



Bill No. 087

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 lands known municipally as 79 Gowan Street, shown on Schedule "A" to this By-law from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-041.

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 79 Gowan Street from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) 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 5.3.1 of By-law 2009-141, a minimum front yard setback of 1 metre is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum front yard setback of 19.5 metres is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
4. **THAT** notwithstanding the provisions set out in Section 4.5.8 of By-law 2009-141, a minimum setback of 20 metres is required from the Metrolinx Rail Line Right-of-Way in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1(c) of By-law 2009-141, a maximum density of 76 units per hectare is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.6.1 of By-law 2009-141, a maximum coverage of 60 percent for front yard parking areas is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 105 percent is permitted for walk-up apartment buildings in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a landscape buffer strip with a minimum width of 1.8 metres is required along the west side lot line where a parking area abuts a Residential Zone in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a landscape buffer strip with a minimum width of 4 metres is required along the front lot line where a parking area abuts the street in the 'Residential Multiple Dwelling Second Density – Special Provision No. 597' (RM2)(SP-597) Zone.
10. **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.
11. **THAT** the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.

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

READ a first and second time this 5th day of October, 2020.

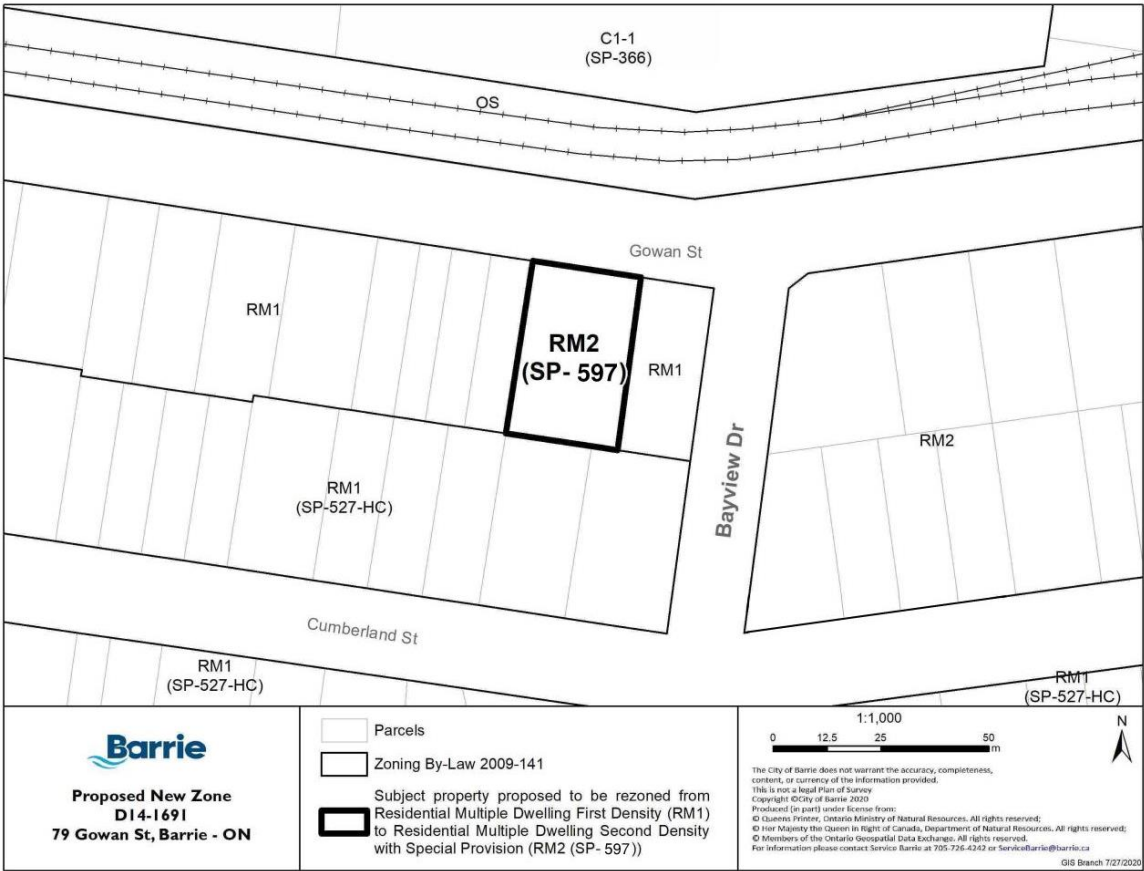
READ a third time and finally passed this 5th day of October, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “A” to Attached By-law 2020-



MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE