City of Barrie

ZONING BY-LAW



September 2024

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SECTION 1 INTRODUCTION

CITY OF BARRIE – ZONING BY-LAW

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1. Introduction

1.1. Title

a) This Zoning By-law shall be known as the "Zoning By-law" of the City of Barrie. Any references to "this Zoning By-law", "this By-law", or "the Zoning By-law" in this document shall mean the Zoning By-law of the City of Barrie.

1.2. Defined Area

a) The provisions of this Zoning By-law apply to all lands within the boundaries of the Corporation of the City of Barrie. All lands within these boundaries are separated into **zones** that are represented on the Zoning Map. The Zoning Map shall form part of this By-law.

1.3. Zones and Zone Codes

a) This By-law establishes the following **zones**, and places all lands subject to this By-law in one or more of the following **zones**:

Table 1: Zones and Zone Codes

Zones	**Zone Codes**
Neighbourhood Zones	
Neighbourhood Low 1	NL1
Neighbourhood Low 2	NL2

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Zones	Zone Codes
Neighbourhood Zones	
Neighbourhood Low 3	NL3
Neighbourhood Commercial	NC
Neighbourhood Mid-Rise	NMR
Neighbourhood Intensification	NI
Mid-Rise Zones	
Mid-Rise 1	MR1
Mid-Rise 2	MR2
Urban Zones	
Urban Core	UC
Urban Transition	UT
Commercial District Zones	
Commercial District 1	CD1
Commercial District 2	CD2
Employment Zones	
Employment Non-Industrial	EN
Employment Industrial	EI
Employment Restricted	ER

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Zones	Zone Codes
Strategic Employment Zones	
Strategic Employment Cluster	SEC
Strategic Employment District	SED
Community Hub Zones	
Community Hub Neighbourhood	CHN
Community Hub Urban	CHU
Other Zones	
Greenspace	GS
Environmental Protection	EP
Infrastructure and Utilities	IU

1.4. Scope and Effect

a) No land shall be used, and no **buildings** or **structures** shall be **constructed**, **altered**, enlarged, or used within the City of Barrie, except in conformity with the standards and provisions of this By-law.

b) No **use** of land or **building** shall be changed, nor **building** be constructed, nor land divided if the effect of such change, construction or division contravenes any of the provisions of this By-law.

c) Notwithstanding any other regulations of this By-law, for any legal **lot**, or any **use**, **building** or **structure** legally established on a **lot**, that is subsequently altered as a result of a project of a public authority or by expropriation of municipal, provincial or federal acquisition which causes it to contravene any regulations of the By-law, the said **lot**, **use**, **building** or **structure** shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed,

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repaired or renovated provided that any regulations which are currently not met, are not further contravened and that all regulations which are complied with, are not contravened by any works undertaken.

1.5. Repeal and Continuation of Existing By-laws

a) The By-laws listed in Table 2*: Repealed By-laws* are repealed in their entirety upon the date this Zoning By-law comes into force and effect.

Table 2: Repealed By-laws

By-Law Number	By-Law Title
2009-141	City of Barrie Comprehensive Zoning By-law
05-04	Former Town of Innisfil Zoning By-law

b) The By-Laws listed in Table 3: *Continued By-laws* are continued in their entirety, upon the date this Zoning By-law comes into force and effect.

Table 3: Continued By-laws

By-law Number	By-law Title
**PLACEHOLDER*	**PLACEHOLDER*

1.6. Effective Date

a) This By-law shall come into force on the day it is passed if no appeals are received. If an appeal, or multiple appeals are received, then the un-appealed portions of this By-law shall come into force and effect on the day it is

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passed. The appealed portions of this By-law shall come into force and effect once a decision is made by the Ontario Land Tribunal (OLT), and in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

1.7. Revisions to this Zoning By-law

a) Any of the following changes can be made to this By-law without need of a Zoning By-law Amendment:

i. The correction of spelling, grammar, or other typographic errors, or formatting revisions that do not alter the intent of this By-law;

ii. Corrections to list enumeration or section references;

iii. Changes to illustrations, diagrams or notations that are not an operative component of this By-law;

iv. Changes to **street** names or other convenience features shown on any maps, provided they do not alter the meaning of the maps, and are for convenience purposes only;

v. Changes to the bolding of defined terms, which is provided for convenience only in accordance with Section 0; and

vi. Consolidation of amendments into this By-law.

1.8. Validity

a) If a court of competent jurisdiction rules that any standards or provisions of this By-law are invalid, then that ruling does not extend to the remaining contents of the By-law. The unaffected standards or provisions in this By-law will remain in effect.

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1.9. Non-Conforming Buildings, Structures, Lots, and Uses

Non-Conforming Buildings and Structures

a) No provision of this By-Law applies to prevent the existence of any **non-conforming building** or **structure** if such **building** or **structure** was in lawful existence on the day of the passing of the By-Law, so long as it continues to exist unchanged;

b) Any existing **building** or **structure** is exempt from meeting the current zoning standards, save and except for parking required in Section 4, when adding **dwelling units** within the existing **building** or **structure** provided the **use** and form is permitted in the **zone** in which it is located; and,

c) Any legally existing, **non-conforming building** or **structure**, may be used by a permitted **use** in the applicable **zone**, as established under this By-law.

d) If a **lot** contains a legal **non-conforming building**, nothing in this Zoning By-Law applies to prevent the further development of such **lot**, provided the development:

i. Does not further increase the extent or degree of **non-conformity** with the provisions of this Zoning By-Law; and

ii. Complies with all other applicable provisions of this Zoning By-Law.

e) If a **lot** contains a legal **non-conforming building**, nothing in this Zoning By-Law applies to prevent the construction of an **accessory building** on the **lot**, provided that the **accessory building** complies with all applicable provisions of this Zoning By-Law.

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Non-Conforming Lots

f) A **lot** in existence prior to the effective date of this Zoning By-Law that does not meet the minimum **lot area** or **lot frontage** requirements of the applicable **zone** is permitted to be used and **buildings** and **structures** thereon be erected, enlarged, rebuilt, repaired, or renovated, provided the **use** conforms with this Zoning By-Law and the **buildings** and **structures** comply with all other provisions of this Zoning By-Law.

g) Notwithstanding any other provisions of this By-Law, if an existing **lot** is modified, or if a deficient **lot** or **setback** is created as a result of the acquisition of land by an authority possessing the power of expropriation, then such **lot** or **setback** shall be deemed to conform with this By-Law.

Non-Conforming Uses

h) Nothing in this By-Law applies to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by this 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; and

i) Nothing in this By-Law applies to prevent the **construction** or **use** for a purpose prohibited by this 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 **constructed** is used and continues to be used for the purpose for which it was **constructed** and provided the **construction** of such **building** or **structure** is commenced within two (2) years after the day of the passing of this By-Law, and such **building** or **structure** is completed within a reasonable time after the **construction** thereof is commenced.

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1.10. Transition

a) If owner/applicants have an approved Draft Plan of Subdivision but have not yet started construction when the new By-law comes into effect, a transition window of three (3) years will apply to the zoning review for new Building Permit applications, after which time the new By-law standards will apply to all new construction.

b) If owner/applicants have an approved Site Plan application but have not yet started construction when the new By-law comes into effect, a transition window of two (2) years will apply to the zoning review for new Building Permit applications, after which time the new By-law standards will apply to all new construction.

c) If owner/applicants have completed a formal planning process to rezone under Comprehensive Zoning By-law 2009-141 which granted a Special Provision (SP) that is carried over to the new By-law, the zoning review for new Building Permit applications will continue to apply the former By-law standards only as varied by the SP.

d) For development that has been fully constructed without an SP, any non-conforming uses or built form standards are considered legal non-conforming. If Building Permits for new construction are submitted, the zoning review will be required to meet the standards of the By-law in effect at the time of Building Permit application.

e) If owner/applicants have an approved Committee of Adjustment application but have not yet started construction when the new By-law comes into effect, a transition window of one (1) year will apply to the zoning review for new Building Permit applications, after which time the new By-law standards will apply to all new construction.

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SECTION 2 ADMINISTRATION

CITY OF BARRIE – ZONING BY-LAW

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2. Administration

2.1. Administrator

a) This By-law shall be administered by any person, or persons, designated by the Council of the City of Barrie.

2.2. Violations and Penalties

a) Any person who breaches any of the standards or provisions of this By-law is guilty of an offence under the *Provincial Offenses 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 determined to be unlawful under the Criminal Code of Canada, Provincial Offences Act, Rental Tenancies Act, or other such legislation, it is deemed not to be permitted.

2.3. Inspection of Premises

a) Inspection of premises regarding the potential contravention of this By-law will be in accordance with the *Planning Act, R.S.O. 1990, c.P.13*.

2.4. Licenses and Permits

a) No building permit, or license, will be issued if the permit or license that is required for a proposed **use** of land or the proposed **construction**, **alteration**, enlargement or use of any **building** or **structure** is in violation of any standards or provisions of this By-law.

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2.5. Change of Use

a) If there is a change in **use** if any lands, **building**, or **structure** then the new **use** must be in accordance with the standards and provisions of this By-law.

2.6. Interpretation

a) This By-law is a shift from a traditional structure to a more modern, form-based approach. Building typologies are identified at the beginning of each **zone**-specific section of this By-law, those permitted **buildings** and **structures** are presented in a table, indicating which zone they are permitted within. When reviewing this By-law, please ensure that you are considering the zoning of a property, as well as those permitted **buildings** and **structures** within that **zone**. Land use is still regulated through this By-law, however, there is no longer a prescribed relationship between a **building** type, and a **use**.

b) For convenience purposes only, words that are bolded in this By-law have a corresponding definition, which can be found in Section 0. Words that are not bolded should be given their plain and ordinary meaning as the context requires, at the discretion of the Zoning Administrator.

c) 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 two (2) or more different **zones**, then 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.

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d) If any **zone** boundary is not shown to be a **street**, **lane**, right-of-way or **watercourse**, and where the boundary approximately follows **lot lines**, then such **lot lines** shall be deemed to be the **zone** boundary unless another provision of this By-Law dictates otherwise.

e) If a **street**, **lane** or right-of-way and the limit of any portion thereof is closed then the property formerly within such **street**, **lane** or right-of-way shall be included within the **zone** adjoining the property, and if such **street**, **lane** or right-of-way was a **zone** boundary then the new **zone** boundary will be the former centre line of the closed **street**, **lane** or right-of-way.

f) Illustrations, margin notes, and any unnumbered graphics are provided for the purposes of convenience and do not form part of this By-law.

g) Numbered tables and any associated table note form part of this By-Law. If there is any conflict between a table and the text of this By-Law, then clarification can be sought from the Administrator of this By-Law.

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SECTION 3 GENERAL STANDARDS & PROVISIONS

CITY OF BARRIE – ZONING BY-LAW

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3. General Standards and Provisions

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3.1. Accessory Buildings, and Structures

3.1.1. Accessory Buildings, and Structures in the Neighbourhood Low Zone

a) All **accessory buildings and structures** in a Neighbourhood Low **zone** shall:

i. **Accessory buildings**, and **structures** are permitted in conjunction with a permitted **building** type as per Table 23;

ii. **Accessory buildings**, and **structures** are only permitted in the **exterior side**, **interior side**, and **rear yards**, except for attached garages, and porches;

iii. Be setback a minimum of 1.2 metres from the **rear lot line** in the case of a rear-access **lot**;

iv. The total **lot coverage** associated with the permitted **building** type on site shall include all **non-habitable accessory structures**;

v. Inground and above ground pools are excluded from the maximum permitted **lot coverage**;

vi. All pool equipment must meet the required **setbacks** noted in Table 4;

vii. **Decks** under 1.8 metre in height, both detached and stand-alone, are excluded from maximum **lot coverage**; and

viii. Notwithstanding Table 4, porches and decks for access to a habitable **building** are permitted to be **setback** 3 metres from the **front lot line**.

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Table 4: Additional Accessory Building and/or Structure Standards

Yard and Building Standards	**Attached Garage**	**Detached Garage**	**Carport**	**All Other Accessory Buildings, and Structures**
Exterior Side Yard Setback (Minimum)	3 m	3 m	1.5 m	0.6 m
Front Yard Setback (Minimum)	5.5 m	6 m	6 m	6 m
Interior Side Yard Setback (Minimum)	1.2 m on at least one interior side yard, otherwise, 0.6 m	1.2 m	0.6 m, except in the case of an attached building type, in which case N/A	0.6 m
Rear Yard Setback (Minimum)	5 m	1.2 m	6 m	0.6 m
Building Area (Minimum)	22 sq m	22 sq m	N/A	N/A
Building Height (Maximum)	4.5 m	4.5 m	4 m	4 m

Table Notes:

- *Where an **Attached Garage,** or **deck**, is situated with any **Rowhouse building**, the **Interior Side Yard** may be reduced to 0 metres on one side.*

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- *Where an **Attached Garage**, or **deck**, is situated with any **Semi-Detached building**, the **Interior Side Yard** may be reduced to 0 metres on one side.*
- *Where an **Attached Garage** protrudes from and is not located under or within a **ground-oriented building**, the height of the garage will be measured as if it were a separate structure.*
- *A porch may encroach into the **front yard setback**.*

3.1.2. Accessory Buildings, and Structures in All Other Zones

a) All **accessory buildings** and **structures** and **uses** shall:

i. Be setback a minimum of 1.2 metres from the **rear lot line** in the case of a rear-access **lot**.

ii. The **principal use** or **building** must be established on the same **lot** as the **accessory building(s)**, except for permitted sales trailers.

iii. The maximum **lot coverage** of all non-habitable **accessory buildings** shall be 15% of the total **lot area**, which is to be included in the total **lot coverage** calculation for the **zone** in which it is to be located.

b) All **mechanical equipment** that is:

i. Installed outside of a **principal building** is deemed an **accessory structure** to the **principal building** for the purpose of this By-Law and must be setback a minimum of 0.6 metres from all **lot lines**.

ii. Enclosed and attached to the **principal building** is deemed to be a part of the **principal building**.

c) **Mechanical equipment** is prohibited to locate within the **front yard**, except in the case of a **back-to-back rowhouse**, where equipment permitted in a **front yard** shall be effectively screened from any street.

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Drive-Through Facilities

d) No person shall **use** any land, **building** or **structure** for any **use** containing a **drive-through facility**:
   i. Within any Commercial or Employment **zone** that is **adjacent** to a Neighbourhood **zone**, except where a minimum distance of 15 metres separates all points of the **drive-through facility** including **stacking lanes** and speaker boxes from any Neighbourhood **zone**, and provided that all other applicable development standards are satisfied.

e) A **drive-through facility** is only permitted as an **accessory use** to a **primary use**.

f) No part of a **stacking lane** shall be within any **driveway** or **parking aisle** and shall be distinctly demarcated; and

g) Any speaker box or menu board or similar structure shall not be permitted in any **yard** abutting a Neighbourhood **zone**.

Hen Coops

h) Where **hen coops** are permitted as **accessory structures** by this By-law they must:
   i. Be located a **rear yard**;
   ii. Be located at least 1.2 metres. from the **side lot line** and at least 1.2 metres from the **rear lot line** of the **lot** on which the **hen coop** is located;
   iii. Must be no greater than 9 square metres, and no greater than 4 metres in **height**;
   iv. Must have an enclosed roof **structure**;
   v. Hens are to be kept in accordance with all other laws including City By-Laws respecting noise, property maintenance standards, as well as provincial legislation with regards to the keeping of animals; and,

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vi. **Hen coops** are prohibited in Well Head Protection Area (WHPA) "A", and Intake Protection Zone "1" (IPZ 1) as identified in Appendix B.

3.1.3. Accessory Outdoor Sales and Display Areas, and Accessory Outdoor Storage

a) **Outdoor sales and display areas**, and **outdoor storage**, is permitted only as an **accessory use** to a similarly permitted **use**, as determined through the permitted **use** tables of this By-law;

b) If any **use** requires **outdoor storage** of 'other' merchandise, then no merchandise display shall exceed 3 metres in height and project further than 4.5 metres from the **building face** of any **adjacent building**;

c) Accessory **outdoor sales and display areas, and outdoor storage** shall maintain the same minimum **setbacks** for **accessory buildings, and structures** as required by the **zone** in which the **outdoor storage** is located;

d) Accessory **outdoor storage** shall not exceed 30% of the total **lot area**, unless it is associated with an **automotive rental and sales establishment, automotive repair and service station,** or **automotive wrecking and repair establishment**;

e) Accessory **outdoor storage** is prohibited in the **front yard**, or **exterior side yard** of any **lot**;

f) Accessory **outdoor storage** shall be restricted to a maximum height of 4 metres, except when storing machinery or equipment;

g) Any permitted accessory **outdoor storage** which **adjacent** to a **street** or a **lot** in any **zone**, other than the **zone** in which the accessory **outdoor storage** is located, must be screened from view from the **street** or **lot** through the **construction** and maintenance of a stone, or masonry wall, or chain link fence, and appropriate landscaping screen, and no such enclosure shall be less than 2 metres in height;

i. The fence shall maintain the same **setbacks** as required for the accessory **outdoor storage**;

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h) If the height of the accessory **outdoor storage** exceeds the height of the required fence, then coniferous planting must be provided between the fence and the **lot line** along the **street**;

i) Areas dedicated to accessory **outdoor storage** 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, which have been treated to prevent the raising of dust or loose particles;

j) All vehicular access connecting these areas with a **street** shall be paved with an asphalt or concrete surface;

k) All accessory **outdoor storage** areas must be adequately drained;

l) Areas dedicated to accessory **outdoor storage** must not encroach into parking and/or loading areas required by this By-law;

m) If lighting facilities are provided in conjunction with any permitted accessory **outdoor storage**, then such lighting shall be so arranged as to deflect light onto the accessory **outdoor storage** area, and away from any adjoining properties or **streets**;

n) Accessory **outdoor storage** shall not exceed 50% of the total **gross floor area** of the primary **building**; and,

o) For any **lot** abutting Highway 400, accessory **outdoor storage** shall only be permitted in **interior side yards** and must be fully screened from Highway 400 by the primary **building**.

3.2. General Building Standards

3.2.1. Active Frontage Requirements

a) **Low-rise**, and **mid-rise buildings** fronting onto an intensification corridor, or arterial **street**, as identified in Appendix F, require a minimum of 25% of the **gross floor area** of the ground floor to consist of non-residential **uses**;

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b) Where the ground floor of a **mid-rise building** facing a **street** includes **residential uses**, the ground floor of the **building** containing **residential uses** shall be **setback** an additional 1.5 metres from the façade of the non-residential **uses**; and

c) If a **mid-rise building** is required to provide non-residential **uses**, a minimum of 50% of the frontage along a **street**, or **common amenity area**, shall be for non-residential **uses**, but shall not be used for commercial parking, an **underground parking structure**, or above-ground parking structure, or surface parking lot.

3.2.2. Angular Plane

a) **Angular planes** are required on **mid-rise buildings**, and **high-rise buildings**, when:

i. They are located on a **lot** with a shared **lot line** a Neighbourhood Low **zone** in which case the **building height** above the fourth (4th) **storey** shall not exceed an **angular plane** of 45 degrees, as measured from the shared **lot line** at **street** level, from any **lot** in the **adjacent** Neighbourhood Low **zone**.

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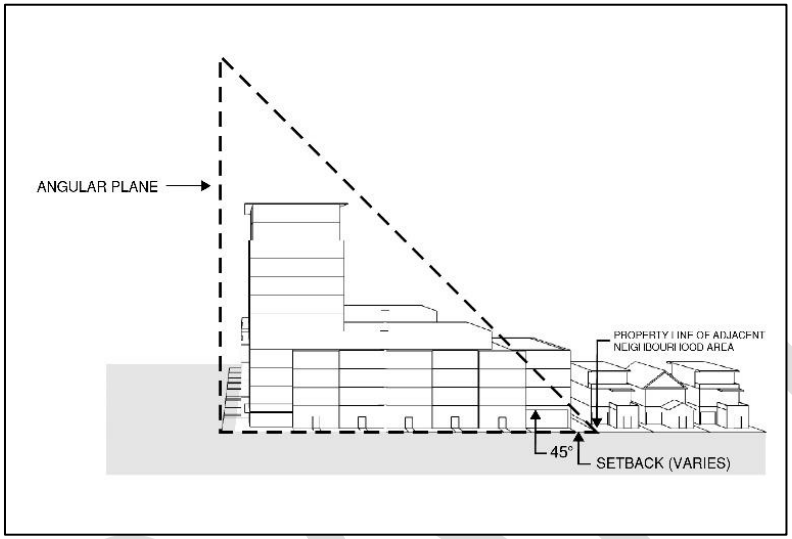
Figure 1: Angular plane measured from the adjacent Neighbourhood Low zone



3.2.3. Building Form Standards

a) A minimum ground floor height of 3.5 metres shall be required for all **low-rise buildings**, **mid-rise buildings**, and **high-rise buildings**, with non-residential **uses** on the ground floor in all zones except the Neighbourhood Low **zones**; and

b) A minimum of three (3) and a maximum of eight (8) continuous **rowhouse units** are permitted for all types of **rowhouse** forms.

