April 10, 2025

Summary of Comments Received on the New Draft Zoning By-law (Draft 3)

Released for Public Meeting on November 14, 2024

*****A comprehensive comments response matrix will be included with the next release of the By-law*****

Section	Standard	Summary	Response
1. Introduction	1.9. Non-Conforming Buildings, Structures, Lots, and Uses	Comments received requested clarity as to how existing buildings are considered in the event of a fire, or natural disaster. Many comments received requested clarity around why certain buildings were no longer permitted in Neighbourhood Low zones, effectively becoming legal non-conforming.	This standard is proposed to remain, however, is under review for revision to mitigate the concerns raised with creating legal non-conforming status for existing development.
1. Introduction	1.10. Transition	Comments (+20) received requested that this section be revised to grandfather in all approved plans under the current zoning by-law, and any applications progressing through a zoning by-law amendment, or other required planning approval.	This standard is proposed to remain, however, is under review to explore providing more flexibility for approved developments, including but not limited to timing for extensions.
3.1. Accessory Buildings and Structures	3.1.1. Accessory Buildings, and Structures in the Neighbourhood Low Zones	Comments received asked that the minimum area for a garage be reduced or entirely removed. Comments also indicated that certain additions should be made to this section, to align with those buildings and structures identified in the definition.	This standard is under review to examine options for providing a garage as storage space vs a garage as a required parking space.
3.1. Accessory Buildings and Structures	3.1.2. Accessory Buildings and Structures in All Other Zones	Comments received indicated that these standards should be reduced, to align with certain	This table is under review to ensure clarity in the intent of the standard.

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	Table 4: Additional Accessory Building and/or Structure Standards	standards in the current zoning by-law 2009-141.	
3.1. Accessory Buildings and Structures	3.1.2 Accessory Buildings and Structures in All Other Zones	Comments received asked for specific structures to be added and given their own standards. Some commenters requested revisions to the standards surrounding mechanical equipment, and others sought greater clarity on what kinds of buildings and/or structures would be considered accessory.	This section is under review to ensure clarity in the intent of the standard.
3.1. Accessory Buildings and Structures	3.1.3. Accessory Outdoor Sales and Displays Areas, and Accessory Outdoor Storage	Comments received indicated that outdoor storage should be permitted as a stand-alone use and should not be limited in area.	Staff do not support/recommend outdoor storage as a standalone use as it is an inefficient use of urban industrial lands. No change is proposed under permitted use however clarity in the language is being explored.t.
3.2. General Building Standards	3.2.1. Active Frontages	Comments received indicated that these standards are urban design related therefore not permitted in a zoning by-law and will negatively impact existing and new development across the city.	This section is proposed to be removed from the final draft.
3.2. General Building Standards	3.2.2. Angular Plane	Comments were received, requesting that this section be revised, or removed. Comments received all indicated that these standards would impact the ability to build affordable housing.	This section is proposed to remain unchanged, as these standards intend to improve the relationship between taller buildings to those within a Neighbourhood Low zone, by requiring a transition in height. **An information sheet has been prepared relating to this topic titled "Angular Plane".**

