City of Barrie Zoning By-law User Guide

To accompany the new City of Barrie Zoning By-law, the following User Guide is provided to assist readers with the navigation and interpretation of the By-law. This User Guide is for informational purposes only and does not form the operable part of the Zoning By-law. It may be updated from time to time at the City's discretion.

What is a Zoning By-law?

A zoning by-law is a regulatory document that governs land uses in a municipality. Section 34 of the *Planning Act*, Ontario law, enables municipal councils to pass a zoning by-law and directs what a zoning by-law can regulate. For instance, the location and use of buildings and the prohibition of buildings within a natural area may be regulated by the zoning by-law. The *Planning Act* also outlines the process to amend or change a zoning by-law.

Zoning by-laws are the primary tool used to implement a municipality's Official Plan. Section 26(9) of the *Planning Act* requires that municipalities update their zoning by-laws within three years of the adoption of a new Official Plan to ensure they are the same. In February 2022, the City of Barrie adopted its new Official Plan that guides the growth and development of the City through to 2051. This Zoning By-law is intended to support the City in achieving its vision and goals as outlined in the Official Plan.

This Zoning By-law applies to the entire City of Barrie. All lands within the municipal boundary are zoned and have corresponding zone standards (i.e., allowable building heights, permitted lot coverage, and minimum landscaping requirements) and permitted uses. The By-law describes where a house may be placed on a lot, how tall it can be as well as were decks and sheds can be located. Standards for parking and landscaping are also established. For instance, when a new restaurant is being constructed, there are requirements for the number of parking spaces it must have, how many must be barrier-free, and how much of the lot should be dedicated to landscaping.

About the City of Barrie Zoning By-law

The new Barrie Zoning By-law is comprised of maps showing zones and zone boundaries and a document that contains provisions that support these zones. These components are described in the following tables:

Zoning By-law Document		
Section		**Description**
1	**Introduction**	The opening section to the Zoning By-law describes the extent of its application (all lands within the City of Barrie) and the types of stylistic revisions that can be made that do not constitute an amendment to the Zoning By-law pursuant to Section 34 of the *Planning Act*.

2	**Administration**	Section 2 contains provisions around the administration of the By-law and its relationship to the building permit process. This Section also provides direction on how to interpret the By-law.
3	**General Standards and Provisions**	General Provisions are regulations and standards that apply to specific uses, and buildings and/or structures, that may be found across multiple zones.
4	**Parking and Loading**	This section contains provisions related to off-street parking requirements for motor vehicles and includes barrier-free parking, bicycles, and loading areas.
5	**Neighbourhood Zones**	These sections establish the Zones in the City. Each Zone section outlines permitted uses, Zone Standards (i.e., standards for lots and buildings), additional provisions which may apply only to certain uses. All lands within the City are assigned a zone. All zones are labelled on the schedules that accompany this Zoning By-law.
6	**Mid-Rise Zones**	
7	**Urban Zones**	
8	**Commercial Zones**	
9	**Employment Zones**	
10	**Strategic Employment Zones**	
11	**Community Hub Zones**	
12	**Greenspace Zone**	
13	**Environmental Protection Zone**	
14	**Infrastructure and Utility Zone**	
15	**Definitions**	This section contains definitions for all **bolded** terms within the Zoning By-law. Some definitions contain illustrations to help clarify their meaning, application and correct interpretation. By standardizing terms like “accessory use” and “finished grade,” property owners have clear requirements to refer to. The By-law also defines specific uses like “museum” and “restaurant” so that operators have certainty regarding where they can locate. Definitions must be read in conjunction with the applicable provisions of this By-law.
16	**Overlay Zones**	This section of the Zoning By-law contains zone provisions that pertain to specific lands within the City, as delineated on the corresponding schedules. Regulations in this section apply in addition to the requirements of the Zoning By-law.

DRAFT

Zoning By-law Map and Schedules	
Appendix A –Special Provisions and Hold Provisions Map	Appendix A identifies Special Provisions and Hold Provisions that apply to specific properties in the City. Special Provisions, and Hold Provisions, are detailed in separate City by-laws.
Appendix B – Overlay Zones	Appendix B identifies Overlay Zones that apply to specific properties in the City. Section 16 of the By-law text provides regulations that apply only to these areas.
Appendix C – Drinking Water System Vulnerable Areas	This Appendix identifies municipal water supply wells and areas in the City that are within an Intake Protection Zone, Wellhead Protection Area, and Issues Contributing Area. Lands within these areas are subject to special regulations that are found in Section 16.2 of the Zoning By-law text.
Appendix D – Parking District Map	The Zoning By-law implements a district-based approach to parking requirements. This Appendix illustrates the five parking districts and is supported by the parking requirements within Section 4 of the Zoning By-law.
Appendix E – Railway Lines and TransCanada Pipeline	There are multiple infrastructure corridors that run through the City of Barrie that have implications for lands located adjacent to them. Appendix C illustrates the TransCanada Pipeline Right of Way and Railway Lines and the Sections 3.3.5 and 3.3.6 of the Zoning By-law provide supporting land use regulations.
Appendix F – Road Classification	There are some instances where the Zoning permissions vary depending on the road classification the property fronts. Appendix F illustrates the road classifications across the City.
Zoning Map	This Map shows the City of Barrie and the 10 zone categories described in the above table. The Map is colour-coded with each colour representing a zone that is described in the Map's legend. Zone labels have also been applied which are described further in this User Guide.