3.2.4. Building Step-Backs and Setbacks

a) A 3 metre **step-back** shall be provided on any floor, between the second (2nd) and sixth (6th) **storey**, on **mid-rise, and high-rise building** face(s) adjacent to a **street** as shown in Figure 2;

b) Between the seventh (7th) and up to the 12th **storey**, **mid-rise, and high-rise, buildings** shall be **setback** a minimum of 7.5 metres from any **interior lot line**, or **rear lot line** as shown in Figure 3; and

c) Any portion of a **building** above the 12th **storey** shall be **setback** a minimum of 12.5 metres from any **interior lot line**, or **rear lot line**.

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Figure 2: Building Step-Backs

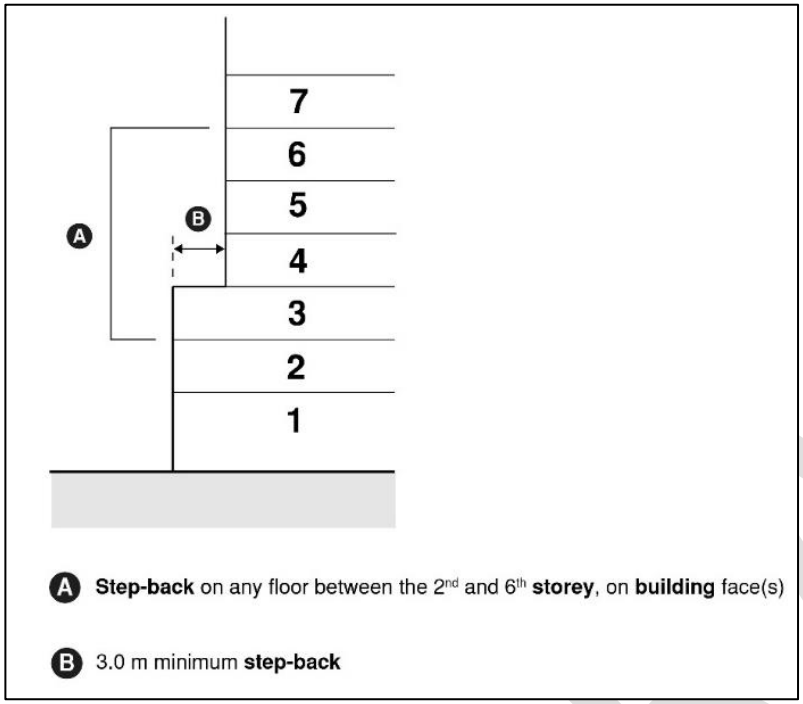
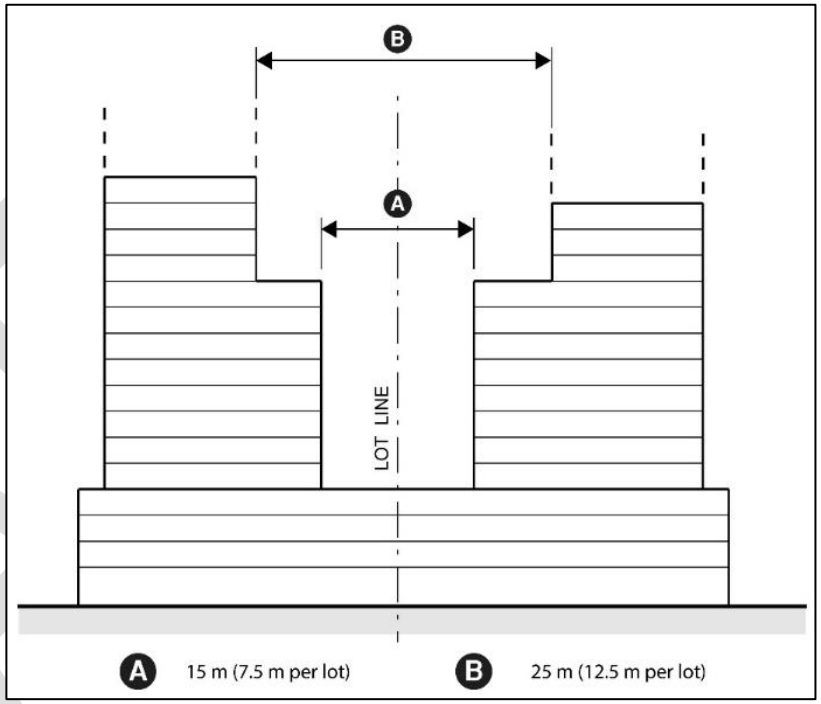


Figure 3: Building Setbacks



3.2.5. Buildings to Transition to the Neighbourhood Low Zone

a) **Rowhouse, cluster**, and **low-rise buildings**, for the purpose of **transition**, shall only be permitted on a **lot** if:

i. The **lot** is **adjacent** the Neighbourhood Low **zone**;
ii. Can only locate within the **yard** immediately **adjacent** to the Neighbourhood Low **zone**; and
iii. Are subject to the standards in Table 5: Permitted Buildings to Transition Lot, Yard, and Amenity Standards and Table 6: Permitted Buildings to Transition Standards.

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Table 5: Permitted Buildings to Transition Lot, Yard, and Amenity Standards

		Building Types	
		Low-rise Building	**Rowhouse Cluster**
Lot Standards	**Lot Area (Minimum)**	N/A	
	Lot Coverage (Maximum)	N/A	
	Lot Frontage (Minimum)	N/A	
Yard Standards	**Exterior Side Yard Setback (Minimum)**	3 m	
	Front Yard Setback (Minimum)	3 m	
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Maximum)	N/A	
	Rear Yard Setback (Minimum)	6 m	
Amenity Area Requirements	**Common Amenity**	8 sq m (per **dwelling unit**)	
	Private Amenity	5 sq m (per **dwelling unit**)	

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Table 6: Permitted Buildings to Transition Standards

	Building Types	
	Low-rise Buildings	**Rowhouse Cluster**
Dwelling Unit Width	N/A	6 m
Building Height	2 Storeys (5.5 m) Minimum 4 Storeys (14 m) Maximum	4 Storeys (14 m) Maximum
Building Length	60 m	

3.2.6. Common and Private Amenity Areas

a) **Lots** with 10 **dwelling units** or less are not required to provide any **amenity area**.

Common Amenity Areas

b) **Common amenity** areas shall be designed and located so that:

i. The length does not exceed four (4) times its width;

ii. Shall be in any **yard** other than a required minimum **front yard** or required minimum **exterior side yard**;

iii. **Building** rooftops, patios and above ground decks may be included as part of the **common amenity** area if they are accessory to recreational facilities, such as swimming pools, tennis courts, lounges, etc.; and

iv. Shall not include **private amenity** areas.

Private Amenity

c) The following standards apply to all **private amenity** areas in any **zone** where amenity area is required. **Private Amenity** areas shall:

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i. Not form part of a required **front yard** or **exterior side yard**;

ii. Be accessible from each **dwelling unit**;

iii. Be defined by a wall or fence between **adjacent dwelling units**; and

iv. Provide a minimum distance of 3.0 metres between a **private amenity area** and a wall of another **building** containing windows of habitable rooms which face the **private amenity** area.

v. Notwithstanding 4.19.2.ii)**, private amenity** areas for ground level **dwelling units** in back-to-back, stacked and stacked back-to-back **rowhouses** may be provided in the **front yard** within an unenclosed porch or balcony with no privacy screen. **Private amenity** areas for **dwelling units** below finished grade shall have a maximum 50% first **storey** projection above the below grade patio;

vi. **Private amenity** areas for above grade **dwelling units** in **back-to-back, rowhouses** and stacked **back-to-back, rowhouses** shall consist of a balcony and be defined by a wall or railing between adjacent units to a height of 1.8 metres and to provide a minimum balcony depth of 1.8 metres; and,

vii. **Private amenity areas** may not be used for, or contribute to, the required **common amenity** area.

Balcony Standards

d) A balcony must remain open on all sides except those along an exterior wall to which it is attached, or where a separation for balconies between **adjacent dwelling units** is required;

e) A balcony must be fully supported by the **building** to which it is attached; and,

f) A balcony may not encroach into a **street** or public right-of-way, unless otherwise permitted in this By-Law.

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3.2.7. Facing Distances

a) **Facing distances** prescribed in Table 7 apply when any combination, or greater, of **low-rise buildings**, **mid-rise buildings**, **high-rise buildings**, and **rowhouse buildings** are located on the same **lot**:

Table 7: Building Facing Distances

Building Facing Distances	**Minimum Separation Distance**
One (1) to Two (2) and a half (1/2) Storeys	9 m
Three (3) to Four (4) Storeys	11 m
Five (5) to 12 Storeys	15 m
13 or More Storeys	25 m

b) An additional one (1) metre of **facing distance** is required when below grade entrances and/or below grade private outdoor **amenity area** is provided;

c) Where **buildings** that face each other differ in height, the greater height shall be used to determine the required **building facing distance**;

d) A **facing distance** a minimum of 50% of the standard noted in Table 7*: Building Facing Distances* is permitted between the principal **face** and the secondary **face** of any two (2) **buildings**; and

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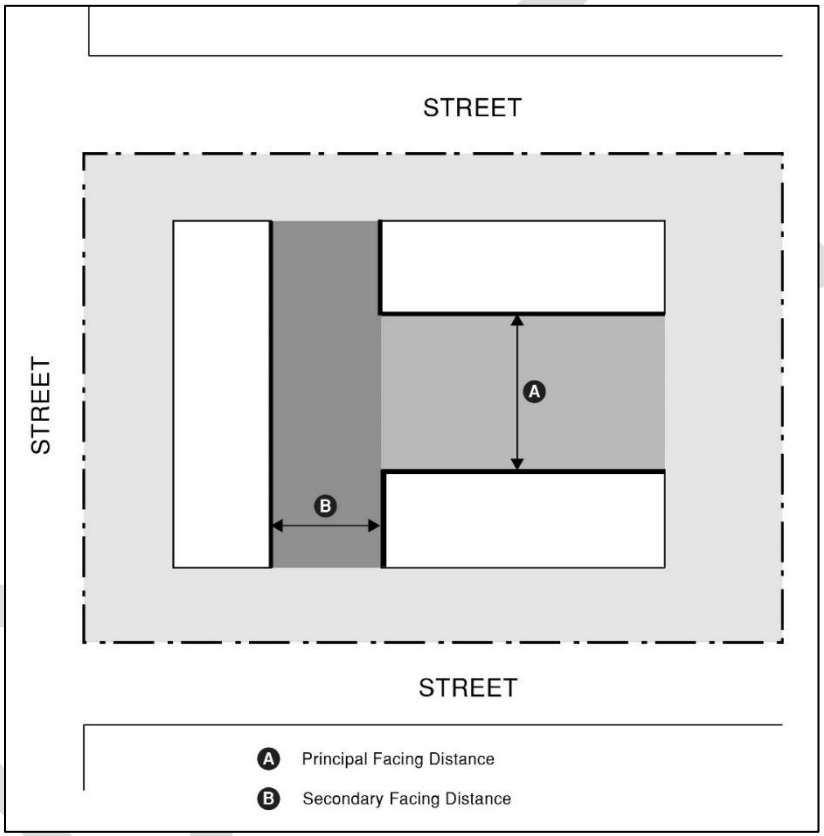
e) Notwithstanding the above, the minimum distance between any two (2) **buildings** with no windows to **habitable** living space on the same **lot** shall be three (3) metres.

Figure 4: Facing Distances



3.2.8. Floor Plate and Podium Lengths

a) The maximum floor plate size (applicable only to the 13th **storey**, or greater), shall be 850 square metres, measured to the exterior walls, excluding any terraces and balconies; and

b) The maximum podium length shall be 90 metres.

3.2.9. Integration of Flex Buildings

a) A **flex building** shall be treated as a **podium** when integrated with either a **mid-rise**, or **high-rise building**. When integrated with these forms, a **flex building** shall conform to the applicable standards for the **zone** either a **mid-rise**, or **high-rise building** is located in.

3.2.10. Multi-Unit Ground Oriented Buildings

a) Nothing in this By-law shall prohibit an existing **detached house**, **semi-detached house**, and **rowhouse** in the Neighbourhood Low, Urban Transition, Urban Core, or Mid-Rise **zones**, to be altered, retrofitted, or redeveloped or expanded, as to become a **multiplex**, subject to the standards within which the **lot** is located.

3.2.11. Window to Wall Ratio

a) The façades of any **low-rise building**, **mid-rise building**, or **high-rise building**, shall have a total maximum of 60% of **window to wall ratio**, as measured across all building façades; and

b) A minimum of 50% of the façade of any **low-rise building, mid-rise building**, or **high-rise building**, abutting a **street**, **landscaped open space**, or **amenity area**, shall be windows, openings, or similar.

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3.3. General Standards

3.3.1. Landscaped Area

a) Any portion of a **front yard** which is not used for any other purpose, as permitted by this By-law, is required to be **landscaped area**;

b) In the Neighbourhood Low **zones,** a minimum of 50% of all **landscaped areas** in the **front yard** of a **lot** shall be provided as soft landscaping, in the form of vegetation such as grass, flowers, trees and shrubbery;

c) In all other **zones** a minimum of 50% of all **landscaped areas** on a **lot** shall be provided as soft landscaping, in the form of vegetation such as grass, flowers, trees and shrubbery;

d) Where a **driveway** is provided in the Neighbourhood Low **zones**, a minimum 1-metre-wide **landscaped area** is required, immediately adjacent to one side, which must be provided as 50% soft landscaping; and

e) Where a **parking lot**, is provided within a Neighbourhood Low **zone**, a minimum 1-metre-wide **landscaped area** is required, which must be provided as soft landscaping, immediately adjacent to all sides of the **parking lot**.

<u>Snow Storage</u>

f) **Snow storage** is not permitted to be located within the required **amenity areas**, or **planting buffers**;

g) **Snow storage** is not permitted within the required **landscaped area(s)** dedicated to soft landscaping as per 3.3.1.c); and

h) **Ground-oriented buildings** with less than 10 residential units are exempt from providing **snow storage** in all **zones.**

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3.3.2. Permitted Encroachments

a) An underground **parking structure**, staircase, or accessibility ramp, which is connected to a **building** entrance, in any **zone**, shall:

i. Be permitted to occupy the **front**, **side**, or **rear yards**, except as provided for elsewhere in this By-law.

ii. Accessibility ramps, or accessibility lifts, are permitted in any **yard** and are not subject to height and **setback** requirements of the **zone** in which they are located.

b) Any below grade unenclosed entryways shall be permitted to encroach into an **interior side yard**, or **rear yard**, but shall not cause any **interior side yard** to be less than 0.6 metres, or any **rear yard** to be less than 4 metres.

c) A **balcony**, located above the ground floor of a **building**, may encroach into the required **setback** of any **zone** but shall not cause any **setback** to be less than 0.6 metres.

d) Notwithstanding any other standards or provisions of this By-law, roof eaves, chimneys, exhaust vents, and bay windows, projecting from **accessory structures** are permitted in any **yard** and are not subject to the **setback** requirements of the **zone** in which they are located.

3.3.3. Permitted Uses in All Zones

a) Community Gardens

b) Community Mailboxes/Library Boxes

c) **Conservation Uses**

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Infrastructure and Utilities

d) Any service or utility owned and/or operated by the City of Barrie, an agency of the Province of Ontario, or the Federal Government of Canada, is not subject to the provisions and standards of this By-Law;

e) Any lands may be used, and any **buildings** or **structures** may be **constructed**, **altered**, enlarged, or used in any **zone** for the following purposes, provided those **buildings** or **structures** are in compliance with the standards and provisions of the **zone** in which they are located:

f) Emergency services of any **public authority**;

g) Any **public utility** provider; and/or

h) Any **public utility**, provided by a private company, or organization, except for, incinerators, landfills, waste collection, and/or recycling facilities, or any **public utility use** with open storage of materials.

3.3.4. Planting Buffers

a) A contiguous planting buffer of a minimum width of 3 metres shall be provided:

i. Along lot lines of all zones adjacent to Neighbourhood Low zones. Planting buffers are not required between lots in Neighbourhood Low **zones**.

ii. Along lot lines of Employment **zones** abutting a Neighbourhood**,** Mid-Rise, Commercial**,** Employment**,** Community Hub**,** Greenspace, or Environmental Protection **zone**.

iii. Along abutting lot lines of all zones adjacent to Environmental Protection **zones**.

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3.3.5. Rail Corridor Setbacks

a) All new **development** in all **zones** must comply with the **setbacks** listed in Table 8 per The Federation of Canadian Municipalities and The Railway Association of Canada, and Table 9 as per Metrolinx.

Table 8: Setback from the Barrie Collingwood Railway (BCRY) Corridor

Railway Operation	**Setback**
Main Line (from Essa Road in proximity to the Barrie Allandale Transit Terminal to Utopia)	30 m
Spur Lines	15 m

Table 9: Proximity to Metrolinx Rail Lines

Uses	**Setback**
Residential	30 m
Commercial	30 m
Institutional Uses	30 m
Industrial (high occupancy)	30 m
Programmed Open Space	30 m
Industrial (low occupancy)	15 m

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3.3.6. TransCanada Pipeline Requirements

a) Notwithstanding anything in this Zoning By-Law to the contrary, no permanent **building** or **structure** shall be located within 7 metres from the limit of the pipeline right-of-way; and

b) **Accessory structures** shall have a minimum **setback** of at least 3 metres from the limit of pipeline right-of-way.

3.3.7. Setback from High-water Mark

a) Notwithstanding any other standard or provision of this By-law, **development** shall be **setback** a minimum of 30 metres from lakes, which shall be measured from the average **high-water mark**.

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3.3.8. Sight Triangles

Driveways

a) All **driveways** shall provide **sight triangles** consisting of an unobstructed triangular area on either side of the **driveway**, as measured from the point of intersection of the **lot line** and each edge of the vehicular access on the **lot**, side of the sidewalk, or curb, whichever is closer to the **lot line**, and measuring 3 metres by 3 metres.

b) No **building, structure,** play equipment, statue, or parked vehicle shall be located within any part of a **site triangle**.

c) A **fence**, hedge, shrub, or foliage may be located within a **sight triangle** provided its **height** does not exceed 0.8 metres above the level of the travelled portion of the **street.**

3.3.9. Standards for Lands Abutting Highway 400

a) All **buildings**, **structures**, and land **uses** considered integral to site operations (e.g., **drive-through**, drainage features/ponds, loading docks, essential **drive aisle**, fire routes) must be **setback** a minimum of 14 metres.

b) Non-essential parking, as identified by the Ministry of Transportation Ontario (MTO), may encroach into the required 14 m **setback**.

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3.3.10. Temporary Uses

Construction Facilities

a) **Construction**, maintenance, and demolition, are 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 or abandoned; and

b) **Construction** facilities shall comply with the **accessory building** standards of the **zone** in which they are located.

Model Homes

c) More than one **building** in the form of a **detached house**, **semi-detached house**, and **rowhouse**, **constructed** on a site, prior to registration of the Plan of Subdivision, Plan of Condominium, or Site Plan, shall be permitted subject to the following restrictions:

d) The **buildings** shall be used as model homes only, and shall not be occupied prior to approval by the **City** in accordance with the subdivision agreement, condominium agreement, or site plan agreement;

e) The number of **lots** used for model homes shall not exceed 10% of the number of draft approved **lots** for a Plan of Subdivision, or 15 **lots**, whichever is less; and

f) Compliance with all other standards and provisions of this By-law, as though the **buildings** were **constructed** on **lots** within a registered Plan of Subdivision, Plan of Condominium, or Site Plan.

Occasional or Special Events

g) An **occasional or special event**, for profit or not, is permitted in all **zones**, where the event is limited to a maximum of four (4) days within a calendar year.

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Temporary Sales Trailers

h) A temporary **construction** shed, trailer, site office, or sales office, may be provided on a **construction** site or in a Plan of Subdivision, for the period during which the **construction** of new **buildings** is taking place; provided, however, that such temporary **building** or **structure** is placed in accordance with the standards and provisions of Section 3 of this By-law, and for the **zone** in which such temporary **building** or **structure** is located.

Temporary Shipping, Storage Containers, and Large Disposal Bins

i) The **use** of shipping containers for storage and/or moving, including large disposal bins, is permitted in all Neighbourhood **Zones** for a period of up to 90 days and shall only be located on a **driveway**.

3.3.11. Waste Management for Residential Buildings

a) Notwithstanding any provisions to the contrary, all **buildings** and **structures** containing six (6) or more **dwelling units** shall provide waste receptacles (e.g., garbage bins, recycling bins, and organic waste bins), according to the following standards:

i. The storage of a waste receptacle, or receptacles, shall be within the **primary building**, or a permitted **accessory building** or **structure**;
ii. Any **accessory building** or **structure** accommodating waste receptables shall not be permitted within the front yard;
iii. Any **accessory building** or **structure** accommodating waste receptables shall not be permitted within 10 metres of the front face of the **primary building**;

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iv. The main opening of an **accessory building** or **structure** accommodating waste receptables shall not face any street frontage; and,

v. All other standards related to **accessory buildings** or **structures** contained in Section 3.1 shall apply.