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3.2. General Building Standards	3.2.3. Building Form Standards Minimum Ground Floor Height	Comments received indicating that these standards would increase the cost to build low, mid, and high-rise buildings.	This section is proposed to be removed from the final draft. Ground floor heights are being included elsewhere in the document and targeted to non-residential buildings.
3.2. General Building Standards	3.2.4. Building Step-Backs and Setbacks	Comments received indicated that these standards would increase the cost to build mid, and high-rise buildings.	This section is proposed to remain with minor revisions to clarify the intent of the standard. **An information sheet has been prepared relating to this topic titled "Step-Backs & Setbacks".**
3.2. General Building Standards	3.2.5 Buildings to Transition to the Neighbourhood Low Zone	Comments received asked for clarity in how this section should be applied, whereas other comments received suggested this section be removed.	This section remains under review.
3.2. General Building Standards	3.2.6. Common and Private Amenity Areas	Comments (+20) were received on the amenity area standards. Most indicated that the standards were too onerous and should be reduced. Comments received also indicated that requiring certain dimensions or configurations of amenity areas would impact the ability for site design.	Amenity area standards and rates have been reviewed and are intended to be proposed with a minimum consolidated outdoor amenity area, and a reduced rate for any additional space (private/common). Revisions, if made, will be in a future draft.
3.2. General Building Standards	3.2.6. Common and Private Amenity Areas Balcony Standards	Comments received indicated a need to permit enclosed balconies, in addition to traditional unenclosed balconies.	This section remains under review to clarify the intent of the standard and consider the common provided. Revisions, if made, will be in a future draft.
3.2. General Building Standards	3.2.7. Facing Distances	Over 10 comments were received relating to this section. Most indicated that including facing distances within a zoning by-law	This section is proposed to remain with minor revisions to clarify the intent of the standard.

Section	Standard	Summary	Response
		was inappropriate, and they should be moved to the drafted urban design guidelines.	
3.2. General Building Standards	3.2.8. Floor Plate and Podium Lengths	Comments received indicated that this section was inappropriate for a zoning by-law and would negatively impact site design.	This section is proposed to remain unchanged. **An information sheet has been prepared relating to this topic titled "Floor Plate Size".**
3.2. General Building Standards	3.2.11 Window to Wall Ratio	Over 10 comments were received about this section. Most comments asked that the standards of this section be removed and relocated into the drafted urban design guideline document.	This section is proposed to be removed.
3.3. General Standards	3.3.1. Landscaped Area	Comments received indicated confusion in how this section is to be applied and asked for greater clarity. Comments received also indicated that certain standards in this section should be removed, with those remaining revised.	This section is proposed to remain with minor revisions to clarify the intent of the standard.
3.3. General Standards	3.3.1. Landscaped Area Snow Storage	Comments indicated that prohibiting the use of landscaped area as snow storage would negatively impact the number of units built on a property.	This section is proposed to remain, however, revisions made in other areas (e.g., definitions) may require certain changes in the final draft.
3.3. General Standards	3.3.2. Permitted Encroachments Below Grade Unenclosed Entryways	Comment received requested the removal of this standard, to allow for below grade entryways in any yard. This would improve the ability for many property owners to create additional dwelling units within basements.	This section remains under review, as to how it relates to the creation of additional dwelling units. Any revisions made will appear in a future draft.

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3.3. General Standards	3.3.3. Permitted Uses in all Zones	Comments received requested multiple additions to 3.3.3. d), providing further agencies or groups exemption from the zoning by-law.	This section is proposed to be relocated towards the beginning of the document. The wording of this section will also be revised, to better reflect its intent.
3.3. General Standards	3.3.4. Planting Buffers	Comments received identified that the proposed standards may result in planting buffers being applied inconsistently, and most question the need for buffers between certain zones. Many comments also questioned the proposed size of the buffer, of 3 metres.	This section is under revision, to better reflect the intent of including these standards.
3.3. General Standards	3.3.4. Planting Buffers	Comments received indicated that this section was too restrictive and asked for exemptions to certain zones.	This section is proposed to remain in the final draft, however, is under review and will be revised to better reflect the intent if/as determined.
3.3. General Standards	3.3.5. Rail Corridor Setbacks	Comments received requested for an expansion of this section to include additional standards and restrictions.	This section is proposed to remain specific to applicable land use zoning standards. Specific requirements are captured by external agencies, and their permit or review processes if/as applicable.
3.3. General Standards	3.3.5. Rail Corridor Setbacks	Comments received indicated that certain uses should be permitted closer to the rail corridor, requesting that Table 9 reflect these uses.	This section, and table, will be reviewed. These drafted standards are to be reviewed by Metrolinx.
3.3. General Standards	3.3.7. Setback from High-water Mark	Comments received were supportive of the inclusion of this section within the zoning by-law. It was suggested that a setback from	This section is not proposed to change. A definition for “development” will be included, as

