Bill No. 059

BY-LAW NUMBER 2024 -

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 to amend By-law 2009-141 to rezone lands legally described as: Lot 4, Lot 5, Lot 6, and Part Lot 7 on Plan 1104 in the City of Barrie, County of Simcoe, known municipally as 189, 191, 195 and 197 Duckworth Street, shown on Schedule "A" attached to this By-law from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density - Special Provision No. 660 (RM2)(SP-660); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-139.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density - Special Provision No. 660 (RM2)(SP-660) in Comprehensive Zoning By-law 2009-141, 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 2009-141, the minimum required parking ratio shall be 1.2 parking space per unit in the Residential Multiple Dwelling Second Density - Special Provision No. 660 (RM2)(SP-660) zone.

3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum landscaped open space area of 23% of lot area is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 4.0 metres to the front lot line and 1.8 metres to a daylighting triangle is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum interior side (east) yard setback of 24.0 metres is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear (north) yard setback of 10.0 metres is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area as a percentage of lot area of 81% is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

8. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum building height of 12.8 metres is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

9. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum of 9.5 square metres of amenity area per dwelling unit is permitted in an unconsolidated form in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

10. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum of 126.0 square metres of consolidated amenity area at grade is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

11. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 c) of By-law 2009-141, a maximum density of 82 units per hectare is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

12. **THAT** notwithstanding the provisions set out in Section 5.3.5.5 (a) of By-law 2009-141, in-ground waste receptacles shall be permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 660 (RM2)(SP-660) zone.

13. **THAT** lands zoned 'Residential Multiple Dwelling Second Density - Special Provision No. 660 (RM2)(SP-660) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles 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 4th day of June, 2024.

READ a third time and finally passed this 4th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

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MAYOR – ALEX NUTTALL

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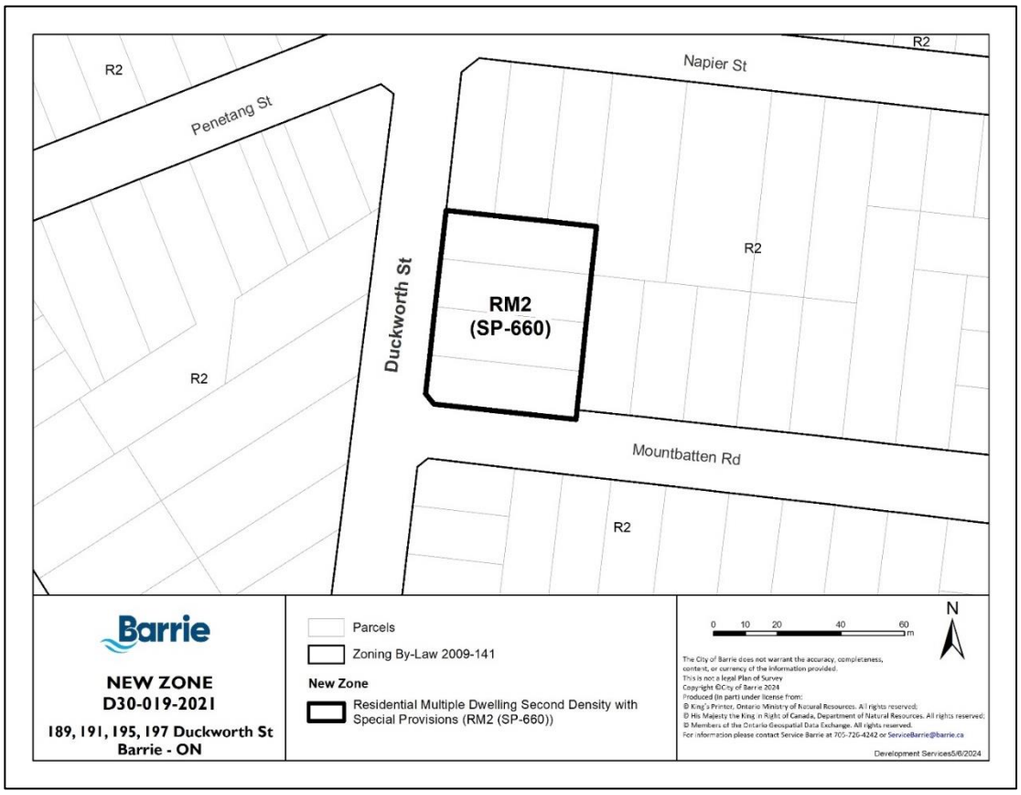
CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024 - XXX