3.4. Specific Use Standards

3.4.1. Coach Houses

a) Where a **coach house** is permitted by this By-law, the permitted height of the **coach house** shall not exceed that of the primary **building**. The primary **building**, being the **building** type originally located on, or **constructed** first, on the **lot**;

b) **Coach Houses** are only permitted in conjunction with a **Detached House**, **Semi-Detached**, and/or **Rowhouse building** type;

c) **Coach Houses** are not permitted to include basements;

d) **Coach Houses** are not permitted in a **front yard**;

e) **Coach Houses** may only be permitted on **lots** with frontage on a **street**; and,

f) A 1.2-metre-wide unobstructed path of travel shall be provided to the primary entrance of the **coach house** from the **street**, **driveway**, or **parking lot**.

3.4.2. Commercial Vehicles and School Buses

a) The parking and storage of **commercial vehicles** in excess of 4,500 kilograms gross vehicle weight, or those designed specifically for **commercial**, industrial, or agricultural purposes, is prohibited in all Neighbourhood, Community Hub, Greenspace, and Environmental Protection **zones;** however, school buses are permitted to be

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parked and stored in any Community Hub **zone** if there is a **school** or **place of worship** located on the same **lot** as the primary **use**.

3.4.3. Ethanol Production Facility

a) No ethanol production facility shall be located closer than 1,000 metres from:

i. Any other ethanol production facility;

ii. A Neighbourhood Zone;

iii. Lands containing one (1) or more **dwelling units**; or

iv. A **school**, **hospital**, or **place of worship**.

3.4.4. Food/Refreshment Stands

a) The **primary use** or **building** must be established on the same **lot** as the **food/refreshment stand**;

b) **Food/refreshment stands** are only permitted in the **rear** and **interior side yards**;

c) Must be **setback** a minimum of 2.0 metres from any **lot line**;

d) Are not permitted within the required **landscape area** or **private amenity area**;

e) Are not permitted to occupy a required **parking space**; and

f) Any permitted **food/refreshment stand** is required to meet all other approvals and requirements, required by other municipal by-laws.

3.4.5. Home Occupations

a) A **home occupation** is permitted in all **dwelling units**, and **accessory buildings**, across all **zones**, subject to the following provisions:

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i. If the **home occupation** is located within a **dwelling unit**, then the **gross floor area** of the **home occupation** must be 25% less than the **gross floor area** dedicated to the **dwelling unit**, or **accessory building**;

ii. A maximum of one (1) employee, other than a resident of the associated **dwelling unit** is permitted to work at the **home occupation**; and

iii. A **home occupation** must take place entirely within an enclosed **building**, except for **child care, private home**, or other uses requiring outdoor instruction.

b) The following **uses** are prohibited as a **home occupation**:

i. The sale and servicing of motor **vehicles**, recreational **vehicles**, or any motorized equipment;

ii. Primary direct sales where the primary **use** is point of sale transactions direct to the consumer, excluding sales of any service-related products; and

iii. A **retail store**.

3.4.6. Noxious or Offensive Trade, Business or Manufacture

a) Any **use** which, from its nature, or the materials used therein, is declared by the City of Barrie to be noxious or offensive trade, business or manufacture, shall be prohibited.

b) For the purposes of this provision, the manufacturing and processing of noxious products is defined as the manufacturing, refining or rendering of asbestos products, asphalt, blackening 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, rubber and vehicle tires, or similar substances.

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3.4.7. Municipal Services

a) Unless otherwise specified by this Zoning By-Law, no **building** or **structure** shall be **constructed** or **used** for human occupancy after the date of passing of this Zoning By-Law unless such **buildings** or **structures** are served by municipal water supply and municipal sanitary sewage disposal facilities, unless otherwise specifically permitted by this Zoning By-Law.

3.4.8. Privately Serviced Lots

a) The creation of new **dwelling units** on privately or partially serviced lands with an existing dwelling shall be prohibited until the Holding (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The Holding (H) symbol shall be lifted by the Corporation of the City of Barrie upon the owner demonstrating that the lands are connected to full municipal water and sewer services.

3.4.9. Outdoor Patios

a) An **outdoor patio** may not exceed 50% of the **gross floor area** of the **use** which it is accessory to; and

b) Parking shall be provided in accordance with the **zone** standards, as applicable, to the **zone** and **use** to which the **outdoor patio** is accessory to.

3.4.10. Recreational Vehicles or Trailers

a) The **use** of a recreational vehicle or trailer, for living, sleeping, housekeeping purposes or as a housekeeping unit, is prohibited in all **zones**, unless otherwise specified by this By-law.

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3.4.11. Seasonal Sale of Fruit and Vegetables

a) The sale of fruit, vegetables, plants and other such home-made/farm produce, or artisanal products on a seasonal basis is permitted in all Urban, Commercial, and Community Hub **zones**, subject to the applicable **zone** standards including, but not limited to, minimum and maximum parking requirements.

b) The sale of products permitted in (a) must be done through temporary garden centres, temporary fruit stands or temporary **farmers markets**.

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SECTION 4 PARKING & LOADING

CITY OF BARRIE – ZONING BY-LAW

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4. Parking and Loading

4.1. General

a) **Parking spaces** must be provided and maintained in accordance with the following requirements:

i. Parking requirements are determined based on the Parking District in which a lot is located;

ii. **Parking spaces** must be located on the same **lot** as the corresponding **use** and **building,** unless otherwise specified by this By-law; and

iii. Notwithstanding 4.1. a) ii., a portion of a **lots** required non-residential parking spaces may be located off-site on a separate **lot**, subject to the requirements of Section 4.7.3.

b) If a calculation for the required minimum/maximum number of standard **parking spaces** or **bicycle parking spaces** results in a non-integer greater than one (1), then the required minimum/maximum number of standard **parking spaces** must be rounded up to the nearest integer.

c) If a calculation for the required barrier free **parking spaces** results in a non-integer value greater than zero (0), then the required number of barrier free **parking spaces** is rounded up to the nearest integer.

d) If more than three (3) **parking spaces** are required on a non-residential **lot,** then all **parking spaces** shall be clearly marked; and

e) No parking is permitted in any required **landscape areas** or **planting buffers**.

4.2. Surfacing Requirements

a) Non-residential **parking spaces, driveways**, and **aisles** shall be **constructed** and maintained with concrete, asphalt or pavers, and curbed with a continuous poured concrete curb.

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b) In the **Employment** Industrial (EI) and **Employment** Restricted Industrial (ER) **zones**, **parking spaces**, **loading spaces**, **driveways** and **parking aisles** 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 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.

c) Residential **parking spaces**, **driveways** and **aisles** shall be **constructed** and maintained with concrete, asphalt or pavers.

d) **Loading spaces** shall be **constructed** and maintained with concrete.

e) If three (3) or more **parking spaces** are required on a **lot** with a non-residential **use**, then all **parking spaces** must be clearly marked.

4.3. Minimum Parking Space Sizes

a) Each **parking space**, with the exception of barrier free **parking spaces**, shall have a minimum width of 2.7 metres and a minimum length of 5.5 metres;

b) Unless **tandem parking** is permitted, each **parking space** shall have direct access to a municipal road, to a **parking aisle** or be located within a **driveway**;

c) 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 **street**, **lane** or obstruction; and

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d) Structural columns located within a **parking structure**, may encroach into a required **parking space**, provided that the encroachment does not reduce the width of the **parking space** to less than 2.5 metres.

4.4. Minimum Parking Aisle Widths

a) A **parking aisle,** for one-way traffic only, must provide the following:

Table 10: Minimum Parking Aisle Widths for One-Way Traffic

Angle of Parking Space	Minimum Aisle Width for One-Way Traffic
30 Degrees	2.8 m
45 Degrees	3.4 m
60 Degrees	5.2 m
90 Degrees	3.7 m
Parallel to Curb	3.7 m

b) For two-way traffic, a minimum **parking aisle** width of 6.0 metres is required.

4.5. Driveways

a) A **driveway** must be a minimum 2.7 metres wide, and 6 metres long, providing connection to any **parking lot** located in the **rear**, **interior** or **exterior side yards**, to a **street**;

4.5.1. Driveway Locations in Neighbourhood Zones

a) In the Neighbourhood Low **zones** a **driveway** may be a maximum width equal to 60% of the **lot frontage** of a **lot.**

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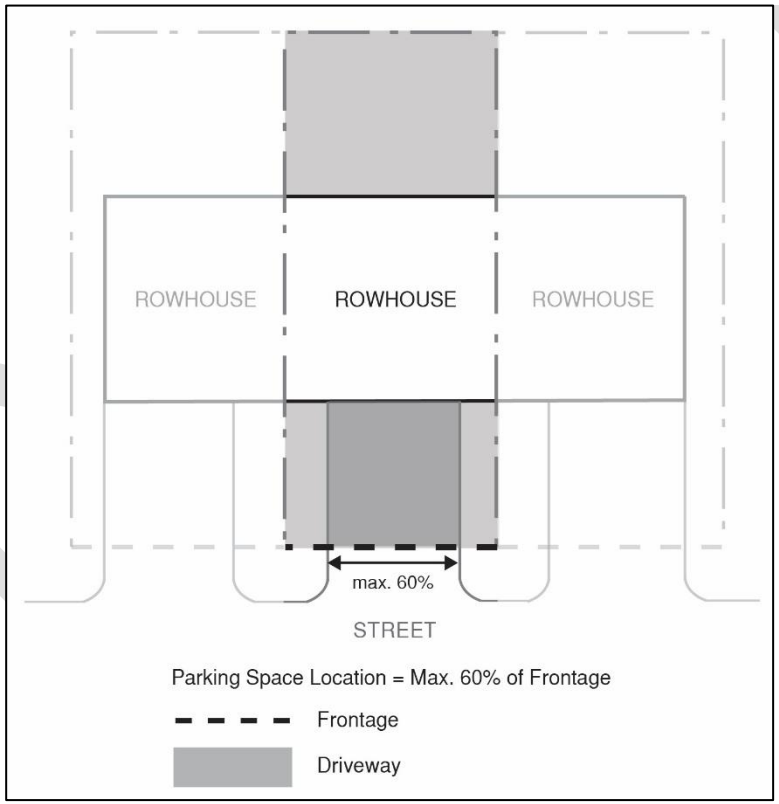
b) The **driveway** may extend from the **front lot line** to the face of the primary **building**, or access the **interior side**, and **rear yard**.

c) Only one **driveway** acces is permitted, per **lot**, except for through-lots, which are permitted access from both the **front** and **rear lot lines**.

d) A **driveway** may be used as a **parking space**, including a **tandem parking space**.

e) A **parking lot** may not be located within the **front yard** of a Neighbourhood Low **zone**.

Figure 5: Maximum Front Yard Parking in the Neighbourhood Low Zone



4.6. Motor Vehicle Parking Requirements

4.6.1. Parking Structures

a) **Parking structures** are permitted in all **zones**, except for the Greenspace (GS), and Environmental Protection (EP) **zones**, **accessory** to a permitted **use**, and subject to the below, Table 11 and Table 12; and

b) A **parking structure** may be either above or below-grade.

Table 11: Parking Structure Lot and Yard Standards

		Parking Structures
Lot Standards	**Lot Area (Minimum)**	N/A
	Lot Coverage (Maximum)	N/A
	Lot Frontage (Minimum)	N/A
	Exterior Side Yard Setback (Minimum)	3 m
Yard Standards	**Front Yard Setback**	6 m
	Interior Side Yard Setback (Minimum)	3 m
	Landscaped Area (Minimum)	N/A
	Rear Yard Setback (Minimum)	6 m

Table Notes:

- *All **parking structures** must conform to the **lot coverage**, and **lot frontage**, requirements of the **zone** within which they are located.*

Table 12: Parking Structure Building Standards

	Parking Structure
Building Height (Maximum)	3 Storeys (11 m)

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4.6.2. Required Number of Parking Spaces

Table 13: Minimum Required Number of Parking Spaces

Use	**District 1 (Major Transit Station Areas)**	**District 2 (Urban Growth Centre)**	**District 3 (Strategic Growth Areas and Intensification Corridors)**	**District 4 (Employment Areas)**	**District 5 (All Other Lands)**
For any Dwelling Unit	N/A	0.6 Parking Spaces per Dwelling Unit	0.7 Parking Spaces per Dwelling Unit	N/A	1 Parking Space per Dwelling Unit
For any Commercial Entertainment, Community Facilities Uses, Institutional Uses, Restaurants or Schools	N/A	N/A	N/A	1 Parking Space per 50 sq m of Gross Floor Area, but in no case less than 2 Parking Spaces	1 Parking Space for every 4 persons (e.g., spectators, patrons, visitors, members of the audience, worshippers, or students, as the case may be).

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Use	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For any Commercial Entertainment, Community Facilities Uses, Institutional Uses, Restaurants or Schools					1 Parking Space per 50 sq m of Gross Floor Area but in no case less than 2 Parking Spaces
For any Grocery Store Use	N/A	N/A	N/A	1 Parking Space per 50 sq m of Gross Floor Area, but in no case less than 2 Parking Spaces	1 Parking Space per 50 sq m of Gross Floor Area, but in no case less than 2 Parking Spaces

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Use	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For any Industrial Uses	N/A	N/A	N/A	1 Parking Space per 1000 sq m of Gross Floor Area	N/A
For any other Non-Residential Use	N/A	N/A	N/A	1 Parking Space per 50 sq m of Gross Floor Area	1 Parking Space per 25 sq m of Gross Floor Area

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Table 14: Maximum Required Parking Spaces

Use	**District 1 (Major Transit Station Areas)**	**District 2 (Urban Growth Centre)**	**District 3 (Strategic Growth Areas and Intensification Corridors)**	**District 4 (Employment Areas)**	**District 5 (All Other Lands)**
For any Dwelling Unit	N/A	1 Parking Space per Dwelling Unit	1.25 Parking Spaces per Dwelling Units	N/A	N/A
For any Grocery Store Use	N/A	N/A	N/A	N/A	N/A
For any other Non-Residential Use	N/A	1 Parking Space per 50 sq m of Gross Floor Area	1 Parking Space per 40 sq m of Gross Floor Area	1 Parking Space per 25 sq m of Gross Floor Area	N/A

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Table 15: Minimum Required Number of Visitor Parking Spaces

Use	**District 1 (Major Transit Station Areas)**	**District 2 (Urban Growth Centre)**	**District 3 (Strategic Growth Areas and Intensification Corridors)**	**District 4 (Employment Areas)**	**District 5 (All Other Lands)**
For any Low-, Mid- or High-Rise Building, or Rowhouse, Cluster, building that contains Dwelling Units	N/A	0.1 Parking Spaces per Dwelling Unit	0.1 Parking Spaces per Dwelling Unit	N/A	0.2 Parking Spaces per Dwelling Unit

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Table 16: Maximum Required Number of Visitor Parking Spaces

Use	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For any Low-, Mid- or High-Rise Building, or Rowhouse, Cluster, building that contains Dwelling Units	N/A	0.2 Parking Spaces per Dwelling Unit	0.3 Parking Spaces per Dwelling Unit	N/A	N/A

4.6.3. Barrier Free Parking Spaces

a) If more than four (4) **parking spaces** are required for a **parking lot,** then barrier free **parking spaces** for the exclusive use of persons with disabilities must be identified with a provincially regulated vertical sign displaying the international symbol for barrier free access.

b) Barrier free **parking spaces** must be built according to the following standards:

i. Type A: Minimum 3.4 metres wide and a minimum 5.5 metres in length;

ii. Type B: Minimum 3.1 metres wide and a minimum of 5.5 metres in length;

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iii. An adjacent access **lane** of 1.5 metres in width must be provided for a Type A or Type B barrier free parking space;

iv. The 1.5 metre adjacent access land can be shared by two barrier free **parking spaces**; and,

v. Barrier free **parking spaces** shall be included in the calculation of required parking and shall be provided in accordance with Table 17: Barrier-Free Parking Space Requirements.

Table 17: Barrier-Free Parking Space Requirements

Total Required Number of Parking Spaces	**Required Number of Type A Parking Spaces**	**Required Number of Type B Parking Spaces**
1 to 25 Parking Spaces	1 Parking Space	N/A
26 to 50 Parking Spaces	1 Parking Space	1 Parking Space
51 to 75 Parking Spaces	1 Parking Space	2 Parking Space
76 to 100 Parking Spaces	2 Parking Space	2 Parking Space
Greater than 100 Parking Spaces	1 plus 3% of required Parking Spaces	1 plus 3% of required Parking Spaces

Table notes:

- *If an odd number of barrier free **parking spaces** are required, then the odd-numbered space may be a Type B parking space; and,*
- *If there is any conflict between this Zoning By-Law in the calculation of barrier free **parking spaces** and the Accessibility for Ontarians with Disabilities Act (AODA), then the AODA will prevail.*

4.6.4. Electric Vehicle Ready Parking ("EVRP")

a) **Detached**, **Semi-Detached**, **and Coach Houses**, including any configuration of **Rowhouse**, and any **Additional Residential Units** shall provide all required **parking spaces** as an EVRP;

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b) **Low-**, **Mid-** and **High-Rise Buildings**, including **Flex-Buildings**, shall provide all required **parking spaces** as EVRP;

c) 20% of all required **parking spaces** associated with **commercial** and **industrial uses**, shall be EVRP spaces; and

d) If there are four (4) or more **residential** units on a **lot** where the required number of **parking spaces** are EVRP, these spaces must be clearly identified and demarcated.

4.7. Parking Flexibility

4.7.1. Shared Parking on a Lot

a) If the required number of **parking spaces** serves both **residential** and non-residential land uses on the same **lot**, then the number of required **parking spaces** may be reduced by one (1) **parking space** for every five (5) **dwelling units**.

4.7.2. Car-Share

a) **Car-share** spaces are permitted in any **parking lot**, commercial parking lot, or **parking structure** in any **zone**, and do not contribute to the minimum number of **parking spaces** required on a **lot**.

4.7.3. Distances to Off-Site Parking

a) A maximum of 25% of required parking is permitted to be provided off-site; and

b) Where off-site parking is permitted, the maximum distance from the **lot** to the off-site **parking lot** must comply with the below:

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Table 18: Maximum Distance to Off-Site Parking

Parking District	Maximum Distance to Off-Site Parking Lot
District 1	150 m
District 2	150 m
District 3	100 m
District 4	30 m
District 5	30 m

4.7.4. Stacked Parking

a) Stacked parking is permitted by way of a multi-level parking system, such as a car lift. Both a car lift and any structure containing a multi-level parking system, when separate from a primary building, shall be considered an **accessory structure**.

4.8. Bicycle Parking

a) The number of **bicycle parking spaces** required by this By-law must be provided on the same **lot** as the corresponding **use** or **building**;

b) If a **lot** contains more than one **use**, the required number of **bicycle parking spaces** is the sum of all **bicycle parking spaces** required for each **use**;

c) If a **lot** contains more than one non-residential **building,** then the **bicycle parking space** requirements are calculated and provided for each **building** as though they are on their own individual **lot**;

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d) Notwithstanding the definition of **gross floor area**, for the purpose of calculating the required number of **bicycle parking spaces**, floor area that is dedicated solely to the storage of goods or products is permitted to be excluded from the **gross floor area** calculation;

e) All **bicycle parking** racks, and bicycle lockers must be secured to the ground, floor or wall, as the case may be;

f) All **long-term bicycle parking spaces** must be a minimum of 1.8 metres in length, a minimum of 0.6 metres in width, and overhead clearance in covered spaces shall be a minimum of 2.1 metres; however, if a **long-term bicycle parking space** provides for storage of a bicycle in a vertical position, then the minimum length may be reduced to 1.2 metres; and

g) All outdoor **bicycle parking spaces** must be surfaced with asphalt, concrete or pavers.

Table 19: Minimum Long-Term Bicycle Parking Requirements

Uses	**District 1 (Major Transit Station Areas)**	**District 2 (Urban Growth Centre)**	**District 3 (Strategic Growth Areas and Intensification Corridors)**	**District 4 (Employment Areas)**	**District 5 (All Other Lands)**
For a building containing 10 or more Dwelling Units	N/A	1 Space per Dwelling Unit	1 Space per Dwelling Unit	N/A	0.5 Spaces per Dwelling Unit

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Uses	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For all other Non-Residential Uses	N/A	0.3 Spaces per 100 sq m of Gross Floor Area	0.3 Spaces per 100 sq m of Gross Floor Area	0.2 Spaces per 100 sq m of Gross Floor Area	0.1 Spaces per 100 sq m of Gross Floor Area

Table 20: Minimum Short-Term Bicycle Parking Requirements

Uses	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For a building containing 10 or more Dwelling Units	N/A	1 Space per Dwelling Unit	1 Space per Dwelling Unit	N/A	0.1 Spaces per Dwelling Unit

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Uses	District 1 (Major Transit Station Areas)	District 2 (Urban Growth Centre)	District 3 (Strategic Growth Areas and Intensification Corridors)	District 4 (Employment Areas)	District 5 (All Other Lands)
For all other Non-Residential Uses	N/A	0.3 Spaces per 100 sq m of Gross Floor Area	0.3 Spaces per 100 sq m of Gross Floor Area	0.2 Spaces per 100 sq m of Gross Floor Area	0.1 Spaces per 100 sq m of Gross Floor Area

Table Notes:

- *The minimum bicycle parking requirements do not apply to **ground-oriented buildings** in all **zones**.*

4.9. Loading Spaces

a) For any **industrial** or **commercial use**, **loading spaces** shall be provided and maintained on the same **lot** in accordance with Table 21: Minimum Number of Required Loading Spaces:

Table 21: Minimum Number of Required Loading Spaces

Gross Floor Area	Number of Required Loading Spaces
Up to 999 sq m	0
From 1,000 sq m to 2,999 sq m	1
From 3,000 sq m to 7,499 sq m	2
From 7,500 sq m to 13,999 sq m	3
From 14,000 sq m to 19,999 sq m	4
20,000 sq m or greater	1 loading space for each additional 10,000 sq m

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4.9.2. Loading Space Size and Location

a) The minimum dimensions of a **loading space** are 3.5 metres in width and 10.0 metres in length, with a minimum vertical clearance of 4.2 metres and shall:

i. Not be located in the **front yard** or **exterior side yard** of any **lot**;

ii. Be located adjacent to the **structure** for which they serve and shall be screened from view of any public **street** or highway;

iii. Not be located within 6.0 metres of any **street line**; and,

iv. Not be located within 7.5 metres of a Neighbourhood **zone**.

