



**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 435 Big Bay Point Road, as shown on Schedule "A" to this By-law, from Residential Single Detached (R1) to Residential Multiple with Special Provision (RM2)(SP-590) and Environmental Protection (EP).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 20-P-009.

**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 435 Big Bay Point Road from Residential Single Detached First Density (R1) to Residential Multiple Second Density with Special Provisions (RM2)(SP-590) and Environmental Protection (EP) pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map Schedule.
2. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum parking ratio of 1.25 spaces per unit is permitted in the (RM2)(SP-590) zone;
3. **THAT** notwithstanding the provisions set out in Table 5.2 of By-law 2009-141, a minimum rear yard setback of 6m is required from the property line in the (RM2)(SP-590) zone;
4. **THAT** notwithstanding the provisions set out in Table 5.2 of By-law 2009-141, a maximum height of 12m is permitted for the stacked townhouse built form in the (RM2)(SP-590) zone;
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 a) of By-law 2009-141 a density of 45 units per hectare is permitted for block/cluster/stacked townhouse development in the (RM2)(SP-590) zone;
6. **THAT** notwithstanding provisions set out in Section 5.3.3.2 d) of By-law 2009-141, a setback of 6m for secondary means of access is permitted in the (RM2)(SP-590) zone;
7. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, the required landscape strip can be reduced from a minimum 3m at the northwest corner to a minimum 1.5m at the southwest corner of the block of parking spaces located on the west side of the private road in the (RM2)(SP-590) zone.
8. **THAT** notwithstanding the provisions set out in By-law 2009-141 a building located along the south/rear lot line of the property known municipally as 435 Big Bay Point Road, shall not be more than 2 storeys in height, and shall not be permitted 2nd floor balconies on the rear face of the building in the (RM2)(SP-590) zone.
9. **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.
10. **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 By-law, shall apply to the said lands except as varied by this By-law.
11. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 11<sup>th</sup> day of May, 2020.

**READ** a third time and finally passed this this 11<sup>th</sup> day of May, 2020.

**THE CORPORATION OF THE CITY OF BARRIE**

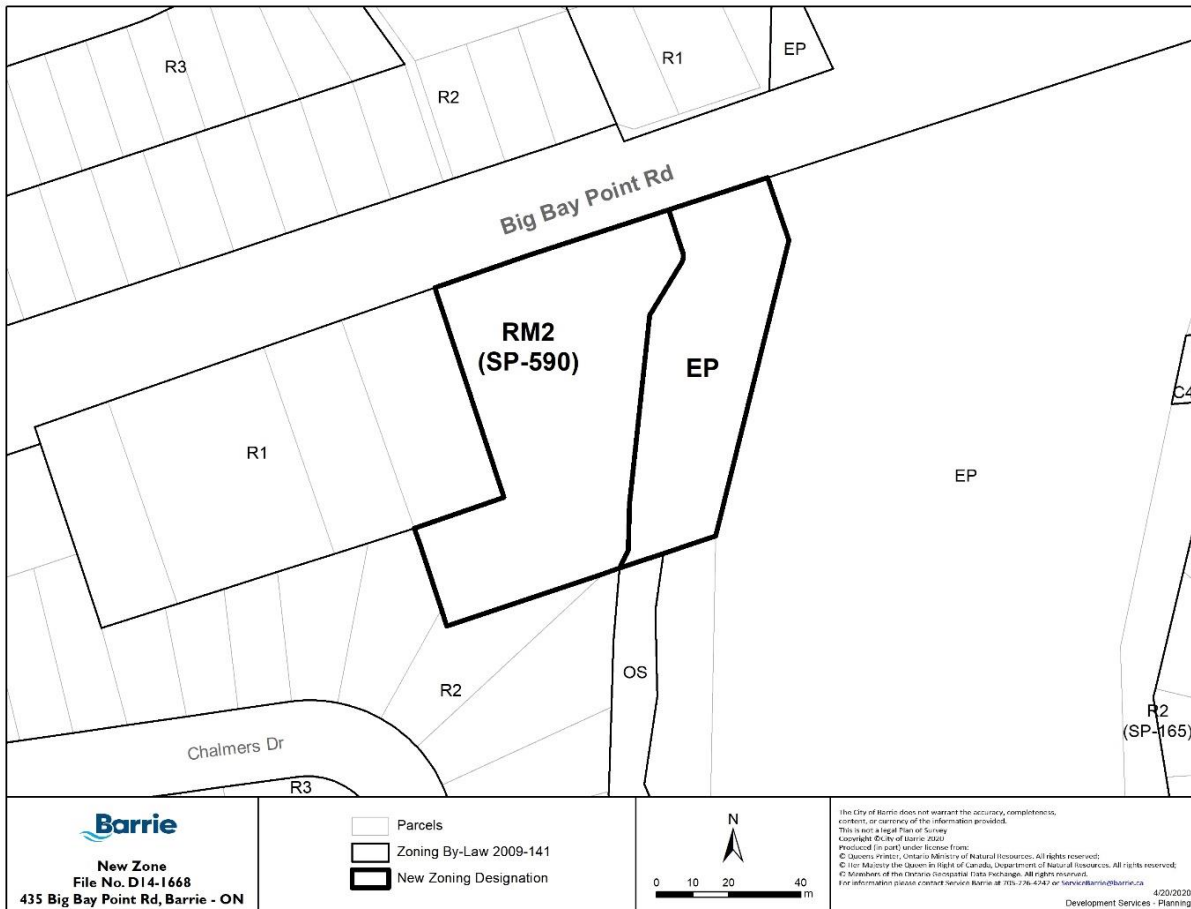
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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

**SCHEDULE "A"**  
**ATTACHED TO BY-LAW 2020-**



**MAYOR – J. R. LEHMAN**

**CITY CLERK – WENDY COOKE**