 2, 3 and 4, as reflected on Schedule “B” attached to this By-law.

b) That notwithstanding Section 5.3.3.2 (b) of By-law 2009-141, a minimum end unit side yard setback of 1.8 metres shall be provided on Lot 1 where no garage or carport is provided, as reflected on Schedule “B” attached to this By-law.

c) That notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 124% shall be permitted for Lots 1, 2, 3, and 4, as reflected on Schedule “B” attached to this By-law.

d) That notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 7.0 metres shall be permitted

e) That notwithstanding Section 5.3.6.1 (a) of By-law 2009-131, a maximum front yard parking coverage of 71% shall be permitted on Lots 2, 3 and 4, as reflected on Schedule “B” attached to this By-law.

f) That notwithstanding Section 4.10.1.1 (b) of By-law 2009-141, a minimum setback of 1.7 metres to a daylighting triangle on Lot 5 shall be permitted as reflected on Schedule “B” attached to this By-law.

g) That lands zoned ‘Residential Multiple Dwelling Second Density – Townhouse with Special Provisions’ (RM2-TH)(SP-685) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule “B” to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.1.298 MU2 (SP-686)

204 Dunlop Street West (2025-082)

a) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum front yard setback of 5.60 metres for 100% of the building frontage shall be permitted.

b) That notwithstanding the provisions set out in Section 5.4.3.2 (a) of By-law 2009-141, the requirement for fully paved and seamless front yard connections to the abutting sidewalks shall not apply.

c) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a rear façade step back with a 57 degree angular plane above 7.5 metres with no step-backs is permitted.

d) That notwithstanding the provisions set out in Section 5.4.4.0 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer

area of 0.60 metres along the west lot line, and 1.2 metres along the east lot line shall be permitted.

e) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 3.7 metres along the west lot line shall be permitted.

f) That notwithstanding the provisions set out in Table 4.6 of By-law 2009-141, commercial parking spaces are not required to be provided.

g) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a minimum ground level floor height of 3.2 metres shall be permitted.

h) That notwithstanding the provisions set out in Section 5.4.3.5 of By-law 2009-141, a minimum first floor commercial coverage of 40% is required.

i) That notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum lot coverage for parking areas of 60% is permitted.

j) That notwithstanding the provisions set out in Section 5.3.6.1 (a) of By-law 2009-141, a maximum front yard parking and driveway coverage of 48% shall be permitted.

k) That the lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces, access and parking areas.

13.1.299 MU1 (SP-689)(H-173)

375, 389 & 393 Yonge Street (2025-104)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum parking ratio of 0.85 parking spaces per unit shall be provided.

b) That notwithstanding the provisions set out in Section 4.6.2.5, a minimum drive aisle width of 6 metres is required.

c) That notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning Bylaw 2009-141, a minimum front yard setback of 1 metre for 70% of frontage shall be required.

d) That notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning Bylaw 2009-141, the requirement for a minimum 50 percent coverage of the first storey for commercial uses shall not apply.

e) That notwithstanding the provisions set out in Section 5.4.3.2 (a) of Comprehensive Zoning By-law 2009-141, the requirement for fully paved and seamless front yard connections to the abutting sidewalk shall not apply.

f) That notwithstanding the provisions set out in Section 5.4.3.2 (b) of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 2 metres is required for a ground floor indoor amenity space.

g) That notwithstanding the provisions set out in Section 5.4.3.2 (b) of Comprehensive Zoning By-law 2009-141, the building may encroach into the minimum front yard setback a maximum of 1.5 metres above the ground floor residential units.

h) That notwithstanding the provisions set out in Section 5.4.3.7 (b) of Comprehensive Zoning By-law 2009-141, a maximum front yard encroachment of 1.5 metres is permitted for porches associated with the ground floor residential uses.

i) That notwithstanding the provisions set out in Section 5.4.4.1 of Comprehensive Zoning By-law 2009-141, the maximum parking lot area coverage for an apartment dwelling shall be 41%.

j) That a holding provision be applied to the subject lands zoned 'Mixed Use Node with Special Provisions, Hold' (MU1) (SP-689)(H-173) to be removed when the below technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

   a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the Environmental Protection Act prior to any site works or issuance of a Building Permit.

k) That lands zoned 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.1.300 R5 (H-173), RM3 (SP-690)(H-175), RM3 (SP-691)(H-176), I-E(SP-692)(H-176), OS & EP

1080 Lockhart Road (2026-009)

a) That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Neighbourhood Residential Multiple with Special Provisions – Hold' (RM3)(SP-690)(H-175) zone:

   a. That notwithstanding Table 14.5.6 of By-law 2009-141, stacked townhouses shall be permitted in accordance with the standards of back to back townhouses in the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone;

   b. That notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone;

c. That notwithstanding sections 14.3.3.1 (b) and (c) of By-law 2009-141, no maximum driveway width and no maximum garage door width shall apply within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone;

d. That a minimum landscaped buffer width of 0.5 metres shall be provided adjacent to each driveway within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone;

e. That notwithstanding Table 14.5.6 of By-law 2009-141, a minimum lot frontage of 6.5 metres shall be provided for stacked townhouse units within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone;

f. That notwithstanding Table 14.5.6 of By-law 2009-141, a minimum lot frontage of 6.0 metres shall be provided for back to back townhouse units within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone; and

g. That notwithstanding Table 14.5.6 of By-law 2009-141, a minimum lot frontage of 6.0 metres shall be provided for block/cluster townhouse units within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-690)(H-175) zone.

b) That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Neighbourhood Residential Multiple with Special Provisions – Hold' (RM3)(SP-691)(H-176) zone:

a. That notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-691)(H-176) zone;

b. That notwithstanding Table 14.5.6 of By-law 2009-141, a maximum lot coverage of 75% shall be permitted within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-691)(H-176) zone;

c. That notwithstanding Table 14.5.6 of By-law 2009-141, a minimum lot frontage of 6.5 metres shall be provided within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-691)(H-176) zone;

d. That a minimum landscaped buffer width of 0.5 metres shall be provided adjacent to each driveway within the Neighbourhood Residential Multiple with Special Provisions – Hold (RM3)(SP-691)(H-176) zone; and

e. That notwithstanding sections 14.3.3.1 (b) and (c) of By-law 2009-141, no maximum driveway width and no maximum garage door width shall apply within the Neighbourhood Residential Multiple Zone with Special Provisions – Hold (RM3)(SP-691)(H-175) zone.

c) That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Education – Institutional with Special Provisions – Hold' (I-E)(SP-692)(H-176) zone:

a. That residential uses shall be permitted in accordance with the permitted uses and standards of the Neighbourhood Residential (R5) zone.

d) That a holding provision be applied to the subject lands zoned 'Neighbourhood Residential, Hold' (R5)(H-176), 'Neighbourhood Residential Multiple Zone, Hold' (RM3)(H-176), and 'Education – Institutional – Hold (I-E)(H-176) zones, to be removed when the below technical requirements have been addressed to the satisfaction of the Environmental Risk Management and Compliance branch:

a. The Owner/Applicant shall undertake and submit an updated D4 Assessment Report and demonstrate that any recommendations of this Assessment have been appropriately addressed, if and as required, to the satisfaction of the Environmental Risk Management and Compliance Department.

e) That a holding provision be applied to the subject lands zoned 'Neighbourhood Residential Multiple Zone with Special Provisions – Hold' (RM3)(SP-690)(H-175), to be removed when the below technical requirements have been addressed to the satisfaction of the Planning Services branch:

a. The Owner/Applicant shall submit an acceptance letter from the Ministry of Tourism, Culture and Sport related to any archaeological works pertaining to the site and demonstrate that any recommendations of this Assessment have been appropriate addressed, if and as required.

13.1.301 **'Neighbourhood Residential Multiple Zone with Special Provisions, Hold' (RM3)(SP-690)(H-174),**

979 and 989 Mapleview Drive East (2026-008)

a) THAT notwithstanding the provisions of Table 14.5.6 of By-law 2009-141, the lands zoned 'Neighbourhood Residential Multiple Zone with Special Provisions, Hold' (RM3)(SP690)(H-174) shall be considered as one lot for the purposes of zoning interpretation and implementation, regardless of future land division or condominium.

b) THAT a holding provision be applied to the subject lands zoned 'Neighbourhood Residential, Hold' (R5)(H-174), 'Neighbourhood Residential Multiple Zone, Hold' (RM3)(H-174), and 'Neighbourhood Residential Multiple Zone with Special Provisions, Hold' (RM3)(SP-690)(H-174), to be removed when the below technical requirements have been addressed to the satisfaction of the Environmental Risk Management and Compliance branch:

i. The Owner/Applicant shall undertake and submit an updated Phase 1 Environmental Site Assessment (ESA), inclusive of the Phase 2

development lands, and demonstrate that any recommendations of this Assessment have been appropriately addressed, including a Phase 2 ESA and soil and groundwater sample analysis, if and as required.

13.1.302 **Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-696)**

324 and 328 Ardagh Road (2026-037)

a. **THAT** notwithstanding Table 5.2 of By-law 2009-141, Block/Cluster (Back-to-Back) Townhouse Units shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

b. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback to a dwelling unit of 3.5 metres to Block 1 shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

c. **THAT** notwithstanding Section 5.3.5.1 of By-law 2009-141, a minimum front yard setback to a porch of 2.0 metres to Block 1 shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

d. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.0 metres to the north lot line shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

e. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum lot coverage of 42 percent shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

f. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 15.5 metres shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

g. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area of 122.5% shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

h. **THAT** notwithstanding Section 5.2.5.2 (b) of By-law 2009-141, the minimum outdoor amenity area shall be permitted in an unconsolidated form in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

i. **THAT** notwithstanding Section 5.2.5.1 (a) of By-law 2009-141, a maximum density of 104 units per net hectare (51 units total) shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

j. **THAT** notwithstanding Section 5.3.5.5 of By-law 2009-141, in-ground waste containers (in-ground style bins) shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

k. **THAT** notwithstanding Section 5.3.7.1 of By-law 2009-141, a minimum landscape buffer area of 1.3 metres to the east of the parking area that provides more than four (4) parking spaces shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

l. **THAT** notwithstanding Table 4.6 of By-law 2009-141, a minimum of 1.43 parking spaces per dwelling unit (total of 73 parking spaces) shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) zone;

m. **THAT** lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-696) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

13.2 SPECIAL PROVISIONS FOR COMMERCIAL ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.2.1 C4 (SP-1)

25 Berczy Street shall be used for no other purpose than an *office*. (By-law 1987-236)

13.2.2 C4 (SP-3)

190 Cundles Road East shall be used for no other purpose than a *medical office* together with any ancillary commercial *uses* which are restricted to the ground floor of any development on the said lands. (By-law 1988-122)

13.2.3 C2 (SP-6)

152 Bayfield Street and 10 - 12 Wellington Street West shall be used for no other purpose than an *office*. A minimum southerly *side yard* of 0m along the Wellington Street flankage shall be permitted. (By-law 1987-326)

13.2.4 C4 (SP-8)

113, 121, 125 and 129 Anne Street South residential *uses* shall not be permitted. (By-law 1988-295)

13.2.5 C4 (SP-9)

96 - 110 Anne Street South residential *uses* shall not be permitted. (By-law 1988-209)

13.2.6 C4 (SP-10)

200 Cundles Road East shall be used for no other purpose than a clinic together with any ancillary commercial uses which are to be restricted to the ground floor of any development located on the said lands.

13.2.7 C4 (SP-11)

7 Anne Street (formally 273 Dunlop Street West merged with 269 and 257 Dunlop Street West) the most easterly limit of any *parking space* on the subject property shall be no less than 1.5m from the east property line. An enclosed area for the storage of refuse shall be provided. A 2m high tight board fence shall be provided along the east *lot line*. (By-law 1988-76)

13.2.8 C3 (SP-14)

400 Bayfield Street a radio *transmission establishment* together with related studio *uses*, including a transmission tower of no greater than 12m in height from the roof level of the existing *structure* located thereon shall be permitted. (By-law 1988-300)

13.2.9 C4 (SP-19)

19 - 33 Mapleview Drive West shall not be used for any residential use. (By-law 1989-186)

13.2.10 C2 (SP-20) - 185 Bayfield Street (By-law 1989-249) **and 191 - 193 Bayfield Street** (By-law 1989-227)

C2 (SP-21) 209 Bayfield Street (By-law 1989-230)

C2 (SP-22) 205 Bayfield Street (By-law 1989-231)

C2 (SP-23) 213 Bayfield Street (By-law 1989-228)

C2 (SP-24) 187 - 189 Bayfield Street (By-law 1989-244)

The subject properties shall be restricted to the following uses: *office*, *retail store, shopping centre*, custom workshop, *art gallery*, *service store*, *restaurant* without takeout facility, *personal service store*, *recreation facility*, *veterinary clinic*, rental store and *funeral establishment*.

13.2.11 C4 (SP-27)

221 Cundles Road East the subject property shall not be used for the following *uses*: an *automotive sales/or leasing establishment*, a *local convenience retail*, an *adult entertainment parlour*, or an amusement *arcade*. (By-laws 1990-96, 1990-343 amended Schedule "A")

13.2.12 C4 (SP-29)

200 Montgomery Drive shall not be used for a gas bar or a new and/or used car dealership. (By-law 1990-380)

13.2.13 C4 (SP-37)

126 - 128 Wellington Street West the subject property shall be used for no other *uses* than the following:

a) *retail* located on the ground floor;

b) *offices* and service commercial *uses* (including *restaurants*);

c) the total maximum *gross floor area* of the *uses* set out in (a) and (b) shall not exceed 8400m^2.

The subject property shall provide a continuous *landscape buffer* strip of a minimum

width of 5m along the *lot line* abutting Highway 400 and Wellington Street. (By-law 1991-30)

13.2.14 C4 (SP-39) H-9

211 Ferndale Drive and 216 Ardagh Road the following *uses* shall not be permitted on the subject lands: *car wash*, *hotel*, *motel*, *automotive leasing establishment, automotive sales establishment*, *bus terminal*, *automotive repair establishment*, farm equipment dealer, *adult entertainment parlour*. (By-law 1992-70)

13.2.15 C4 (SP-60)

125 Bell Farm Road the property is restricted to the following *uses*: *a medical office, offices, restaurant* and other commercial *uses* which provide medical, medical-related and pharmaceutical goods, materials and services. The maximum permitted *height* of the *building* shall be 5 *storeys*. (By-law 1993-170)

13.2.16 C2 (SP-62)

90 Mulcaster Street and 19 Codrington Street shall have a maximum permitted *height* of *building* of 30m including mechanical and penthouse *structures*. (By-law 1993-206)

13.2.17 C4 (SP-68)

555 Mapleview Drive West shall not permit *office uses* on the ground floor. (By-law 1994-69)

13.2.18 C4 (SP-69)

380 Mapleview Drive West only the following General Commercial *uses* shall be permitted: *restaurant*, *private club*, *car wash*, *motel*, police station, *service store*, *personal service store*, *bus transfer station*, *veterinary clinic, assembly hall*, *rental store*, *automotive sales and leasing establishment*, *retail store*, bank, *arena*, *hotel*, *funeral home*, *parking lot*, *school*, *place of worship, office*, *auto repair establishment*, *local convenience retail*, video store, *recreational establishment*, *automotive service station*, *medical office*, *nursery or garden supply centre,* home improvement centre, office supply, retail *warehouse*, retail clothing, sporting goods, factory outlet store, electric and plumbing supply, home furnishings and appliance store, and supermarkets. Department stores shall not be permitted. (By-law 2000-017 & By-law 2009-074)

13.2.19 C4 (SP-76)

274 Burton Avenue may be used for a *restaurant* located within the central *building* on the property, as shown outlined on Schedule "B" to the By-law attached hereto and forming part hereof, in accordance with the following standards:

a) that a maximum of 25% of the *restaurant* floor area may be devoted to children's games and play areas accessory only to such *restaurant* use.

b) that such games and play areas only be available for use by the patrons of the *restaurant*.

c) pinball or video games not be permitted. (By-law 1994-67)

13.2.20 C1-1 (SP-93)

60 Worsley Street shall be exempt from the provision dealing with 50% minimum coverage for non-residential uses. Public Library. (By-law 1995-101)

13.2.21 C4 (SP-103)

1 Cheltenham Road and 274 Penetanguishene Road shall provide a minimum setback of 14m from Penetanguishene Road. (By-law 1995-198)

13.2.22 C4 (SP-104)

344, 348 and 350 Yonge Street shall provide a minimum northerly *side yard* of 2m. (By-law 1995-229)

13.2.23 C4 (SP-107)

7 Anne Street South (formerly 269 Dunlop Street West merged with 261) shall provide a minimum yard along the easterly boundary of the property of 6m. (By-law 1995-285)

13.2.24 C2 (SP-113)

272 Innisfil Street may also be used for *retail* and *service stores* (excluding open storage). (By-law 1996-175)

13.2.25 C4 (SP-116)

128 Wellington Street West shall restrict the use of the lands to a *parking area* for the existing commercial building. (By-law 1996-105)

13.2.26 C1-2 (SP-117)

35 Worsley Street - if the building is to be rebuilt, the *height* of the *building* wall must be 4.5m. The peak of the *building* must be centred at a height at 12.3m. The footprint of the building if rebuilt is to remain as shown on Schedule “C”. (By-law 1996-137)

13.2.27 C4 (SP-125)

7 George Street shall provide a minimum of 156 *parking spaces* on said property. (By-law 1996-257)

13.2.28 C1 (SP-129)

6 Cumberland Street shall provide a minimum *side yard* adjoining a residential *zone* of 3m. The subject property shall not be used for: *private club*, *hotel*, *motel*,

recreational establishment, amusement arcade, *adult entertainment parlour*, *automotive service station*, *automotive repair establishment* and *car wash*. (By-law 1996-282)

13.2.29 C4 (SP-133)

Block 304, Plan 51M-538, City of Barrie shall not permit an arcade use. (By-law 1997-180)

13.2.30 C4 (SP-134)

106 and 110 Saunders Road, will have the permitted uses for the C4 Highway 400 zone together with the following additional permitted uses:

- Bakery and warehouse uses;
- Retail store, shopping centre, office, restaurant, bank, tavern, hotel/motel, recreational establishment, theatre, medical office, building supply centre, nursery and garden supply centre, trade centre, conference centre, data processing centre, drive thru facility, entertainment establishment, assembly hall, arena;
- Florist, bake shop, private club, funeral establishment, personal service store, laundry or dry cleaning depot, fitness or health club, golf driving range (indoor), auto leasing establishment, service store, photography studio, vet clinic, kennel (indoor), custom workshop, local convenience retail, wholesale establishment, private/public art gallery, rental store, office (medical), commercial school, industrial school, child care (outdoor play spaces to be screened from the highway);
- Car wash, auto repair establishment;
- Place of worship, automobile sales.