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		watercourses should be added, and that development should be a defined term.	per the Provincial Planning Statement (PPS).
3.3. General Standards	3.3.8. Site Triangles	Comments received requested that these standards be removed, as they are not achievable.	This section is proposed to be removed from the final draft.
3.3. General Standards	3.3.10. Temporary Uses	Comments received asked for certain uses to be added to this section and given temporary standards.	This section is proposed to remain unchanged.
3.3. General Standards	3.3.11 Waste Management for Residential Buildings	Comments requested revisions to the setback distance to accessory waste buildings and requested clarity on the application of this section.	This section is proposed to remain; however, minor revisions may be made to assist with clarity.
3.4. Specific Use Standards	3.4.1. Coach Houses	Few comments received requested that the height of a coach house be increased, to allow for locating an additional dwelling unit above detached garages. Many comments received indicated a desire to limit coach houses and prohibit them without a public approvals process.	This section is under review regarding height increases. Permissions for additional residential units is legislated by the Province and the City of Barrie has permitted these units since the passing of By-law 2015-056
3.4. Specific Use Standards	3.4.2. Commercial Vehicles and School Buses	Comment received specifically asked for the exclusion of school buses from this section, so that they might park overnight within all zones.	This section is proposed to remain unchanged.
3.4. Specific Use Standards	3.4.9. Outdoor Patios	Comments indicated that these standards were unnecessary and would reduce the total amount of patio space available.	This section is under review to confirm applicability.
4. Parking and Loading	4.5. Driveways	Comments received indicated that the length of a driveway should	This section remains under review to clarify that the principal intent of

Section	Standard	Summary	Response
		reflect that of a parking space and be reduced from 6m to 5.5m.	a driveway is to provide connection to the street. A parking space can be located on a driveway if appropriate space can still be provided for access to the unit and clearance from the sidewalk/boulevard.
4. Parking and Loading	4.6.1. Parking Structures	Comments indicated that these proposed standards conflicted with other sections of the drafted zoning by-law.	Consistency throughout the By-law for related standards will be confirmed with the final release of the document.
4. Parking and Loading	4.6.2. Required Number of Parking Spaces	Many comments identified revisions which could be made to this section. Most proposed a reduction in the parking rates applied for specific uses, such as childcare, schools, and retirement communities. It was also suggested that a non-GFA rate be applied for certain uses, and few suggested parking rates should be applied, not based on the Parking District, but by permitted use only.	Minor revisions are proposed to the minimum required number of parking spaces for ICI uses (Table 13). The proposed maximum number of required parking spaces is proposed to be removed (Table 14). As per provincial legislation, a minimum parking rate cannot be established for MTSA areas.
4. Parking and Loading	4.6.3. Barrier Free Parking Spaces	Comments received indicated that these standards would not reflect Accessibility for Ontarians with Disabilities Act (AODA) requirements.	This section is proposed to be removed, and requirements for barrier free parking spaces will be left to the AODA requirements.
4. Parking and Loading	4.6.4. Electric Vehicle Ready Parking (“EVRP”)	Many comments identified that the EVRP standards were too onerous to apply, and inappropriate for a zoning by-law. Most comments identified that rates should be reduced or removed from the document. Some comments	This section is proposed for revision to better align with the intent of providing EVRP ‘ready’ parking spaces. The rate of required spaces has also been reduced.