THE CORPORATION OF THE CITY OF BARRIE

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MAYOR – ALEX NUTTALL

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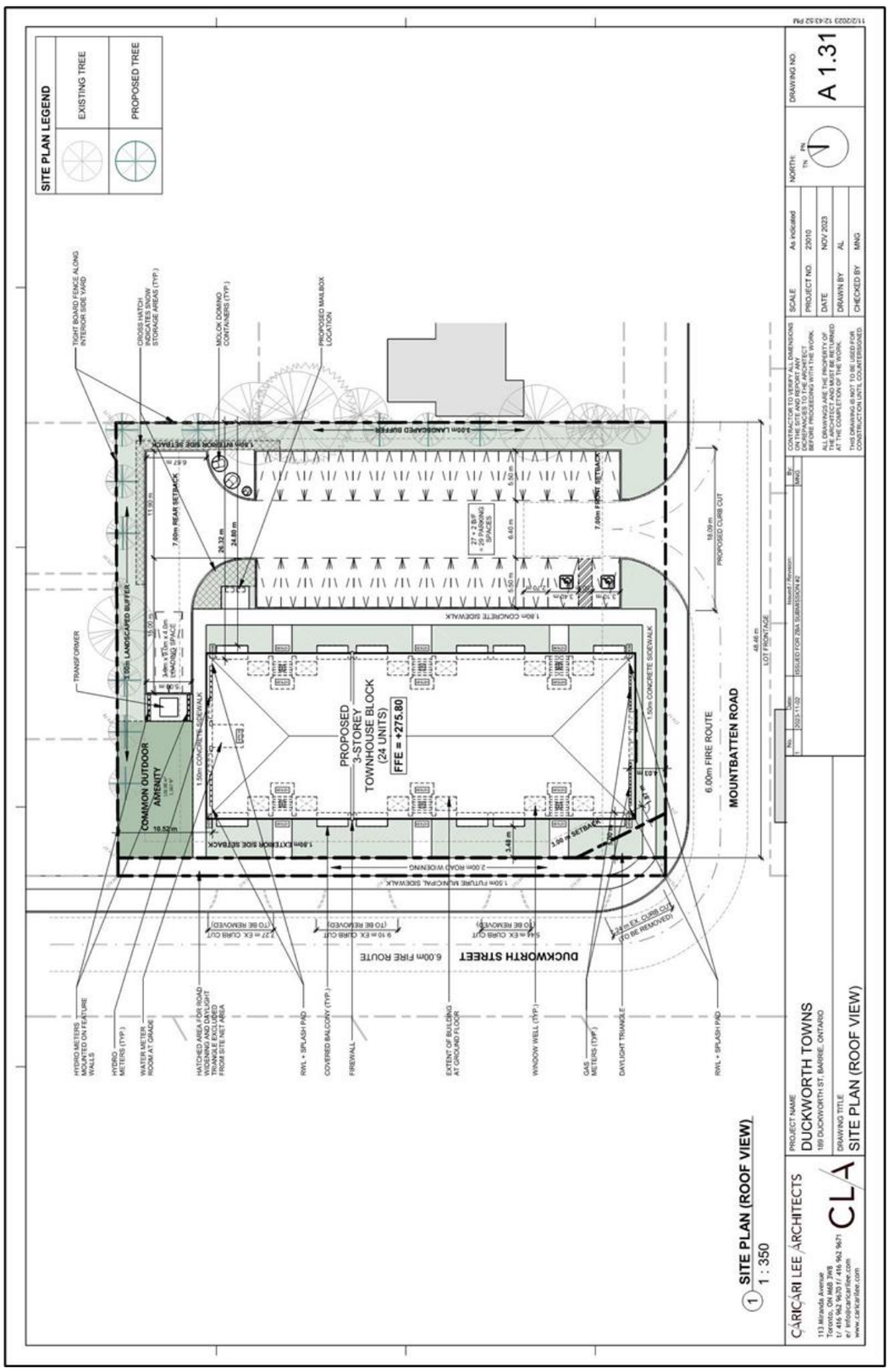
CITY CLERK – WENDY COOKE

Schedule "B" to attached By-law 2024 - XXX



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