The following special parking standards shall apply:

a) Manufacturing and processing, Industrial *uses* 1 space for each 50m^2 of *gross floor area* up to 3,000m^2 plus 1 space for each 200m^2 of *gross floor area* thereafter.

b) Industrial Warehousing 1 space for each 1,000m^2 of *gross floor area*, *bakery* 1 space for each 70m^2 of *gross floor area*. (By-law 1997-84)

At such time as a redevelopment of all or part of the subject properties is applied for, such that a site plan application is required pursuant to the provisions of section 41 of the Planning Act, such application must be for a use in conformity with the commercial zoning applicable to Highway 400 corridor properties generally under the applicable zoning by-law in force at that time and may be reviewed accordingly. The site specific zoning herein provided for the properties or part of the properties for which the said application is made will terminate following approval of the said site plan, and one day prior to the registration of the site plan for the properties or part of property subject to same. (By-law 2014-016 OMB Decision October 10,

2013 PL090870).

13.2.31 C4 (SP-141) H-48

40 Harvie Road shall not permit *adult entertainment parlours* and such lands shall be subject to a holding provision such provision to be removed upon the owner having entered into an agreement satisfactory to the City Barrie with respect to financial contributions to improvements to either or both of Essa Road/Highway 400 and Mapleview Drive/Highway 400 interchanges. [H-48] (By-law 1998-168)

13.2.32 C4 (SP-154)

299 Lakeshore Drive shall require a continuous *landscape buffer* strip along the Lakeshore Drive frontage save and except approved entrances of an average width of 6m in and at no point less than 5m together with a continuous *landscaped buffer* strip of 3m in width along the Minet's Point Road frontage, save and except approved entrances, the said *landscaped buffer* strips to be planted as per the provisions of the said Section. (By-law 2001-252)

13.2.33 C2 (SP-159)

51 Codrington Street no building on the subject lands shall have a maximum height exceeding 7.5m and the subject lands shall be limited to the following permitted *uses*: *office*, a single *restaurant*/coffee shop of no greater than 110m^2 and a single retail use limited to the sale of newspapers, periodicals and books, confections and tobacco products of no greater than 16m^2. (By-law 1998-284)

13.2.34 C3 (SP-160)

620 and 624 Yonge Street the following shall apply to the lands *zoned Shopping Centre* (C3)(SP-160):

a) the following additional *uses* are permitted: *hotel*, *motel*, *medical office*;

b) the following *Shopping Centre* (C3) use is not permitted: *adult entertainment parlour*;

c) a minimum *landscaped area* of 3m in width shall be required (except for points of vehicular access) along the boundary of the property with Big Bay Point Road, Yonge Street, Madelaine Drive and Dean Avenue. (By-laws 1999-80, 2002-53)

13.2.35 C3 (SP-161)

48 Dean Avenue the following shall apply to the lands *zoned Shopping Centre* (C3)(SP-161):

a) with respect to the Town Centre *uses* not otherwise permitted in a C3 zone, the following *uses* shall be permitted:

   i) cultural and social *uses*, including but not limited to a town square,

ii) community and recreation campus,

iii) institutional *uses* including but not limited to a multi-purpose *community centre*, day care centre, *library*, *assembly hall*,

iv) *medical office*,

v) *commercial school* excluding a business or trade *school*,

vi) farmers market,

vii) public transit node,

viii) *private club*,

ix) government office,

x) police office,

xi) a *restaurant* not exceeding 139m^2 in area is permitted as an ancillary use to a permitted town centre use if within the same building.

b) a minimum *landscaped area* of 3m in width shall be required (except for points of vehicular access) along the boundary of the property with Dean Avenue. (By-law 1999-80)

13.2.36 C4 (SP-166)

467 Big Bay Point Road to Madelaine Drive, formerly Township of Innisfil, now City of Barrie, County of Simcoe, the following shall apply:

a) the following *uses* shall not be permitted:

i) *adult entertainment parlour*,

ii) *auto sales establishment,*

iii) *automotive leasing establishment,*

iv) *auto repair establishment,*

v) *bus terminal,*

vi) *farm implement dealership,*

vii) *marina, fairground,*

viii) *parking lot.*

b) a minimum *landscaped area* of 3m in width shall be required (except for points of vehicular access) along the boundary of the property with Big Bay Point Road, and Dean Avenue. (By-law 1999-80)

13.2.37 C4 (SP-168)

300 Lakeshore Drive the following *uses* will be permitted on the subject property: *office*, *restaurant*, bank, *parking lot*, private/public *art gallery*, *assembly hall*, *library*, police station, place of worship, *private club*, *recreational establishment*, *medical office,* court house, commercial/*industrial school* and *child care*. (By-law 1998-289)

13.2.38 C4 (SP-169)

336 Yonge Street shall be permitted a minimum *rear yard* setback for a garbage enclosure *structure* of 1m.

The provisions relating to *Landscape Buffer Strip*/Landscaping Treatment set out in Section 4.8.2.1 shall not apply to the property *zoned* General Commercial (C4)(SP-169).

Shall be permitted a southerly interior *sideyard* of 0m. (By-law 1999-14)

13.2.39 C2 (SP-175)

54 Clapperton Street the use of *buildings or structures* on the subject land may be changed or *altered* as permitted in the By-law without the existing *buildings or structures* conforming to the standards for land, *building or structures* imposed by the provisions of the (C2) *zone.* (By-law 1999-140)

13.2.40 C2-2 (SP-627)

~~**58 Clapperton Street** the use of *buildings or structures* on the subject land may be changed or *altered* as permitted in the By-law without the existing *buildings or structures* conforming to the standards for land, *building or structures* imposed by the provisions of the (C2) *zone*. (By-law 1999-141)~~

17 Sophia Street East / 3, 5, 7, and11 McDonald Street / 58 and 60 Clapperton Street (By-law 2023-030)

a) That notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum north exterior side yard setback of 3 metres is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

b) That notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum south interior side yard setback of 3.5 metres is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

c) That notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.5 metres from the street line to an underground parking structure is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

d) That notwithstanding the provisions set out in Section 6.3.2 of By-law 2009-141, a maximum building height of 18 metres within 5 metres of the lot flankage is

permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

e) That notwithstanding the provisions set out in Section 6.3.2 of By-law 2009-141, a maximum building height of 68 metres beyond 5 metres of the lot frontage and flankage is permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

f) That notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a maximum gross floor area (GFA) of 580% is permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

g) That notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 0.80 parking spaces per residential unit is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

h) That notwithstanding the provisions set out in Sections 4.6.1 and 4.6.2.3 of By-law 2009-141, parking is not required for commercial uses in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

i) That notwithstanding the provisions set out in Sections 4.6.2.5 of By-law 2009-141, a maximum of 3 of the required residential parking spaces may have a minimum length of 5.2 metres in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

j) That notwithstanding the provisions set out in Sections 6.3.2 of By-law 2009-141, commercial uses shall be provided at an area equivalent to a minimum of 8.5% of the lot area in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

k) That notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 1 metre shall be provided along the south interior side lot line adjacent to 54 Clapperton Street in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

l) That notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 2.5 metres shall be provided along the south interior side lot line where parking spaces are proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

m) That notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 0.5 metres shall be provided along the south interior side lot line where a parking ramp or associated structures are proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

n) That notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 1 metre shall be provided along the west rear lot line where a parking ramp or associated structures are

proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

o) That notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 2 metres shall be provided along the west rear lot line in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

p) That notwithstanding the provisions set out in Sections 4.0 and 6.0 of By-law 2009-141, lands known municipally as 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 and 60 Clapperton Street shall be considered one property for purposes of zoning interpretation and implementation in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

13.2.41 C4 (SP-183)

825, 827, 829 Big Bay Point Road the following *uses* shall not be permitted on the said lands: *adult entertainment uses, auto sales, auto leasing, auto repair, bus terminal, marina, fairgrounds, parking lot and farm implement dealers*. (By-law 1999-164) (H-57 removed with By-law 2013-094)

13.2.42 C4 (SP-200)

7 Anne Street South (formerly 267 Dunlop Street West merged with 269 and 273 Dunlop Street West) the subject lands shall provide a minimum yard along the easterly boundary of the property of 6m. (By-law 1999-308)

13.2.43 C2 (SP-203)

76 – 78 Mulcaster Street the following uses shall not be permitted in the Transition Centre Commercial (C2) (SP-203) zone:

- Rental Store
- Adult Entertainment Parlour
- Automotive Service Station (By-law 2012-045)

13.2.44 C4 (SP-209)

42 Commence Park Drive *adult entertainment uses* shall not be permitted. (By-law 2000-78)

13.2.45 C4 (SP-211)

181 Livingstone Street East only the following *uses* shall be permitted: *retail store*, *office*, *restaurant*, bank, *private club*, *personal service store*, *recreational establishment*, *service store*, photo hut, *bus transfer station*, *veterinary clinic*, *custom workshop*, *local convenience retail*, *wholesale establishment*, private/public *art gallery*, *rental store*, *medical office*, *dwelling units* in conjunction with permitted commercial *uses herein*, excepting a gas bar/kiosk, *training and rehabilitation centre,* police station, *place of worship*, *assembly hall*, *library*, gas bar/kiosk being

land, a *building* or a *structure* where *vehicle* fuel, or lubricants are offered for sale but where no provision is made for the repair or maintenance of *vehicles* and shall not include any other automotive use as defined in By-law 85-95, which kiosk shall not exceed 10m, *religious institution, commercial/industrial school* and *child care*.

Shall be permitted a minimum *rear yard* set back of 5m.

Shall provide a minimum 3m *landscape strip* adjacent to St. Vincent Street and Livingstone Street East. (By-law 2000-116)

13.2.46 C4 (SP-222)

831 Big Bay Point the following *uses* shall not be permitted on the said lands: *adult entertainment parlour*, automotive sales establishment, automotive leasing establishment, automotive repair establishment, *bus terminal*, *marina*, fairgrounds, *parking lot*, *arena*, *hotel*, *motel*, *group home*, court house, gaol, open storage as an *accessory use* to a permitted service industrial use and farm implement dealers.

The subject property shall be required to provide a 3m wide *landscape strip* along the entire Big Bay Point Road frontage and along the Prince William Way frontage subject to provisions for access. (By-law 2001-08) (H-60 removed with By-law 2013-093)

13.2.47 C4 (SP-229)

352 Yonge Street shall be required to provide a minimum north *side yard* of 2.4m in conjunction with a building existing on the subject lands as at January 15, 2001. (By-law 2001-178)

13.2.48 C4 (SP-255)

37 Livingstone Street West shall provide a minimum *rear yard* setback of 3.05m.

Shall provide no more than 6 *parking spaces* with respect to the commercial use one of which must be for handicapped parking with a minimum width of 4m and a minimum length of 5.5m and be the closest space to the *main building* and no more than 2 *parking spaces* with respect to any residential use of the property excluding the *garage*.

Shall not permit *local convenience retail uses*.

Shall provide a minimum 2m high tight board fence along the westerly limits of the property to a point in line with the front of the adjacent residential *building*.

That there also be a minimum 2m landscape area along the westerly limit of the property and that this area and any area not used for parking in the westerly *side yard*, include tree plantings designed to offer the residential properties to the west with additional buffering protection. (By-law 2001-285)

13.2.49 C4 (SP-264)

389 – 393 Yonge Street shall provide a 4.5m wide *landscape strip* planted with

coniferous trees a minimum height of 2m at 3m on centre where existing planting do not form an effective screen be provided against all residentially *zoned* land.

An acoustic barrier shall be provided along all *lot lines* abutting residentially *zoned* lands which shall meet or exceed the standards set out in the City of Barrie Standards Document (BSD-19A).

All exterior speaker/menu boards associated with the *drive-through facility* shall be directed away from all abutting residentially *zoned* lands. (By-law 2002-159)

13.2.50 C4 (SP-278)

250 Innisfil Street

a) shall be permitted a 3.05m rear yard setback

b) shall be permitted a 0.54m interior side yard

c) no residential use shall be permitted within 30m of the southerly lot line. (By-law 2002-286)

13.2.51 C2 (SP-279)

202 Bayfield Street shall be used for no other purposes than *office(s)* and/or *personal service store(s).*

A 0.88m *side yard* setback shall be permitted for the location of the 2 *storey* building existing as of the date of the passage of this By-law only. Any addition, alteration to, or replacement of, such building shall conform to the usual standards.

A 0m *side yard* setback shall be permitted with respect to the location of the *garage* existing as of the date of passage of this By-law only. Any addition, alteration to or replacement of such *building* shall conform to the usual standards.

Parking shall only be provided in the *rear yard*. (By-law 2002-293)

13.2.52 C4 (SP-281)

461 Big Bay Point Road shall not be permitted the following *uses*: *adult entertainment parlour*, *automotive leasing establishment, bus terminal*, *marina*, fair ground, *automotive sales establishment, automotive repair establishment,* farm implement dealership and *parking lot*. (By-law 2004-91)

13.2.53 C4 (SP-302)

122 Wellington Street West shall be restricted to use as a *parking lot*.

A minimum 6m wide *landscaped buffer strip* shall be required along the *street* frontage. (By-law 2005-83)

13.2.54 C4 (SP-304) (SP-629)

Park Place, Concert Way, Park Place Blvd., South Village Way, Live Eight Way, refer to By-law 2010-130, (OMB Decision PL050527 dated June 28, 2010), as amended by By-law 2013-023 and 2017-019.

Kiosk

Shall mean a free-standing permanent or temporary building or structure, located within the Retail Village, not exceeding 50 sq. m., used for the selling of wares and/or services and/or for promotional purposes and/or the preparation and selling of food and beverages and/or administrative and maintenance, including public washroom, purposes. (By-law 2010-130) (2013-023)

Retail Village

Shall mean a grouping of buildings, designed and developed with a high quality of urban design, with a main street type of urban design, at a pedestrian scale and with pedestrian amenities. This mixed use employment area consists of retail, restaurant, entertainment and service commercial uses and may contain office, medical office and/or accommodation uses. (2010-130 Park Place OMB Decision June 28, 2010 PL050527)

a) Shall only permit the following uses:

Commercial

Animal Hospital; Auto Leasing Establishment; Auto Repair Establishment; Auto Sales Establishment; Automotive Service Station; Bake Shop; Bank; Bingo Hall; Building Supply Centre; Bus Terminal; Bus Transfer Station; Car Wash; Clinic (By-law 86-265); Conference Centre; Custom Workshop; Data Processing Centre; Drive-Through Facility; Entertainment Establishment; Fair Grounds; Farm Implement Dealer; Fitness or Health Club; Florist; Funeral Establishment; Golf Driving Range (Indoor); Hotel, Motel; Kennel in wholly enclosed building; Laundry or Dry Cleaning Depot; Local Convenience Retail; Marina; Miniature Golf (Outdoor); Nursery or Garden Supply Centre; Office; Office, Medical; Outdoor Display and Sales Area; Parking Lot; Personal Service Store; Photography Studio; Private Club; Private/Public Art Gallery; Recreational Establishment; Rental Store; Restaurant; Retail Store; Service Store; Shopping Centre; Theatre; Trade Centre; Wholesale Establishment.

Institutional

Arena; Art Gallery; Assembly Hall, Library; Commercial School; Community Centre; Court House, Gaol (By-law 93-46); Day Nurseries (By-law 86-265); Places of Worship (By-law 86-18 and 93-107); Police Station.

i) Shall only be permitted as part of a multi-tenant Building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300 m^2

ii) Shall be conducted only within a fully enclosed building. No outside storage or accessory outside storage will be permitted with these uses.

iii) Shall only be convenience commercial retail not to exceed 25% or 300 m^2 of the total gross floor area of the building.

b) The Retail Village shall be developed in accordance with the following provisions:

i) The Retail Village shall be located within that part of the lands zoned General Commercial (C4) (SP-304) as shown on Schedule "A".

ii) The Retail Village shall have a minimum building footprint area of 15,700 m^2 of ground floor area.

c) The maximum size of any retail store within the Retail Village shall be 1,858 sq. m. subject to the following:

i) A maximum of four retail stores each no greater than 3,252 m^2 in size which may include a food store no greater than 3,716 m^2 in size, may be constructed within the Retail Village.

ii) The ground floor area of the store(s) described above shall only be included within any calculation of ground floor area for the Retail Village where: (a) at least one public entrance is accessible from the "central spine", or (b) they abut smaller retail stores that have their entrances accessible from the "central spine". "Central spine" means the main road bisecting the Retail Village and running north and south.

iii) The minimum size of any retail store within the Retail Village shall be 93 sq. m. Notwithstanding the foregoing, no more than 15% of the gross floor area of the Retail Village shall be devoted to retail stores having a minimum floor area of less than 186 sq., excluding kiosks.

d) The frontage of individual stores, excluding flankage sides of stores within the Retail Village shall be limited to no more than 40m.

e) The ground floor area of any retail store located in a hotel within the Retail Village and having frontage on the central street thereof shall be included in the calculation of ground floor area for the Retail Village.

f) The ground floor area of any office use within the Retail Village shall also be included in any calculation of ground floor area for the Retail Village.

g) A minimum of 9,290 sq. m. of gross floor area shall be provided and used as office space in the lands zoned General Commercial C4 (SP-304).

h) The front of all buildings or structures located within the Retail Village shall face each other provided, however, that buildings located on corners may front on both intersecting streets. Such buildings, other than corner buildings, shall front on no more than one-internal street comprised of a single lane of one way traffic in each direction, associated turning movements for angle and/or parallel parking and fire and emergency vehicle access, separated by a landscaped median of a minimum 3m. including a minimum 1.5 m. wide planting area. No landscaped median south of the

southern turning circle is required. The 1.5m wide planting area may be bisected by pedestrian sidewalks and other hard landscaping elements such as, but not limited to benches, raised planters and public art.

i) The Retail Village shall be oriented to front on Mapleview Drive East, including a main entry feature.

j) Within the Retail Village, a height limit of 16 metres shall apply for all buildings or structures used for retail stores, restaurants, entertainment and personal service uses but not for hotels, buildings used predominantly for office commercial purposes or architectural features which may include a recreational component.

k) A landscaped centrally located courtyard feature with a minimum area of 570 sq. m. shall be provided. Sitting areas, kiosk structures, fountains and an outdoor fireplace area and temporary installations may be permitted within this area.

l) The Retail Village is to be located within the hatched area shown on Schedule "A".

m) Notwithstanding the foregoing list of permitted uses, a tavern, an adult entertainment parlour, a freestanding amusement arcade, an automotive service station, an automotive sales and/or leasing establishment, an automotive repair establishment and a residential use shall not be permitted within the lands zoned General Commercial (C4) (SP-304).

n) For lands zoned General Commercial C4 (SP-304) not comprising the Retail Village, a tavern, an adult entertainment parlour and a residential use shall not be permitted. An auto repair establishment shall only be permitted in conjunction with an automotive sales and/or leasing establishment or department store. Only a maximum of 400 sq. m. of gasoline service station convenience retail shall be permitted.

o) The following standards shall apply:

Lot Area (min.)		450m^2
Lot Frontage (min.)		15m
Front Yard (min.)		6m
Side Yard (min.)		3m
Side Yard Adjoining	Residential Zone (min)	6m
	Street (min)	5m
Rear Yard (min.)		7m
Rear Yard Adjoining	Residential Zone (min)	10m
	Street (min)	6m
Lot coverage (max)		50%

p) Within the lands zoned General Commercial (C4) (SP-304) not comprising the Retail Village the following special provisions shall apply:

i) No height limit shall apply.

ii) A minimum landscape area 8 metres wide, after any road widening required by MTO, shall be provided adjacent to the Highway 400 frontage. No further landscaping area will be required if any additional road widenings are taken by the MTO following the first Site Plan approval.

iii) A minimum landscape area of 6 metres wide, after any road widenings required by the City of Barrie, shall be provided adjacent to Mapleview Drive East and Bayview Drive. Notwithstanding the aforementioned, the following landscaping provisions apply:

a. From the main entrance to the Retail Village on Mapleview Drive East to the entrance to the gas bar from Mapleview Drive East, the landscape strip shall be a minimum of 4.5 metres.

b. From the Mapleview Drive East entrance to the gas bar to the daylight triangle at the intersection of Mapleview Drive East and Bayview Drive the landscape strip shall be a minimum of 4.2 metres.

c. From the daylight triangle at Mapleview Drive East and Bayiew Drive to the entrance to the gas bar from Bayview Drive the landscape strip shall be a minimum of 3.5 metres.

iv) All loading spaces shall be located either:

a. On the side of a building, or

b. Screened from view, or

c. Provided below grade.

