



Bill No. 124

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 establish zones in the City of Barrie.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-272.

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

1. **THAT** the zoning map is amended to change the zoning from Agricultural General (AG) and Environmental Protection (EP) to:

- i. Neighbourhood Residential (R5);
- ii. Neighbourhood Residential (R5(H-135));
- iii. Neighbourhood Residential (R5(SP-549)(H-135));
- iv. Neighbourhood Multiple Residential (RM3(SP-550));
- v. Neighbourhood Multiple Residential (RM3(SP-550)(H-135));
- vi. Neighbourhood Multiple Residential (RM3(SP-551));
- vii. Neighbourhood Multiple Residential (RM3(SP-551)(H-135));
- viii. Open Space (OS);
- ix. Open Space (OS)(H-135);
- x. Environmental Protection (EP);
- xi. Institutional-Education ((I-E) SP-552); and,
- xii. Institutional (I)

in accordance with Schedule "A" attached to this By-law.

2. **THAT** for the purposes of zoning, "Lot Line, Front" shall be the lot line that abuts Mapleview Drive East and any other lot line that abuts a municipal right-of-way for parcels zoned Neighbourhood Residential (R5(SP-549)(H-135)). Any other lot shall be considered a "Lot Line, Side".

3. **FOR** the Neighbourhood Multiple Residential (RM3(SP-550)) and (RM3(SP-550)(H-135)) zones:

- i. **THAT** notwithstanding the provisions set out in Section 3.0 Definitions of By-law 2009-141, the requirement for a common enclosed corridor system not be required for a "Dwelling, Walk up Apartment" in the Neighbourhood Multiple Residential (RM3(SP-550)) and (RM3(SP-550)(H-135)) zones.
- ii. **THAT** notwithstanding the provisions set out in 14.3.3.1 (b) of By-law 2009-141, more than one garage door shall be permitted for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.
- iii. **THAT** notwithstanding the provisions set out in 14.3.3.1 (b) of By-law 2009-141, a maximum total width of 13.2 metres shall be permitted for garage doors for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.
- iv. **THAT** notwithstanding the provisions set out in 14.3.3.1 (c) of By-law 2009-141, a maximum driveway width 17.14 metres shall be permitted for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.
- v. **THAT** the maximum driveway width of 17.14 metres be inclusive of a brick edge course (Soldier course) surrounding the entire perimeter and through the centre, dividing the driveway in two, with three parking spaces on either side for a "Dwelling, Walk up Apartment" that does not have a common enclosed corridor system.
- vi. **THAT** no more than twelve (12) "Dwelling, Walk up Apartment" that do not have a common enclosed corridor system be permitted.

- vii. **THAT** notwithstanding the provisions set out in Section 4.6.1 and Table 4.6 of By-law 2009-141, tandem parking shall be permitted for a “Dwelling, Walk up Apartment” that does not have a common enclosed corridor system.
- viii. **THAT** “Lot Line, Front” shall be the lot line that abuts Mapleview Drive East and any other lot line that abuts a municipal right-of-way. Any other lot shall be considered a “Lot Line, Side”.
- ix. **THAT** notwithstanding the provisions set out in Section 14.5.6 and Table 14.5.6 of By-law 2009-141, the minimum height is three (3) storeys for parcels fronting on Mapleview Drive East.
- 4. **THAT** notwithstanding the provisions set out in Section 4.6.1 and Table 4.6 of By-law 2009-141, 1.2 parking spaces per unit shall be required in the Neighbourhood Multiple Residential (RM3(SP-551)) and (RM3(SP-551)(H-135)) zones.
- 5. **THAT** notwithstanding Section 8.3 Institutional Education zone of By-law 2009-141, the Neighbourhood Residential (R5) zone permitted uses and development standards as established in Sections 14.5.2 and 14.5.6 shall be permitted in the Institutional Education (I-E(SP-552)) zone.
- 6. **THAT** the (H) symbol that appears on Schedule “A” attached hereto identifies a Holding Zone pursuant to section 36 of the Planning Act, R.S.O. 1990, c. P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by Neighbourhood Residential (R5)(H-135), Neighbourhood Residential Special Provisions (R5(SP-549)) (H-135)), Neighbourhood Multiple Residential Special Provisions (RM3(SP-550) (H-135)), Neighbourhood Multiple Residential Special Provisions (RM3(SP-551) (H-135)), and Open Space (OS)(H-135) until the (H) symbol is removed pursuant to section 36 of the Planning Act. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Corporation of the City of Barrie and the Lake Simcoe Region Conservation Authority:
 - i. **THAT** a detailed delineation of the Regulatory Floodplain be completed to the satisfaction of Lake Simcoe Region Conservation Authority; and,
 - ii. **THAT** any capital works upgrades (i.e. temporary or permanent culvert improvements) required to support the revised Regulatory Floodplain limit be installed to the satisfaction of the Lake Simcoe Region Conservation Authority.
- 7. **THAT** the remaining provisions of By-law 2009-141, as amended, applicable to the lands as shown in Schedule “A” to this By-law shall continue to apply to the said lands except as varied by this By-law.
- 8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 20th day of November, 2017.

READ a third time and finally passed this 20th day of November, 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

ACTING CITY CLERK – WENDY COOKE