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SECTION 5 NEIGHBOURHOOD ZONES

CITY OF BARRIE – ZONING BY-LAW

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5. Neighbourhood Zones

5.5. Permitted Uses

a) **Primary Uses** are permitted in the Neighbourhood **zones** as per Table 22: Permitted Uses in Neighbourhood Zones and are marked by "●".

b) **Accessory Uses** are permitted in the Neighbourhood **zones** as per Table 22: Permitted Uses in Neighbourhood Zones, and are marked by "◊".

Table 22: Permitted Uses in Neighbourhood Zones

Permitted Uses	Neighbourhood Low Zones: NL1, NL2, and NL3	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Animal-related Services				●
Assisted Living Facility	●	●	●	●
Automotive Repair and Service Station				●
Bed & Breakfast Establishment	●	●	●	
Cemetery	●	●	●	

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Permitted Uses	Neighbourhood Low Zones: NL1, NL2, and NL3	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Commercial Uses[1]	●	◊	◊	●
Community Facilities				●
Child Care Centre	●	●	●	●
Child Care, Private Home	●	●	●	●
Farmers Market				●
Fitness or Health Club[1]	●	●	●	●
Funeral Establishment				●
Food/Refreshment Stands				●
Food/Refreshment Vehicle				●
Grocery Store[1]	●	●	●	●
Group Home	●	●	●	◊

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Permitted Uses	Neighbourhood Low Zones: NL1, NL2, and NL3	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Health Services Facility			●	●
Home Occupation	●	●	●	●
Hospice	●	●	●	●
Hotel				●
Institutional Uses	●	●	●	●
Live-Work Space	●	●	●	●
Long-term Care Facility	●	●	●	◊
Office		●	●	●
Outdoor Recreation	●	●	●	●
Repair Service				●
Parks and Open Space	●	●	●	●
Residential	●	●	●	◊
Retail Store[(1)]	●	●	●	●
School	●	●	●	●

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Permitted Uses	Neighbourhood Low Zones: NL1, NL2, and NL3	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Shared Accommodation	●	●	●	◊
Studio	◊	◊	◊	●
Supportive Housing	●	●	●	◊

Table Notes:

*(1) Only permitted on **lots** that front onto an arterial, or collector **street** in the Neighbourhood Low **zones**.*

5.6. Permitted Buildings and Structures

a) Permitted **building** types in the Neighbourhood **zones** as per Table 23, are marked by "●".

Table 23: Permitted Building Types in the Neighbourhood Zones

Permitted Building Types	Neighbourhood Low 1 (NL1)	Neighbourhood Low 2 (NL2)	Neighbourhood Low 3 (NL3)	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Coach House	●	●	●			
Detached House	●	●*				

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Permitted Building Types	Neighbourhood Low 1 (NL1)	Neighbourhood Low 2 (NL2)	Neighbourhood Low 3 (NL3)	Neighbourhood Intensification (NI)	Neighbourhood Mid-Rise (NMR)	Neighbourhood Commercial (NC)
Semi-Detached	●	●*	●			
Rowhouse, On-Street, and Back-to-Back	●	●*				
Rowhouse, On-Street, Rear Access	●	●				
Rowhouse, Cluster			●			
Low-Rise	●	●	●	●		●
Mid-Rise				●	●	
Flex Building						●

Table Notes:

- ***Detached, Semi-Detached,*** *and* ***Rowhouse, On-Street, and Back-to-Back buildings*** *are only permitted when fronting onto Local Roads, as per Appendix F.*

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5.7. Neighbourhood Low Zone-Specific Standards

a) The elevation of all primary residential entrances shall not exceed 1.2 metres from the **finished grade** of the **front yard**;

b) The elevation of all primary non-residential entrances shall not exceed 0.6 metres; and,

c) All pedestrian entrances shall be provided facing the **front lot line** or **exterior side lot line** in the case of a corner lot.

5.7.2. Multiplexes

a) All **detached, semi-detached** and **rowhouse buildings**, may be permitted up to a maximum of four (4) dwelling units; and

b) If a **coach house** is provided on the same **lot** as any of the above **buildings**, it must include at least one (1) of the total four (4) dwelling units permitted.

5.8. Neighbourhood Low 1 (NL1)

Table 24: NL1 Lot, Yard and Amenity Standards

		House Types			**Rowhouse Types**				
		Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
Lot Standards	**Lot Coverage (Maximum)**	N/A	45%	55%	50%	N/A	65%	45%	60%

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		House Types			Rowhouse Types				
		Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
	Lot Frontage (Minimum)	N/A	12 m	7.5 m	6 m	7 m	5.5 m	6 m	30 m
	Exterior Side Yard Setback (Minimum)	3 m							
Yard Standards	**Front Yard Setback (Minimum)**	N/A	20% more or less than the Average Front Yard Setback between adjacent lots, otherwise, 6 m						
	Interior Side Yard Setback (Minimum)	3 m	1.2 m	1.2 m, on one side	1.2 m for End Units			1.2 m	5 m
	Landscaped Area (Minimum)	N/A							20%
	Rear Yard Setback (Minimum)	3 m	7 m	6 m	6 m	N/A	1.2 m	6 m	7 m
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A							10 sq m per Dwelling Unit
	Private Amenity (Minimum)	N/A							

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Table 25: NL1 Building Standards

	House Types			Rowhouse Types				
	Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
Dwelling Unit Width (Minimum)	N/A			6 m	6 m	5.5 m	6 m	N/A
Building Height (Maximum)	1 Storey (4.5 m)	3 Storeys (11 m)						4 Storeys (14 m)
Building Length (Maximum)	N/A			60 m				

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5.9. Neighbourhood Low 2 (NL2)

Table 26: NL2 Lot, Yard and Amenity Standards

		House Types			Rowhouse Types				
		Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
Lot Standards	**Lot Coverage (Maximum)**	N/A	60%	60%	70%	N/A	70%	70%	60%
	Lot Frontage (Minimum)	N/A	9 m	6 m	4.5 m				30 m
	Exterior Side Yard Setback (Minimum)	3 m	2 m					3 m	
Yard Standards	**Front Yard Setback (Minimum)**	N/A	20% more or less than the Average Front Yard Setback between adjacent lots, otherwise, 3 m						
	Interior Side Yard Setback (Minimum)	3 m	1.2 m on one side, otherwise, 0.6 m	1.2 m, on one side	1.2 m for End Units				5 m
	Landscaped Area (Minimum)	N/A							20%
	Rear Yard Setback (Minimum)	3 m	5 m	5 m	1.2 m	N/A	1.2 m	5 m	5 m

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		House Types			Rowhouse Types				
		Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A							10 sq m per Dwelling Unit
	Private Amenity (Minimum)	N/A							

Table 27: NL2 Building Standards

	House Types			Rowhouse Types				
	Coach	**Detached**	**Semi-Detached**	**On-Street**	**Back-to-Back**	**Rear Access**	**Cluster**	**Low-Rise Building**
Dwelling Unit Width (Minimum)	N/A			4.5 m				N/A
Building Height (Maximum)	1 Storeys (4.5 m)	3 Storeys (11 m)						4 Storeys (14 m)
Building Length (Maximum)	N/A			60 m				

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5.10. Neighbourhood Low 3 (NL3)

Table 28: NL3 Lot, Yard, and Amenity Standards

			Rowhouse Types	
		Coach House	**Cluster**	**Low-Rise Building**
Lot Standards	**Lot Coverage (Maximum)**		70%	
	Lot Frontage (Minimum)		4.5 m	30 m
	Exterior Side Yard Setback (Minimum)		3 m	
Yard Standards	**Front Yard Setback (Minimum)**		20% more or less than the Average Front Yard Setback between adjacent lots, otherwise, 3 m	
	Interior Side Yard Setback (Minimum)		1.2 m for End Units	5 m
	Landscaped Area (Minimum)		20 %	
	Rear Yard Setback (Minimum)		5 m	
Amenity Area Requirements	**Common Amenity (Minimum)**		10 sq m per Dwelling Unit	
	Private Amenity (Minimum)		5 sq m per Dwelling Unit	N/A

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Table 29: NL3 Building Standards

	Rowhouse Types	
	Clusters	**Low-Rise Building**
Dwelling Unit Width (Minimum)	4.5 m	N/A
Building Height (Maximum)	4 Storeys (14 m)	
Building Length (Maximum)	60 m	

5.11. Neighbourhood Intensification (NI)

Table 30: NI Lot, Yard and Amenity Standards

		Low-Rise Building	Mid-Rise Buildings
Lot Standards	**Lot Coverage (Maximum)**	50%	
	Lot Frontage (Minimum)	30 m	35 m
	Exterior Side Yard Setback (Minimum)	3 m	
Yard Standards	**Front Yard Setback (Minimum)**	3 m	
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	20%	
	Rear Yard Setback (Minimum)	5 m	3 m
Amenity Area Requirements	**Common Amenity (Minimum)**	8 sq m per Dwelling Unit	12 sq m per Dwelling Unit
	Private Amenity (Minimum)	N/A	5 sq m per Dwelling Unit

Table Notes:

- *Where the ground floor of a **building** is facing **adjacent** to, and facing a **street**, and includes non-residential **uses**, the ground floor of the **building** will have a minimum **setback** of 0.5 metres.*
- *A 0-metre **step-back** is permitted above the first storey, subject to Section 3.2.4.*

Table 31: NI Building Standards

	Low-Rise Building	**Mid-Rise Building**
Dwelling Unit Width (Minimum)	N/A	
Building Height	2 Storeys (5.5 m) Minimum 4 Storeys (14 m) Maximum	4 Storeys (14 m) Minimum 6 Storeys (21 m) Maximum
Building Length (Maximum)	60 m	

5.12. Neighbourhood Mid-Rise (NMR)

Table 32: NMR Lot, Yard and Amenity Standards

		Mid-Rise Building
Lot Standards	**Lot Coverage (Maximum)**	50%
	Lot Frontage (Minimum)	35 m
	Exterior Side Yard Setback (Minimum)	3 m

		Mid-Rise Building
Yard Standards	**Front Yard Setback**	3 m Minimum 7 m Maximum
	Interior Side Yard Setback (Minimum)	3 m
	Landscaped Area (Minimum)	20%
	Rear Yard Setback (Minimum)	5 m
Amenity Area Requirements	**Common Amenity (Minimum)**	12 sq m per Dwelling Unit
	Private Amenity (Minimum)	5 sq m per Dwelling Unit

Table 33: NMR Building Standards

	Mid-Rise Building
Dwelling Unit Width (Minimum)	N/A
Building Height	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum
Building Length (Maximum)	65 m

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5.13. Neighbourhood Commercial (NC)

Table 34: NC Lot, Yard and Amenity Standards

		Low-Rise Building	Flex Buildings
Lot Standards	**Lot Coverage (Maximum)**	55%	
	Lot Frontage (Minimum)	30 m	
	Exterior Side Yard Setback (Minimum)	3 m	
Yard Standards	**Front Yard Setback (Minimum)**	3 m Minimum 7 m Maximum	
	Interior Side Yard Setback (Minimum)	1.2 m	
	Landscaped Area (Minimum)	20%	
	Rear Yard Setback (Minimum)	7.5 m	
Amenity Area Requirements	**Common Amenity (Minimum)**	10 sq m per Dwelling Unit	
	Private Amenity (Minimum)	N/A	

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Table 35: NC Building Standards

	Low-Rise Building	**Flex Building**
Dwelling Unit Width (Minimum)	N/A	
Building Height	2 Storeys (5.5 m) Minimum 4 Storeys (14 m) Maximum	4 Storeys (14 m) Maximum
Building Length (Maximum)	60 m	
Commercial Gross Floor Area	250 sq m Minimum 30% of the Lot Area, up to 2000 sq m Maximum	500 sq m Minimum 30% of the Lot Area to 2000 sq m Maximum
Ground Level Floor Height (Minimum)	3.7 m	

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SECTION 6 MID-RISE ZONES

CITY OF BARRIE – ZONING BY-LAW

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6. Mid-Rise Zones

6.5. Permitted Uses

a) **Primary Uses** are permitted in the Mid-Rise **zones** as per Table 36 and are marked by "●".

Table 36: Permitted Uses in Mid-Rise Zones

Permitted Uses	Mid-Rise 1 (MR1)	Mid-Rise 2 (MR2)
Accessory Retail	●	
Animal-related Services	●	
Assisted Living Facility	●	
Bed & Breakfast Establishment	●	
Boarding, Lodging, Rooming House	●	
Cemetery	●	
Commercial School	●(1)	
Commercial Uses	●(1)	
Community Facilities	●	
Dormitories	●	
Farmers Market	●	
Fitness or Health Club	●	
Food/Refreshment Stands	●	
Government Services	●	
Group Home	●	
Health Services Facility	●	
Home Occupation	●	
Hospice	●	

Permitted Uses	Mid-Rise 1 (MR1)	Mid-Rise 2 (MR2)
Hotel	●	
Institutional Uses	●	
Laundry or Dry Cleaner	●(1)	
Live-Work Space	●	
Lodging Unit	●	
Long-Term Care Facility	●	
Outdoor Recreation	●	
Outdoor Patio	●	
Parking, Commercial	●	
Residential	●	
Restaurant	●(1)	
Retail Store	●(1)	
School	●(1)	
Studio	●	
Supportive Housing	●	

Table Notes:

(1) Only permitted if forming part of a mixed-use development.

6.6. Permitted Buildings and Structures

a) Permitted **building** types in the Mid-Rise **zones** as per Table 37, are marked by "●".

Table 37: Permitted Building Types in the Mid-Rise Zones

Permitted Building Types	Mid-Rise 1 (MR1)	Mid-Rise 2 (MR2)
Mid-Rise Buildings	●	

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6.7. Mid-Rise Zones Specific Standards

a) The elevation of all primary residential entrances shall not exceed 1.2 metres from the **finished grade** of the **front yard**;

b) The elevation of all primary non-residential entrances shall not exceed 0.6 metres; and,

c) All pedestrian entrances shall be provided facing the **front lot line,** or **exterior side lot line** in the case of a corner lot.

6.8. Mid-Rise 1 (MR1)

Table 38: MR1 Lot, Yard and Amenity Standards

		Mid-Rise Building
Lot Standards	**Lot Coverage (Maximum)**	50%
	Lot Frontage (Minimum)	35 m
	Exterior Side Yard Setback (Minimum)	3 m
Yard Standards	**Front Yard Setback**	3 m Minimum 7 m Maximum
	Interior Side Yard Setback (Minimum)	3 m
	Landscaped Area (Minimum)	20%
	Rear Yard Setback (Minimum)	3 m
Amenity Area Requirements	**Common Amenity (Minimum)**	12 sq m per Dwelling Unit
	Private Amenity (Minimum)	5 sq m per Dwelling Unit

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Table 39: MR1 Building Standards

	Mid-Rise Building
Dwelling Unit Width (Minimum)	N/A
Building Height	5 Storeys (17.5 m) Minimum 8 Storeys (30 m) Maximum
Building Length (Maximum)	65 m

6.9. Mid-Rise 2 (MR2)

6.9.1. Mixed-Use Development

a) A combination of a minimum of two (2) **uses,** such as, but not limited to, **residential**, **commercial**, **retail**, **institutional**, and **office** development, are required on **lots** fronting onto arterial and collector **streets**, as per Appendix F, in the Mid-Rise 2 (MR2) **zone**.

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Table 40: MR2 Lot, Yard, and Amenity Standards

		Mid-Rise Building
Lot Standards	**Lot Coverage (Maximum)**	50%
	Lot Frontage (Minimum)	35 m
	Exterior Side Yard Setback (Minimum)	3 m
Yard Standards	**Front Yard Setback**	3 m Minimum 7 m Maximum
	Interior Side Yard Setback (Minimum)	3 m
	Landscaped Area (Minimum)	20%
	Rear Yard Setback (Minimum)	3 m
Amenity Area Requirements	**Common Amenity (Minimum)**	12 sq m per Dwelling Unit
	Private Amenity (Minimum)	5 sq m per Dwelling Unit

Table 41: MR2 Building Standards

	Mid-Rise Building
Dwelling Unit Width (Minimum)	N/A
Building Height	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum
Building Length (Maximum)	65 m

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SECTION 7 URBAN ZONES

CITY OF BARRIE – ZONING BY-LAW

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7. Urban Zones

7.5. Permitted Uses

a) **Primary Uses** are permitted in the Urban **zones** as per Table 42 and are marked by "●".

Table 42: Permitted Uses in Urban Zones

Permitted Uses	Urban Core (UC)	Urban Transition (UT)
Assisted Living Facility	●	
Bed and Breakfast Establishment		●
Body Rub Parlour	●	
Commercial Entertainment	●(1)	
Parking, Commercial	●	
Commercial School	●(1)	
Commercial Uses	●(1)	
Community Facilities	●	
Conference Centre	●	
Farmers Market	●	
Fitness or Health Club	●(1)	
Food/Refreshment Stands	●	
Food/Refreshment Vehicle	●	

Permitted Uses	Urban Core (UC)	Urban Transition (UT)
Funeral Establishment		●
Gaming Establishment		●(1)
Government Services		●
Grocery Store		●
Group Home		●
Health Services Facility		●
Home Occupation		●
Hospice		●
Hospitality		●
Hotel		●
Institutional Uses		●
Laundry or Dry Cleaner		●(1)
Live-Work Space		●
Local Convenience Retail		●(1)
Long-Term Care Facility		●
Micro Brewery		●
Micro Distillery		●
Office		●
Outdoor Display & Sales Area		●

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Permitted Uses	Urban Core (UC)	Urban Transition (UT)
Outdoor Patio	●	
Outdoor Recreation	●	
Personal Services	●	
Repair Service	●(1)	
Residential	●	
Restaurant	●(1)	
Retail Store	●(1)	
School	●(1)	
Shared Accommodation	●	
Studio	●	
Supportive Housing	●	

Table Notes:

(1) Only permitted if forming part of a mixed-use development.

7.6. Permitted Buildings and Structures

a) Permitted **building** types in the Urban **zones** as per Table 43, are marked by "●".

Table 43: Permitted Building Types in the Urban Zones

Permitted Building Types	Urban Core (UC)	Urban Transition (UT)
Mid-Rise Building	●	●
High-Rise Building	●	

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7.7. Urban Zones Specific Standards

7.7.1. Entrance Standards for Urban Zones

a) The minimum number of active entrances to the first **storey** on the **front yard** and/or **exterior side yard building** façade shall be one (1) for every 15 metres of **street line** but shall not be less than one (1). For the purposes of calculating the minimum number of **building** entrances required, any fraction of a **building** entrance shall be rounded to the next highest whole number; and

b) Entrances shall be at or within 0.2 metres above or below **finished grade**.

7.7.2. Exterior Finishes

a) All windows of any **building** existing within Urban **zones** on the date of the passing of this Zoning By-Law, or any predecessor thereof, shall be of transparent glass only;

b) No exterior walls of a **building** constructed of natural stone within the Urban **zones** shall be covered, in whole or in part, with paint, stucco, metal or other cladding material; and,

c) No window openings of any **building** existing within the Urban **zone** on the date of the passing of this Zoning By-Law, or any predecessor thereof, shall be closed with any material except **transparent** glass.

7.7.3. Lane Setback

a) A minimum 0.3 metre **setback** is required for any **yard** abutting a **lane** in all Urban **zones**.

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7.7.4. Mixed-Use Development

a) A combination of a minimum of two (2) **uses,** such as but not limited to, **residential**, **commercial**, **retail**, **institutional** and **office** development, are required on **lots** fronting onto **arterial** and **collector streets**, as per Appendix F, in the Urban Core (UC) and Urban Transition (UT) **zones**.