v) At least one public transit facility shall be provided in the area zoned General Commercial (C4) (SP-304), which may include a bus lay-by lane(s) and a public transit shelter.

vi) The lot line and yard adjoining Mapleview Drive shall be deemed to be the front lot line and yard and the provisions of the aforementioned Table of Standards of this by-law shall apply accordingly.

vii) Where the lot of the General Commercial (C4)(SP-304) zone abuts the Open Space (OS) the yard requirements do not apply.

viii) Where a lot has access via a private lane or right-of-way no yard shall apply except where it is adjacent a street.

ix) The prescribed time as to when a temporary building shall be removed, shall be set out in the building permit.

x) The conducting of a temporary sales event and/or occasional or

special event including an outside garage sale or rummage sale, whether or not for profit, shall be permitted in all zones a maximum of four (4) days per event unless a temporary permit for longer period is obtained.

xi) Where an area has been set aside for future development a continuous poured concrete curb shall not be required.

xii) Where a lot is adjacent an Open Space (OS) or Environmental Protection (EP) zone storm water management facilities and related outfalls as well as private roads or lanes are permitted in the OS and EP lands.

xiii) A Retirement Home shall be a permitted use on the north side of Concert Way, west of Bayview Drive, on lands municipally known as 3 Concert Way. A minimum of 65 parking spaces are required for the Retirement Home use. (By-law 2017-019)

q) Parking spaces shall be supplied based on the following parking rates:

Uses	Parking
Retail Stores, Personal Service Stores, Service Stores, Banks, Hotel, Amenity Areas, Entertainment Uses, Restaurants and Cinemas	1 space for every 20.65 sq. m.
Restaurants occupying in excess of 14% of the gross leasable floor area of the overall development within the General Commercial (C4) (SP-304) zone, excluding Hotels and any Restaurant space within a Hotel.	1 space for every 9.29 sq. m.

r) Except for automotive sales and leasing facilities, loading spaces shall be located adjacent to the structure for which they serve and shall be screened from view of any public street or Highway.

s) A minimum landscape area 8 metres wide, after any widening required by MTO, shall be provided adjacent to the Highway 400 frontage. No further landscaping area will be required if any additional road widening are taken by the MTO following the first Site Plan approval.

t) That notwithstanding the provisions set out in site specific By-law 2010-130 as amended, for the 'General Commercial with Special Provisions' (C4)(SP-304) zone, Special Provision (SP-629) be added as follows:

a. Residential uses as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way are permitted with the following special provisions:

i. A maximum height of 67 metres (16 stories).

ii. A maximum of 475 residential dwelling units.

iii. A minimum of 1 parking space per residential dwelling unit. (By-law 2023-029 for 109 Park Place Boulevard)

13.2.55 C4 (SP-307)

371 Mapleview Drive West shall be permitted a 3.11m *front yard* setback adjacent to Mapleview Drive West with respect to the existing *building* as of September 15, 2003 only. Any addition, alteration to or replacement of such *building* shall conform to current by-law standards. (By-law 2003-186) (H provision removed by By-law No. 2015-009 on February 2, 2015)

13.2.56 C4 (SP-308) (H-71)

225 Essa Road, 231 - 241 Essa Road, 261 Essa Road and 53 Ardagh Road shall not be permitted the following *uses*: *private club* and *adult entertainment parlour* and that any *drive through facility* associated with any permitted use shall be permitted only in a *front yard* and that all exterior speaker boxes and menu boards associated with a *drive through facility* shall be directed away from all abutting lands *zoned* or used for residential purposes. (By-law 2003-209)

13.2.57 C4 (SP-310)

551, 553, 555 and 557 Yonge Street an *adult entertainment parlour* shall not be permitted. A 3m planting strip along the Yonge Street flankage commencing at a point 18m south of the intersection of the northerly property line with Yonge Street shall be provided.

A continuous buffer strip of a minimum of 3m in width along any yard abutting lands *zoned* or used for residential purposes shall be provided.

Any speaker boxes associated with a *restaurant* use shall be located a minimum of 17m from any lands *zoned* or used for residential purposes and shall be so placed as to be directed away from such lands. (By-law 2004-85)

13.2.58 C4 (SP-311)

53 Ardagh Road shall provide a continuous 2m high tight board fence and a continuous *landscaped open space* strip of a minimum of 6m in width along and adjacent to the west *lot line* and that no court, patio, *parking area*, *driveway* or ramp, *loading area*, garbage enclosure, *accessory building* or drive through facility associated with any permitted use on the lot shall be located within the said continuous *landscaped open space* strip. (By-law 2003-209)

13.2.59 C4 (SP-312) (H-71)

231 - 241 Essa Road and 261 Essa Road shall provide a continuous 2m high tight board fence and a continuous *landscaped open space* strip of a minimum of 6m in width along any yard abutting land *zoned* or used for residential purposes and that no court, patio, *parking area*, *driveway* or ramp, *loading area*, garbage enclosure,

accessory building or drive through facility associated with any permitted use on the lot shall be located within the said continuous *landscaped open space* strip.

A minimum *rear yard* of 6m shall be provided abutting a residential *zone.* (By-law 2003-209)

13.2.60 C4 (SP-314)

416 Georgian Drive shall not permit an adult entertainment parlour. (By-law 2005-233)

13.2.61 C4 (SP-334)

375, 381 and 387 Mapleview Drive West, **717, 729 and 733 Essa Road**, *private clubs*, amusement arcades, *adult entertainment parlours* and adult video stores shall be prohibited.

A continuous landscape buffer strip of a minimum of 6m in width shall be provided along the frontages of Essa Road and Mapleview Drive. (By-law 2005-065) (By-law 2013-066 removal of H for 381 – 387 Mapleview Drive)

13.2.62 C4 (SP-341) (H-79)

Part Block 264, Plan 51M-371

a) Shall not permit the following uses: tavern, adult entertainment parlour, automotive repair establishment, wholesale establishment, amusement arcade, automotive sales/leasing establishment and adult video stores and that any drive-through restaurant associated with the site or associated order speaker boxes or loading areas along the northerly boundary adjacent to residentially zoned lands and that any convenience store located on the lands shall be constructed with a peaked roof line.

b) Shall provide a 2m high tight board fence and a minimum 4.5m wide landscape strip along the northerly boundary adjacent to residentially zoned lands and a minimum 6 metre wide landscape strip along the Ardagh Road and Ferndale Drive frontages (and associated reserves).

c) That the lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the City of Barrie upon the registration of a site plan agreement for the subject lands pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended or any successor thereto which shall include provisions for the conveyance, free and clear of all encumbrances to the City of Barrie of a 0.3m reserve along those frontages of Ardagh Road and Ferndale Drive not associated with access points and that any convenience store use be designed in keeping with the character of the existing neighbourhood, and shall be oriented toward the intersection of Ardagh Road and Ferndale Drive and any gas pumps associated with uses on the property shall be located in the interior of the site. (By-law 2005-007)

13.2.63 C4 (SP-348)

800 Yonge Street shall not be permitted an *adult entertainment parlour* use. (By-law 2005-129)

13.2.64 C4 (SP-354)

215 Mapleview Drive East shall require:

a) That the minimum 7m setback from the rear *lot line* be reduced to a minimum 3m setback for a maximum width of the lot equal to 75% of the length of the rear wall of the *building or structure* located on the lot.

b) Provided that the area that represents a *rear yard* setback of less than 7m shall only be permitted to accommodate green space and pedestrian access to proposed man doors at the rear of the *building* and without restricting the generality of the foregoing shall not be used for garbage storage, parking, *driveway* or *loading* facilities. (By-law 2005-189)

13.2.65 C5 (SP-358)

445 St. Vincent Street shall in addition to the said *uses* be permitted the use of a *funeral establishment*. (By-law 2005-262)

13.2.66 C1-1 (SP-366)

285 Bradford Street, Allandale Train Station shall permit only the following *uses*:

Retail store, *restaurant*, bank, *hotel* or *hotel building* associated with a mixed-use residential minimum *gross floor area* of 50% for *hotel* use, *offices,* private/public *art gallery*, *assembly hall*, *library*, City Hall, cultural facility, *museum*, police station, *personal service store*, *recreational establishment, service store*, photo hut, passenger rail station, *parking lot* associated with *rail/transfer station*.

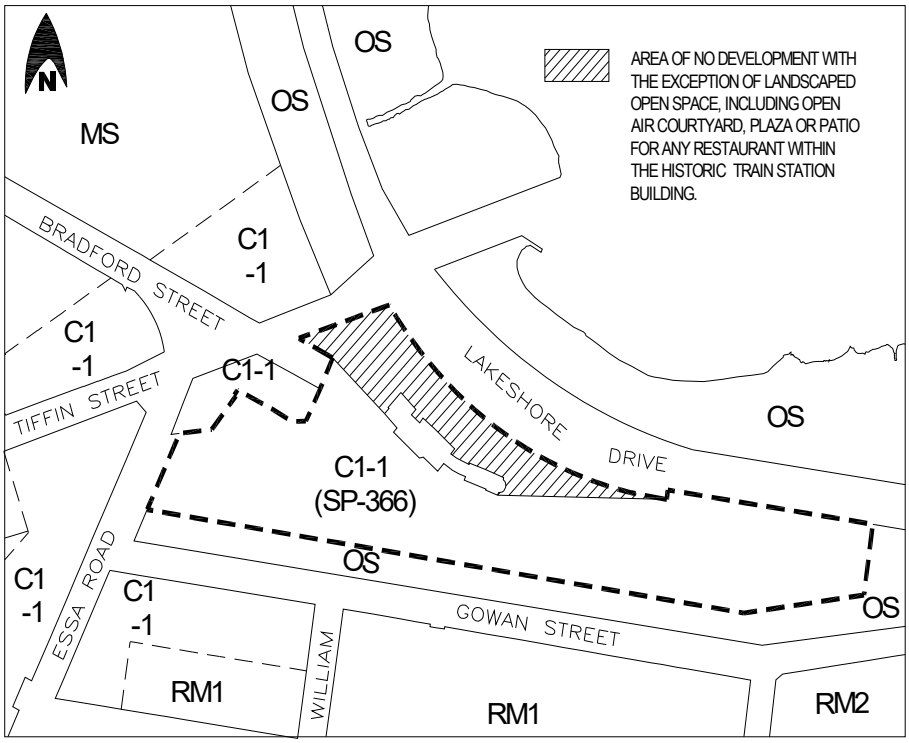
The *height* of the *building* shall be restricted to 5 *storeys*, a minimum building setback of 15m from any yard abutting the rail line shall be required and 30m for any residential use associated with a *hotel*.

A *building or structure* shall not be *erected* or constructed in the north *side yard* between the Historic Train Station Building and the side *lot line*, being indicated as the shaded area on Schedule “A”.

Parking shall be provided in accordance with the standards set out in Section 4.6.

(By-law 2006-282) (Sections 4 and 7 of By-law 2006-282 deleted with By-law2011-127).

(See map below)



13.2.67 C4 (SP-368)

366 Mapleview Drive West shall not be used for an *adult entertainment parlour*. (By-law 2006-139)

13.2.68 C2-2 (SP-369)

18 Vespra Street, 33 and 37 Ellen Street shall be permitted a maximum *building height* of 55m (16 *storeys*), inclusive of any and all mechanical equipment. (H-86 removed by By-law 2007-212)

The lands shall be deemed to be a single lot for the purposes of determination of the *zone* standards. (By-law 2006-142)

13.2.69 C3 (SP-377) (H-89)

545 and 547 Bayfield Street shall not be used for an *adult entertainment parlour*.

The lands shall be deemed to be a single lot for the purposes of determination of the *zone* standards provided the parcel of land is contiguous with the adjacent lands known municipally as 509 Bayfield Street (Georgian Mall) and provided that all other standards of this by-law are met for the lands as a whole, as will be set out in the Site Plan Agreement.

Where the commercial *zone* abuts a residentially *zoned* lot, a continuous 2m high tight board fence shall be located at the top of the bank/slope in conjunction with a minimum 3m *landscaping strip*. (By-law 2006-184)

13.2.70 C4 (SP-379)

200 Wellington Street shall be used for no other purposes that the following *uses*: *retail store*, *restaurant*, *bake shop*, *personal service store*, *office*, *service store*, bank and *medical office*. (By-law 2006-244)

13.2.71 C4 (SP-383) (SP-520)

295 and 299 Cundles Road East

a) Used car lots, auto body and collision repair shops, adult entertainment parlours and marinas shall not be permitted.

b) All internal lot lines shall be removed in order that the entire parcel may be treated as a single lot for zoning purposes.

c) A maximum building height of 15 metres shall be permitted.

d) A maximum gross floor area of 3,253 square metres for permitted automotive related uses shall be required.

e) A maximum commercial gross floor area of 49,157 square metres shall be permitted.

f) A parking standard of 1.1 spaces per residential dwelling unit shall be permitted.

g) A parking standard of 1 space per 24.4 metres squared shall be permitted for all commercial and institutional uses.

h) Shall be exempt from the provisions of sections 6.2.5 and 6.3.3 of this by-law.

(By-law 2015-111) (By-law 2011-114 OMB Decision PL070812)

13.2.72 C2 (SP-404)

218, 222, 224 Bayfield Street and 7 Grove Street West shall not be permitted local convenience or retail and *adult entertainment parlours*. (By-law 2007-177)

13.2.73 C4 (SP-419) (H-109)

42, 44 and 50 Anne Street North

a) Shall not be used for an *adult entertainment parlour*.

b) Shall have a minimum *building* or *structures* setback of 14m from the Highway 400 right-of-way and from the limits of Part 4 on the Base Plan Revised dated November 2007.

c) Shall not have *loading area* visible from Highway 400 or Anne Street.

d) Shall have a minimum 9m *landscape buffer strip* along the Highway 400 frontage and a minimum 6m *landscape buffer strip* along the Anne Street frontage in addition to the provisions with respect to *landscaped buffer strip*/landscaping treatment set out in Section 6.3.7 of By-law 85-95.

e) The (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the City.

i) That the owner provide the City of Barrie with confirmation that the existing sanitary sewer has sufficient capacity to support the development or, in the alternative, an agreement satisfactory to the City that any works required to update the service will be completed at the owner's expense;

ii) The registration of a site plan agreement. (By-law 2008-136)

13.2.74 C1-1 (SP-422)

9 Simcoe Street and 15 Bayfield Street

a) Shall require the following:

i) The development of a minimum 144 room *hotel* as part of the first phase of the development project;

ii) The development of a meeting and convention facility to accommodate a minimum of 650 people as part of the first phase of the development project;

iii) The development of a minimum 300m^2 of at grade *retail* and commercial space as part of the first phase of the development project and shall have a minimum of a total of 1000m^2 of at grade *retail* and commercial space prior to the approval of occupancy of any residential condominium unit;

b) Shall have a maximum *building height* of 47m, excluding rooftop mechanical, elevators, ventilation or other similar equipment.

c) Shall be deemed to be a *single lot*, despite the definitions set out in Section 3. (By-law 2008-126)

13.2.75 C4 (SP-428)

(Moorgate Subdivision no address)

Notwithstanding the list of permitted uses in the C4 zone, all the uses shall be permitted except for Drive Through Facility related to Offices, Banks or Restaurants, including Fast Food Outlets; Car Wash; Adult Entertainment Parlour, Automotive Service Station and Automotive Repair Shop. (By-law 2009-152 #4)

13.2.76 C4 (SP-450)

214 and 216 Essa Road (220 Essa Road) shall also permit an automotive sales and leasing establishment with a minimum front yard setback which adjoins the right-of-way of Highway 400 of 14m. (By-law 2009-158)

13.2.77 C4 (SP-451)

599 Dunlop Street West

Any proposed land uses zone determined to be medium or high risk in accordance with the South Simcoe Municipal Groundwater Study (SSMGS) and any subsequent revisions, attached as Appendix "B" thereto, be prohibited until such time that a risk assessment has been completed by a qualified professional, all to the satisfaction of the Ministry of the Environment, the Lake Simcoe Region Conservation Authority and the Corporation of the City of Barrie. (By-law 2010-053)

13.2.78 C1-1 (SP-455)

15 Maple Avenue

a) A minimum front yard setback along Maple Avenue of 1.0 metres is required.

b) A minimum continuous landscape buffer along the northerly side yard of 0.6 meters shall be permitted.

c) A minimum continuous landscape buffer along the rear yard abutting Bayfield Street, of 2.4 meters shall be permitted.

d) A continuous landscape buffer (hardscape/patio) along the southerly side yard shall be required in accordance with the Setback Drawing prepared by Turner Fleischer Architects Inc. dated January 5, 2010 attached as Schedule "B" to By-law 2010-084.

e) A maximum gross floor area of 660% shall be permitted.

f) A minimum coverage for commercial uses of 25% shall be permitted.

g) Floors 13, 14 and 15 on the façade facing Kempenfelt Bay (south elevation) shall be "stepped" or "terraced" back in accordance with the Elevation Drawings prepared by Turner Fleischer Architects Inc. dated April 1, 2010 attached as Schedule "C" and the drawings prepared by Turner Fleischer Architects Inc. dated March 16, 2010 attached as Schedule "D" to By-law 2010-084.

h) All other setback requirements shall be in accordance with the Setback Drawing provided by Turner Fleischer Architects Inc. dated January 5, 2010 attached as Schedule "B" to By-law 2010-084.

i) All other height requirements shall be in accordance with the Elevation Drawing provided by Turner Fleischer Architects Inc. dated April 1, 2010 attached as Schedule "C" to By-law 2010-084.