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		supported the inclusion of this section, but with revisions.	
4. Parking and Loading	4.7. Parking Flexibility	Comments received requested additional standards to reduce the required parking for specific types of development, specific uses, and car-share spaces.	This section is proposed to remain unchanged, except for the proposed revision made to 4.7.3. Distances to Off-Site Parking noted in the chart below.
4. Parking and Loading	4.7.2. Car-Share	Comments received requested that car share spaces account for 2 or more parking spaces, to both reduce the number of parking spaces required, and incentivise the use of car share services.	Parking rates have been reduced across the city as part of the proposed By-law. Car share spaces are enabled however no additional revisions are proposed to this section.
4. Parking and Loading	4.7.3. Distances to Off-Site Parking	Most comments received asked that distances to off-site parking be increased, with few comments looking for clarity as to site specific applications of off-site parking.	This section is proposed for revision to increase the permitted distances to access off-site parking.
4. Parking and Loading	4.8. Bicycle Parking	Many comments identified that the proposed standards created an excessive amount of required bicycle parking. Comments supported the inclusion of bicycle parking standards but requested revised rates across all Parking Districts. Additionally, some comments requested that bicycle parking, if provided in addition to the minimum requirement, should reduce the required vehicular parking.	Long-term bicycle parking is proposed to ben reduced and would only apply to buildings containing 10 or more dwelling units. A reduction in the required vehicular parking spaces, if the number of bicycle parking spaces exceeds the minimum requirements, is not being proposed as this time.
4. Parking and Loading	4.9. Loading Spaces	Comments received requested clarification on the application of these standards and questioned why they differed from the current zoning by-law 2009-141.	This section is under review to confirm applicability.

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5. Neighbourhood Zones	5.5. Permitted Uses	Comments received requested that permitted uses be shown as only an itemized list of permitted uses, instead of a list of uses including grouped terms such as “commercial uses”.	This section is under review to confirm applicability.
5. Neighbourhood Zones	5.6 Permitted Buildings and Structures	Comments (30+) received were against the inclusion of as-of-right permissions for four storey low-rise buildings across all Neighbourhood Low 1 (NL1), 2 (NL2), and 3 (NL3) zones. Few comments received were in support, citing need for additional housing options across the city. Additional comments received indicated that detached, semi-detached, and rowhouse types, should be permitted across all NL1, NL2, and NL3 zones, to capture existing buildings and allow these buildings on collector and arterial roads.	Four storey low-rise buildings are proposed to be removed from the NL1, NL2, and NL3, zones and reduce the maximum permitted height of all buildings to three storeys. Consideration is being given as to how to capture existing buildings across the NL1, NL2, and NL3 zones.
5. Neighbourhood Zones	5.7. Neighbourhood Low Zone Specific Standards • Elevation of primary residential entrances. • Position of primary residential entrances.	Many comments received indicated that these standards would negatively impact building design and should be removed.	This section is under review to clarify the intent of the standard and to confirm applicability.
5. Neighbourhood Zones	5.8. Neighbourhood Low 1 (NL1) Yard Setbacks	Comments received requested that yard setbacks for all buildings and structures be increased.	Yard standards have been proposed, considering the building type being located on any given property. These standards are not proposed to change at this time.

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5. Neighbourhood Zones	5.9. Neighbourhood Low 2 (NL2) • Front yard setback. • Exterior side yard setback.	Comments received indicated that these standards would negatively impact design flexibility. Comments requested that the front yard setback be revised, to remove the 20% allowance. Comments also suggested the exterior side yard setback be reduced.	This section is under review to clarify the intent of the standard and to confirm applicability.
5. Neighbourhood Zones	5.10. Neighbourhood Low 3 (NL3) Yard Setbacks	Many comments received requested an increase in the yard setbacks for all buildings and structures. A few comments requested a reduction in these standards.	These standards are not proposed to change, at this time, however, remain under review.
5. Neighbourhood Zones	5.12. Neighbourhood Mid-Rise (NMR) Common Amenity Area Standards	Comments received indicated that the required amount of Common Amenity Area was too great for the Neighbourhood Mid-Rise (NMR) zone.	Amenity area standards and rates have been reviewed and proposed for revision. A future draft will propose new standards and rates, which have been developed considering comments received.
6. Mid-Rise Zones	6.7. Mid-Rise Zone Specific Standards • Elevation of primary residential entrances. • Position of primary residential entrances.	Many comments received indicated that these standards would negatively impact building design and should be removed.	This section is under review to clarify the intent of the standard and to confirm applicability.
6. Mid-Rise Zones	6.9. Mid-Rise 2 (MR2) • Maximum front yard setback. • Minimum common amenity area. • Minimum private amenity area.	Comments received indicated that these standards would create unreasonable challenges to site design and should be removed.	The proposed maximum front yard setbacks are proposed to remain; however, amenity area standards remain under review and will be revised with the final draft.
6. Mid-Rise Zones	6.9. Mid-Rise 2 (MR2) • Maximum building length.	Comments received questioned the inclusion of a maximum	The maximum building lengths are being reviewed across the whole