7.8. Urban Core (UC)

Table 44: UC Lot, Yard and Amenity Standards

		Mid-Rise Building	**High-Rise Building**
Lot Standards	**Lot Coverage (Maximum)**	N/A	
	Lot Frontage (Minimum)	N/A	
	Exterior Side Yard Setback (Minimum)	0.5 m	
Yard Standards	**Front Yard Setback**	0.5 m	
	Interior Side Yard Setback (Minimum)	N/A	
	Landscaped Area (Minimum)	N/A	
	Rear Yard Setback (Minimum)	N/A	
Amenity Area Requirements	**Common Amenity (Minimum)**	10 sq m per Dwelling Unit	N/A
	Private Amenity (Minimum)	5 sq m per Dwelling Unit	N/A

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Table 45: UC Building Standards

	Mid-Rise Building	High-Rise Building
Dwelling Unit Width (Minimum)	N/A	
Building Height	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum	12 Storeys (42 m) Minimum 25 Storeys (87.5 m) Maximum
Building Length (Maximum)	N/A	
Non-Residential Gross Floor Area (Minimum)	250 sq m	
Ground Level Floor Height (Minimum)	4.5 m	

7.9. Urban Transition (UT)

Table 46: UT Lot, Yard and Amenity Standards

		Mid-Rise Building
Lot Standards	**Lot Coverage (Maximum)**	N/A
	Lot Frontage (Minimum)	N/A
	Exterior Side Yard Setback (Minimum)	3 m
Yard Standards	**Front Yard Setback**	0.5 m
	Interior Side Yard Setback (Minimum)	N/A
	Landscaped Area (Minimum)	N/A
	Rear Yard Setback (Minimum)	N/A
Amenity Area Requirements	**Common Amenity (Minimum)**	10 sq m per Dwelling Unit
	Private Amenity (Minimum)	5 sq m per Dwelling Unit

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Table 47: UT Building Standards

	Mid-Rise Building
Dwelling Unit Width (Minimum)	N/A
Building Height	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum
Building Length (Maximum)	65 m
Non-Residential Gross Floor Area (Minimum)	250 sq m
Ground Level Floor Height (Minimum)	4.5 m

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SECTION 8 COMMERCIAL DISTRICT ZONES

CITY OF BARRIE – ZONING BY-LAW

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8. Commercial District Zones

8.5. Permitted Uses

a) **Primary Uses** are permitted in the Commercial District **zones** as per Table 48 and are marked by "●".

Table 48: Permitted Uses in the Commercial District Zones

Permitted Uses	Commercial District 1 (CD1)	Commercial District 2 (CD2)
Adult Entertainment Establishment	●	
Arcade or Game Establishment	●	
Arena	●	
Art Gallery	●	
Assembly Hall	●	
Assisted Living	●	
Bed and Breakfast Establishment	●	
Bingo Hall	●	
Body Rub Parlour	●	
Building Supply Centre	●	
Bus Terminal	●	
Bus Transfer Station	●	
Child Care Centre	●	
College	●	
Conference Centre	●	
Custom Workshop	●	
Accessory Retail	●	

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Permitted Uses	Commercial District 1 (CD1)	Commercial District 2 (CD2)
Animal-related Services		●
Automotive Rental and Sales Establishment		●
Automotive Repair and Service Station		●
Body Rub Parlour		●
Cemetery		●
Commercial Entertainment		●
Parking, Commercial		●
Commercial School		●
Commercial Uses		●
Community Facilities		●
Data Processing Centre		●
Drive Through Facility		●
Taxi Establishment		●
Farmers Market		●
Fitness or Health Club		●
Food/Refreshment Stands		●
Food/Refreshment Vehicle		●
Funeral Establishment		●
Government Services		●
Grocery Store		●
Health Services Facility		●
Building Supply Centre		●
Home Occupation		●
Hospice		●

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Permitted Uses	Commercial District 1 (CD1)	Commercial District 2 (CD2)
Hospitality		●
Hotel		●
Institutional Uses		●
Local Convenience Retail		●
Long-Term Care Facility		●
Major Office		●
Major Retail		●
Micro Brewery		●
Micro Distillery		●
Mobility Hub(s)		●
Nursery or Garden Supply Centre		●
Office		●
Outdoor Display & Sales Area		●
Outdoor Patio		●
Outdoor Recreation		●
Personal Services		●
Recreational Establishment		●
Rental Store		●
Repair Service		●
Residential		●
Restaurant		●
Retail Store		●
School		●
Self Storage		●

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Permitted Uses	Commercial District 1 (CD1)	Commercial District 2 (CD2)
Shared Accommodation	●	
Shopping Centre	●	
Studio	●	
Training and Rehabilitation Centre	●	

8.6. Permitted Buildings and Structures

a) Permitted **building** types in the Commercial District **zones** as per Table 49, are marked by "●".

Table 49: Permitted Building Types in Commercial District Zones

Permitted Building Types	Commercial District 1 (CD1)	Commercial District 2 (CD2)
Flex Building	●	
Low-Rise Building	●	
Mid-Rise Building	●	
High-Rise Building		●

8.7. Commercial District Zones Specific Standards

8.7.1. Residential Uses & Non-Residential Uses

a) 50% of the **ground floor gross floor area** of a **lot** shall be used for non-residential **uses**;

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b) Common entrances to a **residential use** shall be separated from entrances to a non-residential **use**; and

c) New development shall not result in a reduction to the **gross floor area** of non-residential **uses**, which have existed on a **lot** prior to the date of passing of this By-law.

8.8. Commercial District 1 (CD1)

Table 50: CD1 Lot, Yard and Amenity Standards

		Flex Building	**Low-Rise Building**	**Mid-Rise Building**
Lot Standards	**Lot Area (Minimum)**	1200 sq m		N/A
	Lot Coverage (Maximum)	55%		60%
	Lot Frontage (Minimum)	30 m		35 m
	Exterior Side Yard Setback (Minimum)	0.5 m		
Yard Standards	**Front Yard Setback**	0.5 m Minimum 7 m Maximum		
	Interior Side Yard Setback (Minimum)	3 m		
	Landscaped Area (Minimum)	20%		
	Rear Yard Setback (Minimum)	7.5 m		
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A	10 sq m per Dwelling Unit	
	Private Amenity (Minimum)	N/A	5 sq m per Dwelling Unit N/A	

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Table 51: CD1 Building Standards

	Flex Building	Low-Rise Building	Mid-Rise Building
Building Height	4 Storeys (14 m) Maximum	2 Storeys (5.5 m) Minimum 4 Storeys (14 m) Maximum	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum
Building Length (Maximum)	65 m		
Commercial Gross Floor Area (Minimum)	50% of the Ground Floor Gross Floor Area		
Ground Level Floor Height (Minimum)	N/A	N/A	3.7 m

8.9. Commercial District 2 (CD2)

Table 52: CD2 Lot, Yard and Amenity Standards

		Flex Building	Low-Rise Building	Mid-Rise Building	High-Rise Building
Lot Standards	**Lot Area (Minimum)**	1200 sq m		N/A	
	Lot Coverage (Maximum)	55%		60%	N/A
	Lot Frontage (Minimum)	30 m		45 m	60 m
	Exterior Side Yard Setback (Minimum)	1.2 m			

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		Flex Building	Low-Rise Building	Mid-Rise Building	High-Rise Building
Yard Standards	**Front Yard Setback**	0.5 m Minimum 7 m Maximum			
	Interior Side Yard Setback (Minimum)	3 m			
	Landscaped Area (Minimum)	20%			
	Rear Yard Setback (Minimum)	7.5 m			
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A		10 sq m per Dwelling Unit	
	Private Amenity (Minimum)	N/A		5 sq m per Dwelling Unit	

Table 53: CD2 Building Standards

	Flex Building	Low-Rise Building	Mid-Rise Building	High-Rise Building
Building Height	4 Storeys (14 m) Maximum	2 Storeys (5.5 m) Minimum 4 Storeys (14 m) Maximum	5 Storeys (17.5 m) Minimum 12 Storeys (42 m) Maximum	12 Storeys (42 m) Minimum 20 Storeys (62 m) Maximum
Building Length (Maximum)	65 m			75 m
Commercial Gross Floor Area (Minimum)	50% of the Ground Floor Gross Floor Area			
Ground Level Floor Height (Minimum)	3.7 m	N/A		

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SECTION 9 EMPLOYMENT ZONES

CITY OF BARRIE – ZONING BY-LAW

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9. Employment Zones

9.5. Permitted Uses

a) **Primary Uses** are permitted in the Employment **zones** as per Table 54 and are marked by "●".

b) **Accessory Uses** are permitted in the Employment **zones** as per Table 54 and are marked by "◊".

Table 54: Permitted Uses in Employment Zones

Permitted Uses	Employment Industrial (EI)	Employment Non-Industrial (EN)	Employment Restricted Industrial (ER)
Adult Entertainment Establishment		●	Only Existing Uses are Permitted
Aggregate Transfer Station	●		
Animal-related Services		●	
Assembly and Processing	●	●	
Automotive Rental and Sales Establishment	●	●	
Automotive Repair and Service Station	●		
Automotive Wrecking and Repair Establishment	●		
Body Rub Parlour		●	
Cemetery		●	
Cannabis Production Facility	●		
Commercial Entertainment		●	
Commercial School		●	

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Permitted Uses	Employment Industrial (EI)	Employment Non-Industrial (EN)	Employment Restricted Industrial (ER)
Commercial Uses	◊	●	
Conference Centre		●	
Custom Workshop	●	●	
Arena		●	
Community Facilities		●	
Drive Thru Facility	◊	◊	
Fitness or Health Club		●	
Food and Beverage Processing	●	●	
Food/Refreshment Stands		●	
Food/Refreshment Vehicle		●	
Funeral Establishment		●	
Taxi Establishment		●	
Truck Terminal	●		
Gaming Establishment		●	
Government Services	●	●	
Building Supply Centre		●	
Hospice		●	
Hospitality		●	
Hotel		●	
Industrial Use (General)	●		
Industrial School	◊	●	
Laboratory		●	
Manufacturing Facility	●	●	
Major Office		●	

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Permitted Uses	Employment Industrial (EI)	Employment Non-Industrial (EN)	Employment Restricted Industrial (ER)
Major Retail		●	
Manufacturing and Processing	●		
Material Recovery Facility	●		
Micro Brewery		●	
Micro Distillery		●	
Nursery or Garden Supply Centre	●	●	
Office	◊	●	
Outdoor Display & Sales Area		●	
Parks and Open Space	●	●	
Rail Transfer Station	●		
Repair Service	◊	●	
Research and Development Centre		●	
Restaurant	●	●	
Retail Store	◊	●	
School		●	
Self Storage		●	
Studio		●	

9.6. Permitted Buildings and Structures

a) Permitted **building** types in the Employment **zones** as per Table 55, are marked by "●".

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Table 55: Permitted Building Types in the Employment Zones

Permitted Building Types	Employment Industrial (EI)	Employment Non-Industrial (EN)	Employment Restricted Industrial (ER)
Flex Building	●	●	●
Low-Rise Building	●	●	●

9.7. Employment Zones Specific Standards

9.7.1. Accessory Uses in the Employment Industrial (EN) Zones

a) Identified **accessory uses**, as per Table 54, may only be permitted on a **lot** in the Employment Industrial (EI) **zone** in conjunction with a permitted **primary use**. These uses shall:

i. Be located within the same **building** or **structure** as the **primary use**;

ii. Not exceed 25% of the **gross floor area** of the **building** or **structure** within which it exists; and

iii. Not exceed 35% of the **gross floor area** of the **building** or **structure** within which it exists, when abutting an arterial **street**.

9.7.2. Setbacks to Lots in the Neighbourhood Zones

a) Any **buildings** or **structures** on a **lot** within the Employment **zones** shall **setback** from an abutting **lot** in the Neighbourhood **zones**:

i. When the **rear yard** of a **lot** in the Employment **zones** is abutting, **buildings** and **structures** shall maintain a 15-metre **rear yard setback**;

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ii. When the **interior side yard** of a **lot** in the Employment Industrial (EI) **zone** is abutting, **buildings** and **structures** shall maintain a 10-metre **interior side yard setback**;

iii. When the **interior side yard** of a **lot** in the Employment Non-Industrial (EN) **zone** is abutting, **buildings** and **structures** shall maintain a 6-metre **interior side yard setback**; and

iv. When either the **rear** or **interior side yard** of a **lot** in the Employment Restricted Industrial (ER) **zone** is abutting, **buildings** and **structures** shall maintain a 40-metre **setback**.

9.7.3. Major Retail and Restaurants

a) A **major retail use** permitted in the Employment Non-Industrial (EN) **zone** shall:

i. Have a maximum permitted **lot coverage** of 40%; and

ii. Have a maximum permitted **building height** of four (4) storeys (15 metres).

b) A **restaurant use** permitted in the Employment Industrial (EI) **zone**, if:

i. There is only one (1) **restaurant** on the **lot**;

ii. It is part of a **multi-unit commercial building**, or it is a separate **building** among a group of **buildings** on the same **lot**, and;

iii. It does not exceed 25% of the total ground floor **gross floor area** of the **lot** to a maximum of 300.0 square metres in gross leasable area.

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9.8. Employment Industrial (EI)

Table 56: EI Lot, and Yard Standards

		Flex Building	Low-Rise Building
Lot Standards	**Lot Area (Minimum)**	N/A	
	Lot Coverage (Maximum)	60%	
	Lot Frontage (Minimum)	30 m	
	Exterior Side Yard Setback (Minimum)	6 m	
Yard Standards	**Front Yard Setback**	6 m	
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	N/A	
	Rear Yard Setback (Minimum)	6 m	

Table 57: EI Building Standards

	Flex Building	Low-Rise Building
Building Height (Maximum)	15 m	
Building Length (Maximum)	N/A	

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9.9. Employment Non-Industrial (EN)

Table 58: EN Lot and Yard Standards

		Flex Building	Low-Rise Building
Lot Standards	**Lot Area (Minimum)**	N/A	
	Lot Coverage (Maximum)	40%	
	Lot Frontage (Minimum)	30 m	
	Exterior Side Yard Setback (Minimum)	3 m	
Yard Standards	**Front Yard Setback**	6 m	
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	N/A	
	Rear Yard Setback (Minimum)	6 m	

Table 59: EN Building Standards

	Flex Building	Low-Rise Building
Building Height (Maximum)	5 Storeys (17.5 m)	

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9.10. Employment Restricted Industrial (ER)

Table 60: ER Lot, and Yard Standards

		Flex Building	Low-Rise Building
Lot Standards	**Lot Area (Minimum)**	2000 sq m	
	Lot Coverage (Maximum)	60%	
	Lot Frontage (Minimum)	45 m	
	Exterior Side Yard Setback (Minimum)	7 m	
Yard Standards	**Front Yard Setback**	6 m	15 m
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	N/A	
	Rear Yard Setback (Minimum)	7 m	

Table 61: ER Building Standards

	Flex Building	Low-Rise Building
Building Height (Maximum)	3 Storeys (15 m)	

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SECTION 10 STRATEGIC EMPLOYMENT ZONES

CITY OF BARRIE – ZONING BY-LAW

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10. Strategic Employment Zones

10.5. Permitted Uses

a) **Primary Uses** are permitted in the Strategic Employment **zones** as per Table 62 and are marked by "●".

b) **Accessory Uses** are permitted in the Strategic Employment **zones** as per Table 62 and are marked by "◊".

Table 62: Permitted Uses in the Strategic Employment Zones

Permitted Uses	Strategic Employment District (SED)	Strategic Employment Cluster (SEC)
Accessory Retail	◊	◊
Animal-related Services	●	●
Assisted Living Facility	●	●
Automotive Repair and Service Station	●	●
Bed & Breakfast Establishment	●	●
Boarding, Lodging, Rooming House	●	●
Cemetery	●	●
Parking Lot	●	●
Commercial School	●	●
Commercial Uses	●	●

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Permitted Uses	Strategic Employment District (SED)	Strategic Employment Cluster (SEC)
Community Facilities	●	●
Dormitories	●	●
Fitness or Health Club	●	●
Food/Refreshment Stands	●	●
Food/Refreshment Vehicle	●	●
Funeral Establishment	●	●
Government Services	●	●
Grocery Store	●	●
Health Services Facility	●	●
Institutional Uses	●	●
Home Occupation	●	●
Hospice	●	●
Hospitality	●	●
Hotel	●	●
Institutional Uses	●	●
Live-Work Space	●	●
Local Convenience Retail	◊	◊
Micro Brewery		●
Micro Distillery		●

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Permitted Uses	Strategic Employment District (SED)	Strategic Employment Cluster (SEC)
Nursery or Garden Supply Centre		●
Office	●	●
Outdoor Display & Sales Area		●
Outdoor Patio	●	●
Outdoor Recreation	●	●
Personal Services	●	●
Repair Service		●
Residential	◊	◊
Restaurant	●	●
Retail Store	●	●
School	●	●
Shared Accommodation	◊	◊
Studio	●	●
Supportive Housing	◊	◊

10.6. Permitted Buildings and Structures

Table 63: Permitted Building Types in the Strategic Employment Zones

Permitted Building Types	Strategic Employment District (SED)	Strategic Employment Cluster (SEC)

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Flex Building	●
Low-Rise Building	●
Mid-Rise Building	●

10.7. Strategic Employment Zones Specific Standards

10.7.1. Residential Uses

a) **Residential uses** are permitted in the Strategic Employment **Zones** only if the **residential use(s)** are part of a mixed-use development that also contains a permitted strategic employment (i.e., non-residential) **use**; and,

b) **Residential** uses must be located on the upper floors of a mixed-use **building**.

10.7.2. Retail Stores

a) **Retail store** uses shall only be permitted up to a maximum of 250 square metres of gross leasable area per individual **retail** occupant within a **building**, and the total gross leasable area must be the lesser of:

b) 1,000 square metres; or,

c) 25% of the **gross floor area** of the development on the **lot**.

10.8. Strategic Employment Cluster (SEC)

Table 64: SEC Lot, Yard and Amenity Standards

		Flex Building	**Low-Rise Building**	**Mid-Rise Building**
Lot Standards	**Lot Area (Minimum)**	N/A		
	Lot Coverage (Maximum)	N/A		
	Lot Frontage (Minimum)	N/A		

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	Exterior Side Yard Setback (Minimum)	3 m

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		Flex Building	Low-Rise Building	Mid-Rise Building
Yard Standards	**Front Yard Setback**	Minimum 0.5 m (Non-Residential Uses) Minimum 3 m (Residential Uses) Maximum 7 m (All Uses)		
	Interior Side Yard Setback (Minimum)	3 m		
	Landscaped Area (Minimum)	20%		
	Rear Yard Setback (Minimum)	3 m		
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A		
	Private Amenity (Minimum)	5 sq m per Dwelling Unit N/A		

Table 65: SEC Building Standards

	Flex Building	Low-Rise Building	Mid-Rise Building
Building Height	2 Storeys (7 m) Minimum 5 Storeys (17.5 m) Maximum		2 Storeys (7 m) Minimum 8 Storeys (30 m) Maximum
Building Length (Maximum)	N/A		65 m

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10.9. Strategic Employment District (SED)

Table 66: SED Lot, Yard and Amenity Standards

		Flex Building	Low-Rise Building	Mid-Rise Building
Lot Standards	**Lot Area (Minimum)**	800 sq m	N/A	
	Lot Coverage (Maximum)	55%	N/A	
	Lot Frontage (Minimum)	28 m	N/A	
	Exterior Side Yard Setback (Minimum)	3 m		
Yard Standards	**Front Yard Setback**	Minimum 0.5 m (Non-Residential Uses) Minimum 3 m (Residential Uses) Maximum 7 m (All Uses)		
	Interior Side Yard Setback (Minimum)	3 m		
	Landscaped Area (Minimum)	20%		
	Rear Yard Setback (Minimum)	3 m		
Amenity Area Requirements	**Common Amenity (Minimum)**	12 sq m per Dwelling Unit	10 sq m per Dwelling Unit	
	Private Amenity (Minimum)	N/A	5 sq m per Dwelling Unit	

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Table 67: SED Building Standards

	Flex Building	Low-Rise Building	Mid-Rise Building
Building Height	2 Storeys (7 m) Minimum 5 Storeys (17.5 m) Maximum		2 Storeys (7 m) Minimum 12 Storeys (42 m) Maximum
Building Length (Maximum)	N/A		65 m

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SECTION 11 COMMUNITY HUB ZONES

CITY OF BARRIE – ZONING BY-LAW

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11. Community Hub Zones

11.1. Permitted Uses

a) **Primary Uses** are permitted in the Community Hub **zones** as per Table 68 and are marked by "●".

b) **Accessory Uses** are permitted in the Community Hub **zones** as per Table 68 and are marked by "◊".