13.2.79 C4 (SP-454)
Parts 1-18, 19, 23, 24, 25, 28, 31, 40 and 41 on Plan 51R-31901

Lands are subject to Ontario Municipal Board decision PL050527 dated June 28, 2010. (By-law 2010-130)

13.2.80 C2 (SP-458)

208 Bayfield Street

a) The permitted uses shall be restricted to Dwelling Unit, Office, Medical Office or Personal Service Store.

b) A maximum of 25m^2 of ancillary Retail Store uses related to Office, Medical Office or Personal Service Store is permitted.

c) Shall be permitted a 0.69m north side yard setback with respect to the location of the building existing as of the date (November 8, 2010) of passage of this by-law only. Any addition, alteration to or replacement of such building shall conform to the standards of the Zoning By-law in effect.

d) Shall be required to provide a 2m high tight board fence along the north property line, save and except adjacent to the existing main building and front yard. The tight board fence shall be required with respect to the location of the building existing as of the date of passage of this by-law only. Any addition, alteration to or replacement of such building shall conform to the standards of the Zoning By-law in effect.

e) Shall not be required to provide a minimum landscape buffer along the north and west property lines with respect to the location of the building existing as of the date of passage of this by-law only. Any addition, alteration to or replacement of such building shall conform to the standards of the Zoning By-law in effect.

f) Shall not be required to provide a barrier free parking space with respect to the location of the building existing as of the date of passage of this by-law only. Any addition, alteration to or replacement of such building shall conform to the standards of the Zoning By-law in effect.

g) Shall not be required to provide a continuous poured concrete curb with respect to the location of the building existing as of the date of passage of this by-law only. Any addition, alteration to or replacement of such building shall conform to the standards of the Zoning By-law in effect. (By-law 2010-165)

13.2.81 C2 (SP-459)

258 Bayfield Street

a) The permitted uses shall be restricted to Office, Medical Office, Service Store or Personal Service Store, Dwelling Unit in conjunction with permitted commercial uses and residential uses permitted in the Residential Apartment (RA2) zone.

b) A maximum 0f 30m^2 of ancillary Retail Store uses related to Office, Medical Office, Service Store or Personal Service Store is permitted in the Transition Centre Commercial (C2) (SP-459) zone.

c) A 3.0 metre side yard setback adjacent to a residential zone with respect to the location of the building existing on November 29, 2010, shall be permitted.

d) A minimum landscape buffer of 3.0 metres where a non-residential lot abuts a lot in a residential zone shall not be required. This provision shall apply only with respect to the location of the building existing on November 29, 2010.

e) Shall not be required to provide a continuous poured concrete curb with respect to the location of the building existing on November 29, 2010.

f) Shall only be required to provide nine parking spaces. This provision shall apply only with respect to the location of the building existing on November 29, 2010. (By-law 2010-184)

13.2.82 C4 (SP-472)

11, 50 and 70 Lakeside Terrace (By-law 2012-076)

a) A minimum of 195 parking spaces shall be permitted for the Medical Offices/Offices in the General Commercial C4 (SP-472) zone. All other permitted uses shall conform to the provisions under Section 4.6.1 of By-law 2009-141.

b) A Retirement Home and Assisted Living Facility shall be permitted.

c) Shall include the removal of internal lot lines so that the entire parcel can be treated as a single lot for zoning purposes.

d) A continuous tightboard fence with a minimum height of 2m along the lot line abutting a Residential Zone, or a different fencing arrangement may be permitted to be as determined by Site Plan approval.

e) The following standards shall be permitted/required in the General Commercial C4 (SP-472) zone:

Medical Offices/Offices

Front Yard Setback (min)	14m
Rear Yard Setback (min)	12m
Building Height (max)	20m

Assisted Living Facility

Rear Yard Setback (min)	4m
Building Height (max)	30m

Retirement Home

Front Yard Setback (min)	14m
Rear Yard Setback (min)	10m
Building Height (max)	20m

13.2.83 C4 (SP-478)

372 Yonge Street

a) A right side yard setback of 1.6 metres shall be permitted.

b) A left side yard setback of 4.0 metres shall be permitted.

c) A landscape buffer strip along the right lot line of 1.6 metres shall be permitted.

d) A landscape buffer strip along the left lot line of 1.0 metres shall be permitted.

e) A landscape buffer strip along the left lot line within the front yard of 0 metres shall be permitted.

f) A continuous tight board fence is not required in the front yard.

g) A setback along the left lot line for the detached accessory building (garbage storage) of 1.4 metres shall be permitted. (By-law 2015-100)

13.2.84 C2 (SP-480)(H-120)

145 Bradford Street

a) A maximum building height of 65 metres including rooftop mechanical devices shall be permitted.

b) The stepping provision requirements shall not be required.

c) A minimum lot coverage of 12.5% of the total lot area for the commercial use portion of the development shall be permitted.

d) A minimum of 3,318 square meters of commercial use (not including home occupations) shall be required.

e) A minimum right side setback abutting Ellen Street of:

i) 1.5 meters for buildings less than or equal to 12.5 meters in height;

ii) 3 meters for buildings greater than 12.5 meters in height,

shall be permitted in the Transition Centre Commercial (C2-2)(SP-480)(H-120) zone.

f) A minimum left side setback abutting Bradford Street of 3 meters shall be permitted.

g) A Landscaped Buffer Area shall not be required.

h) Direct sales uses shall be permitted.

i) A home occupation is a permitted use only if direct access to the street is provided for the residential unit.

j) The floor area devoted to the home occupation shall not exceed 50% of the floor area of the dwelling.

k) The number of employees employed at a home occupation shall not be restricted.

l) Retail uses shall be permitted.

m) All parking spaces to be provided for non-resident employees shall be permitted.

n) The number of customers being served at one time at a home occupation shall not be restricted.

o) The (H) symbol indicates that the lands so zoned cannot be used for a purpose permitted by Transition Centre Commercial (C2-2) (SP-480) (H-120) zone until the (H) symbol is removed. The removal of the (H) symbol shall be subject to completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

i) A Record of Site Condition is accepted by the Ministry of the Environment.

ii) A site plan agreement for development of the site is executed which shall include:

(i) The requirement to transfer a road widening and daylighting triangle; and

(ii) An urban design concept incorporating non-traditional amenity areas (e.g. green roofs) and low impact development techniques.

iii) A survey which verifies that the Ministry of the Environment Guideline D-2 separation distance requirement between a sensitive land use and

the City of Barrie Wastewater Treatment Facility has been met. (By-law 2013-035)

13.2.85 C1-2 (SP-481)

125 and the south half of 155 Dunlop Street West, 34, 40, 42 and 44 High Street, and 34, 36, 38, 40 and 50 Bradford Street

a) The additional permitted uses of a school, college or university shall be permitted.

b) The following uses of Automotive Service Station, Building Supply Centre, Bus Terminal, Bus Transfer Station, Nightclub, Nursery or Garden Supply Centre shall be prohibited. (By-law 2015-114, OMB Decision PL140066)

13.2.86 C1-2 (SP-481) (H-125)

125 and the south half of 155 Dunlop Street West, 34, 40, 42 and 44 High Street, and 34, 36, 38, 40 and 50 Bradford Street

a) The additional permitted uses of a school college or university shall be permitted.

b) The following uses of Automotive Service Station, Building Supply Centre, Bus Terminal, Bus Transfer Station, Nightclub, Nursery or Garden Supply Centre shall be prohibited.

c) The (H) symbol indicates that the lands so zoned cannot be used for a purpose permitted by City Centre Commercial (C1-2) (SP-481) (H-125) until the (H) symbol is removed. The removal of the (H) symbol shall be subject to completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

   a. That the owner/applicant enters into a Site Plan Agreement with the City of Barrie. (By-law 2015-114, OMB Decision PL140066)

13.2.87 C5 (SP-485)

650 Big Bay Point Road and 63 Kell Place

a) A private road shall be permitted and shall be deemed to be a street for the purposes of determining frontage and the standards required by Section 5.3 of By-law 2009-141.

b) Single detached residential dwelling units shall be permitted.

c) A maximum of 5 single detached dwelling units are permitted.

d) All single detached dwelling units must front on a private road.

e) A minimum frontage of 9 metres and a minimum lot area of 227 square metres for the single detached dwelling units shall be permitted.

f) A minimum side yard setback of 1.8 metres shall be permitted for any single detached dwelling units located on corner lots abutting the private road. (By-law 2013-090) (H provision removed by By-law 2015-133)

13.2.88 C2-2 (SP-492) (H-124)

220 Bradford Street

a) A minimum of 1.2 parking spaces per residential unit shall be permitted.

b) A side yard setback of 3 metres shall be permitted and the side yard stepping provision requirements set out in footnote 1 of Table 6.3 shall not be required.

c) A minimum lot coverage of approximately 10% of the total lot area for the commercial use portion of the development shall be permitted.

d) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

i) An Air Quality and Noise Report with recommendations that clearly examine the impacts of introducing the proposed residential apartment building into the recommended Ministry of Environment Separation Distance from the City of Barrie Wastewater Treatment Plant (WWTP). Such recommendations must include, but not be limited to, construction measures for the proposed building at 220 Bradford Street to mitigate any impacts from the WWTP without placing undue hardship on the City or restricting the current and future operations of the WWTP.

ii) The owner shall acknowledge and agree to a warning clause being placed on title, and subsequently placed in all agreements of purchase, sale and lease, to identify that the building is in close proximity to the City's WWTP and from time to time, activities at the plant may impede the enjoyment of the property.

iii) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment for the introduction of a sensitive land use on the lands municipally know as 220 Bradford Street.

iv) Detailed urban design for the site at submission of the Site Plan Control application, including but not limited to, modified stepping provisions, low impact development techniques for stormwater management and exploration of opportunities for non-traditional amenity space such as green roofs.

v) The owner's execution of a Site Plan Agreement with the City. (By-law 2013-176)

13.2.89 C5 (SP-514)

180 & 190 Ferndale Drive permitted uses shall include a grocery store. Grocery store shall mean a retail store that primarily sells food. (By-law 2015-047)

13.2.90 C4 (SP-520)

295 to 299, 327, 467, 507 to 527 and 637 to 657 Cundles Road East

a) Used car lots, auto body and collision repair shops, adult entertainment parlours and marinas shall not be permitted.

b) All internal lot lines shall be removed in order that the entire parcel may be treated as a single lot for zoning purposes.

c) A maximum building height of 15 metres shall be permitted unless specifically identified.

d) A maximum gross floor area of 3,253 square metres for permitted automotive related uses shall be required.

e) A maximum commercial gross floor area of 49,157 square metres shall be permitted.

f) A parking standard of 1.1 spaces per residential dwelling unit shall be permitted.

g) A parking standard of 1 space per 24.4 metres squared shall be permitted for all commercial and institutional uses.

h) The provisions of sections 6.2.5 and 6.3.3 of By-law 2009-141 shall not apply.

(By-law 2015-111) (Standards relating to Highway 400) (By-law 2011-114 OMB Decision PL070812) {(H-94) Removed by By-law 2012-209). See Site Plan D11-1476} (By-law 2016-070)(By-law 2023-038)

13.2.91 C4 (SP-530)

295 to 299 Cundles Road East (By-law 2016-070)

a) Be permitted a residential building(s) of 6 storeys and have a minimum of 65 residential units and a maximum of 196 residential units.

b) The provisions of sections 6.2.5 and 6.3.3 of By-law 2009-141 shall not apply.

(Standards relating to Highway 400) (By-law 2011-114 OMB Decision PL070812) {(H-94) Removed by By-law 2012-209). See Site Plan D11-1476}

13.2.92 C4 (SP-535)

480-500 Duckworth Street

a) Vehicular parking shall be the only permitted use.

b) The subject lands shall be treated as one parcel with the adjoining lands municipally known as 13 Little Lake Drive, for zoning purposes.

c) A landscape buffer area adjacent to the Highway 400 right-of-way shall be in accordance with Schedule “B” attached to By-law 2017-028. (By-law 2017-028)

13.2.93 C4 (SP-540)

357 Yonge Street

a) A Retirement Home shall be a permitted use.

b) A maximum height of 14.5 metres (4-storeys) shall be permitted.

c) A minimum front yard setback of 2.0 metres shall be permitted to the main building in accordance with Schedule “B” attached to By-law 2017-047.

d) A minimum front yard setback of 1.0 metres shall be permitted to the entrance canopy in accordance with Schedule “B” attached to By-law 2017-047.

e) A minimum front yard setback of 1.5 metres shall be permitted to the window well in accordance with Schedule “B” attached to By-law 2017-047. (By-law 2017-047)

13.2.94 C1-1 (SP-559)

2-14 Dunlop Street West, 30-42 Bayfield Street, 43-45 Maple Avenue

a) An increased building height for the east half of the parcel from 30 metres to 68.25 metres.

b) An increase in building height within 5 metres of the front lot line and flankage from 10 metres to 15.6 metres.

c) A decrease in the minimum commercial coverage from 50% to 26%.

d) A decrease in the minimum landscape buffer from 3 metres to 0 metres.

e) An increase of the minimum balcony setback from 1.5 metres into the required yard to 2.6 metres into the required yard.

f) The provision of 9 residential units to be available at affordable rental rates in accordance with Provincial Policy and Official Plan Affordable Housing Policy 3.3.2.2 a) for a period of 20 years.

g) The dedication of 1,000 sq. ft. of land to the City of Barrie, located on the northwest corner of Bayfield and Dunlop Streets, to be utilized as a public square; and that $10,000 be provided for public programming of the space. (By-law 2018-036)

13.2.95 C2-1 (SP-563)

55 - 57 McDonald Street, 53 - 59 & 61 - 67 Owen Street, 70 – 78 Worsley Street

a) A minimum side yard setback adjoining a residential zone of 3.0 metres shall be permitted.

b) A minimum side yard setback adjoining a street of 1.0 metres shall be permitted.

c) A maximum gross floor area of seven hundred sixty (760) percent of the lot area shall be permitted.

d) The minimum coverage for commercial uses of 20% of the lot area shall be permitted.

e) The minimum required parking spaces for a retail store shall be 0 spaces for Commercial/Retail Space.

f) A minimum of 0.32 bicycle parking space for every suite shall be required.

g) A minimum of 0.8 parking spaces per dwelling unit and a maximum of 1.65 parking spaces per dwelling unit shall be required.

h) Tandem parking shall be permitted and shall count towards required parking.

i) A maximum building height of 13.0 shall be permitted within 3.0 metres of a street line and 67.0 metres beyond 3.0 metres of a street line for the south building, and 13.0 metres within 3.0 metres of a street line and 35.0 metres beyond 3.0 metres of a street line for the north building.

j) A minimum landscaped buffer width shall be:

- 1.0 metres to Owen Street, McDonald Street and Worsley Street;
- 3.0 metres adjoining the residential zone on the northern exposure; and
- 0.0 metres to the side lot line adjoining the commercial zone.

k) A parking structure underground is permitted 0.0 metre to a street line.

l) $475,000.00 be dedicated to the following community benefits:

- $150,000 for public safety and public realm improvements at the public plaza in front of the Downtown Public Library.
- $100,000 for public realm improvements to the nearby John Edwin Coupe Park and/or Lions Park.
- $75,000 for street furnishing improvements in the downtown.
- $75,000 for the development of a strategic Public Art Master Plan.

- $75,000 for developing processes and providing supplies for creative construction hoarding improvements and beautification. (By-law 2018-133)

13.2.96 C1-1 (SP-580)

39 – 67 Dunlop Street West & 35 – 37 Mary Street (By-law 2019-126)
(municipally now known as 55 Dunlop Street West)

a) That notwithstanding the definition for *Front Lot Line* set out in Section 3.0 of this Zoning By-law, the *Front Lot Line* shall be Dunlop Street West.

b) That *Lot Flankage* shall be defined as the lot line(s) that divide the lands from Mary Street, Maple Avenue and/or the rear municipal laneway.

c) A minimum of 1 parking space per dwelling unit for the first 490 units shall be required in the (C1-1)(SP-580) zone, after which a minimum parking ratio of 0.69 spaces per dwelling unit can be applied to the whole of the lands in the C1-1 (SP-580) zone.

d) That required parking spaces can be provided in any location in the C1-1 (SP-580) zone.

e) That a *Parking Stacker* shall be defined as a mechanical elevating device that provides for the storage, lifting and lowering of vehicles within a parking space.

f) That a *Parking Stacker* shall be permitted in the C1-1 (SP-580) zone, provided that it is accessory to a parking space and is located within the interior of a building.

g) That a maximum of 4 residential units can have a minimum required dwelling floor area of 26.67m^2.

h) That a *Tower Separation* shall be defined as the minimum distance between building faces above the 6th storey.

i) That the minimum *Tower Separation* shall be 18.50 metres inclusive of balconies.

j) That 12 *Live/Work Units* shall be a permitted use within the C1-1(SP-580) zone.

k) That a *Live/Work Unit* shall be defined as a unit that can use up to 100 percent of the total floor area of the unit for residential, retail and/or commercial uses, or any combination thereof in accordance with the defined permitted uses for *Live/Work Units* forming part of this By-law.

l) That permitted uses in *Live/Work Units* in the C1-1 (SP-580) zone include those uses defined in Section 5.2.10 Home Occupation as well as *Arts, Crafts and Instructional Services*.

m) That for the purposes of this By-law, *Arts, Crafts, and Instructional Services* shall be defined as uses which include photographers, arts and

crafts services, artists, artisans workshops, ceramics workshop, clothing designer, sculptors, wood crafts, music instructors, tutors, furniture makers, graphic designers, jewelers, composers, and sign makers.

n) That *Live/Work Units* are not required to provide parking in the C1-1(SP-580) zone.

o) That a maximum gross floor area of 970 percent of the lot area shall be permitted in the C1-1(SP-580) zone.

p) That a maximum building height of 110.25m, excluding mechanical penthouse, is permitted along the *Front Lot Line* and *Lot Flankages* in the C1-1 (SP-580) zone.

q) That a minimum coverage for commercial uses of 35 percent of the lot area shall be required in the C1-1 (SP-580) zone.

r) That a continuous landscape buffer along the *Lot Flankages* is not required in the C1-1 (SP-580) zone.

s) That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing, to the satisfaction of the Director of Planning and Building Services.

t) (Deleted by By-law 2021-001)

13.2.97 C4 (SP-592)

244 Ardagh Road and Part of 250 Ardagh Road (By-law 2020-066)

a) That notwithstanding the obtaining of any future land division under the provisions of the *Planning Act* as amended from time to time or the registration at any time of any Condominium Declaration, a Plan of Subdivision or conveyance with respect to any portion of said land, the land zoned C4 (SP-592) by this By-law shall be considered to be one lot for the purposes of zoning.

b) That notwithstanding the provisions set out in Section 4.6 Parking Standards of By-law 2009-141, the following minimum parking standards are required for uses in the C4(SP-592) zone:

i) 1.25 parking spaces are per dwelling unit; and,

ii) 1 space per 30 square metres of commercial use.

c) That notwithstanding Table 6.2 Permitted Uses of By-law 2009-141, the following additional uses are permitted in the C4 (SP-592) zone as part of a mixed use development:

i) Block/Cluster/Street/Stacked Townhouse units and,

ii) Home Occupations in accordance with Section 5.2.10 of By-law 2009-141.

d) That notwithstanding Table 6.3 Commercial Standards of By-law 2009-141, the following standards shall be applied to the property zoned as C4 (SP-592):

i) A minimum front yard setback of 2 metres shall be provided (Ferndale Drive South)

ii) A minimum exterior side yard setback of 2 metres shall be provided (Ardagh Road)

iii) A minimum interior side yard setback of 10 metres shall be provided (north property line)

iv) A minimum rear yard setback of 7.5 metres shall be provided (west property line)

v) A maximum building height of 28 metres is permitted for the mixed use building located at the south-east corner of the property; and,

vi) A maximum building height of 12.5 metres shall be permitted for a townhouse unit.

e) That notwithstanding Section 6.3.4.3 d) of By-law 2009-141, a minimum 6% or 290 square metres of the total gross floor area of the mixed use building shall be used for commercial uses in the C4 (SP-592) zone.

f) That notwithstanding Section 6.3.4.3 e) of By-law 2009-141, a minimum consolidated amenity area of 730 square metres shall be required in the C4(SP-592) zone.

g) That notwithstanding the provisions in By-law 2009-141, accessory structures in association with each townhouse unit and the mixed-use block shall be permitted in in accordance with Section 5.3.5 of By-law 2009-141.

h) That notwithstanding any other provision of this By-law 2009-141 box/bay windows and any other encroachments identified in 5.3.3.1 (b) and (g), may project a distance of not more than 0.5 metres into a required yard.

i) That notwithstanding the provisions of the Planning Act respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the (C4)(SP-592) zone.

j) THAT the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.2.98 C2-2 (SP-595) (H-149)

272 Innisfil Street (By-law 2020-073)

a) That notwithstanding the provisions of Section 6.3.2 – Additional Standards for Commercial Zones, the lands known municipally as 272 Innisfil Street, zoned as Transition Centre Commercial – 2 with Special Provisions (C2-2)(SP-595), the following standards shall apply:

i) A maximum height of 52 metres shall be permitted

ii) Commercial uses are not required; and,

iii) A minimum 5 metre side yard setback shall be required adjacent to Jacob's Terrace.

b) That the (H-149) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the Planning Act, R.S.O. 1990, c.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by the Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595) until the (H-149) symbol is removed pursuant to Section 36 of the Planning Act. The (H-149) provision shall be lifted upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

i) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and

ii) That the owner enters into a Site Plan Agreement with the City.

c) That the owner/applicant is required to provide community benefits per Section 37 of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.2.99 C1-2(SP-602)(H-151), C1-2(SP-603)(H-152), (EP)

51 to 75 Bradford Street and 20 Checkley Street (By-law 2021-010)

That the following apply on lands zoned as Central Area Commercial with Provisions, Hold (C1-2)(SP-602)(H-151) on Schedule "A" attached to this By-law:

a) Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;

b) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:

i) Maximum gross floor area: 30,000 square metres;

ii) Maximum building height shall be 26 metres within 10 metres of Lakeshore Drive and a maximum building height of 88 metres thereafter;

iii) Maximum building height shall be 26 metres within 10 metres of the north property line and a maximum building height of 88 metres thereafter;

iv) Maximum gross floor area: 700% (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)); and,

v) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)) shall be 15%.

c) That Notwithstanding Section 4.6.2.1, 25% of the required parking can be provided on the adjacent lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-151) on Schedule "A" as attached to this By-law.

d) That notwithstanding Section 4.7.1, for a hotel use two (2) loading spaces shall be required.

