

Bill No. 080

BY-LAW NUMBER 2025-

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 described as: Part Lots 2 and 3 on Plan 1513 being Part 1 on Plan 51R-22297 and Part 2 on Plan 51R-9424; and Lot 4 on Plan 1513; in the City of Barrie, County of Simcoe, known municipally as: 70, 76 and 80 Edgehill Drive, Barrie and shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-508)(H-128) and 'Environmental Protection' (EP) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-684)(H-171) and 'Environmental Protection' (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

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 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-508)(H-128) and 'Environmental Protection' (EP) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold' (RA2-2)(SP-684)(H-171) and 'Environmental Protection' (EP) 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 Table 4.6 – Parking of Comprehensive Zoning By-law 2009-242, a minimum parking ratio of 1 parking space per unit shall be provided in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
3. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 2.9 metres is required in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
4. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum side yard setback of 3.4 metres is required in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
5. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 2.3 metres is required in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
6. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum landscaped open space of 20% is required in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
7. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 70% is permitted in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;

8. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 405% is permitted in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171)) zone;
9. **THAT** notwithstanding the provisions set out in Table 5.3.2 of Comprehensive Zoning By-law 2009-141, a maximum height of 55 metres (16 storeys) is permitted in the Residential Apartment Dwelling Second Density-2 with Special Provision, Hold (RA2-2)(SP-684)(H-171) zone;
10. **THAT** notwithstanding the provisions set out in Section 5.3.71 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer of 2.3 metres is required along the rear lot line in the Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold (RA2-2)(SP-684)(H-171) zone;
11. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer along the western lot line shall not be required in the Residential Apartment Dwelling Second Density-2 with Special Provision, Hold (RA2-2)(SP-684)(H-171) zone;
12. **THAT** a holding provision be applied to the subject lands zoned 'Residential Apartment Dwelling Second Density-2 with Special Provision, Hold' (RA2-2)(SP-684)(H-171) to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
 - a. The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the following:
 - i. Construction of a municipal cul-de-sac adjacent to the proposed development and the transfer of the associated lands to the City;
 - ii. Construction of a second access as per an agreement with the Gateway Co-operative Homes (County of Simcoe) at 84/90 Edgehill Drive and registration of an access easement in favour of the same;
 - iii. Finalization of a retaining wall at the rear of the property, the location and construction of which may impact the final site design including matters relating, but not limited to, building placement, swales, parking areas and density; and,
 - iv. The transfer of the 'Environmental Protection' lands to the City.
13. **THAT** lands zoned 'Residential Apartment Dwelling Second Density-2 with Special Provision, Hold' (RA2-2)(SP-684)(H-171) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
14. **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 Bylaw, shall apply to the said lands except as varied by this By-law.
15. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 13th day of August, 2025.

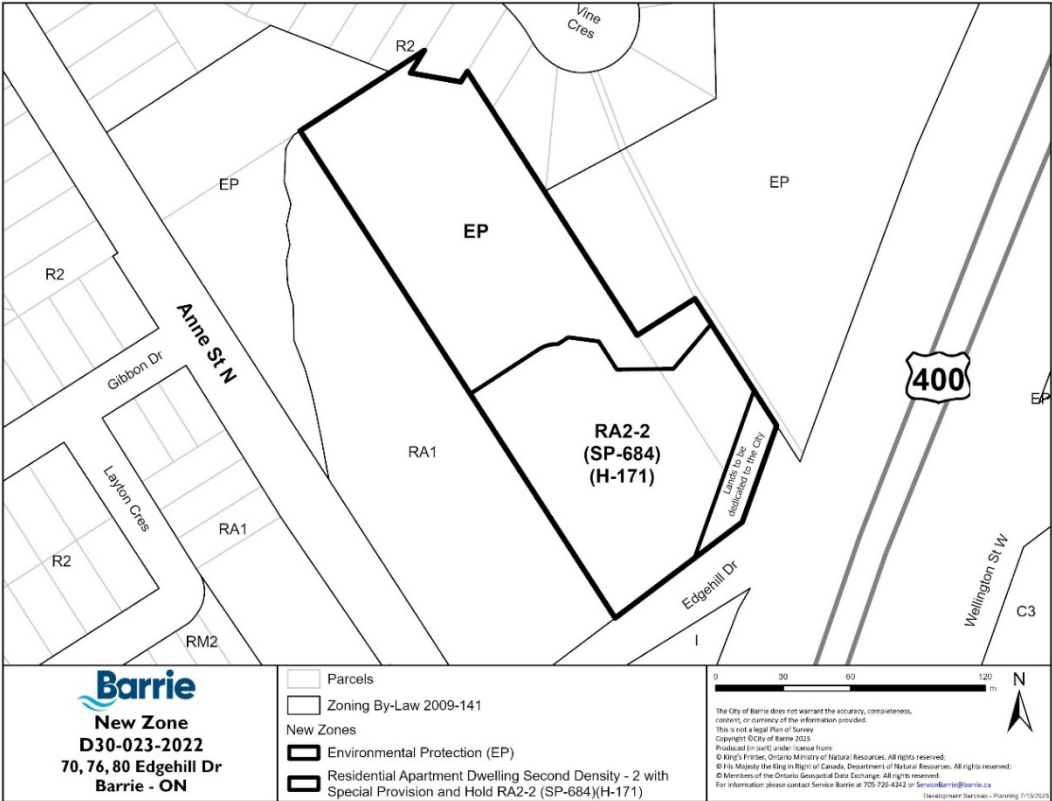
READ a third time and finally passed this 13th day of August, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2025-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