Table 68: Permitted Uses in the Community Hub Zones

Permitted Uses	Community Hub Urban (CHU)	Community Hub Neighbourhood (CHN)
Accessory Retail	◊	◊
Assisted Living Facility	●	●
Bed & Breakfast Establishment	●	●
Cemetery	●	●
Child Care Centre	●	●
Child Care, Private Home	●	●
Community Facilities	●	●
Farmers Market	●	●
Fitness or Health Club	●	●
Food/Refreshment Stands	●	●
Health Services Facility	●	●
Hospice	◊	◊
Institutional Uses	◊	◊
Local Convenience Retail	●	●
Mobility Hub(s)	●	●
Office	●	●
Outdoor Patio	◊	◊

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Permitted Uses	Community Hub Urban (CHU)	Community Hub Neighbourhood (CHN)
Outdoor Recreation	◊	◊
Residential	◊	◊
Restaurant	●	●
School	●	●
Shared Accommodation	◊	◊
Supportive Housing	◊	◊

Table Notes:

- *A minimum 50% of the **ground floor gross floor area** is required for non-residential **uses** in **low-rise** and **flex buildings** in the Community Hub **zones**.*

11.2. Permitted Buildings and Structures

Table 69: Permitted Building Types in the Community Hub Zones

Permitted Building Types	Community Hub Urban (CHU)	Community Hub Neighbourhood (CHN)
Flex Building	●	●
Low-Rise Building		●
Mid-Rise Building	●	

11.3. Community Hub Urban (CHU)

Table 70: CHU Lot, Yard and Amenity Standards

		Flex Building	Mid-Rise Building
Lot Standards	**Lot Area (Minimum)**	800 sq m	N/A
	Lot Coverage (Maximum)	55%	N/A
	Lot Frontage (Minimum)	28 m	N/A

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		Flex Building	Mid-Rise Building
	Exterior Side Yard Setback (Minimum)	3 m	
Yard Standards	**Front Yard Setback**	Minimum 0 m (Residential Uses) Minimum 0.5 (Commercial Uses)	Minimum 3 m (Residential Use) Minimum 0.5 (Commercial Uses)
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	20%	
	Rear Yard Setback (Minimum)	3 m	
Amenity Area Requirements	**Common Amenity (Minimum)**	8 sq m per Dwelling Unit	
	Private Amenity (Minimum)	N/A	5 sq m per Dwelling Unit

Table 71: CHU Building Standards

	Flex Building	Mid-Rise Building
Building Height	2 Storeys (7 m) Minimum 12 Storeys (42 m) Maximum	
Building Length (Maximum)	N/A	
Ground Level Floor Height (Minimum)	4.5 m	

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11.4. Community Hub Neighbourhood (CHN)

Table 72: CHN Lot, Yard and Amenity Standards

		Flex Building	Low-Rise Building
Lot Standards	**Lot Area (Minimum)**	800 sq m	
	Lot Coverage (Maximum)	75%	
	Lot Frontage (Minimum)	28 m	
	Exterior Side Yard Setback (Minimum)	3 m	
Yard Standards	**Front Yard Setback**	20% more or less than the Average Front Yard Setback between adjacent lots, otherwise, 3 m	
	Interior Side Yard Setback (Minimum)	3 m	
	Landscaped Area (Minimum)	20%	
	Rear Yard Setback (Minimum)	7.5 m	
Amenity Area Requirements	**Common Amenity (Minimum)**	N/A	8 sq m per Dwelling Unit
	Private Amenity (Minimum)	N/A	

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Table 73: CHN Building Standards

	Flex Building	**Low-Rise Building**
Building Height	2 Storeys (6.4 m) Minimum 4 Storeys (14 m) Maximum	
Building Length (Maximum)	60 m	
Ground Level Floor Height (Minimum)	3.7 m	N/A

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SECTION 12 GREENSPACE ZONE

CITY OF BARRIE – ZONING BY-LAW

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12. Greenspace Zone

12.1. Permitted Uses

a) **Primary Uses** are permitted in the Greenspace **zone** as per Table 74 and are marked by "●".

b) **Accessory Uses** are permitted in the Greenspace **zone** as per Table 74 and are marked by "◊".

Table 74: Permitted Uses in the Greenspace Zone

Permitted Uses	Greenspace (GS)
Boat Launch	●
Cemetery	●
Environmental Interpretative Facility	●
Farmers Market	●
Food/Refreshment Stands	●
Government Services	●
Marina	●
Golf Course	●
Golf Driving Range	●
Outdoor Recreation	●
Office	◊
Stormwater Management Facility	●

12.2. Permitted Buildings and Structures

a) No **buildings** or **structures** are permitted in the Greenspace (GS) **zone**, except for those associated with the uses identified in Table 74.

12.3. Greenspace Zone-Specific Standards

12.3.1. North Shore Trail Zone

a) Despite anything in this By-Law to the contrary, the only uses permitted in the Greenspace – North Shore Trail Overlay Zone as defined in Appendix B are:

i. Passive recreation;
ii. Erosion and sediment control;
iii. Trails;
iv. Lookouts;
v. Stairs;
vi. Open air **structures**; and,
vii. Public swim and/or fishing platforms.

12.3.2. Impervious Surface Coverage

a) The maximum impervious surface coverage shall not exceed 35% of a **lot** within the Greenspace (GS) **zone**.

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12.4. Greenspace Zone

Table 75: GS Lot, Yard and Amenity Standards

		Buildings and Structures Permitted, as per Section 12.2.a)
Lot Standards	**Lot Area (Minimum)**	N/A
	Lot Coverage (Maximum)	30%
	Lot Frontage (Minimum)	N/A
	Exterior Side Yard Setback (Minimum)	15 m
Yard Standards	**Front Yard Setback**	15 m
	Interior Side Yard Setback (Minimum)	5 m
	Rear Yard Setback (Minimum)	5 m

Table 76: GS Building Standards

	Buildings and Structures Permitted, as per Section 12.2.a)
Building Height (Maximum)	9 m

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SECTION 13 ENVIRONMENTAL PROTECTION ZONE

CITY OF BARRIE – ZONING BY-LAW

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13. Environmental Protection Zone

13.1. Permitted Uses

a) **Primary Uses** are permitted in the Environmental Protection (EP) **zone** as per Table 77 and are marked by "●".

Table 77: Permitted Uses in the Environmental Protection Zone

Permitted Uses	**Environmental Protection (EP)**
Conservation Uses	●
Ecological management measures, environmental monitoring	●
Low Impact Recreational Facilities	●
Naturalized buffer	●
Natural restoration	●
Outdoor Recreation	●
Recreational Trail	●

13.2. Permitted Buildings and Structures

a) No **buildings** or **structures** are permitted in the Environmental Protection (EP) **zone**, except for those associated with the uses identified in Table 77.

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SECTION 14 INFRASTRUCTURE & UTILITIES ZONE

CITY OF BARRIE – ZONING BY-LAW

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14. Infrastructure and Utilities Zone

14.1. Permitted Uses

a) All **uses**, **buildings**, and **structures** associated with the provision of a utility are permitted, including:

Table 78: Permitted Uses in the Infrastructure and Utilities Zone

Permitted Uses	Infrastructure and Utilities (IU)
Infrastructure	●
Government Services	●
Municipal service facilities	●
Outdoor storage	●
Parking lot	●
Public Service Facilities	●

14.2. Permitted Buildings and Structures

a) No **buildings** or **structures** are permitted in the Infrastructure and Utilities (IU) **zone**, except for those associated with the uses identified in Table 78.

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14.3. Infrastructure and Utilities Zone-Specific Standards

14.3.1. Planting Buffers and Fencing

a) A continuous **planting buffer** of a minimum width of 1.2 metres shall be provided along all **lot lines adjacent** to a **street** on all **lots** in the Infrastructure and Utilities (IU) **zone**; and,

b) A continuous **planting buffer** of a minimum width of 1.5 metres, along with a 2-metre high tight-board fence, shall be provided along all **lot lines** between a **lot** in the Infrastructure and Utilities (IU) **zone** and a **lot** in the Neighbourhood**,** Commercial District, and Community Hub **zones**.

14.4. Infrastructure and Utilities (IU)

Table 79: IU Lot and Yard Standards

		Buildings and Structures Permitted, as per Section 14.1.a)
Lot Standards	**Lot Area (Minimum)**	N/A
	Lot Coverage (Maximum)	N/A
	Lot Frontage (Minimum)	N/A
	Exterior Side Yard Setback (Minimum)	15 m
Yard Standards	**Front Yard Setback**	15 m
	Interior Side Yard Setback (Minimum)	10 m
	Landscapes Area (Minimum)	20%
	Rear Yard Setback (Minimum)	10 m

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Table 80: UI Building Standards

	Buildings and Structures Permitted, as per Section 14.1.a)
Building Height (Maximum)	18 m

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SECTION 15 DEFINITIONS

CITY OF BARRIE – ZONING BY-LAW

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15. Definitions

A

ACCESSORY BUILDING OR STRUCTURE

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

i. **Balconies**;
ii. **Detached garage**;
iii. Shed;
iv. Greenhouse (non-commercial);
v. **Carport**;
vi. **Deck**;
vii. Porch; and
viii. Ground-mounted **solar collector.**

ACCESSORY RETAIL

Means a **retail use**, permitted as an **accessory use** to the **primary use** of the land, **building** or **structure**.

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ACCESSORY USE

Means the secondary purpose for which a **lot**, **building** or **structure** is used, or intended to be used. **Accessory uses** are not permitted to be stand-alone and are only permitted once the **primary use** is established on a **lot.**

ACOUSTIC FENCING

Means a barrier, wall, or fence designed by a professional engineer that is **constructed** for noise attenuation purposes.

ADJACENT

Means all land that borders a property along a common lot line, and all land that would have bordered a property if they were not separated by a river, street, railway line, power transmission line, pipeline, or similar feature. In considering a specific natural heritage feature or area, this includes all lands contiguous to that specific feature, or area, where it is likely that development or site alteration would have a negative impact on the feature or area. When calculating for a setback which uses the term **adjacent**, **adjacent** lots are those which immediately abut the subject property, and which front on the same street.

ADULT ENTERTAINMENT ESTABLISHMENT

Means 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.

AGGREGATE TRANSFER STATION

Means a facility used to process, crush, screen, wash, store/stockpile and sort mineral aggregate resources and recycled aggregate resources for the purpose of transfer or resale.

ALTER (ALTERING, ALTERATION)

Means any change in the **gross floor area**, height, or bulk of a **building** or **structure**, or change in land **use**.

AMENITY AREA

Means an indoor or outdoor communal area designed for active or passive recreational uses, such as, but not limited to, children's play areas, seating areas, sports facilities and fitness rooms for the shared use of the occupants of a residential development. Shall not include any required **landscaped area**, **planting buffer** or **parking Lot.**

AMENITY AREA, COMMON

Means any outdoor **amenity area** which is a common area available to occupants of the **building**(s) on the same **lot. Building** rooftops, patios and above ground **deck**s may be included as part of the common amenity area if they are associated with recreational facilities that are provided and maintained, such as swimming pools, tennis courts, lounges etc.

AMENITY AREA, COMMUNITY

Means an outdoor area with unrestricted access from a **street**.

AMENITY AREA, PRIVATE

Means any outdoor **amenity area** which is only accessible by a singular unit. This may include balconies, decks, terraces, etc.

ANGULAR PLANE

Means an imaginary inclined plane, rising over a **lot**, drawn at a specified angle from a **lot line** abutting a Neighbourhood Low **Zone**, and which together with other **building** and **lot** standards delineates the maximum permitted **building height.**

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ANIMAL BOARDING ESTABLISHMENT

Means a premises for the caring, grooming and training of domesticated animals, excluding livestock, for a fee on a temporary basis and may include overnight accommodation and outdoor facilities, but excludes the breeding of animals.

ANIMAL-RELATED SERVICES

Means the **use** if any **lot**, **building** or **structure**, relating to the permitting, sheltering or other accommodation, as it pertains to animals, more specifically, domesticated animals kept as pets. Animal**-related uses** include:

i. **Animal Boarding Establishment**;
ii. **Animal Shelter**; and
iii. **Veterinary Clinic**.

ANIMAL SHELTER

Means a place in which animals that are lost, stray, surrendered or abandoned, are housed, and cared for.

ARCADE OR GAME ESTABLISHMENT

Means any premises or part thereof containing three (3) or more **amusement devices** operated for gain and includes any **commercial uses** or **private club** but does not include a **bingo hall**.

ARENA

Means a **building** designed with an artificial ice surface and permanent seating, 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.

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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.

ASPHALT PLANT

A facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process.

ASSEMBLY HALL

Means 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

Means a residential facility where, in addition to sleeping accommodations, support services such as meals supplied by a common kitchen and medical care are provided.

ATTACHED HOUSE

Means a building type that generally consists of ground **oriented** built form that generally consists of a small footprint **building**, divided into more than one unit, by either a vertical and/or horizontal continuous common wall. Units may have a private entrance leading directly from outside the **building,** or units may have their entrance from a common hallway or stairway inside the **building**. All units share the same **lot**.

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AUTOMOTIVE RENTAL AND SALES ESTABLISHMENT

Means a **building** or **lot** used for the display and sale of new and/or used vehicles, and may include the leasing, servicing, cleaning, body repair and/or repainting of vehicles, the sale of vehicle accessories and related products, or the sale or leasing of utility trailers or boat trailers.

AUTOMOTIVE REPAIR AND SERVICE STATION

Means a **building** or a **lot** used for:

i. the sale of fuels for motor vehicles and may include the servicing, cleaning, washing, and detailing of vehicles, the sale of automotive accessories, and the selling, repairing, leasing or renting of utility or boat trailers, and;

ii. the servicing and cleaning of vehicles within a wholly enclosed **building**, and may include vehicular body repair, preventative maintenance, repainting and the sale of automotive accessories.

AUTOMOTIVE WRECKING AND REPAIR ESTABLISHMENT

Means a **building** or **lot** used for the wrecking, disassembly or repair of vehicles, and for the storage and sale of the salvaged parts and materials.

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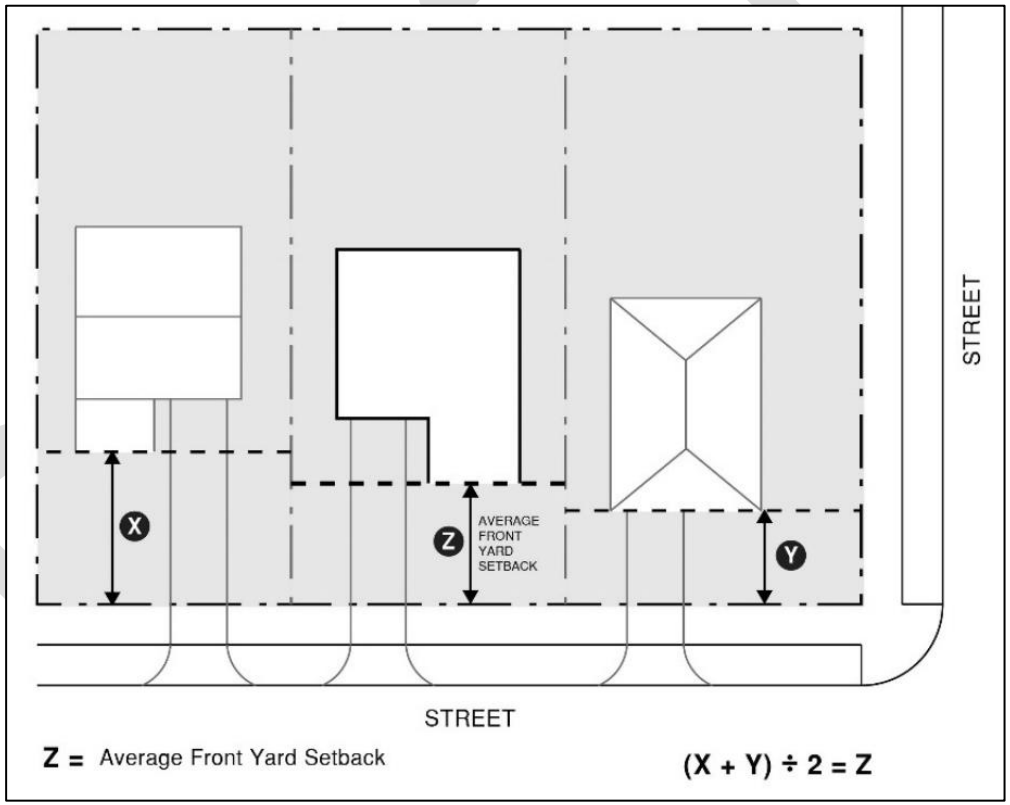
AVERAGE FRONT YARD SETBACK

Means the average front yard **setback** of the existing **building**(s) on abutting **lots** fronting on the same **street** frontage. If one or more of the **lots** required to be included in the averaging calculation is vacant, that vacant **lot** will be deemed to have a **front yard setback** equal to the minimum **front yard setback** required for the **zone** category.

Figure 6: Average Front Yard Setback



AVERAGE GRADE

Means the average level of proposed or finished ground adjoining a **building** at all exterior walls.

B

BASEMENT

Means one or more **storey**s of a **building** located below the **first storey**.

BALCONY

Means an attached platform projecting from the face of a wall which is directly accessible from within a building, usually surrounded by a balustrade or railing, and generally does not have direct exterior access at grade.

BICYCLE PARKING SPACE, LONG-TERM

Means a **bicycle parking space** located in a locked room within a building or part of a building for the exclusive use of parking bicycles.

BICYCLE PARKING SPACE, SHORT-TERM

Means a **bicycle parking space** that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.

BINGO HALL

Means 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.

BLOCK

Means the group of **lot**s and **building**s surrounded by public **streets**.

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BOARDING, LODGING, ROOMING HOUSE

Means a **dwelling unit** with more than four **lodging units** provided to tenants in exchange for remuneration and includes shared spaces within either the **dwelling unit** or on the **lot**.

BODY RUB PARLOUR

Means a **building** where a body rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation as a service designed to appeal to erotic or sexual appetites or inclinations, but does not include any premises where medical or therapeutic treatment is given by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

BUILDING

Means any **structure**, whether temporary or permanent, constructed or placed on, in, over or under land used for the shelter, accommodation, or enclosure of persons, animals, materials or equipment.

BUILDING DEPTH

Means the horizontal distance between the **building** facade and the portion of the **buildings** rear main wall furthest from the **building** façade, measured at the ground level.

BUILDING HEIGHT

Means the vertical distance from the average **finished grade level** to:

i. In the case of a flat roof, the highest point of the highest roof surface;
ii. In the case of a mansard roof, the roof deck line;

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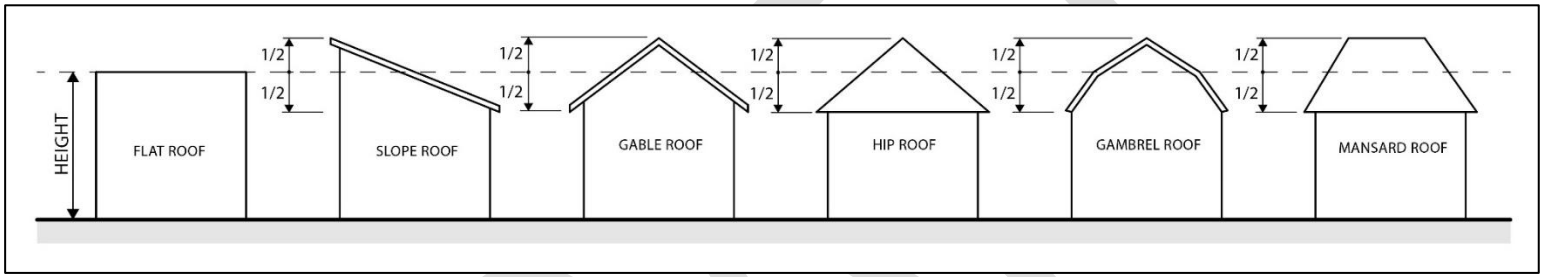
iii. In the case where dormer(s) are provided, if any dormer is larger than 50% of any roof structure, then the building height shall be measured to the midpoint of the roof of the dormer; and,

iv. Or in the case of any other roof, the mean height between the eaves and the highest ridge of the roof – not including 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 does not provide **habitable living space**.

Figure 7: Building Height



BUILDING LENGTH

Means the horizontal distance of the **building** façade of a primary building facing a **front yard** or **exterior side yard**, measured at the ground level. In the case of a **dwelling unit** with a shared vertical wall, the distance is measured at the ground level of an exterior wall and/or a shared wall between units.

BUILDING, MAIN OR PRINCIPAL

Means the building in which is carried on the principal purpose for which the **lot** is used.

BUILDING SUPPLY CENTRE

Means 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 Centre**s are distinct from retail hardware

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stores in that most 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.

C

CANNABIS PRODUCTION FACILITY

Means 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.

CAR-SHARE

Means a model of car rental where people rent cars for short periods of time, often by the hour, these cars are available throughout the City and are typically managed through a mobile application.

CARPORT

Means a building type that generally consists of an attached **building** or **structure** that is permanently affixed to the ground, shares a roof with the **building** to which it is attached, and is open on at least three sides. Excludes temporary tents or **structures**.

CEMETERY

Means lands used as a place for the interment of remains or in which bodies have been buried, and may include a **columbarium**, mausoleum, **funeral establishment** or **crematorium**.

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CENTRE LINE

Means the point which equally divides the width of the street allowance of a **street**.

CHILD CARE, CENTRE

Means premises operated by a person licensed under the *Child Care and Early Years Act, 2014*, as amended, to operate a Child Care Centre at the premises.

