



BY-LAW NUMBER 2020-

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 Lot 3 Concession 11; City of Barrie, County of Simcoe, municipally known as 829 Essa Road from Single Detached Residential First Density (R1) to Mixed Use Corridor with Special Provisions (MU2)(SP-596).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-029.

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 Part of Lot 3, Concession 11, City of Barrie, County of Simcoe, municipally known as 829 Essa Road, from Single Detached Residential First Density (R1) to Mixed Use Corridor with Special Provisions (MU2)(SP-596) in accordance with Schedule "A" attached to this By-law representing a portion of the Zoning Map Schedule.
2. **THAT** in addition to the uses permitted on Table 5.4.1, a street townhouse is a permitted use in the (MU2)(SP-596) zone;
3. **THAT** notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit in the (MU2)(SP-596) zone;
4. **THAT** notwithstanding Table 5.4.2, a minimum rear yard setback of 6 metres is required for each street townhouse unit in the (MU2)(SP-596) zone;
5. **THAT** notwithstanding Table 5.4.2, a minimum side yard setback of 1.5 metres shall be required for the end street townhouse units in the (MU2)(SP-596) zone;
6. **THAT** a minimum setback of 6 metres for secondary means of access shall be permitted for each street townhouse unit in the (MU2)(SP-596) zone;
7. **THAT** notwithstanding Table 5.4.2, a minimum ground level floor height of 3 metres is permitted for each street townhouse unit in the (MU2)(SP-596) zone;
8. **THAT** notwithstanding Table 5.4.2, a maximum building height of 7.5 metres is permitted for each street townhouse unit in the (MU2)(SP-596) zone;
9. **THAT** notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 50% of the front yard for each street townhouse unit permitted as a driveway and/or parking space in the (MU2)(SP-596) zone;
10. **THAT** notwithstanding Section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit in the (MU2)(SP-596) zone;
11. **THAT** notwithstanding section 5.4.4.0, a minimum landscape buffer is not required where the (MU2)(SP-596) zone abuts a Residential zone;
12. **THAT** the remaining provisions 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;
13. **THAT** the development be constructed substantially in accordance with the concept plan illustrated and attached to this By-law as Schedule "B"; and,

14. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 10th day of August, 2020.

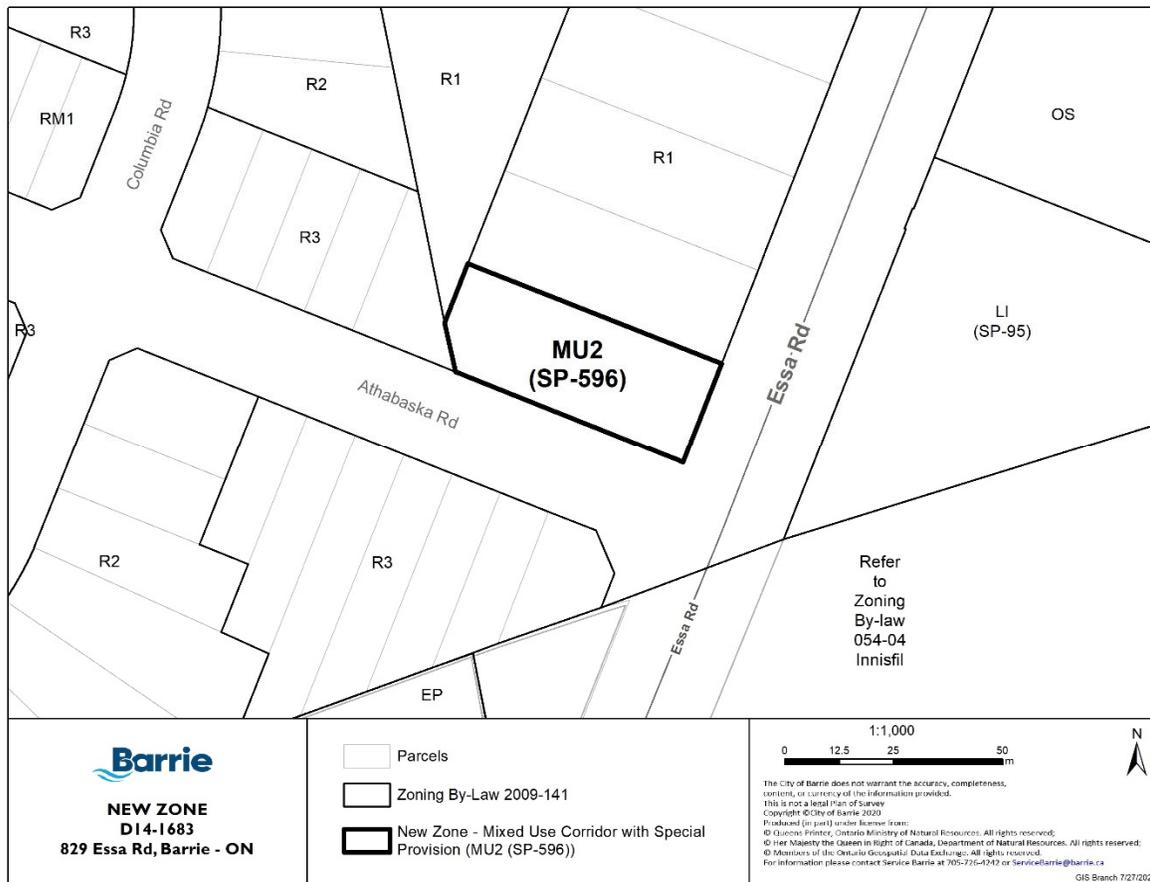
READ a third time and finally passed this this 10th day of August, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE "A"



SCHEDULE "A" ATTACHED TO BY-LAW 2020-

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