That the following apply on lands zoned as Central Area Commercial with Special Provisions (C1-2)(SP-603)(H-151) on Schedule "A" as attached to this By-law:

e) Not withstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;

f) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:

i) Maximum gross floor area: 126,000 square metres;

ii) Maximum building height of 30 metres within 5 metres of Bradford Street and a building height of 132 metres thereafter;

iii) Maximum gross floor area: 700% (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)); and,

iv) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)) shall be 15%.

g) That notwithstanding the Holding (H) Symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152), transitional uses, including but not limited to, passive recreation and a parking lot for surface parking attributed to the development of the lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151) are permitted subject to Site Plan approval.

f) That a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands as zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:

i) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;

ii) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and

iii) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication of the City of Barrie.

g) That a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:

i) If the owner/applicant requires a reduction in required parking, submission of a transportation and Parking Strategy to the satisfaction of the City of Barrie; including but not limited to, an evaluation of the parking standards applied to the development of

lands shown on Schedule "A" attached to this By-law, will be required;

ii) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;

iii) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,

iv) Confirmation and the refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.

h) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.

i) That the development be constructed generally in accordance with the concept plan illustrated and attached to this By-law as Schedule "B".

j) That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

k) That notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) and Environmental Protection (EP) zone as illustrated on Schedule "A" attached to this By-law.

13.2.100 C4 (SP-606), OS, SWM

180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751 (By-law 2021-040)

a) That notwithstanding the provisions of Table 6.2, the following uses shall be prohibited in the General Commercial, Special Provision (C4)(SP-606) zone:

i. Adult Entertainment Parlour

ii. Automotive Leasing Establishment

iii. Automotive Repair Establishment

iv. Automotive Sales Establishment

v. Automotive Service Station

vi. Building Supply Centre

vii. Nightclub

viii. Nursery or Garden Supply Centre

c) That the Owner/Applicant be required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8

Height and Density Bonusing to the satisfaction of the Director of Development Services.

13.2.101 C2-1 (SP-608)

217 Dunlop Street East (By-law 2022-007)

a) That notwithstanding the provisions set out in Table 6.3.1 of By-law 2009-141, a minimum interior side yard setback of 6.0 metres adjoining a Residential Zone shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

b) That notwithstanding the provisions set out in Table 6.3.1 of By-law 2009-141, a minimum interior side yard setback of 6.0 metres adjoining a Commercial Zone shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

c) That notwithstanding the provisions set out in Table 6.3.1 of By-law 2009-141, a maximum permitted gross floor area of five hundred ninety-five (595) times the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-608) zone.

d) That notwithstanding the provisions set out in Tables 6.3.1 and 6.3.2 of By-law 2009-141, a maximum building height of 49.5 metres shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

e) That notwithstanding the provisions set out in Tables 6.3.1 and 6.3.2 of By-law 2009-141, a maximum building height of 49.5 metres within 5.0 metres of the front lot line and of 49.5 metres beyond 5.0 metres of the front lot line shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

f) That notwithstanding the provisions set out in Table 6.3.2 of By-law 2009-141, the minimum coverage for commercial uses of 0.0% of the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

g) That notwithstanding the provisions set out in Sections 4.8.2.1 and 6.3.7.1 of By-law 2009-141, the minimum landscaped buffer width along a public street, along the side yard abutting a Residential Zone, along the side yard abutting a Commercial Zone, and along the rear yard shall be variable and shall be 0.0 metres in some locations in the Transition Centre Commercial C2-1 (SP-608) Zone.

h) That notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, residential tandem parking spaces shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.

13.2.102 C2 (SP-618)

219 Bayfield Street (By-law 2022-093)

a) That notwithstanding Section 4.8.2.1 in By-law 2009-141, a continuous landscape buffer a minimum width of 2.5 metres shall be provided along the abutting long line of the east lot line abutting a residential zoned lot.

b) That notwithstanding Section 6.2.1, Table 6.2 in By-law 2009-141, only the following uses shall be permitted:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office – Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery,

Assisted Living Facility, Child Care, Museum, Social Service Facility, Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and, Group Home.

13.2.103 C1-2 (SP-622)(H-156)/ C1-2 (SP-622)

34-50 Bradford Street (By-law 2022-120)

q) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per residential unit.

r) That notwithstanding the provisions set out in Section 4.6.2.1 in By-law 2009-141, parking spaces may be provided on separate lots within the same subject zoning parcel, should they be established on the subject lands through the registration of plans of condominium, or consent applications.

s) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum building height of 4.5 metres and a maximum building height of 22.0 metres (5-6 storeys) within 5.0 metres of the Bradford Street lot line; and beyond 5.0 metres of the lot frontage and lot flankage, a maximum building height of 75.0 metres (25 storeys) in addition to Phase 1 tower heights at 86.0 metres (26 storeys) and 101.0 metres (30 storeys) is permitted.

t) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum of 338 square metres of ground floor commercial uses, representing approximately 30% or more of the building frontage, is required.

u) That notwithstanding Section 6.3.7.1 of By-law 2009-141, a continuous landscape buffer of 3.0 metres is not required along the side and rear lot lines.

v) That the Holding symbol (H-156) can be removed from that part of the lands zoned as 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-622)(H-156), when the following has been submitted to the satisfaction of the Director of Development Services:

   a. A Master Site Plan demonstrating the integration of the Phase 2 lands with the proposed and/or approved Phase 1 concept and proposed and/or approved development on adjacent lands owned by the City of Barrie, including, but not limited to:

      i. Vehicular access, traffic circulation, and alignment of private and/or municipal road connections to successfully facilitate development of the entire site; and,

      ii. A site design that provides multi-modal, pedestrian and accessible access to public streets/sidewalks, transit stops and open spaces.

   b. A Traffic Impact Study and Parking Strategy to support the Master Site Plan requirements noted above demonstrates that the proposed reduction in parking standard for Phase 1 met the needs of residents, and provides justification for the City to accept the proposed reduction in parking standards for Phase 2.

c. A detailed Urban Design submission, consistent with the City's Urban Design policies and guidelines, including, but not limited to:

   a. Design attributes that demonstrate justification for any increase in height of buildings from 45.0 metres (12-15 storeys);

   b. Buildings of various built forms and height with good placement, orientation, massing and design to enhance transition to adjacent lower scale neighbourhood areas;

   c. Buildings located and oriented to frame and activate public/private streets and open spaces;

   d. Mitigation of wind and shadow impacts on adjacent streets and open spaces; and,

   e. Conditional approval of a Site Plan Control application.

g) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.

13.2.104 C2-1 (SP-624)

129 Collier Street (By-law 2022-124)

a) That notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, for the north tower, a side yard adjoining a Commercial Zone of 9.5 metres from the west property line and 7.5 metres from the east property line shall be permitted.

b) That notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, for the south tower, a side yard adjoining a Commercial Zone of 1.5 metres from the west property line and 6.0 metres from the east property line shall be permitted.

c) That notwithstanding the provisions set out in Table 6.3 and Section 6.3.2 of By-law 2009-141, a maximum building height of 45.0 metres for the north building, and 47.0 metres for the south building shall be permitted with a minimum 2.0 metre step-back taken above the third storey from street level on the front and rear lot lines.

d) That notwithstanding the provisions set out in Section 6.3.7 of By-law 2009-141, a variable landscape buffer width, with a minimum of 1.5 metres, shall be permitted.

e) That notwithstanding the provisions set out in Table 6.3.2 of By-law 2009-141, a minimum coverage for commercial uses of 1.9% shall be permitted.

f) That notwithstanding the provisions set out in Section 4.6.2.5 of By-law 2009-141, a minimum parking space width of 2.6 metres shall be permitted.

g) That notwithstanding the provisions set out in Section 4.6.2.5 of By-law 2009-141, a minimum drive aisle width of 6.0 metres for a drive aisle with parking at a 90-degree angle shall be permitted.

h) That notwithstanding the provisions set out in Table 4.6 and Section 4.6.1 of By-law 2009-141, the following provisions for minimum parking space per

dwelling unit(s) for residential dwelling(s) shall be 0.85 parking space per dwelling unit.

i) That notwithstanding the provisions set out in Table 4.6 and Section 4.6.2 of By-law 2009-141, the following provisions for minimum parking spaces for commercial uses shall be 0 parking spaces per 24 square metres of commercial GFA.

j) That all floors of the building front on Collier Street and Dunlop Street West shall be required to comprise of residential and/or commercial uses to activate the street frontages.

13.2.105 C3 (SP-625)

320 Bayfield Street (By-law 2022-122)

a) That notwithstanding the provisions of Section 6.2.1 and Table 6.2, the following shall apply to the lands zoned Shopping Centre Commercial (C3) (SP-625):

a) Self-storage is a permitted use for a portion of the lands;

b) That the self-storage use be restricted to the existing commercial shopping centre (Bayfield Mall);

c) That the self-storage use be restricted to a total area of 6,039 square metres of 15% of the existing commercial shopping centre.

13.2.106 C4 (SP-626)

651, 659, 665, 669, & 673 Mapleview Drive East (By-law 2023-022)

a) That notwithstanding the provisions of Table 6.3.1 of By-law 2009-141, the front yard setback shall be a minimum of 5.0 metres.

b) That notwithstanding the provisions of Table 6.3.1 of By-law 2009-141, the maximum height of buildings shall be 14.0 metres.

c) That notwithstanding the provisions of By-law 2009-141, awnings and canopies are permitted to encroach 1.0 metre into the required front, rear and/or side yard.

13.2.107 C2-2 (SP-635)

17 Jacob's Terrace (By-law 2023-063)

a) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per residential unit.

b) That notwithstanding the provisions set out in Table 6.3 – Commercial Standards in By-law 2009-141, a minimum front yard setback of 4.0 metres is required.

c) That notwithstanding the provisions set out in Table 6.2 – Commercial Standards in By-law 2009-141, minimum side yard setbacks are permitted as follows:

a. West Side Yard – A side yard setback of 5.0 metres shall be required with an additional step back of at least 1.5 metres above a building height of 14.5 metres.

b. East Side Yard – A side yard setback of 11.0 metres shall be required with an additional step back of at least 1.5 metres above a building height of 14.5 metres.

d) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, building height is permitted as follows:

a. A maximum 4 storey podium, setback a minimum of 4.0 metres from the front lot line to a height of 14.5 metres with additional step-backs of at least 1.5 metres.

b. A maximum 4 storey podium, setback a minimum of 10.0 metres from the lot flankage to a height of 14.5 metres with additional step-backs of at least 1.5 metres.

c. Maximum tower heights of 61.0 metres (19 storeys) and 73.0 metres (23 storeys) excluding mechanical penthouse and other exclusions as defined for the measurement of building height.

e) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, no minimum coverage for commercial uses is required.

13.2.108 C4 (SP-638) (SP-520) (SP-530)

303 Cundles Road (By-law 2023-089)

a) That notwithstanding the provisions set out in site specific By-law 2010-130 as amended, for the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone, Special Provision (SP-638) be added as follows:

a. Residential uses are permitted on the lands known municipally as 303 Cundles Road East, as part of a larger commercial/institutional and residential development, with the following special provisions:

i. A minimum rear yard setback of 3.4 metres, outside of the 14 metre setback required by the Ministry of Transportation for Highway 400.

ii. A maximum height of 45 metres (12 stories).

iii. A maximum of 505 additional residential dwelling units.

b) Be permitted a residential building(s) of 6 storeys and have a minimum of 65 residential units and a maximum of 196 residential units.

c) The provisions of sections 6.2.5 and 6.3.3 of By-law 2009-141 shall not apply.

(By-law 2015-111) (Standards relating to Highway 400) (By-law 2011-114 OMB Decision PL070812) {(H-94) Removed by By-law 2012-209). See Site Plan D11-1476} (By-law 2016-070)(By-law 2023-038)

13.2.109 C4 (SP-640)

15 Harvie Road (By-law 2023-089)

a) That notwithstanding Table 6.2 of Zoning By-law 2009-141, the 'General Commercial with Special Provisions' (C4)(SP-640) zone will permit additional employment type uses, including:

    a. Manufacturing, and Processing in wholly enclosed buildings
    b. Printing and Publishing
    c. Rental Store Excluding Video and Electronic Rentals
    d. Research/Development Facility
    e. Self-Storage
    f. Truck Terminal
    g. Warehousing in wholly enclosed buildings excluding self-storage
    h. Wholesale Establishment

13.2.110 C1-2 (SP-644) (H-159)

49 Collier Street (By-law 2023-090)

a) That notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per residential unit.

b) That notwithstanding the provisions set out in Table 6.3 in By-law 2009-141, a maximum Gross Floor Area, as percentage of the lot area, of 975% is permitted.

c) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a maximum building height of 20 metres (4-5 storeys) within 3 metres of the front lot line and the lot flankage along Owen Street; and beyond 3 metres of the lot frontage and flankage, a maximum building height of 109 metres (33 storeys) is permitted.

d) That notwithstanding the site-specific provision set out in number 4 above, balconies may project from the exterior wall of a building into a required step-back to a maximum of 1.6m.

e) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum of 50% of the ground floor building frontages abutting public streets will consist of commercial or institutional uses.

f) That notwithstanding section 6.3.7.1 of By-law 2009-141, a continuous landscape buffer of 3 metres is not required along the side and rear lot lines.

g) That the Holding symbol (H-159) can be removed from site-specific zoning 'Central Area Commercial with Special Provisions, Hold' (C1-2)(SP-644)(H-159) as shown on Schedule 'A" attached to this By-law, when the following has been submitted to the satisfaction of the Director of Development Services:

    a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition, as accepted by the MECP under the Environmental Protection Act, prior to any site works or issuance of a Building Permit.

h) That development be substantially in accordance with Schedule "B" of this by-law.

13.2.111 C1-2 (SP-657) (H-162)

50 Worsley Street (By-law 2024-050)

a) That the following definitions apply in the 'Central Area Commercial Second Density with Special Provisions and Hold' (C1-2)(SP-657)(H-162) zone:

a. **"Base Building"** means the portion of a building which collectively encloses the entirety of the first, second, and third storey.

b. **"Mid-Section Building"** means the portion of the building on the lot which collectively encloses the entirety of a storey above the base building, up to and including the 6th storey.

c. **"Tower"** means the portion of a building that collectively encloses the entirety of a storey above the mid-section building, up to a maximum height.

d. **"Floor Plate"** means the floor area of each floor measured from the outside of the exterior walls but excluding inset and projecting unenclosed balconies.

b) That notwithstanding the provisions set out in Section 6.3.2 of Comprehensive Zoning By-law 2009-141, the maximum building heights shall be as follows:

a. 11m for a **base building**;

b. 20 metres for a **mid-section building**; and
c. 110 metres for a **tower**.

c) That notwithstanding the provisions set out in Section 6.3.1 of Comprehensive Zoning By-law 2009-141, the minimum setbacks permitted in the Central Area Commercial Second Density with Special Provisions and Hold (C1-2)(SP-657)(H-162) zone shall be as follows:

a. The minimum building setbacks for a **base building** are as follows:
i. 0 metres from the north lot line.
ii. 0 metres from the west lot line.
iii. 3 metres from the east lot line.
iv. 0 metres from the south lot line.

b. The minimum building setbacks and step-backs, for a **mid-section building** are as follows:
i. A setback of 3 metres from the north lot line.
ii. A setback of 3 metres from the west lot line.
iii. A setback of 6 metres from the east lot line.
iv. A setback of 3 metres from the south lot line.
v. A step-back of 1.5 metres from all exterior walls of the base building.

c. The minimum building setbacks and step-backs for a **tower** are as

follows:

i. A setback of 40 metres from the north lot line.
ii. A setback of 3 metres from the west lot line.
iii. A setback of 6 metres from the east lot line.
iv. A setback of 3 metres from the south lot line.
v. A step-back of 1.5 metres from the exterior walls of the mid-section building, or base building.

d) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.60 parking spaces per unit.

e) That notwithstanding the provisions set out in Section 6.3.1 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 710% (45,440 square metres) shall be permitted.

f) That notwithstanding the provisions set out in Section 6.3.2 of Comprehensive Zoning By-law 2009-141, the minimum coverage for commercial uses shall be 25% (1,600 square metres).

g) That the minimum height for the ground floor of a building shall be 4.5 metres as measured from the floor to ceiling of the first storey.

h) That the maximum floor plate size above 12 storeys be 950 square metres.

i) That vehicle access to the site be provided from Clapperton Street and that the site be restricted to a maximum of one vehicle access.

j) That a holding provision be placed on the subject lands, to be removed when the below polices and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

a. Section 2.3.2 (d) ii) and Section 6.4.2 e) iiii) of the Official Plan [Affordable Housing]

b. Section 2.6.3.3 (d) of the Official Plan [Building Height]

c. Submission of a Transportation Impact Study and Parking Study providing functional justification for any proposed parking ratio below 0.7 parking spaces per dwelling unit.

13.2.112 C1-1 (SP-662)(H-166)

27, 31, 33, 35, 41 and 43 Essa Road and 259 and 273 Innisfil Street (By-law 2024-072)

a) That notwithstanding the provisions set out in Table 4.5.8 – Rail Setbacks Standards in By-law 2009-141, a setback of 15 metres is permitted.

b) That notwithstanding the provisions set out in Table 4.6 – Parking Standards in By-law 2009-141, a minimum parking standard is not required.

c) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, building height is permitted on the lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as follows:

   a. A maximum podium height of 20.0 metres (6 storeys); and,

   b. Tower heights to a maximum of 23 storeys (79.0 metres), 26 storeys (90.0 metres) and 39 storeys (127.0 metres) excluding mechanical penthouse and other exclusions as defined for the measurement of building height.

d) That notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum coverage of 2% of the lot area is required for commercial uses.

e) That notwithstanding section 6.3.7.1 of By-law 2009-141, a minimum 3 metre wide landscape buffer along all side and rear lot lines is not required, however, a 2.5 metre landscape buffer is required along the Innisfil Street lot line.

f) That the Holding symbol (H-166) can be removed from the site specific zoning 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as shown on Schedule "A" attached to this By-law, when the following has been submitted to the satisfaction of the Executive Director of Development Services:

   a. A Certificate of Property Use and/or Record of Site Condition, as accepted by the Ministry of the Environment, Conservation and Parks under the Environmental Protection Act, prior to any site works or issuance of a Building Permit;

   b. Confirmation of rail safety and noise mitigation from Metrolinx and the Barrie Collingwood Railway (BCRY), including any requirements to support the setback from the BCRY line as reduced by this By-law; and,

   c. Incorporation of a publicly accessible connection for direct community access from Innisfil Street to Essa Road and the Barrie Allandale Transit Terminal and Barrie Allandale GO service.

g) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as if no severance, partition, or division had occurred.

13.2.113 C4 (SP-670)

800 Yonge Street (See MZO Ontario Regulation 304/24, By-law 2024-137)

a) That notwithstanding the provisions set out in Comprehensive Zoning By-

law 2009-141, lands zoned General Commercial with Special Provisions (C4)(SP-670) shall be developed in accordance with Schedule “B”.