CHILD CARE, PRIVATE HOME

Means the temporary care of five (5) or less children, unless otherwise permitted under the *Child Care and Early Years Act*, where such care is provided within a dwelling unit as a **home occupation** for a continuous period not exceeding twenty-four (24) hours.

COACH HOUSE

Means a **building** type that generally consists of a detached**, ground oriented,** small footprint **building** with its own entrance, that is built in the **rear yard** of a property that has a permitted primary **building** or **structure** in accordance with this Zoning By-Law.

COLUMBARIUM

Means a **building** or **structure** used to store cremated human remains.

COMMERCIAL ENTERTAINMENT

Means the **use** of a premises, for a fee, for the provision of entertainment or amusement with or without the necessity of active participation by the user and includes an **arcade of game establishment,** cinema, live theatre, concert hall, **bingo hall**, bowling

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alley, indoor **miniature golf**, indoor paintball, a **nightclub**, laser game or the like, but does not include an **adult entertainment establishment** or **gaming establishment.**

COMMERCIAL SCHOOL

Means 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**. Shall not include a private academic, religious or philanthropic **school**.

COMMERCIAL USES

Means the **use** of a **building**, or **structure**, for the purpose of commerce, including the sale of goods or provision of services. Commercial uses but do not include **manufacturing and processing**.

COMMERCIAL VEHICLE

Means a motor vehicle used for, or intended to be use for, **commercial uses**, 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 trucks, 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. This does not include pick-up trucks.

COMMUNITY CENTRE

Means 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**.

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COMMUNITY GARDEN

Means a parcel of land cultivated and gardened by members of the community for non-commercial purposes. For the purposes of this definition, "gardened" means to grow and care for plants and crops. Lands **zone**d to permit a **community garden** may include **accessory building**s such as a tool shed, and non-commercial activities related to the **community garden** such as teaching or storage of soil, compost and other material related to gardening.

COMMUNITY FACILITIES

Means the **use** of any **lot**, **building**, or **structure**, relating to a community facility, or other **use** generally accessible to the public.

Community Facilities include:

i. **Arena**;
ii. **Assembly Hall**;
iii. **Community Centre**;
iv. **Museum**;
v. **Private Club**; and
vi. **Theatre**.

CONCRETE READY-MIX PLANT

Means 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.

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CONFERENCE CENTRE

Means a **building** used for the holding of conferences, conventions, seminars, workshops, or similar activities, including associated dining facilities.

CONFORM AND/OR COMPLY

Means a **use** which is in accordance with the **zone** requirements or land-use control of the **lot**, **building** or **structure**, as set out by this Zoning By-law.

CONSTRUCTION

Means the assembly, erection, **building**, enlargement or reconstruction of any **building** or **structure**, and shall include removal and relocation of any **building** or **structure**.

CRASH WALL

Means a **structure**, also known as a deflection wall or containment wall, that is designed by a professional engineer to redirect a derailing train back onto a rail corridor.

CREMATORIUM

Means a **building** fitted with appliances for the purpose of cremating human or other remains and includes everything incidental and ancillary thereto.

CUSTOM WORKSHOP

Means 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.

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D

DATA PROCESSING CENTRE

Means a secure **building** or **structure**, that houses IT infrastructure for running and delivering applications and services, and for the storing and managing of the data associated with those applications and services.

DECK

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

DETACHED GARAGE

Means a fully enclosed, freestanding **building** that is designed and used primarily for the shelter of at least one motor vehicle.

DETACHED HOUSE

Means a residential **building** that exists on its own **lot** and may contain more than one **dwelling unit** separated vertically or horizontally. See **Multiplex** definition.

DORMITORIES

Means a **building** or **structure** where residents have exclusive **use** of a **lodging suite**, but common washroom and/or kitchen facilities, and where each resident individually compensates the owner for providing the accommodation.

DRIVE THRU FACILITY

Means a **building** type that generally consists of one or multiple hardscaped, one-way stacking aisles, located on the side and/or **rear yard**, to funnel motor vehicles past a window on the **building** so that items can be collected by the motor vehicle's occupants.

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DRIVEWAY

Means an area of land travelled upon which provides vehicular access from a **street** to a **parking** space, and **parking aisle**. A **driveway** may be used as a **parking space**, including a **tandem parking space**, for a **ground-oriented building**.

DWELLING UNIT

Means a **building** or part thereof used or intended to be used as a domicile containing cooking, eating, living, sleeping and sanitary facilities, but shall not include:

i. Guest rooms in motels and **hotels**;
ii. **Lodging suite**s in **boarding, lodging, rooming houses**; or,
iii. **Dormitories**.

E

ELECTRIC VEHICLE READY (PARKING)

Means a **parking space** which has energized electrical outlets installed at the time of **construction** that can support Level 2 charging (208-to-240-volt power source with a dedicated circuit up to 60 amps) of an electric vehicle when a charging station is installed in the future.

EMPLOYMENT AREA

Means those areas, designated in the City of Barrie Official Plan, for clusters of business and economic activities, including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

END UNIT

Means the first or last unit on a block of dwellings that comprise a **Rowhouse**.

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ENTERTAINMENT ESTABLISHMENT

Means 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 INTERPRETATIVE FACILITY

Means 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.

F

FAÇADE

Means the portion of any exterior elevation of a **building** extending from finished grade to the top of the parapet, wall, or eaves.

FACING DISTANCES

Means the distance between two **buildings** on a lot. A principal face means the longest side of the **structure** or building face. Secondary face means the shorter side of the **structure** or building face. Secondary faces longer than 25.0 metres shall be considered a primary face for the purpose of establishing facing distances on a **lot**.

FARMERS MARKET

Means a **building**, **structure**, or premise where opened spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and are leased, rented or otherwise provided to more than three (3) individual vendors for

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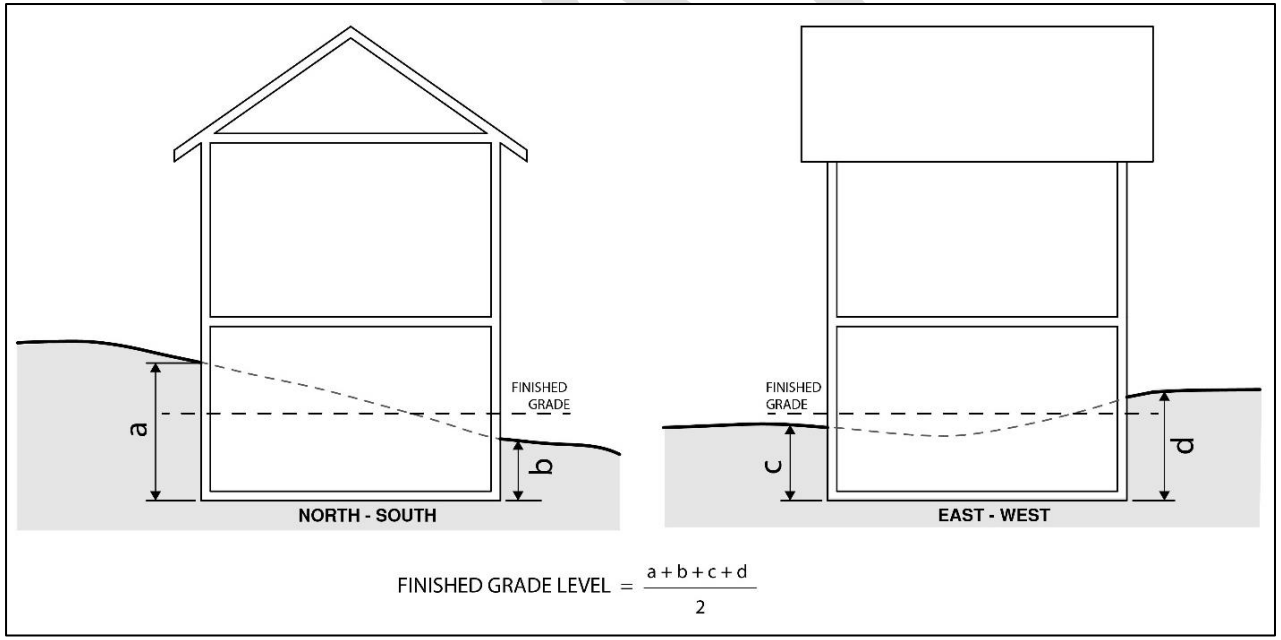
the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as handcrafted items, goods or wares, trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments, or baked goods to the general public, but shall not include a supermarket or a “specialty food store”.

FINISHED GRADE

Means 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.

Figure 8: Finished Grade Level



FITNESS OR HEALTH CLUB

Means 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.

FLEX BUILDING

Means a dynamic **building**, between one (1) and four (4) **storeys**, specifically designed for an **industrial use**, **commercial use** and **institutional use**. **Buildings** may be single-tenant or multi-tenanted, with units generally having individual entrances, and may have shared servicing and loading facilities. May include, but is not limited to: **retail store, service store,** commercial plazas, **theatres**, **major retail**, some forms of **office** and **major office**, industrial buildings and **warehouses**, **public service facilities, places of worship**, **community centres**, **hospitals** and **schools**. Includes **restaurant** with **drive-thru facility**.

FLOOR SPACE INDEX (FSI)

Means the total **gross floor area** of all **buildings** on a **lot** divided by the lot area.

FLOOR TRANSPARENCY, GROUND OR SECOND

Means the percentage of a **building** façade that must be covered by glazed elements such **transparent** windows and doors.

FOOD AND BEVERAGE PROCESSING

Means a **building** or part thereof used for the processing of meat and poultry products; fish products; fruit and vegetable products; dairy products; flour, prepared cereal food and feed products; vegetable oil mills; bakery products; sugar products; soft drink products; and distillery, brewery and winery products.

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FOOD/REFRESHMENT STAND

Means a permanently affixed stand from which food or refreshment is provided for sale or sold for immediate consumption, is established in accordance with the **accessory buildings**, and **structures** standards, the standards for **food/refreshment stands**, and is 10 square metres or greater.

FOOD/REFRESHEMENT VEHICLE

Means a vehicle not permanently affixed to the ground, from which food, intended for immediate consumption, is provided for sale or sold, and includes a motorized, self-propelled vehicle (e.g., food truck), a vehicle that is not self-propelled, but can be towed (e.g. food trailer) and a vehicle moved by human exertion (e.g. food cart).

FUNERAL ESTABLISHMENT

Means 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**.

G

GAMING ESTABLISHMENT

Means a premises where any banking or percentage game is played with cards, dice or any mechanical device or machine for money, property, or any item of value, and includes a premises such as a casino, or a gambling facility with slot machines or video lottery terminals.

GOLF COURSE

Means a public or private area designed, landscaped and used for the sport of golf.

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GOLF DRIVING RANGE

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

GOVERNMENT SERVICES

Means the **use** of any **lot**, **building**, or **structure**, used by a local, provincial or federal government.

Government Services include:

i. Court House;
ii. **Emergency Services Depot**;
iii. Municipal Works Building and Yard;
iv. **Transit Terminal**; and
v. **Transit Transfer Station**.

GROCERY STORE

Means the **use** of a **building**, or **structure**, as a store where food and household supplies are sold.

GROSS FLOOR AREA

Means 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 for storage, stairwells, or for mechanical or electrical equipment providing services for the entire **building**.

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GROUND-ORIENTED (OR GROUND RELATED)

Means a category of **building types** or **structures** where **dwelling units** have direct access to the street. Typically refers to **detached house**, **semi-detached house**, and **rowhouses**. May include **dwelling units** within a **podium** of a **low-rise building**, **mid-rise building** and **high-rise building**, where such units are accessed through a common entrance or by a private exterior entrance.

GROUP HOME

Means a community-based housekeeping unit in which up to five (5) individuals (exclusive of staff) live under responsible supervision consistent with the requirement of its residents.

Means a premises used for specialized or group accommodation for residents with 24-hour supervision that is licensed, approved, or supervised by the Province of Ontario under a general or specific Act.

H

HABITABLE LIVING SPACE

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

HEALTH SERVICES FACILITY

Means establishments primarily engaged in providing medical, surgical or other services to individuals, including the **office**s of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services. This would include a **hospital**.

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HEN COOP

Means a fully enclosed weatherproofed **building** where hens are kept.

HIGH-RISE BUILDING

Means a **building** that is a minimum of thirteen (13) **storeys** and includes interior hallways or corridors, and an elevator(s). Consists of a **tower and podium**.

HIGH-WATER MARK

Means the highest water level, on average, for any given year for lakes such as Little Lake, and Lake Simcoe, as established by a conservation authority, and for other lakes, rivers, or water bodies, the highwater mark will be established by an Ontario Land Surveyor, in consultation with a conservation authority and the City.

HOME OCCUPATION

Means 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.

HOSPICE

Means a **building** or **structure** where care is provided for the sick or terminally ill.

HOSPITAL

Means "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.

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HOTEL

Means a **building** in which a minimum of six (6) rooms are provided for the purposes of catering to the needs of the travelling 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 any **Residential** use. May include a motel.

I

INDUSTRIAL SCHOOL

Means a **school** conducted for the purpose of teaching industrial related skills.

INDUSTRIAL USE (GENERAL)

Means a **building** or **structure** or part thereof used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, warehousing, distribution, recycling operations and/or the bulk storage of goods and materials and related **accessory uses**.

Industrial uses include uses such as:

i. **MANUFACTURING FACILITIES** means the **use** of land, **buildings** or **structures** for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, **altering**, repairing, warehousing, or storing or adapting for sale of any goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material.

ii. **WAREHOUSING AND DISTRIBUTION CENTRES** means a **building** or part thereof, which is used primarily for the storage, adapting for sale, packaging or distribution of goods and merchandise to retailers and/or individual consumers.

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iii. **RECYCLING OPERATIONS** means the **use** of land, **buildings** or **structures** for the purpose of the processing, warehousing and/or storing of waste materials (bottles, cans, newspapers and similar household goods) that are to be reused for another purpose. All recycling operations are to be carried out within an enclosed **building**. A recycling operation shall not include any handling or recycling of hazardous waste material, nor does it include a salvage yards.

INFRASTRUCTURE

Means physical **structures** (facilities and corridors) that form the foundation for development. Infrastructure includes sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INSTITUTIONAL USES

Means the **use** of land, **buildings** or other **structures** for some public or social purpose but not for a **commercial use** or for **commercial** business purposes and may include governmental, religious, educational, charitable, philanthropic, **hospital** or other similar but non-business **uses**. May include a **public service facility**.

INTERPRETIVE CENTRE

Means 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.

J

Note: Reserved for future use.

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K

Note: Reserved for future use.

L

LANDSCAPED AREA

Means **open space** comprised of lawn and ornamental shrubs, flowers and trees and may include incidental landscaping accessories such as boulders, sculptures, fountains and ponds, paths, walkways, patios and hard-surfaced areas. Shall not include **parking lots** or **driveways** or any required **amenity area** and **planting buffers**.

LANE

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

LIBRARY

Means a **building** containing printed, pictorial, and audio-visual equipment and material for public **use** for purposes of study, reference, and recreation, that may include **accessory uses** including but not limited to a computer lab or meeting rooms.

LIVE-WORK SPACE

Means a dwelling unit that may be partially used for the operation of a small-scale business and the remainder of the unit is a dwelling unit where an owner or tenant resides and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components. A live-work space is not a home occupation.

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LOADING SPACE

Means 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 **building** and/or **lot**, and which has unobstructed access to a **street** or **lane**.

LOCAL CONVENIENCE RETAIL

Means a **retail store** which offers a more restricted range of goods, wares, merchandise, articles, which may remain open longer hours with commercial functions compatible to residential neighbourhoods. This includes a **grocery store,** variety store, jug milk store, delicatessen, drug store, meat, or fish market and bake shop.

LODGING UNIT

Means a single room or series of rooms, within a **dwelling unit**, supplied to people in exchange for remuneration.

LONG-TERM CARE FACILITY

Means a residential facility licensed pursuant to Provincial legislation, where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more accessory use, such as common dining, lounging, kitchen, recreational or medical offices/clinics.

LOT

Means a parcel of land to which the title may be legally conveyed, and which has continuous frontage on a **street**.[1]

[1] A parcel of land that does not meet the definition of a **lot** is simply a 'parcel'.

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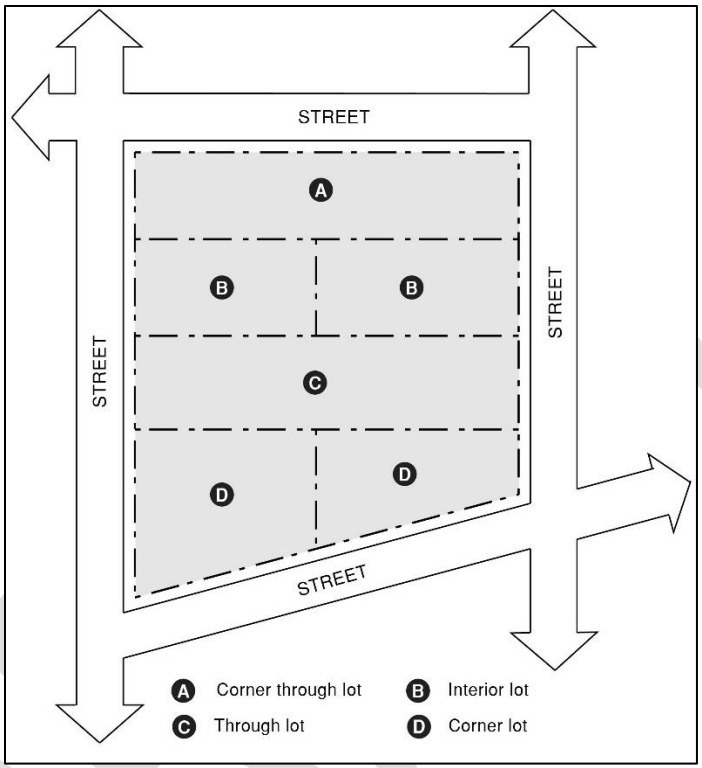
Figure 9: Lot Types



LOT AREA

Means the total area within the **lot lines** of a **lot**.

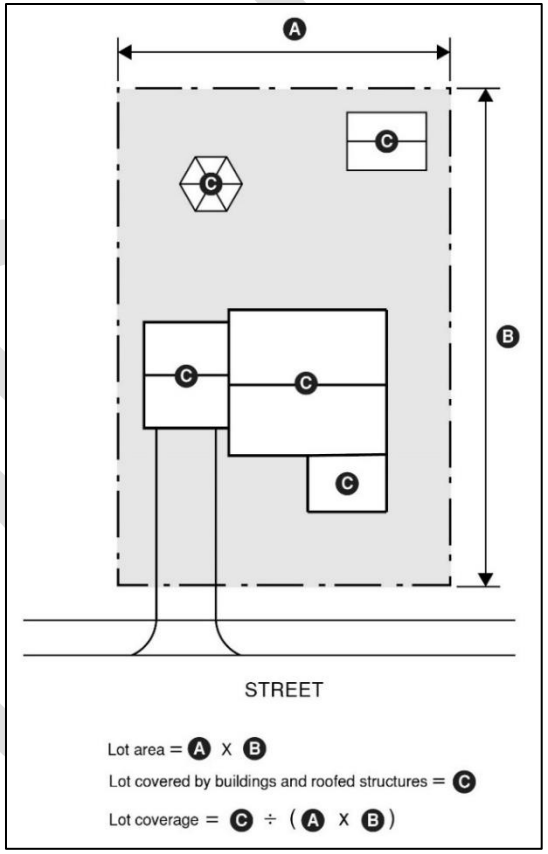
LOT, CORNER

Means a **lot** abutting one (1) or more parts of the same **street** or at the intersection of not more than 135 degrees between the two (2) **lot lines** abutting the **street** or **streets**.

LOT COVERAGE

Means the percentage of the total **lot area** covered by all **buildings and structures**, including **accessory buildings and structures**, but does not include any portion of total **lot area** that is occupied by: swimming pools; **decks** less than 1.8 metres above **grade**; and/or any **buildings** and **structures**, or portion thereof, which are completely below **finished grade level**.

Figure 10: Lot Coverage



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LOT DEPTH

Means the average distance between the front and rear **lot lines**.

LOT FRONTAGE

Means the distance between the side **lot lines** measured 7.0 metres back from and parallel to the front **lot line**.

LOT, INTERIOR

Means any **lot** other than a **corner lot**.

LOT LINE

Means any boundary of a **lot**.

LOT LINE, EXTERIOR

Means the side **lot line** of a **corner lot** adjoining the **street**.

LOT LINE, FRONT

Means 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

Means 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.

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LOT LINE, SIDE

Means any **lot line** other than the front **lot line** and the rear **lot line**.

LOT, THROUGH

Means a **lot** which is bound or adjacent to a **street** on two opposite sides or parallel **lot** lines. Any **lot** that qualifies as being both a **corner lot** and a **through lot,** as herein defined, shall be deemed a **corner lot** for the purposes of this Zoning By-Law.

LOW-RISE BUILDING

Means a **building** that is between two (2) to five (5) storeys in height and includes a shared entrance to multiple units, with access to the units provided by interior corridors and hallways and may include a shared central staircase as well as an elevator.