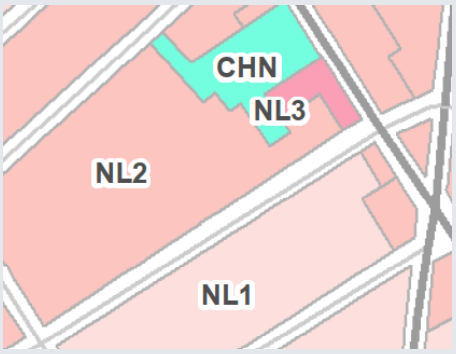
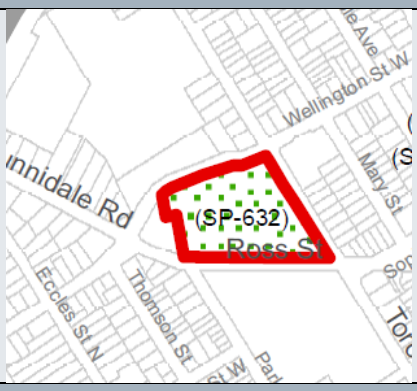
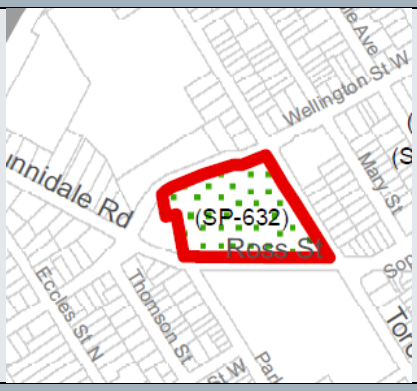
How do I use the Zoning By-law to determine what uses, buildings and structures are permitted on a property?

Step 1 – Find your property on the Zoning on the Schedule

To determine the zoning for a property, the property of interest should first be identified on the City of Barrie Zoning Schedule. Zone boundaries and their limits are shown as various colours on the Zoning Schedule. A zone label is applied to each property (i.e., MR1, NL2, CHU). Labels are described in the Schedule's Legend and in Section 1.3. Zones and Zone Codes. Some properties may have more than one zone. In these instances, the provisions of each zone will apply to only the portion of the land to which they are applied.

The following table summarizes the different types of zone labels found on the Schedule.

DRAFT

	These labels shown in this screenshot are base Zones. The acronyms for each base Zone are explained in the Zoning Map legend. For example, "NL2" represents Neighbourhood Area Low 2 Zone and "CHN" represents Community Hub Neighbourhood. Each base Zone has its own section in this Zoning By-law (**Sections 5.0 to 14.0**) which details permitted Uses, Lot and Building requirements, and additional provisions that apply to all properties within that Zone.
	If a dash and a number with the "SP" prefix follow the Zone symbol (e.g. "NL2-SP12"), then the property is subject to a site-specific Special Zone. The provisions for each individual Special Zone are found in separate City by-laws. A Special Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property zoned NL2-SP12 will be subject to the provisions of the Neighbourhood Area Low Two (NL2) Zone and site-specific provisions within the NL2-SP12 Special Zone.
	If an "H" symbol follows the Zone symbol and/or Special Zone (e.g., "NL2(H)" or "NL2-13(H)"), then the property is subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing Uses are permitted on the property until such time that the holding is lifted by a By-law of Council, in accordance with the specific criteria for that property.

Step 2 – Identify Permitted Uses and Permitted Buildings and Structures

Once the applicable Zone symbol for the property of interest is identified, refer to the corresponding Section of the Zoning By-law to determine permitted uses and permitted buildings and structures. For instance, if the property is within the NL2 zone, these requirements are within Section 5 in the Permitted Uses table and the Permitted Buildings table.

As an example, if the subject property is zoned Urban Core (UC), refer to Section 7 and Table 0-42 to identify the types of uses that are permitted on the property. There may also be provisions that apply to specific uses or buildings which are also located in Section 7.3.

Each Zone section in the Zoning By-law also contain subsections and tables called "Lot, Yard, & Amenity Standards," and, "Building Standards." These tables describe the standards for yards, building heights, setbacks, and landscaping.

Step 3 – Determine Applicable General Provisions

Section 3 of the Zoning By-law contains General Provisions that apply to a range of uses, buildings, and structures across all zones in the City. Depending on the proposed use of the subject property, additional requirements may apply that are not described in the tables found within the Zone section. For example, the General Provisions contain specific requirements for outdoor patios, food vehicles and drive-thru facilities. Other requirements relate to landscaping and driveways as well as permitted projections into required yards (such as porches, steps, bay windows, etc.). When confirming the applicable zoning requirements, it is important to read and consider what General Provisions will apply to a construction project.

There are lands within the City that abut Highway 400 as well as the TransCanada Pipeline. These features are shown on Appendix E, as described in the Zoning Maps and Schedules table above, with related regulations in 3.3.6 and Section 3.3.9, respectively.

Step 4 – Determine Parking Requirements

Parking requirements are established on a district basis, which means that the rate at which parking spots are provided depends where the lands are located in the City, as described in Section 4 of the Zoning By-law and as shown on Appendix D. Parking requirements are calculated based on use and a use's gross floor area. As an example, a restaurant in downtown Barrie (Parking District 2) will not require parking spaces but restaurant in an employment area (Parking District 4) will require at least two parking spaces.

Property owners should always consult with City of Barrie staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

Disclaimer: The above guide is meant to assist users in reading and interpreting the Zoning By-law, should there be any question on interpretation, approval requirements, or technical matters please contact Planning Staff at plannerotheday@barrie.ca

DRAFT