13.2.114 Central Area Commercial-2 with Special Provisions, Hold’ (C12)(SP-693)(H-177)

22, 28 & 34 Vespra Street and 97 & 101 Bradford Street (By-law 2026-015)

a) THAT notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, a minimum parking ratio of 0.7 parking spaces per unit shall be provided in the ‘Central Area Commercial-2 with Special Provisions, Hold (C1-2)(SP693)(H-177) zone;

b) THAT notwithstanding the provisions set out in Table 6.3, a maximum gross floor area of 741% of the lot area is permitted in the ‘Central Area Commercial-2 with Special Provisions, Hold’ (C1-2) (SP-693)(H-177) zone;

c) THAT notwithstanding the provisions set out in Section 6.3.2, a maximum building height of 122 metres is permitted in the ‘Central Area Commercial-2 with Special Provisions, Hold’ (C1-2) (SP-693)(H-177) zone;

d) THAT notwithstanding the provisions set out in Section 6.3.2, a minimum coverage for commercial uses of 9% of the lot area is required in the ‘Central Area Commercial-2 with Special Provisions, Hold’ (C1-2) (SP-693)(H-177) zone;

e) THAT notwithstanding the provisions set out in Table 6.3.7.1, a minimum continuous landscaped buffer area of 2 metres is required along the rear lot line and 1 metre is required along the exterior side lot line (south) in the ‘Central Area Commercial-2 with Special Provisions, Hold’ (C1-2) (SP-693)(H-177) zone;

f) THAT a holding provision be placed on the subject lands zoned Central Area ‘Commercial2 with Special Provisions, Hold’ (C1-2) (SP-693)(H-177), to be removed when the policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services and/or others as specified below:

    a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the Environmental Protection Act prior to any site works or issuance of a Building Permit.

13.3 SPECIAL PROVISIONS FOR INDUSTRIAL ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.3.1 LI (SP-49)

76 Mapleview Drive West shall be used for no other purpose than the sale of new and used *vehicles*. (By-law 1991-186) (By-law 2015-068)

13.3.2 LI (SP-59)

55 Mapleview Drive West may be used for the purpose of an *automotive sales establishment* and Lot 24, Plan 51M-446 shall be allowed a zero *lot line* setback on the southerly *side yard*, and Lot 23, Plan 51M-466 shall be allowed a zero *lot line* setback on the northerly *side yard*. (By-law 1993-63) (By-law 2015-068)

13.3.3 LI (SP-95) M1 (SP-96)

780 Essa Road, Lot 3, Concession 11, being parts 1 and 2 according to Reference Plan 51R-26867 formerly Township of Innisfil, now City of Barrie, County of Simcoe, and Block 1 according to Plan 51M-778 shall not be used for an *adult entertainment parlour*. (By-law 1995-204) (By-law 2015-068)

13.3.4 GI (SP-125)

7 George Street shall provide a minimum of 156 *parking spaces* on said property. (By-law 1996-257) (By-law 2015-068)

13.3.5 HI (SP-135)

21 Patterson Road shall provide 20 *parking spaces* for a *place of worship use*. (By-law 1997-59) (By-law 2015-068)

13.3.6 HI (SP-141), LI(SP-141) (H-48)

40 Harvie Road *adult entertainment parlours* shall not be permitted and such lands shall be subject to a holding provision such provision to be removed upon the owner having entered into an agreement satisfactory to the City with respect to financial contributions to improvements to either or both of Essa Road/Highway 400 and Mapleview Drive/Highway 400 interchanges. (By-law 1998-168) (By-law 2015-068)

13.3.7 LI (SP-153)

611 Huronia Road a *golf course* shall also be permitted. (By-law 2001-77) (By-law 2015-068)

13.3.8 LI (SP-167)

80 Mapleview Drive West shall not be permitted a *golf driving range*, *adult entertainment parlour*, *arcade or game establishment*, video *rental store*. An *arcade or game establishment* consisting of an indoor entertainment complex of a minimum of 929m^2 shall be permitted. (By-law 1999-28) (By-law 2015-068)

13.3.9 HI (SP-202)

64 Saunders Road shall also be permitted: automotive leasing, ancillary automotive repair (e.g. trailer hitch installation), retail sale as an *accessory use*, and outside storage for the purpose of the *display* of corporate *vehicles* and/or trailers only, and shall provide a minimum 6m *landscape area* adjacent to Highway 400 and a minimum 3m *landscape strip* adjacent to Saunders Road; and shall have no open storage *display* or parking within 90m of Highway 400 save and except a maximum of 8 *vehicles* in and at grade *display* area located adjacent to the *landscape area* along the Highway 400 frontage only. (By-law 2000-135) (2015-068)

13.3.10 LI (SP-87), LI(SP-212), LI(SP-214), LI(SP-284), LI(SP-313), LI(SP-322), LI(SP-344), LI(SP-345), LI(SP-346), LI(SP-347)

125,181,190,191,201,221 and 231 Mapleview Drive West; 620 Veterans Dr.; 32, 42, and 52 King Street and 480 Dunlop Street West an *automotive sales and leasing establishment* shall also be permitted. (By-law 2005-275) (By-law 2015-068)

13.3.11 LI (SP-213)

151 Mapleview Drive West a convenience store ancillary to a gas bar with a maximum *gross floor area* of 220m^2 shall also be permitted. (By-law 2000-154) (By-law 2015-068)

13.3.12 LI (SP-240)

565 Bryne Drive a *place of worship* of a maximum *gross floor area* of 900m^2 shall also be permitted. (By-law 2001-162) (By-law 2015-068)

13.3.13 LI (SP-245)

306 Tiffin Street shall be used for no other purpose than the following: *offices, conference centres*, electronics and software manufacturing in wholly enclosed *buildings*, pharmaceutical manufacturing in wholly enclosed *buildings*, *printing and publishing*, *research and development facilities, restaurants* as part of a *multi-tenanted building, service stores*, *transmission and distribution operating centre*, *veterinary clinic*, *accessory retail,* helicopter landing facility. (By-law 2005-275) (By-law 2015-068)

13.3.14 HI (SP-263)

3 Morrow Road - a convenience store of a maximum size of 220m^2 as an ancillary *use* in conjunction with a gas bar and *car wash* shall also be permitted and shall be required to provide a 6m wide *landscaping strip* along the entire frontage of the

Essa Road flankage, the treatment of which shall be addressed as a component of Site Plan Approval. (By-law 2005-275) (By-law 2015-068)

13.3.15 LI (SP-270)

499 and Rear of Veterans Drive shall be used for no other purpose than a *landscaped buffer* and shall not be considered in the calculation of any yard requirement. (By-law 2002-146) (By-law 2015-068)

13.3.16 LI (SP-282)

730 Essa Road shall be used for no other purpose than a *professional office*. (By-law 2004-292) (2015-068)

13.3.17 LI (SP-286)

115 Bell Farm Road shall also permit clinics and *personal service stores*. (By-law 2003-008) (By-law 2015-068)

13.3.18 BP (SP-338) (By-law 2019-115)

500 Veterans Drive, 60 – 80 Reid Drive, 138 – 204 Caplan Avenue and 204 Mapleview Drive (Lots 14 to 22 inclusive, Part of Lot 23 being Part 3 on Reference Plan 51R-33044 all according to Registered Plan 51M-495 all according to Registered Plan 51M-495) shall not be permitted *hotels* or *motels.* (By-law 2004-267) (By-law 2015-068)

13.3.19 BP (SP-339) (By-law 2019-115)

50 Reid Drive shall not be permitted *hotels* or *motels,* shall be permitted a maximum *building height* of 28m. (By-law 2004-267) (2015-068)

13.3.20 LI (SP-340)

566 - 570 Bryne Drive an *automotive sales establishment* with no outside storage of *vehicles* shall also be permitted. (By-law 2004-289) (By-law 2015-068)

13.3.21 RI (SP-350)

160 Lockhart Road

a) Shall only be permitted the following uses:

i) All industrial *uses* permitted in the (GI) *Zone*;

ii) Asphalt plant (the manufacturing of asphalt);

iii) The processing (i.e. crushing, screening or washing) of sand, gravel, stone or other surface and subsurface minerals;

iv) *Outdoor storage* of sand, gravel, stone;

v) *Recycling Facility Concrete and/or Asphalt;*

vi) Storage of soil or salt within an enclosed structure or covered as set out in (g) below;

vii) Open storage of heavy machinery and equipment; and,

viii) *Uses* and *buildings* accessory to a permitted use.

b) That provided the lands shown as (RI)(SP-350) on Schedule "A" to this by-law are not used for any other purpose listed in Section 13.3.21 in the RI(SP-350) zone a) ii) to vii) inclusive, then and only in such case shall the following additional *uses* be permitted: all Commercial *Uses*, *Agricultural Uses* and *Institutional Uses* permitted in the (GI) *Zone*;

c) That notwithstanding any provision of this By-law to the contrary and notwithstanding any consolidation of lots, all of the land shown as (RI SP-350) on Schedule "A" to this by-law shall be treated as a *single lot* for zoning purposes;

d) That notwithstanding the definition of "*Lot Line, Front*", the *lot line* abutting Lockhart Road shall be considered the *front lot line* and the *lot line* abutting Rawson Road shall be considered the *side lot line*;

e) That notwithstanding Section 7.8.3, the northerly property limit of Lot 84, Plan 51M-379 shall not be subject to screening measures. Further, that as an alternative to the minimum 2m high opaque fence, the *outdoor storage* may be screened from view from the *street* by landscaping or a combination of fencing and landscaping; and

f) That in addition to the Industrial Standards as set out in Section 7.8 of this By-law as amended, and notwithstanding Section 7.8.1 and 7.8.2, there shall be no *outdoor storage* within the minimum required *front yard* or minimum required exterior *side yard*, and the property *zoned* Restricted Industrial (RI SP-350) shall require the following setback and height restrictions:

Maximum Stockpile Height

Setback from Street		Maximum Stockpile Height
Lockhart Road	**Rawson Avenue**	
15 to 30m	7 to 20m	2.4m
30 to 60m	20 to 35m	5.0m
60 to 90m	35 to 60m	7.5m
90 to 120m	More than 60m	10.0m
More than 120m	More than 60m	12.0m

g) That storage of soil only take place where the soil is covered in such a manner as to prevent the effects of water or wind on the stored material that would in any way create an impact off site.

That storage of salt shall only take place within an enclosed *structure* such as a salt dome with openings for access for persons and *vehicles* and will include an impervious base, and will take place in accordance with best management practices. Best management practices shall include taking all reasonable steps to contain on-site any run-off, windblown or similar emission that might emanate from the storage material. (By-law 2005-139A Board Order 0353) (By-law 2015-068)

13.3.22 BP (SP-356)

2, 22, 26, 30 and 33 Quarry Ridge Road shall be used for no other purpose than the following *uses*: light and high technology manufacturing; processing and assembly *uses* and warehousing in wholly enclosed buildings; *research and development facilities* including laboratories, pharmaceutical and medical product industry; *offices*; *restaurants*; banks; *conference centre*; communication and broadcasting establishments including radio or television transmission facilities; *hotels/motels*; *fitness centres*; racquet clubs; swimming pool; *health club*; retail or *service stores* if accessory *uses* to a permitted restricted industrial use on the same lot and if they do not exceed more than 15% of the *gross floor area* of the building; *medical office*; *florist*; fire station; police station; day care facilities as an accessory use; *community centre*, and shall provide a minimum *front yard* setback of 6m, a minimum *side yard* adjacent to a residential use of 25m and a minimum *rear yard* adjacent to a residential use of 25m. (By-law 2005-191) (By-law 2005-275) (By-law 2015-068)

13.3.23 LI (SP-359)

99-105 Mapleview Drive West and 133-147 Mapleview Drive West

Notwithstanding any other provision of this By-law, the uses listed in the Table contained in Section 6.2.1 under the heading “Permitted Uses General Commercial (C4)” with the exception of “shopping centre” and “dwelling unit in conjunction with permitted commercial uses, excepting defined automotive uses”, may be constructed and used on such properties provided the provisions of this By-law applicable to lands zoned C4 are complied with, and provided further that not more than 3,650 sq. m. of gross floor area may be constructed and used on the currently vacant portion of 99-105 Mapleview Drive West (as shown on Schedule “A”) and not more than 6,000 sq. m. of gross floor area may be constructed and used on 133-147 Mapleview Drive West. (By-law 2015-068)

13.3.24 HI (SP-361)

55 Patterson Road in addition to the permitted *uses* in the (HI) *Zone*, shall be permitted an electrical *utility* and any associated *outside storage*. (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.25 LI (SP-367) & (SP-652)

315 & 323 Mapleview Drive West

Part of the North Half of Lot 4 Concession 11, formerly Township of Innisfil now in the City of Barrie in addition to the permitted uses in the (LI) zone, shall

also be permitted :

- *Automotive Sales Establishment*
- *Retail Store*
- *Personal Service Store*
- *Food Store*
- *Supermarket*
- *Standalone Restaurant*

(By-law 2006-120) (By-law 2015-068) (By-law 2023-133)

13.3.26 LI (SP-385)

Part Lot 4, Concession 12 in addition to the permitted *uses* in the (LI) *Zone*, shall be permitted a *place of worship* (which shall not include a *child care*, day care centre, *school*, or any residential *use* other than that associated with a rectory or manse). (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.27 LI (SP-386)

Parts 3, 4, 5, 6, 10, 11 RP 51R-29607 in addition to the permitted *uses* in the (LI) *Zone*, shall be permitted a single free standing *restaurant* building of no greater than 300m^2 together with any associated *drive through*. (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.28 HI (SP-392)

92 Davidson Street and 12 Ottaway Avenue shall be permitted a self storage use up to a maximum of 3,112 square metres of ground floor gross floor area and a maximum of 1,254 square metres of second floor gross floor area and that there shall be no direct access onto Ottaway Avenue. (By-law 2005-275 Board Order No. 1021) (By-law 2015-068)

13.3.29 LI (SP-394)

494 Veterans Drive in addition to the permitted uses in the (LI) Zone shall be permitted a private club (save and except any fraternity or sorority house, guest house or hostel or any other residential uses associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.30 LI (SP-395)

660 Bayview Drive in addition to the permitted *uses* in the (LI) *Zone* shall be permitted a *private club* (save and except any fraternity or sorority house, guest house or hostel or any other residential *uses* associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.31 LI (SP-396)

649 Bayview Drive, Part Lot 8, Concession 11, formerly Township of Innisfil, now City of Barrie being Parts 1, 3 and 5 on Reference Plan 51R-20375 in addition to the list of permitted *uses* in the (LI) *Zone*, shall be permitted a *private club* (save and except any fraternity or sorority house, guest house or hostel or any other residential *uses* associated with the facilities or a YMCA, YWCA, YMHA, YWHA). (By-law 2005-275 Board Order No. 2628) (By-law 2015-068)

13.3.32 BP (SP-407)

400 Bayview Drive shall permit the following uses:

Accessory Employee Use, Accessory Retail, Assembly Hall, Bank, Conference Centre, Data Processing Centre, Drive-Through Facility, Fitness or Health Club, Hotel, Motel, Office, Photography Studio, Restaurant(1), Service Store, Veterinary Clinic, Manufacturing & Processing in Wholly Enclosed Building, Printing & Publishing, Research & Development Facility, Warehousing in Wholly Enclosed Building excluding Self Storage, Commercial School, Day Nurseries (By-law 86-265), Office, Medical (By-law 2013-026). (H1-100) removed by-law 2014-093)

Footnotes to BP (SP-407)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m^2;

Notwithstanding the list of permitted uses, one freestanding restaurant shall be permitted within the lands zoned Business Park BP (SP-407).

The following standards shall apply:

a) Lot Area (min) 1300m^2

b) Lot Frontage (min) 30m

c) Front Yard (min.) – 6m

d) Side Yard (min.) – 4m

e) Side Yard (min.) – 10m, adjacent to a residential zone

f) Side Yard (min) – 6m, adjacent a to a street

g) Rear Yard (min) – 6m

h) Rear Yard (min) – 15m, adjoining a residential zone

i) Rear Yard (min) – 6m, adjoining a street

j) Lot Coverage (max) – 50%

k) Building Height (max) – 45m (2)

Footnotes to BP (SP-407)

(2) Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard.

Refer to By-law 2010-130 attached to OMB Decision PL050527, as amended by By-law 2013-026. (By-law 2015-068)

13.3.33 **LI (SP-408)** By-law 2010-130 by OMB Decision PL050527 dated June 28, 2010 as amended by By-law 2015-068.

505 Bayview Drive shall permit the following uses:

Auto Leasing Establishment, Auto Sales Establishment, Miniature Golf (Indoor), Restaurant(1), Animal Pound.

Notwithstanding the list of permitted uses, two freestanding restaurants shall be permitted within the lands zoned Light Industrial LI (SP-408).

Footnotes to LI (SP-408)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m^2;

The following standards shall apply:

a) Lot Area (min) 700m^2

b) Lot Frontage (min) 15m (1)

c) Front Yard (min.) – 7m

d) Side Yard (min.) –3m

e) Side Yard (min.) – 10m, adjacent to a residential zone

f) Side Yard (min) – 7m, adjacent a to a street

g) Rear Yard (min) – 7m

h) Rear Yard (min) – 15m, adjoining a residential zone

i) Rear Yard (min) – 7m, adjoining a street

j) Lot Coverage (max) – 60%

k) Building Height (max) – 16m (2)

Footnotes to LI (SP-408)

(1) Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

(2) Cranes, conveying equipment and incidental equipment required for manufacturing and processing shall also be exceptions to the maximum building height standard.

Refer to By-law 2010-130 attached to OMB Decision PL050527 and By-law 2011-086. (By-law 2015-068) and (By-law 2020-084)

13.3.34 **LI (SP-409)** See OMB Decision PL050527.

505 Bayview Drive shall permit the following uses:

Accessory Employee Use, Golf Driving Range, Restaurant(1), Transmission Establishment (Cellular or Electronic), Concrete Product Manufacturing, Foundry, Material Recovery Facility(2), Recyclable Materials Transfer Stations(2), Truck Terminal, Heavy Equipment Dealer, Kennel.

Footnotes to LI (SP-409)

(1) Shall only be permitted as part of a multi-tenant building and shall not exceed 25% of the total gross floor area of such a building to a maximum of 300m^2;

(2) Shall be conducted only within a fully enclosed building. No outside storage or accessory outside storage will be permitted with these uses.

The following standards shall apply:

a) Lot Area (min) 700m^2

b) Lot Frontage (min) 15m (1)

c) Front Yard (min.) – 7m

d) Side Yard (min.) – (left blank in table)

e) Side Yard (min.) – 10m, adjacent to a residential zone

f) Side Yard (min) – 7m, adjacent a to a street

g) Rear Yard (min) – 7m

h) Rear Yard (min) – 15m, adjoining a residential zone

i) Rear Yard (min) – 7m, adjoining a street

j) Lot Coverage (max) – 60%

k) Building Height (max) – (left blank in table)

Footnotes to LI (SP-409)	
(1)	Except in the case where an Industrial Zone abuts onto an arterial road as identified in the City of Barrie Official Plan in which case the lot frontage shall be increased to 30m.

Refer to By-law 2010-130 attached to OMB Decision PL050527 and By-law 2011-086. (By-law 2015-068)

13.3.35 LI (SP-416)

490 Huronia Road

a) Any *medical office* use shall comply with the parking standards in Section 4.6. (By-law 2008-008)

13.3.36 LI (SP-393 & SP-418)

Lot 14, Plan 51M-695 shall also permit an *automotive sales establishment* subject to the condition that all automotive *displays* be within the *building* and not within the *front* and/or *side yard*s.

