The new Zoning By-law

The City of Barrie is creating a new Zoning By-law, which is designed to implement the vision and policies of Barrie's recently approved Official Plan.

There are many ways to approach a Zoning By-law, and the City wants to ensure we have a document that is user-friendly for residents and the development community. The new document aims to include more graphics, diagrams and plain language—making it easier for all to use.

What is a Zoning By-law?

- A Zoning By-law controls the use of land in our community.
- It is a legally enforceable document. Construction or new development that does not follow the Zoning By-law is not allowed.
- It tells us how land, buildings, and properties can be used (eg. residential or commercial), where buildings and other structures can be placed, and how big and tall buildings can be.
- It tells you what you are allowed to do with your property, like widening your driveway, adding an addition to your home, and requirements for things like landscaping, parking, sheds and garages.
- It regulates height, shape and use of buildings.

An updated Zoning By-law needs to ensure it meets the community's needs and can have a significant impact on how a neighbourhood looks and feels.

Share your thoughts with us!

The next draft of the Zoning By-law is now ready for review, and an open house and public meeting will take place this fall to gather public feedback and to make sure the Zoning By-law works for everyone.

In-person open house

Tuesday, September 17 | 5 – 7 p.m.
City Hall Rotunda (70 Collier Street)

Virtual (online) open house

Thursday, September 19 | 3 – 4:15 p.m.
Visit **BuildingBarrie.ca/zoning** to register

Public meeting

Tuesday, October 1 | 6 p.m.
Affordability Committee, City Hall Council Chambers (70 Collier Street)

We welcome your participation and feedback!

Learn more and review the latest draft of the Zoning By-law at **BuildingBarrie.ca/zoning** or scan the QR code.

Barrie's new Zoning By-law

What it means for you



Barrie

BuildingBarrie.ca/zoning

How does the new Zoning By-law affect me?

If you own, lease or rent property in the City of Barrie, the Zoning By-law affects you. Every property is regulated through the Zoning By-law and new standards may affect how you use or make changes to your property. In order to find out how the changes may affect you and to learn more visit **BuildingBarrie.ca/zoning**.

How does zoning impact your property?

The zoning for a specific property informs:

- how the land may be used
- the types of buildings/structures that are permitted
- where buildings and other structures can be located
- the minimum required dimensions and setbacks for buildings/structures
- parking requirements
- building heights
- other requirements

Some examples include rules for building decks and sheds, parking requirements, and whether you can build a coach house in the backyard.

How does zoning impact your neighbourhood?

In most cases your neighbours will have the same permissions for their property as you do on yours. If the Zoning By-law allows you to build a shed 0.6 metres off a lot line, your neighbour can do the same on their lot. Zoning helps prevent incompatible land uses from being next to each other, for example, a manufacturing plant in a neighbourhood area. The new Zoning By-law will permit additional height and density in all neighbourhood areas.

What's my zone?

Zones are applied to a property through zoning maps. Each zone has a list of rules that provide details about what you can and cannot do on a property. To look up your zone, visit **BuildingBarrie.ca/zoning**.

Will I be able to change the zoning of my property through this review process?

Using Barrie's Official Plan as the basis, all zoning categories have been reviewed through the process of creating the new Zoning By-Law. Individual rezonings aren't being considered through this review at this time. A rezoning on an individual property requires a full rezoning application under the Planning Act.

Why are there multiple zone categories?

The Zoning By-law is required to implement the land use policies as defined by Barrie's Official Plan, which is the long-term plan for growth and development. The land use designations of the Official Plan determine where people will live (neighbourhood areas), protects natural heritage and open space, identifies where employment and commercial businesses will be located, and where intensification should occur. The proposed zoning categories (eg. neighbourhood low, neighbourhood intensification, commercial district, etc.) directly correlate to and reflect the policies of the Official Plan.

What is a setback?

A setback is the minimum distance which a building or structure must be set back from a property line, street, environmental feature (eg. river/stream, wetland, shoreline or flood plain). Setbacks in a Zoning By-law establish minimum distances from a property line to the outer walls of buildings, to provide adequate access, to avoid conflicts with structures, provide privacy, and public safety. Setbacks may also allow access to public utilities buried below ground, or for the protection of nearby environmental features like wetlands or wood lots.

What is regulated by setbacks?

- all buildings and structures
- accessory buildings (sheds, garages)
- coach houses
- landscaping
- parking areas
- decks
- pools

What is built form?

Built form is the shape and size of a building. The built form describes what a building looks like, how tall it is, how much land it takes up, how far it is set back from the sidewalk, street, property lines, and how it relates to other buildings and open spaces around it.

Examples of built forms in the Zoning By-law include:

