



Bill No. 077

**BY-LAW NUMBER 2017-**

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone Part of North Half Lot 13, Concession 12, except Part 2 on Plan 51R-33123, City of Barrie, County of Simcoe being all of PIN: 58738-0086 (LT) and Part of Lot 24 Registered Plan 1213, except Part 3 on Plan 51R-33123, City of Barrie, County of Simcoe being Part of PIN: 58738-0080 (LT).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 17-G-174.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie hereby enacts the following:

1. **THAT** the zoning map is amended to change the zoning from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density (RM2) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding Section 4.6.1 and Table 4.6, a minimum of 1 space per unit be allowed for residential buildings containing more than 3 dwelling units.
3. **THAT** notwithstanding Section 5.2.5.1, a maximum of 101.2 units per net hectare is permitted.
4. **THAT** notwithstanding Section 5.2.5.2(b), a minimum of 9.6 m<sup>2</sup> per unit of consolidated amenity area be required.
5. **THAT** notwithstanding Section 5.3.1 and Table 5.3, the following development standards shall apply to lands zoned RM2 (SP-xxx):

|      |                          |        |
|------|--------------------------|--------|
| i.   | Front Yard (Min.):       | 5.0 m  |
| ii.  | Gross Floor Area (Max.): | 112.5% |
| iii. | Lot Coverage (Max.):     | 45.3%  |
| iv.  | Building Height (Max.):  | 12.0 m |
| v.   | Rear Yard (Min.):        | 5.0 m  |
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 26th day of June, 2017.

**READ** a third time and finally passed this 26th day of June, 2017.

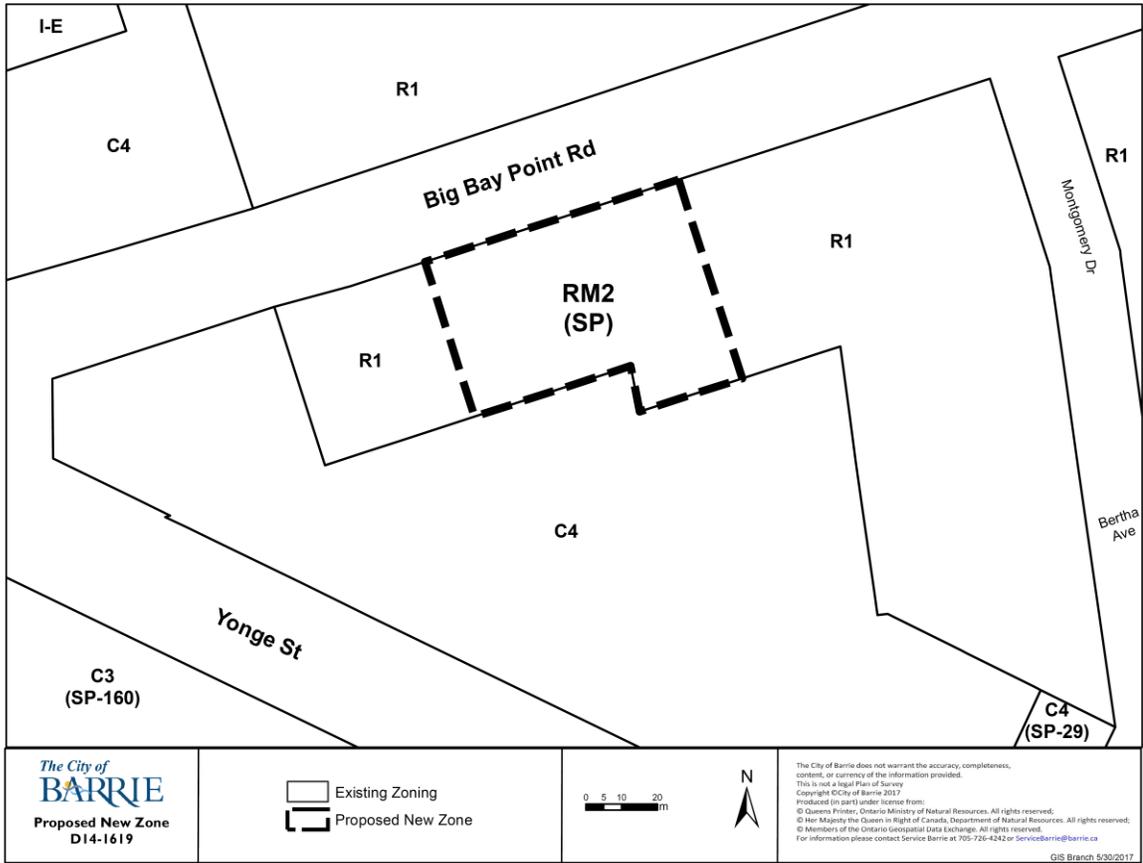
**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



Schedule "A" to attached By-law 2017-

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MAYOR – J.R. LEHMAN

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CITY CLERK - DAWN A. MCALPINE