A minimum 3m *landscaped buffer strip* shall apply across the frontage of the property and a minimum 1.5m *landscaped buffer strip* shall apply along the rear and *side lot lines*.

Loading areas should only be permitted in the rear of the *building*.

In addition:

a) All roof top mechanical equipment shall be screened from view.

b) All garbage shall be stored within the *main building* or within an enclosure designed and constructed with walls built from similar exterior building materials to the *main building*, having a weather tight roof and a roll-up access door. (By-law 2008-088) (By-law 2015-068)

13.3.37 BP (SP-420) and BP (SP-421)

BP (SP-420)

1, 5, 10 and 32 Quarry Ridge Road shall also permit the following *uses*:

light and high technology manufacturing, processing and assembly *uses* and warehousing in wholly enclosed *buildings*, *research and development facilities* including laboratories, pharmaceutical and medical product industry, *offices*, banks, *conference centre*, *hotels/motels*, *fitness centres*, racquet clubs, swimming pool, health club, *medical office*, *florist*, fire station, police station, *printing and publishing*,

accessory retail not exceeding 25% of the total *gross floor area* of such *building* to maximum of 300m^2, *data processing centre*, *photography studio*, *service store*, *veterinary clinic*, *commercial school*, *child care*, *private club* and *restaurants* as part of a *multi-tenanted building* not exceeding 25% of the total *gross floor area* of such *building* to a maximum of 300m^2.

The following standards shall apply:

a) *Landscape Open Space* (min.) 35% (3)

b) *Building Height* (max.) 9m (1) (2)

c) *Front Yard* (min.) – 6m

d) *Side Yard* (min.) – 25m, adjacent to a residential *use*

e) *Rear Yard* (min.) – 25m, adjacent to a residential *use*.

Footnotes to BP (SP-420)

(1) Abutting Georgian Drive;

(2) where a (BP) *use* abuts residentially *zoned* property the maximum *building height* may be increased to 14m provided a *landscaped area* of not less than 6m in width consisting of tree plantings and a 2m high fence has been erected abutting the residential property;

(3) including a 15m wide landscaped berm with tree plantings along the Georgian Drive flankage of the Business Park *Zone*.

All other performance standards are to be in accordance with those outlined in the Business Park (BP) *zone*. (By-law 2008-123) (By-law 2015-068)

BP (SP-421)

10 Quarry Ridge Road shall also permit free standing *restaurants*. (By-law 2008-123) (By-law 2015-068)

13.3.38 LI (SP-451)

599 Dunlop Street West

Any proposed land uses within the Light Industrial LI (SP-451) zone determined to be medium or high risk in accordance with the South Simcoe Municipal Groundwater Study (SSMGS) and any subsequent revisions, attached as Appendix "B" thereto, be prohibited until such time that a risk assessment has been completed by a qualified professional, all to the satisfaction of the Ministry of the Environment, the Lake Simcoe Region Conservation Authority and the Corporation of the City of Barrie. (By-law 2010-053) (By-law 2015-068)

13.3.39 BP (SP-407), LI (SP-408) and LI (SP-409)

Parts 1-18,19,23,24,25,28,31,40 and 41 Plan 51R-31901

Lands are subject to Ontario Municipal Board decision PL050527 dated June 28, 2010. (By-law 2010-130) {(H-102) and (H-104) removed with By-law 2011-086}, (By-law 2015-068).

13.3.40 GI (SP-461)

625 Veterans Drive

Shall require a minimum of 83 on-site parking spaces, including 4 barrier free spaces provided the zone contains only a Data Processing Centre with an Office component of less than 2,501m^2. (By-law 2011-066) (By-law 2015-068)

13.3.41 LI (SP-463)

125 Mapleview Drive West

Shall permit a parking and display area for an Automotive Sales and Leasing Establishment. (By-law 2014-111) (By-law 2015-068)

13.3.42 GI (SP-475)

141 – 149 Welham Road shall permit a Bank, a Photography Studio and a Commercial School. (By-law 2012-187) (By-law 2015-068)

13.3.43 RI (SP-515)

72 - 84 Rawson Avenue (Lots 80-83, Plan 51M-379)

The permitted uses on the subject lands shall be limited to a Concrete Ready Mix Plant, Outdoor Storage and Outdoor Storage of sand and stone. (By-law 2015-029) (OMB Order PL131397 July 15, 2014)

13.3.44 HI (SP-545)

a) Shall also permit the following uses: Fitness or Health Club, Self-Storage, Outdoor Display and Sales Area, Automotive Repair and Sales, Funeral Service Provider, Recreational Establishment, and Personal Service Store.

b) The Bank, Fitness or Health Club and Personal Service store uses be:

   i) located on the ground floor of an industrial, office, or research and development building at a key intersection; and,
   ii) the use is clearly ancillary to the primary use of the land and/or building.

c) The Outdoor Storage use:
   i) not be permitted in any yard adjacent to Highway 400; and,

   ii) be screened from Highway 400 regardless of location.

d) Self-Storage shall not be permitted on parcels that front onto or abut Highway 400, McKay Road West, or Veteran's Drive.

e) The following standards shall apply:

i) Lot Area (min.) 1300m^2

ii) Lot Frontage (min.) 30m

iii) Front Yard (min.) – 7m$^{(2)}$

iv) Front Yard (max.) – 7m, adjacent to Highway 400

v) Side Yard (min.) – 3m

vi) Side Yard (min.) – 10m, adjoining a residential zone

vii) Side Yard (min.) – 7m, adjoining a street

viii) Rear Yard (min.) – 7m

ix) Rear Yard (min) – 15m, adjoining a residential zone

x) Rear Yard (min) – 7m, adjoining a street

xi) Lot Coverage (max) – 60%

xii) Building Height (max) – -- $^{(3)}$ (By-law 2017-067)

13.3.45 GI and RI (SP-621)

140 Lockhart Road (By-law 2022-091)

a) That the following definition be added to Section 3.0 in Zoning By-law 2009-141:

SALVAGE OPERATION means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling, reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.

b) That notwithstanding the provisions set out in Table 4.6 – Parking in Zoning By-law 2009-141, the minimum required parking standards shall be 1 parking space per 140 square metres of gross floor area.

c) That notwithstanding the provisions set out in Section 4.11.1.2 – Outdoor Storage Standards in Zoning By-law 2009-141, any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 12.25 metres except for outdoor storage of machinery or equipment.

d) That notwithstanding the uses set out in Table 7.2 – Permitted Uses in Zoning By-law 2009-141, a Salvage Operation and Outdoor Storage is permitted in the Restricted Industrial with Special Provisions (RI)(SP-621) Zone.

13.3.46 GI (SP-646)

518, 520, 522 and 524 Tiffin Street (By-law 2023-096)

a) That notwithstanding the provisions set out in Section 4.0 and 7.0 of By-law 2009-141, the lands known municipally as 518, 520, 522 and 524 Tiffin Street shall be considered one lot for purposes of zoning interpretation and implementation.

b) That notwithstanding the provisions set out in Section 4.8.2.2, of By-law 2009-141, a continuous landscape buffer of 0.0 metres is permitted directly adjacent to the existing building.

c) That notwithstanding the provisions set out in Section 4.11.1.1, of By-law 2009-141, outdoor storage is permitted in the front yard.

d) That notwithstanding the provisions set out in Section 4.11.1.3 of By-law 2009-141, fencing shall be permitted along all lot lines.

e) That notwithstanding the provisions set out in Section 7.2.1, Table 7.2 of By-law 2009-141, outdoor storage of sand, gravel, stone, soil or salt shall be permitted.

f) That notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum side yard setback of 0.0 metres adjacent to the existing building is permitted.

g) That notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum rear yard setback of 0.0 metres adjacent to the existing building is permitted.

13.3.47 LI (SP-672)

282 King Street (By-law 2025-029)

a) That notwithstanding Table 7.2 of By-law 2009-141, an Automotive Sales Establishment and Automotive Leasing Establishment shall also be permitted up to a maximum of 25 percent of the total gross floor area of the building.

13.3.48 LI (SP-673)

112 King Street (By-law 2025-046)

a) That notwithstanding the list of permitted uses in Table 7.2 of By-law 2009-141, an Automotive Sales Establishment and Automotive Leasing Establishment shall also be permitted.

13.4 SPECIAL PROVISIONS FOR INSTITUTIONAL ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.4.1 I (SP-101)

11 Aconley Court shall provide a minimum setback of 7.5m from Penetanguishene Road. (By-law 1995-197)

13.4.2 I-M (SP-105)

555 Bayview Drive shall be exempt with respect to the provision of the requisite number of *parking spaces*. (By-law 1995-231)

13.4.3 I (SP-149)

95 Cook Street only a private *school* and a *place of worship* shall be permitted *uses*. (By-law 1998-167)

13.4.4 I-E (SP-177)

750 Essa Road no portable classrooms shall be permitted in any yard abutting Essa Road. (By-law 1999-133)

13.4.5 I-E (SP-181)

100 Bear Creek Drive shall be used for no other purpose than for access purposes for the adjacent high *school uses* only. (By-law 1999-165)

13.4.6 I (SP-182)

Block 399, Plan 51M-750 (Sandringham Drive) shall be used for no other purpose than a *place of worship*. (By-law 1999-164)

13.4.7 I (SP-188)

2 Sandringham Drive shall be used for no other purpose than a *place of worship*. (By-law 1999-209)

13.4.8 I-M (SP-204)

10 – 20 Brooks Street shall be used for no other purpose than *assisted living facility* and associated care and service facilities. The property shall be restricted to a maximum height of 3 *storeys* or 10m. (By-law 2001-20)

13.4.9 I–E (SP-208)

740 Essa Road no portable classrooms shall be permitted in any yard abutting Essa Road. (By-law 2000-201)

13.4.10 I (SP-227)

200 Bayfield Street and 10 Dalton Street shall be used for no other purpose than a *veterinary clinic.* A minimum northerly *side yard* setback of 4.4m shall be provided. (By-law 2001-179)

13.4.11 I (SP-267)

736 Essa Road shall not permit any residential use on the said land. (By-law 2002-176)

13.4.12 I (SP-298)

161 Hanmer Street West only the following *uses* shall be permitted: *place of worship*, *religious institution*, *assembly hall*, *private academy* and *school*, nursery *school*, *child care*, and any residential, *open space* and/or recreation *use* accessory to an above listed *use*.

A minimum *front yard* setback of 6m for *buildings* existing on the property as of May 26, 2003 shall be provided.

A minimum side yard setback of 3.5m for buildings existing on the property as of May 26, 2003 shall be provided. (By-law 2003-105)

13.4.13 I (SP-431)

320 Mapleview Drive, Mapleview Community Church shall be permitted the following additional *uses*; *Recreational Establishments* and *Commercial Schools*. (Comprehensive Zoning By-law Update)

13.4.14 I-E (SP-447)

31 Wright Drive shall require a minimum 2m landscape buffer area and a 2m high tight board fence for any parking area and portable classrooms adjacent to a residential zone and shall not require any loading spaces.

13.4.15 I-M (SP-505)

27 Gallie Court and 135, 139 & 145 Dunsmore Lane shall be used for no other purpose than a parking lot and shall be exempt from the standards set out in Table 8.3.1 of this By-law. (By-law 2014-088)

13.4.16 I-E (SP-547)

229 Mckay Road West & 980 Veteran's Drive shall be permitted the Neighbourhood Residential (R5) zone uses and development standards as established in Sections 14.5.2 and 14.5.6. (By-law 2017-076)

13.4.17 I-E (SP-552)

793 & 843 Mapleview Drive East
830, 864 & 912 Lockhart Road

103 St. Paul's Crescent

a) The Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 shall be permitted. (By-law 2017-123)

13.4.18 I-E (SP-555)

565, 573 and 577 Mapleview Drive East

a) The Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 shall be permitted. (By-law 2017-137)

13.4.19 I-E (SP-556)

680 Lockhart Road

a) The Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 shall be permitted. (By-law 2017-138)

13.4.20 I-E (SP-556)

680 Lockhart Road

a) The Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 shall be permitted. (By-law 2017-138)

13.4.21 I-E (SP-567)

400 Lockhart Road (By-law 2019-051)

a) That residential uses shall be permitted in the Institutional Education – Special Provision No. 567 (I-E)(SP-567) zone, in accordance with the Neighbourhood Residential (R5) zone standards.

b) That a minimum of 35 percent of landscaped open space shall be provided for elementary schools in the Institutional Education – Special Provision No. 567 (I-E)(SP-567) zone.

13.4.22 I-E (SP-574)

180, 224, 228 McKay Road (By-law 2019-069)

b) That the Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 of the Zoning By-law 2009,141 be permitted

c) That the provisions of Section 8.3.5.2 Landscaped Open Space as amended,

shall not apply.

13.4.23 I-E (SP-584)

8001 County Road 27 (By-law 2020-016)

a) That residential uses shall be permitted in the Institutional Education – Special Provision (SP-584) zone, in accordance with the Neighbourhood Residential (R5) zone standards and permitted uses.

b) That a minimum 35 percent of landscaped open space shall be provided for elementary schools in the Institutional Educational (I-E)(SP-584) zone.

13.4.24 I-E (SP-556) (SP-620)

680 Lockhart Road (By-law 2023-027)

a) That residential uses shall be permitted in the 'Educational Institutional – Special Provision No. 556' (I-E)(SP-556) Zone, in accordance with the permitted uses and standards of the Neighbourhood Residential (R5) zone.

b) That lands zoned 'Educational Institutional – Special Provision No. 620' (I-E)(SP-620) Zone may be developed and used in accordance with the provisions of the Neighbourhood Mixed Use (NMU) zone.

13.4.25 I-E (SP-643)
15 Harvie Road (By-law 2023-089)

a) That notwithstanding Table 7.2 of Zoning By-law 2009-141, the 'Institutional – Education with Special Provisions' (I-E)(SP-643) zone will permit an alternate use if a school is not constructed, in accordance with the specific site and built form standards outlined in the (RA1-3)(SP-641) and (RM2)(SP-642) zones.

13.4.26 I (SP-632)
54, 72, 74, 76, and 78 Ross Street / 144, 146, 150 and 152 Toronto Street / 61 Wellington Street West (By-law 2023-069)

a) That notwithstanding the provisions set out in Section 8.2.1 Table 8.2 of By-law 2009-141, the additional permitted uses of a walk-up apartment, block/cluster/stacked townhouse and small and large boarding lodging and rooming house in conjunction with assisted living facilities shall be permitted.

b) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum front yard setback (adjacent to Wellington Street) of 3.0 metres and a maximum of 5.0 metres is permitted.

c) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum exterior side yard setback (adjacent to Toronto Street) of 3.0 metres and a maximum exterior side yard setback of 5.0 metres shall be permitted.

d) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum and maximum rear side yard setback (adjacent to Ross Street) of 3.0 metres is required.

e) That notwithstanding the provisions set out in Section 8.3,1, Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys) and a maximum building height of 24 metres (5 storeys) for 'Building B' adjacent to the Wellington Street and Toronto Street frontages shall be permitted.

f) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys) along the entire Toronto Street frontage, save and except 'Building B', and a maximum building height of 27 metres (6 storeys) within 20 metres of the Toronto Street frontage shall be permitted.

g) That notwithstanding the provisions set out in Section 8.3.1 Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys) along the entire Ross Street frontage, and a maximum building height of 36 metres (8 storeys) within 20 metres of the Ross Street frontage shall be permitted.

h) That buildings exceeding 3 storeys in height, save and except 'Building B', shall include a 3 metre step-back above the third storey along a façade that abuts a public street.

i) That notwithstanding the provisions set out in Section 13.4.14 of By-law 2009-141, a maximum building height of 39.5 metres shall be permitted on the balance of the lands.

j) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a maximum lot coverage of 45% shall be permitted.

k) That notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum landscape open space of 25% shall be permitted.

l) That notwithstanding the provisions set out in Sections 4.0 and 6.0 of By-law 2009-141, lands known municipally as 54 and 76 Ross Street, 150 Toronto Street and 61 Wellington Street West shall be considered one lot for purposes of zoning interpretation and implementation.

m) That lands zoned 'Institutional – Special Provision' (I)(SP-632) zone shall be developed generally in accordance with the Draft Conceptual Site Plan attached as Schedule "B", as it relates to building placement and setbacks, as well as the location and configuration of landscape strips.

13.4.27 I (SP-666)(H-169)

20 Rose Street (2024-081)

a) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking ratio for residential dwelling units shall be 0.45 parking spaces per unit.

b) That notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking ratio for Business, Professional or Administrative Offices shall be 1 parking space per 45 square metres.

c) That notwithstanding the provisions set out in Table 8.3 of Comprehensive Zoning By-law 2009-141, a maximum building height of 39 metres is permitted. .

d) That a holding provision be placed on the subject lands to be removed when the following policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:

    a. That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.

13.4.28 GI (SP-687)

89 Big Bay Point Road (2026-007)

a) That notwithstanding the list of permitted uses in Table 7.2 of By-law 2009-141, a Medical Office shall also be permitted in the 'General Industrial with Special Provisions' (GI)(SP-687) zone.

b) That notwithstanding the provisions set out in Section 4.6.2.5 – General Provisions and General Standards of Comprehensive Zoning By-law 2009-141, the minimum permitted drive aisle width shall be 4 metres in the 'General Industrial with Special Provisions' (GI)(SP-687) zone.

c) That notwithstanding the provisions set out in Table 7.3 – Industrial Provisions of Comprehensive Zoning By-law 2009-141, the minimum permitted side yard setback adjoining a street shall be 6.3 metres in the 'General Industrial with Special Provisions' (GI)(SP-687) zone.

d) That notwithstanding the provisions set out in Table 7.3 – Industrial Provisions of Comprehensive Zoning By-law 2009-141, the minimum permitted front yard setback to a daylighting triangle shall be 6 metres in the 'General Industrial with Special Provisions' (GI)(SP-687) zone.

e) That notwithstanding the above, any new development or redevelopment of the lands shall be required to comply with all applicable zoning standards in effect at the time of such redevelopment.

13.5 SPECIAL PROVISIONS FOR OPEN SPACE ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.5.1 OS (SP-332)

250 Tollendal Mill Road the following *uses* shall not be permitted: bandstand, *refreshment pavilion*, *restaurant*, *community centre*, outdoor *theatre* and over night camping. (By-law 2004-007)

13.5.2 OS (SP-388)

27 Plunkett Court shall provide a minimum rear yard setback of 11 metres from top of bank or 30 metres from the established waters' edge whichever is greater and that no structures are permitted within such rear yard setback other than water related structures such as stairs or docks. Any works which are proposed between the waters' edge and established top of bank limit are to be approved in writing by the Lake Simcoe Region Conservation Authority prior to the commencement of related site works. (By-law 2007-203, OMB Order 2059, July 23, 2007)

13.5.3 OS (SP-412)

Plan M 683 Block 305 Craigmel the permitted *uses* and *zone* standards of the of the OSC1 *zone* of the former Township of Innisfil Zoning By-Law 24-83 apply to the above property as follows:

a) Permitted *uses*: a park or playground, a playing field, a swimming pool, a beach, a conservation area, a picnic area, a tennis court, a handball and squash court, a bowling green, an outdoor natural rink, a cross country ski trail, *agricultural* and conservation *uses* including fish farming, a market garden. A refreshment booth and pavilion as an accessory permitted use.

b) *Zone* standards: minimum *lot area*, 40 ha for *agricultural* and conservation *uses*. 4 ha for all other permitted *uses* noted in Section 13.5.4. Minimum *lot frontage* 150m for *agricultural* and conservation *uses*. 120m for all other permitted *uses*. Minimum yard requirements for all yards (*front, side and rear*) 10m. Maximum permitted height 11m.