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		building length and indicated it would negatively impact site design. Comments received requested it be removed.	document. These will be revised with any future draft. This section remains under review and consideration. **An information sheet has been prepared relating to this topic titled "Building Lengths".**
7. Urban Zones	7.7.1. Entrance Standards for Urban Zones	Comments received indicated that the standards relating to active building frontages did not consider site context and were not feasible.	This section is proposed to be removed from the final draft.
7. Urban Zones	7.8. Urban Core (UC) Building Heights	Comments received requested an increase in building heights across the Urban Core (UC) zones.	Building heights are under review across the entire document. However, it is not proposed that the number of storeys permitted would be increased in the Urban Core (UC) zone as the maximum height has been identified in the Official Plan.
8. Commercial District Zones	8.7.1. Residential Uses & Non-Residential Uses	Comments indicated that this standard would be difficult to apply depending on the size and scale of certain sites.	This section is under review to clarify the intent of the standard and to confirm applicability.
11. Community Hub Zones	11.1. Permitted Uses	Comments identified a need for clarification as to the permitted uses within the Community Hub Neighbourhood (CHN) zone specifically. Comment was also made requesting that certain use be permitted as primary uses, not accessory uses.	The permitted use table will include defined terms, and only minor changes are proposed. Both Hospice, and Institutional Uses are proposed as primary uses.
11. Community Hub Zones	11.2. Permitted Buildings and Structures	Comments received indicated that prohibiting detached, semi-detached, and rowhouse buildings in these zones is contrary to their planned future use.	This section is under review to clarify the intent of the standard and to confirm applicability.

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12. Greenspace Zone	12.1. Permitted Uses	Comments received indicated a concern with the perceived loss of permitted uses between the current, and proposed, City-wide zoning by-law.	Permitted uses remain under review, for the purposes of providing clarity in any future draft.
12. Greenspace Zone	12.3. Greenspace Zone-Specific Standards	Many comments were received relating to the Allandale Station Park and included recommendations to zone the area Environmental Protection (EP), as well as asking for new standards specific to this area under the Greenspace (GS) zone section.	A future draft will identify the park and propose new standards under the Greenspace Zone (GS)
15. Definitions	Institutional Uses, Public Service Facility, and School	Comment identified a need to confirm the intent behind each term, and clarify where these uses were permitted, and how they differed from one another.	The definitions section will be revised to align with the Official Plan and the Provincial Planning Statement, 2024 (PPS). Only minor changes are anticipated for this section.
15. Definitions	Building Height	Comment requested that the definition of building height include wording to exempt mechanical equipment from any calculation.	Noted, mechanical equipment standards are under review, including how they relate to building heights.
15. Definitions	Health Services Facility, Hospitality, Employment, Flex Building, and Shopping Centre	Comment identified a need to confirm the intent behind each term and clarify where these uses were permitted.	The definitions section will be revised to align with the Official Plan and the Provincial Planning Statement, 2024 (PPS). Only minor changes are anticipated for this section.