M

MAJOR OFFICE

Freestanding **office buildings** of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.

MAJOR RETAIL

Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities. (Growth Plan for the Greater Golden Horseshoe, 2020) **Major retail** includes but is not limited to, Building Supply Centre and Wholesale Establishment.

MANUFACTURING AND PROCESSING

Means 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 processes, but

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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**, or a **cannabis production facility**.

MATERIAL RECOVERY FACILITY

Means the **use** of a **building** primarily for the reprocessing of waste **recyclable materials** including but not limited to wood, soil, and metal, 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.

MAUSOLEUM

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

MECHANICAL EQUIPMENT

Means electrical, heating, ventilation, plumbing, air conditioning equipment, and gas/electrical meters, and other service facilities (including ductwork).

MICRO BREWERY

Means a premises used for the small scale and independent manufacturing and sale of specialty or craft beer, wine or spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted **restaurant** or **nightclub**.

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MICRO DISTILLERY

Means a premises used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or onsite consumption when located in combination with a permitted **restaurant** or **nightclub**.

MID-RISE BUILDING

Means a **building** that is a minimum of six (6) **storeys** up to a maximum of twelve (12) **storeys** in height and includes interior hallways, and an elevator(s).

MINERAL AGGREGATE OPERATION

Means a lot used for extraction, transport, beneficiation, processing or recycling of **mineral aggregate resources** and derived products such as asphalt and concrete, or the production of secondary related products.

MINERAL AGGREGATE RESOURCES

Means 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, kyanite, mica, nepheline, syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

MINIATURE GOLF

Means 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.

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MULTIPLEX

Means a residential **building** consisting of two (2), three (3), or four (4) **dwelling units** functioning independently, which are horizontally and/or vertically attached, and which are entered from an independent entrance directly from the outdoors or from an internal entry vestibule. Units share common facilities such as **amenity area**, parking and **driveway**.

MUSEUM

Means 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 **accessory uses** such as **libraries**, reading rooms, laboratories, a souvenir shop, cafe or **offices**.

N

NATURALIZED BUFFER

Means an area to be restored to naturalized state 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. May include passive recreational trails and paths.

NIGHTCLUB

Means an establishment that provides alcoholic refreshments and dancing for any period during its hours of operation, and if the **use** includes a **restaurant** component, then it shall be deemed a **nightclub** for the purposes of this Zoning By-Law.

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NON-COMPLIANCE/NON-COMPLYING

Means a **building** which does comply with the **use** provisions of this Zoning By-Law, but which does not conform, comply, or agree with any other requirement of this Zoning By-Law, and which lawfully existed on the date of the passing of this Zoning By-Law, as amended.

NON-CONFORMITY/NON-CONFORMING

Means the **use** of a **building**, **structure** or parcel of land which does not conform, comply or agree with the **use** provisions (including but not limited to any list of Permitted **Uses**) of this Zoning By-Law or is otherwise not permitted as a **use** upon the date of the passing of this Zoning By-Law, as amended.

NURSERY OR GARDEN SUPPLY CENTRE

Means 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**.

O

OCCASIONAL OR SPECIAL EVENT

Means a **use** which occurs occasionally and temporarily and includes, but is not limited to, a fair, midway, sale or auction, craft sale, plant and produce sale, festival and social, cultural or sporting event.

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OFFICE

Means a **building** or part of a **building** in which:

i. One or more persons are employed in the management, direction, administration, or conducting of a business that provides a service rather than the production of goods or materials;
ii. Professionally qualified persons or their staff serve clients who seek advice or consultation;
iii. Includes a secure **building** or **structure** that houses IT infrastructure for building, running, and delivering applications and services, and for the storing and managing of the data associated with those applications and services.

OPEN SPACE

Means an area of a lot that is not occupied by **building**s and/or **structure**s and is open to the sky.

OUTDOOR DISPLAY AND SALES AREA

Means 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 products, merchandise, or the supply of services.

OUTDOOR PATIO

Means an outdoor patron area ancillary to a **restaurant**, **conference centre**, **community centre**, **nightclub**, **private club** or **assembly hall**.

OUTDOOR RECREATION

Means active or passive recreation conducted outside and, for the purposes of this Zoning By-law, may include:

i. Non-Motorized Nature Trails;
ii. Open Air Theatre/Stage;

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iii. Park;

iv. Pavilion;

v. Picnic Area;

vi. Playing Field; and

vii. Playground.

OUTDOOR STORAGE

Means the stockpiling of goods and materials that is not fully enclosed within a **building**.

P

PARKING AISLE

Means an area of land that is travelled upon which abuts and provides direct vehicular access to one (1) or more parking spaces.

PARKING, COMMERCIAL

Means a surface, underground, or any other parking **lot** within any **building** or **structure** that is provided by a private entity for commercial gain.

PARKING LOT

Means a **building**, **structure** or **lot**, used to provide five (5) or more **parking spaces**.

PARKING, SPACE

Means a portion of a **building** or **lot** for **use** for the parking of a vehicle and/or **recreational vehicle** and includes but is not limited to attached and detached **residential garages**, above ground or **underground parking structures**, and surface **parking lots**.

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PARKING SPACE, BICYCLE

Means 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**.

PARKING SPACE, TANDEM

Means a parking space that can only be accessed by passing through another parking space from a **street**, **lane** or **driveway**. Only a maximum of two vehicles may park in tandem.

PARKING STRUCTURE

Means an **accessory structure** used to provide **parking spaces** and may be either above or below-grade.

PERSONAL SERVICES

Means a **building** offering personal service such as, but not limited to, a bank (or similar financial institutions), a barbershop, hair salon, pet salon/pet grooming, spa services, shoe repair shop, tailoring shop, self-service laundry, portrait studio, print shop, postal outlet or similar courier service or courier pick up point, or depot for the collection of dry cleaning and laundry. This includes a **Service Store**.

PLACE OF WORSHIP

Means a **building use** for the regular assembly of persons for the practice of religious worship, services or rites.

PLANTING BUFFER

Means **open space** that is comprised of plantings and other vegetation, however, shall not consist of any required **landscaped area**, **amenity area**, and **snow storage**.

PODIUM

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Podium means the base of a **building**, inclusive of the ground floor, that projects horizontally from a **tower**.

PRIMARY USE

Means the main purpose for which a **lot**, **building** or **structure** is used or intended to be used.

PRIVATE ACADEMY, PHILANTHROPIC OR RELIGIOUS SCHOOL

Means 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

Means a **lot**, **building** or **structure**, or part thereof, used as a meeting place for athletic, social, community or recreational functions carried out by a private organization solely for its members and their guests.

PRIVATELY OWNED PUBLICLY ACCESSIBLE SPACE (POPAS)

Means an outdoor area and amenity space on privately owned lands with public, unrestricted access from a **street**,

PUBLIC AUTHORITY

Means Federal, Provincial or Municipal agencies, and includes any commission, board, authority, or department established by such agencies and includes any telephone company, power utility, cable television system and natural gas piped distribution system.

PUBLIC SERVICE FACILITY

Means **buildings** and **structures** for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. **Public service facilities** do not include **Infrastructure**.

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Note: Reserved for future use.

R

RAIL TRANSFER STATION

Means a **building** or **lot** used for such activities as loading and off-loading of freight and the movement of railway cars.

RECREATIONAL ESTABLISHMENT

Means 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

Means 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

Means 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.

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RECYCLABLE MATERIALS

Means 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

Means 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.

RENTAL STORE

Means 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 and after which the goods are returned. However, a rental store shall not include an Automotive Rental Establishment.

REPAIR SERVICE

Means a premise where the maintenance or repair of goods or equipment is conducted but does not include a major equipment supply and service, automotive rental establishment, automotive repair establishment, automotive sales establishment or automotive service station.

RESIDENTIAL USES

Residential refers to areas, **buildings** or properties primarily designed and used for the purposes of housing. Within a mixed-use **building**, **residential uses** may also include, but are not limited to, pools, gyms, and any areas for the exclusive use of the residents of the **building**. This excludes **amenity area**.

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RESTAURANT

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

RETAIL STORE

Means the **use** of a **building**, or **structure**, where goods, merchandise, substances, articles or things are offered for retail sale without intermediary to the 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.

RETAIL USE

Means a **building** or part thereof in which goods, wares, merchandise, articles or things are stored, offered or kept for retail sale to the public.

RETAINING WALL

Means a wall built as a **grade** separation **structure**.

ROWHOUSE

Means a residential **building** divided vertically into three (3) or more separate **dwelling units** where each unit is located on an individual **lot** or **parcel** and shares at least one common wall with an adjacent unit. This building type can be split into the following categories:

Rowhouse, Cluster

Rowhouse, On-Street

Rowhouse, On-Street Rear Access

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ROWHOUSE, CLUSTER

Means a **rowhouse** situated on a **lot** in such a way where at least one (1) **dwelling unit** does not have **frontage** on a **street**. May include stacked and back-to-back **dwelling units**.

ROWHOUSE, ON-STREET

Means a **rowhouse** where each **dwelling unit** has **frontage** on a **street** and vehicular and pedestrian access to same. May include stacked units.

ROWHOUSE, ON-STREET REAR ACCESS

Means a **rowhouse** where each **dwelling unit** has **frontage** on a **street** and where vehicular access to parking is provided via a **lane**. May include stacked units.

S

SCHOOL

Means a **school** under the jurisdiction of a Board as defined in *The Education Act, R.S.O. 1990, c. E.*2, a separate **school,** a private **school**, or other educational institution, including a **private academy, philanthropic or religious school** including a college or university, but shall not include a **commercial school** or **industrial school**.

SELF STORAGE

Means a **building** or **structure** where temporary storage units are rented to tenants.

SEMI-DETACHED HOUSE

Means a **building** consisting of two (2) **dwelling units** on separate **lots**.

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SENSITIVE LAND USES

Means **buildings**, **amenity areas** or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, Child Care centres, and educational and health facilities. (Provincial Policy Statement, 2020)

SERVICE STORE

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

SETBACK

Means the horizontal distance from a **lot line** to a **building**, **structure** and **parking space.**

SHARED ACCOMODATION

Means a **building** inhabited or intended to be inhabited by two or more persons, as a single housekeeping unit.

SHOPPING CENTRE

Means 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.

SIGHT TRIANGLES

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Means the triangular space formed by the **street** lines of a corner **lot** and a line drawn from a point in one **street** line to a point in the other **street** line, each such point being a specified distance from the point of intersection of the **street** lines (measured along the **street** lines). Where the two **street** lines do not intersect at a point, the point of intersection of the **street** lines shall be deemed to be the intersection of the projection of the **street** lines or the intersection of the tangents to the **street** lines.

SNOW STORAGE

An area of a **lot** dedicated to and used for the purpose of storing snow.

T

THEATRE

Means 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.

TINY HOMES

Means a **detached house**, or **coach house**, that contains one **dwelling unit** and is less than or equal to 37 sq. m. (400 sq. ft.) in **gross floor area**.

TOWER

Tower means the portion of a **building** above a **step-back** indicated in the applicable **zone** and located above a **podium**.

TRAINING AND REHABILITATION CENTRE

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

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TRANSIT TERMINAL

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

TRANSIT TRANSFER STATION

Means 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.

TRANSITION

Shall mean the arrangement and location of **ground-oriented buildings** and **structures** on a **lot**, to allow for the integration of new development with an adjacent Neighbourhood Low **Zone**.

TRANSPARENCY

The proportion of windows comprising a Visible Light Transmission (VLT) level of 50% or higher, applicable to any exterior wall of a **building** (the barrier of a **balcony** is not considered an exterior wall) facing the front **lot line**. It is measured by the area of the window glass (excluding sashes, frames, etc.) divided by the area of the exterior wall for that floor of the **building**. Other forms of transparent materials besides windows (e.g., glass bricks) can be utilized to a maximum of 20% of the **transparency** requirement.[2]

[2] Explanatory note: A maximum of 20% of the transparency requirement for other forms of transparent materials means that 20 square metres of the alternative transparent materials can be provided if 100 square metres is the required area to be transparent, for example.

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TRUCK TERMINAL

Means 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**.

U

USE

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

USE, CHANGE OF

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

UTILITY

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

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V

VETERINARY CLINIC

Means 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 short-term boarding of such animals, birds and pets for the sake of medical observation.

W

WAREHOUSE

Means 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**.

WATERCOURSE

Means an identifiable depression in the ground in which a flow of water regularly or continuously as well as seasonally occurs.

WAYSIDE PITS AND QUARRIES

Means a temporary pit or quarry opened and used by or for a **public authority** solely for the purpose of a particular project or contract of street construction and not located in the **street**.

WINDOW TO WALL RATIO

Means the ratio of window area to non-window area on the face on any **building** or **structure** wall. This may include entry ways, non-openable windows or similar.

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X

Note: Reserved for future use.

Y

YARD, EXTERIOR SIDE

Means **open space** extending from the **front yard** to **the rear yard** between a **lot line adjacent to a street** and the side wall of any main **building** on the **lot**.

YARD, FRONT

Means **open space** extending across the full width of the **lot** between the front **lot line** and the front wall(s) of any main **building** on the **lot**.

Where an average front yard between two properties is referenced, this means the measured distance between the **front lot line** and the existing **building** on site. Where no **buildings** exist on one side, the building standards will apply.

YARD, INTERIOR SIDE

Means **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**, if the side **lot line** abuts another **lot**.

YARD, REAR

Means **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**.

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Z

ZONE

Means a designated area of land **use** shown on the Zoning Maps of this Zoning By-Law.

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SECTION 16 OVERLAY ZONES

CITY OF BARRIE – ZONING BY-LAW

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16. Overlay Zones

16.1. Applicability of Overlay Zones

a) Despite anything in this Zoning By-Law to the contrary, the requirements in Section 16 of this By-Law apply to all lands in addition to the requirements of the primary **zone**, and any other applicable requirements of this Zoning By-Law; and,

b) The provisions of Section 16 apply to specific portions of land as delineated on the Zoning Map and do not always apply to entire **lots**, unless otherwise specified.

16.2. Intake Protection Zone or Wellhead Protection Area

a) Notwithstanding any other provision of this Zoning By-Law, all uses listed in Item (b) below are prohibited on any lot located wholly or partly within an Intake Protection Zone (IPZ) or a Wellhead Protection Area (WHPA) as shown on Appendix C – Drinking Water System Vulnerable Areas, until it is demonstrated to the satisfaction of the Risk Management Official (or other duly qualified person under the *Clean Water Act*) that the use does not represent a significant drinking water threat.

b) The following activities or uses are restricted within an IPZ or WHPA and subject to approval by a Risk Management Official or other duly qualified person under the *Clean Water Act*:

i. An activity that reduces the recharge of an aquifer;

ii. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body;

iii. Application of pesticide to an area of land greater than one (1) hectare;

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iv. Application of road salt to roads, highways or parking lots, if the total impervious area is greater than 80% of the total application area;
v. Application of untreated septage to land;
vi. Land disposal of municipal waste;
vii. Land disposal of solid non-hazardous industrial or commercial waste;
viii. Storage of one or more polychlorinated biphenyls (PCBs) in an outdoor area not in a container, or storage of one or more polychlorinated biphenyls (PCBs) partially or fully below grade;
ix. Storage of snow at, above or below grade in an area greater than 100 square metres;
x. The application of agricultural source material to land;
xi. The application of non-agricultural source material to land;
xii. The application of commercial fertilizer to land;
xiii. The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
xiv. The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the *Environmental Protection Act*;
xv. The handling and storage of a dense non-aqueous phase liquid;
xvi. The handling and storage of an organic solvent;
xvii. The handling and storage of commercial fertilizer;
xviii. The handling and storage of fuel;
xix. The handling and storage of agricultural source material;
xx. The handling and storage of non-agricultural source material;

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xxi. The handling and storage of road salt;

xxii. The management of agricultural source material;

xxiii. The management of runoff that contains chemicals used in the de-icing of aircraft; and,

xxiv. The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard.

16.2.1. Wellhead Protection Area A

a) Notwithstanding the other zoning provisions in this Zoning By-Law, areas identified as "Wellhead Protection Area A" (WHPAA) on Zoning Map are subject to the following requirements:

i. The landowner must connect into the municipal sewage systems and the existing onsite sewage system must be decommissioned;

ii. New development must be connected into the municipal sewage system;

iii. Where there is no capacity in the municipal services, private onsite sewage systems must be managed in the interim and follow the City's monitoring policy until reserve capacity is available; and,

iv. For future onsite sewage systems, where municipal services are not available, private onsite sewage systems must follow the City's monitoring policy and conform to the most current version of the Ministry of the Environment, Conservation and Parks' guidelines for individual on-site servicing (including in relation to minimum lot size).

16.2.2. Wellhead Protection Area B, Area C, and Area D

b) The areas identified as "Wellhead Protection Area B" (WHPAB) or "Wellhead Protection Area C" (WHPAC) or "Wellhead Protection Area D" (WHPAD) on Appendix C are located in a Wellhead Protection Area identified by the Source Protection Plan. The lands within the "Wellhead Protection Area B" or "Wellhead Protection Area C" or

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"Wellhead Protection Area D" are subject to all applicable provisions of this Zoning By-Law, with the exception that any activity, **use** or undertaking that is prohibited or regulated under Section 59 of the *Clean Water Act* is not permitted except in accordance with the *Clean Water Act*.

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APPENDICES AND MAPS

CITY OF BARRIE – ZONING BY-LAW

New Zoning By-law
Appendix "A"
Special Provisions
and Holding Provisions

1:17,500

0 0.5 1 2 km

N

Special Provision

Hold Provision

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Development Services
8/19/2024

Little Lake

Kempenfelt Bay

Township Of Springwater

Township Of Oro-Medonte

Township Of Essa

Town Of Innisfil

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New Zoning By-law
Appendix "B"
Overlay Zones

1:17,500

0 0.5 1 2 km

N

- North Shore Trail
- Urban Growth Centre (UGC)
- Major Transit Station Area
- Employment Area

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Township Of Springwater

Township Of Oro-Medonte

Township Of Essa

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New Zoning By-law
Appendix "C"
Drinking Water System Vulnerable Areas

1:17,500

0 0.5 1 2 km

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Little Lake

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Township Of Springwater

Township Of Oro-Medonte

Township Of Essa

Town Of Innisfil

- Municipal Water Supply Well
- Transportation Pathway

Intake Protection Zones

- Intake Protection Zone 1
- Intake Protection Zone 2

Wellhead Protection Areas (WHPA)

- WHPA - A (100m radius offset from operational municipal well)
- WHPA - B (2 year capture zone)
- WHPA - C (5-10 year capture zone)
- WHPA - D (25 year capture zone)

Issues Contributing Areas

- Issue Contributing Area Well 11, 12, 14 Chloride and Sodium
- Issue Contributing Area Well 3A Chloride
- Adjacent Well Field WHPA

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New Zoning By-law
Appendix "D"
Parking District Map

1:17,500

0 0.5 1 2 km

N

- Parking District 1 - Major Transit Station Areas
- Parking District 2 - Urban Growth Centre
- Parking District 3 - Strategic Growth Areas/ Intensification Corridors
- Parking District 4 - Employment Areas
- Parking District 5- All Other City Lands

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Township Of Springwater

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Township Of Essa

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New Zoning By-law
Appendix "E"
Railway Lines and TransCanada Pipeline

1:17,500

0 0.5 1 2 km

N

TransCanada Pipeline Right of Way

Railway Line

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Barrie Collingwood Railway (BCRY) Mastord Subdivision (Secondary Main Line)

BCRY Beeton Sub Principal Branch Line

Bayview Spur

GO Transit Newmarket Subdivision (Principal Main Line)

Little Lake

Kempenfelt Bay

Township Of Springwater

Township Of Oro-Medonte

Township Of Essa

Town Of Innisfil

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New Zoning By-law
Appendix "F"
Road Classification

1:17,500

0 0.5 1 2 km

N

Road Classification

- Provincial Highway
- Arterial
- Existing Highway
- Proposed Highway
- County Road
- Local Road
- Major Collector
- Minor Collector
- Parkway

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Town Of Innisfil

Township Of Essa

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NEW COMPREHENSIVE ZONING

1:15,000

0 0.5 1 2 km

- Neighbourhood Area Low 1 (NL1)
- Neighbourhood Area Low 2 (NL2)
- Neighbourhood Area Low 3 (NL3)
- NMR, Neighbourhood Mid-rise (NMR)
- Neighbourhood Intensification (NI)
- Mid-Rise 1 (MR1)
- Mid-Rise 2 (MR2)
- Urban Core (UC)
- Urban Transition (UT)
- Neighbourhood Commercial (NC)
- Commercial District 1 (CD1)
- Commercial District 2 (CD2)
- Employment Non-Industrial (EN)
- Employment Industrial (EI)
- Employment Restricted (ER)
- Strategic Employment Cluster (SEC)
- Strategic Employment District (SED)
- Community Hub Neighbourhood (CHN)
- Community Hub Urban (CHU)
- Greenspace (GS)
- Environmental Protection Area (EP)
- Infrastructure and Utilities (IU)

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- Railway Line

Road Classification

- Highway
- Ramp
- Major Road
- Local Road
- Private Road

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