13.5.4 OS (SP-426)

Moorgate Subdivision, D12-366, 43T-061221

Part of Lot 18, Concession 5, designated as Parts 1, 2 & 3 on Plan 51R-32812, formerly Township of Vespra

All permanent structures and excavations on the lands shall be permitted a minimum setback of 7m from the limits of the TransCanada easement. All accessory structures and lots with side yards abutting the TransCanada easement within the zones shall be permitted a minimum setback of 3m from the limits of the

TransCanada easement. (By-law 2009-152)

13.5.5 OS (SP-444)

Part of Lots 15 & 16, Concession 13, Former Innisfil

a) That the permitted uses shall be restricted to a natural area, conservation uses and/or recreational trails and a boathouse.

13.5.6 OS (SP-445)

Sunnidale Park

a) Infrastructure shall be restricted to the replacement or minor upsizing of infrastructure existing at the time of the passing of this By-law, and construction of a water reservoir of approximately 18,000m^3; and

b) That any future infrastructure be limited to that which accommodates amenities for low impact, passive recreational uses.

13.5.7 OS (SP-469)

396, 400 and 408 Cox Mill Road shall not require a landscape buffer and tight board fence. (By-law 2012-100)

13.5.8 OS & (OS)(H-135)

793 & 843 Mapleview Drive East
830, 864 & 912 Lockhart Road
103 St. Paul's Crescent

a) The (H-135) symbol shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie and the Lake Simcoe Region Conservation Authority:

i. That a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of Lake Simcoe Region Conservation Authority; and

ii. That any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Lake Simcoe Region Conservation Authority. (By-law 2017-123)

13.6 SPECIAL PROVISIONS FOR ENVIRONMENTAL PROTECTION ZONES

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.6.1 EP (SP-106)

555 Bayview Drive shall be used for *off-street* parking in conjunction with the adjoining *arena*. (By-law 1995-231).

13.6.2 EP (SP-444)

Part of Lots 15 & 16, Concession 13, Former Innisfil

a) That the permitted uses shall be restricted to a natural area, conservation uses and/or recreational trails and a boathouse.

13.6.3 EP (SP-446)

Sunnidale Park

a) Infrastructure shall be restricted to the replacement or minor upsizing of infrastructure existing at the time of the passing of this By-law; and

b) That any future infrastructure be limited to that which accommodates amenities for low impact, passive recreational uses.

13.6.4 EP (SP-476)

430 and 434 Ferndale Drive North shall permit a disc golf course. (By-law 2012-176)

13.6.5 EP (SP-570)

40, 42, 44, 50 Anne Street North & 124, 128, 130 Henry Street (By-law 2019-068)

a) That in addition to the uses permitted in the Environmental Protection (EP) zone, a bioretention cell and associated stormwater management controls shall be permitted.

13.7 SPECIAL PROVISIONS FOR MUNICIPAL SERVICES AND UTILITIES ZONE

EXCEPTIONS

With respect to the properties listed below, notwithstanding the provisions of this by-law, the following special provisions shall apply:

13.7.1 MSU (SP-256)

272 Ferndale Drive North

a) Shall only permit the following *uses*:

i) Receiving, weighing and processing of waste, but not including landfill;
ii) Unloading and segregation of waste;
iii) Unloading and segregation of *recyclable materials*;
iv) Receiving, classifying, storing, shipping of household hazardous waste;
v) Receiving unloading of septage, leachate and hauled sewage into sanitary sewer inlet;
vi) Selling loading and shipping finished compost and other recycled materials;
vii) Selling and distribution of blue boxes, composters and related items;
viii) Maintenance, storage and servicing of landfill operating equipment;
ix) Other *uses* ancillary to waste management;
x) *Office space* and services related to waste management activities including supports services.

b) A minimum 5m high landscape berm with coniferous plantings shall be required along the northerly limit of the site. (By-law 2001-272)

13.7.2 MSU (SP-370)

272 Ferndale Drive North shall only be used as a soil management area. (By-law 2006-167)

13.7.3 MSU (SP-371)

272 Ferndale Drive North shall only be used as a composting facility.

A minimum setback of 7m for *buildings or structures*, including concrete pads used for storage and processing of compost materials shall be permitted in the yard abutting the TransCanada right-of-way. (By-law 2006-167)

13.7.4 MSU (SP-539)

443 Anne Street

Shall not require a landscape buffer treatment. (By-law 2017-079)

14.0 SALEM AND HEWITT'S COMMUNITIES PROVISIONS (By-law 2017-041)

14.1 DEFINED AREA

a) The following zone provisions shall apply to lands so zoned when applied to lands within the Defined Area identified as the "Salem Area" and the "Hewitt's Area' generally identified on Appendix "A" attached to this by-law.

b) Until such time as lands within the Defined Area identified on Appendix "A" attached to this By-law are zoned in accordance with the following Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3, and Neighbourhood Mixed Use zone NMU; the applicable zoning provisions and zoning Map schedules of By-law 054-04 (Innisfil) as it applies to the Defined Area identified on Appendix "A" attached shall continue to be in effect.

14.2 DEFINITIONS

Unless otherwise stated, the definitions of Section 3.0 of By-law 2009-141 shall apply to the following Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3 and Neighbourhood Mixed Use zone NMU.

14.3 GENERAL PROVISIONS

14.3.1 General Provisions and General Standards

In addition to the provisions of Section 4.0 of By-law 2009-141, the following provisions shall apply to the Neighbourhood Residential Zone R5, Neighbourhood Residential Multiple Zone RM3, and Neighbourhood Mixed Use zone NMU within the Salem and Hewitt's communities:

14.3.2 Permitted Uses

Notwithstanding the provisions of Section 4.2, only the following *uses*, *buildings and structures, in addition to the uses, buildings and structures permitted in Sections 4.2.1.1 through 4.2.1.4 and Section 4.2.1.6 through 4.2.1.13 inclusive* shall be permitted in the Residential Neighbourhood Zone R5, Residential Neighbourhood Multiple Zone RM3, and Neighbourhood Mixed Use Zone NMU with the exception of the Environmental Protection (EP) Zone unless the *use* is specifically identified as being permitted in the EP Zone:

a) Bed and Breakfast

b) Outdoor Patios

The following standards shall apply to outdoor patios in the NMU zone:

i) Additional parking shall not be required for the areas used as an outdoor patio.

ii) An outdoor patio shall be suitably screened when located in a yard adjacent to any Residential zone.

14.3.3 Other Provisions

In addition to the provisions of Section 4.5, the following additional provisions shall apply in the R3 and RM5 zones:

14.3.3.1 Standards for attached private garages where vehicular access is provided with a driveway from a street:

a) Permitted locations and setbacks from lot lines

i) A minimum distance from the side lot line equal to the side yard setback requirement of the main building from the side lot line.

ii) No part of a private garage shall project beyond the front wall of a dwelling except where a porch is provided in which case the private garage shall not project beyond the front of the porch.

iii) Notwithstanding subsections (i) and (ii) above, in no case shall the wall of a private garage be located closer than 5.5 metres from the lot line abutting a street that the driveway crosses.

iv) A wall of a private garage facing a street which is setback closer than 5m from the property line, shall provide a minimum of 15% of fenestration of the façade. This may be used in combination with other forms of creating architectural interest such as the use of different materials textures and colours.

b) Maximum width of a private garage door

i) The maximum width of a private garage door in the R5 and RM3 zone shall be required in accordance with the following table; however in no case shall the private garage exceed 60% of the lot width.

Width of Lot	Maximum width of *private garage* door
Less than 7m	2.7m
7m to less than 10m	3.7m
10m to less than 14m	5.5m
14m or greater	50% but no more than 7.5m

1. A greater private garage door width is permitted to a maximum of 50% of the lot width or 8.3m, whichever is less, if the private garage door is set back 1m from the front wall.

2. On a corner lot, if the private garage door is attached to the main dwelling, and is accessed via the exterior side yard, a greater private garage door width is permitted to a maximum of 8.3m.

c) Maximum Driveway width

The maximum driveway width shall not exceed the width of the garage by more than 1.0m.

14.4 PARKING STANDARDS

In addition to the provisions of Section 4.6, the following parking standards shall apply to the Neighbourhood Mixed Use zone NMU.

No person shall use any land, building or structure in any zone for any purpose permitted in this By-law, unless parking spaces are provided in accordance with the following:

14.4.1 Where there is more than one use on a lot, parking for *residential* uses shall be provided in accordance with the requirements of Table 4.6, while parking for non-residential uses shall be provided for the lesser of the combined parking standards of Table 4.6 or a minimum of 1 parking space per 24 square metres of gross floor area. On lands zoned Neighbourhood Mixed Use NMU, a maximum of 1 parking space per 18 square metres of gross floor area for non-residential uses shall be permitted.

14.4.2 Bicycle parking spaces shall be provided in accordance with the following:

a) A minimum of 0.2 spaces per unit shall be provided in all apartment units including walk-up apartments.

b) Additional spaces shall be provided for all non-residential uses in the NMU at a rate of one bicycle parking space for every 7% of required non-residential vehicular parking spaces in the Neighbourhood Mixed Use zone.

14.4.3 Parking and Driveway Regulations

Notwithstanding the provisions of Section 4.6.2 a maximum of 10% of the minimum parking spaces required for any non-residential parking may be for small vehicle parking spaces. Additional parking spaces provided over and above the minimum requirements may be for small vehicle parking. The dimension of a small vehicle parking space shall have a width of 2.3m and a length of 4.6m.

14.5 NEIGHBOURHOOD RESIDENTIAL

14.5.1 General

No person shall hereafter *use* any lands, nor *erect, alter,* enlarge or *use* any *buildings* or *structures* in any Neighbourhood Residential (R5) or Neigbourhood Multiple Residential (RM3) Zones, except in accordance with the provisions of Section 14.0 and Sections 2, 3, 4 and 5 of this By-law unless states otherwise in Section 14 of this By-law.

14.5.2 Permitted Uses

The permitted uses in the Residential Neighbourhood (R5) and Residential Multiple Neighbourhood (RM3) Zones are listed in Table 14.5.2.

Table 14.5.2		
Uses	**Zones**	
	Neighbourhood Residential R5	**Neighbourhood Multiple Residential RM3**
Residential Uses		
Single Detached Dwelling	X	
Semi-Detached, Duplex Dwelling	X	
Three or More Unit *Dwelling*		X
Back-to-Back Townhouse		X
Block/Cluster/Street/Townhouse	X	X
Stacked Townhouse		X
Walk-up Apartment		X
Apartment Dwelling		X
Boarding, Lodging, Rooming House (Small)	X	X
Boarding, Lodging, Rooming House (Large)		X
Additional Residential Units(3)(By-law 2024-043)	X	X
Accessory Uses		
Day Nursery	X(2)	X
Home Occupation	X	X
Institutional Uses		
Social Services Facility		X
Dormitory		X
Group Home	X	X
Library		X
Assisted Living Facility		X
Place of Worship	X(2)	X
Commercial Uses		
Local Convenience Retail	X(2)	X
Open Space Uses		
Urban or Village Square	X	X

(1) (Deleted by By-law 2021-085).
(2) Permitted only where these uses are located on major collector and arterial roads.
(3) *Additional residential units* in the R5 Zone and RM3 Zone shall be permitted in accordance with the provisions and standards of Section 5.2.9. (By-law 2024-043)

14.5.2.1 Up to a total of 4 *dwelling units* be permitted per lot in the following zones: R5 and RM3.

14.5.3 Block/Cluster/Street/Stacked and Back-to-Back Townhouse Development and Walk-up Apartments

14.5.3.1 <u>Standards</u>

a) Within the R5 and RM3 zones, where a private driveway is proposed, a minimum driveway length of 5.5 metres shall be required.

b) The provisions of Section 5.2.5.1 and 5.2.5.2 b) and d) do not apply to lands zoned R5 or RM3.

14.5.4 Institutional Uses in Residential Zones

a) The Institutional Standards found in Section 8.3 of this By-law shall apply to the Institutional *uses* listed in Table 14.5.2; and 14.5.6 unless otherwise stated in Section 14 of this by-law.

b) The maximum *lot* area for a place of worship located in a Residential Zone shall be 0.6 ha;

c) Any group home permitted in Table 14.2 shall comply with the R2 standards contained in Section 5.2.1 and Table 5.3.

14.5.5 Commercial Uses within Apartment Buildings

A convenience store, *personal service store* and *laundry or dry cleaning depot* shall be permitted commercial uses within an *apartment building* provided that the commercial *uses* do not occupy in excess of 25% of the ground floor area of the *building*. All other standards of the *zone* in which the *building* is located shall be complied with. (By-law 2019-115)

14.5.6 Residential Standards

Table 14.5.6							
	Zones						
	Neighbourhood Residential R5 Zone			Neighbourhood Residential Multiple Zone RM3			
	Single	Semi	Street Townhouse	Back To Back Townhouse	Block/ Cluster/ Street[3] Townhouse	Walk-Up Apartments	Apartments
Lot Frontage (min)	9.0m	7.2m	4.5m	5.5m	11.0m	18.0m	24.0m
***Front Yard Setback* (min.)[1]**	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Exterior Side Yards *Setback* (min.)[1]	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Interior Side Yards *Setback* (min.) one side	1.2m	1.2m	0.0m	0.0m	0.0m	1.2m	5.0m
Interior Side Yards *Setback* (min.) opposite side	0.6m	0.0m	0.0m	0.0m	0.0m	1.2m	5.0m
Interior Side Yard Setback s where balconies or terraces face the side property line	--	--	--	--	--	5.0m	5.0m
***Rear Yard (min.)*[2]**	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
End Unit Interior Side Yard Setback	--	--	1.2m	1.2m	1.2m	--	--
Landscaped open space (min. % of lot area)	--	--	--	--	25	25	25
Minimum General Amenity Area per Unit	--	--	--	--	$10m^2$	$10m^2$	$10m^2$
Dwelling unit floor area (min.)* *(Deleted by By-Law 2021-086)	--	--	--	--			
Lot Coverage (max. % of lot area)	60	60	70	N/A	50	50	50

Gross floor area (max. % of lot area)	--	--	--	250%	250%	250%	250%
Maximum Height Number of Storeys	3	3	3	3	3	4	12
Maximum number of contiguous units in a row	1	2	8	8	8	--	--

(1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight triangle.

(2) The minimum rear yard setback shall not apply to back-to-back townhouses where the lot line contains a shared wall between two dwelling units.

(3) Street townhouse dwellings in the RM3 Zone shall comply with the R5 Zone street townhouse standards. (By-law 2019-115)

14.5.7 Yard Variations

Section 5.3.3.2 of By-law 2009-141 shall not apply to the Residential Neighbourhood R5 and Residential Neighbourhood Multiple RM3 zones.

14.5.8 Lot Variations

Section 5.3.4 of By-law 2009-141 shall not apply to the Salem and Hewitt's communities.

14.5.9 Accessory Buildings and Structures

The provisions of Section 5.3.5 shall apply to accessory buildings and structures with the exception of 5.3.5 d), e) and f) in which case, notwithstanding:

a) The provisions of Section 5.3.5 d), attached garages shall be located a minimum of 5.5m from the *street line.*

b) The provisions of Section 5.3.5 e) and f), accessory buildings and structures shall not be erected closer than 0.3 metres to the rear or side lot line of said yard, and 2.0m from the *street line.*

c) Lot coverage for accessory structures is in addition to the maximum lot coverage listed in Table 14.5.6.

14.5.10 Parking Standards

14.5.10.1 Notwithstanding Section 5.3.6.2 a), surface parking spaces including aisles, required for an apartment dwelling unit in any zone shall have a maximum lot coverage of 40%.

14.5.10.2 Within the R5 and RM3 zones, where a private driveway is proposed, a minimum driveway length of 5.5 metres shall be required, except that a 0.6 metres driveway length is permitted when a unit is accessed by a private lane where a garage is provided.

14.6 NEIGHBOURHOOD MIXED USE

14.6.1 General

No person shall hereafter *use* any lands, nor *erect, alter,* enlarge or *use* any *buildings* or *structures* in any Neighbourhood Mixed Use Zone (NMU), except in accordance with the provisions of Section 14.6 and Sections 2, 3, 4 and 5 of this By-law unless stated otherwise in Section 14.6 of this By-law.

14.6.2 Permitted Uses

a) Permitted uses shall be in accordance with permitted uses in the Mixed Use Nodes and Corridors in Table 5.4.1 of By-law 2015-097 as amended, except that Back-to-Back and Street Townhouses shall also be permitted in the Neighbourhood Mixed Use zone NMU zone.

14.6.3 Residential Uses

14.6.3.1 Notwithstanding Section 5.4.2.3 a) of By-law 2009-141, the minimum dwelling unit floor areas for residential uses shall be in accordance with the provisions in Table 14.6.2.

14.6.3.2 The uses permitted in the Neighbourhood Mixed Use zone are subject to the standards referenced in Table 14.6.2.

Table 14.6.2

	Zones
	Neighbourhood Mixed Use Zones NMU
Minimum Front Yard Setback	0m
Minimum Front Yard Setback(1)	A maximum of 50% of the frontage shall have buildings within 5m of the front lot line except on corner lots this shall be measured along the cumulative lot frontage and exterior lot line.
Minimum Side or Rear Yard Setback abutting a Street or laneway.	1.5m
Minimum Side or Rear Yard Setback Non-residential buildings and residential buildings more than four storeys abutting a Residential, Open Space or Environmental Protection Zone.	5m
Minimum Side or Rear Yard Setback Residential buildings four storeys and less abutting a Residential, Open Space or Environmental Protection Zone.	1.2m
Minimum Façade Step-back Front, Side (Interior and Exterior) and Rear	No step-back is required for a four storey building. No step-back is required for five storeys and up to six storeys if the building is setback 3m or more from the property line.

	In all other cases, a 45 degree angular plane at height above 80% equivalent of right of way using 3m minimum step backs.
Minimum Street level floor height for commercial uses.	4.5m
Minimum Building Height Commercial Buildings	5m
Minimum Building Height Residential	3 storeys(2)
Maximum Building Height	12 storeys
Minimum General Floor Space Index	0.5
Maximum General Floor Space Index	2.5
Minimum Interim and Floor Space Index Yonge Street.	0.3
Maximum Interim Floor Space Index Yonge Street	2.5
Minimum Interim Floor Space Index Essa Road	0.3
Maximum Interim Floor Space Index Essa Road	2.5
Minimum Residential Density(3)	50 units per net hectare(4)

(1) Buildings with commercial and institutional uses within the 0-5 setback shall have pedestrian oriented access from the street.
(2) Except that the minimum building height abutting a collector road internal to a residential area or with frontage on Lockhart Road shall be 2 storeys.
(3) The minimum residential density only applies where only residential is developed in a mixed use block or lot.
(4) Except that the minimum residential density at Essa and Salem Road shall be 45 units per hectare, and in the Hewitt's Neighbourhood Mixed Node the minimum residential density shall be 40 units per net hectare.

14.6.4 Notwithstanding the standards in Table 5.4.2, the following shall apply:

a) When back-to-back townhouses are located in the NMU zone, they shall be in accordance with the R5 and RM3 standards of Section 14.5.6 of this by-law.

b) Notwithstanding the accessory buildings and structures provisions of Section 5.4.3.7, accessory buildings and structures shall not be erected closer than 0.3m to the rear or side lot line of said yard.

c) Notwithstanding the provisions of Section 5.4.4.0, the required 3 metre landscaped buffer area shall only apply to mixed use adjacent to walk-up apartments and apartment uses abutting lands zoned Neighbourhood Residential zone (R5).

d) The provisions of Section 5.3.5 h) are in addition to the lot coverage permitted.