



Bill No. 107

BY-LAW NUMBER 2018-

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 known municipally as 405 Essa Road, shown on Schedule "A" to this By-law from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138)

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-153.

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 of 405 Essa Road from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provision set out in Section 4.6.1 of By-law 2009-141, tandem parking shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141 a minimum density of 40 units per hectare shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
4. **THAT** that notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 60 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 (d) of By-law 2009-141, a minimum driveway length of 1.5 metres for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of 14.5 metres for Building 1 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of 11 metres for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 of by-law 2009-141, a maximum Gross Floor Area of 118% shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 2.5 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear yard setback of 15 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 0 metres to the north property line for Building 1 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.

13. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 1.6 metres to the north lot line for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule “B” attached to this By-law.
13. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 3 metres to the south lot line for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule “B” attached to this By-law.
14. **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 the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone 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:
 - a) The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the building orientation, placement, design and materials, landscape buffering, site servicing, access and parking.
15. **THAT** the remaining provision of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in 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 25th day of June, 2018.

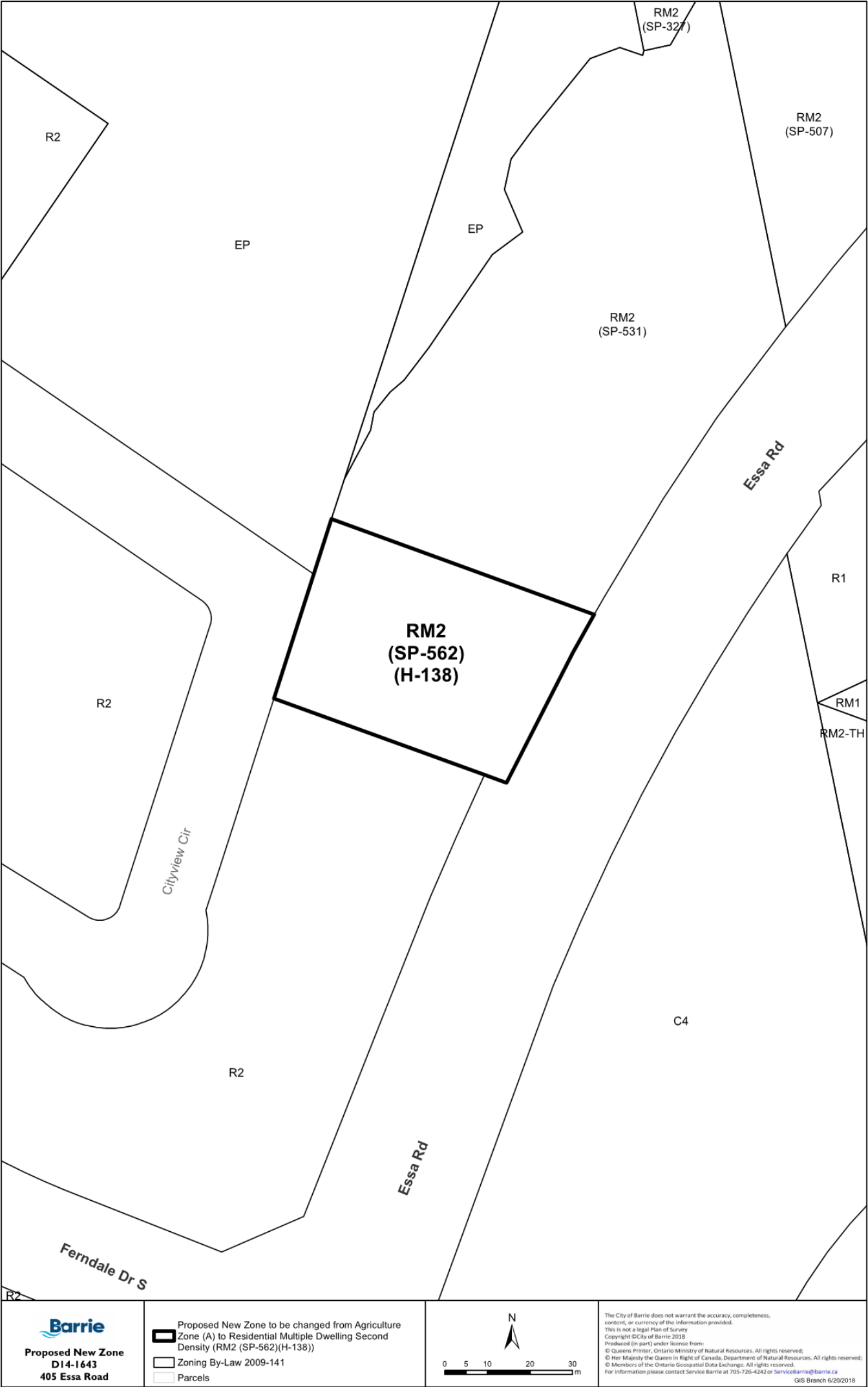
READ a third time and finally passed this 25th day of June, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOK

Schedule “A” to attached By-law 2018-



CITY CLERK – WENDY COOKE

