



Bill No. 035

BY-LAW NUMBER 2018-XX

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 lands municipally known as 521, 527, and 531 Big Bay Point Road from Residential Single Detached First Density (R1) and Residential Multiple Dwelling Second Density - Special Provisions (RM2(SP-546)) to Residential Multiple Dwelling Second Density - Special Provisions ((RM2)(SP-558)).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-062.

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 Single Detached Residential First Density (R1) and Multiple Residential Dwelling Second Density with Special Provisions (RM2(SP-546)) to Multiple Residential Dwelling Second Density with Special Provisions (RM2(SP-558)), in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 5.2 of By-law 2009-141, back-to-back townhouse units shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 120 units per hectare shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum gross floor area of 133% shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum lot coverage of 44% shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 12.0 metres for the proposed back-to-back townhouse units shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum of 5.3 metres front yard setback shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum of 5.0 metres rear yard setback shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum eastern side yard setback of 3 m shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
10. **THAT** a continuous landscape buffer area with a minimum width of 3 m shall be provided along the eastern lot line in the Residential Dwelling Second Density (RM2(SP-558)) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum western side yard setback of 3.5 m shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
12. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum outdoor amenity area of 696 metres squared shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone, of which a minimum of 329 m² shall be provided in a consolidated form.

13. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 1.25 parking spaces per dwelling unit shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
14. **THAT** a minimum separation distance of 9.9 m be provided between the proposed buildings onsite in the Residential Dwelling Second Density (RM2(SP-558)) zone.
15. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
16. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 16th day of April, 2018.

READ a third time and finally passed this 16th day of April, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"



Schedule "A" to attached By-law 2018-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE