



Bill No. 047

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: Lots 3 and 4 on Plan 914, save and except Parts 8 & 9 on Plan 51R-31981; in the City of Barrie, County of Simcoe, known municipally as: 127 and 131 Ardagh Road, Barrie and as shown on Schedule "A" to this By-law, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-134.

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 of 127 and 131 Ardagh Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674); pursuant to 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 Table 5.3 of By-law 2009-141, a minimum front yard setback of 5.0 metres shall be provided in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
3. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 5.0 metres shall be provided to the south lot line in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
4. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 73% shall be permitted in the Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
5. **THAT** notwithstanding Section 5.2.5.1 a) of By-law 2009-141, a maximum density of 45 units per net hectare shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
6. **THAT** notwithstanding Section 5.3.3.2 d) of By-law 2009-141, a minimum setback of 5.0 metres for a secondary means of egress shall be permitted to the east and west lot lines in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
7. **THAT** notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.25 spaces per dwelling unit shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) zone;
8. **THAT** lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-674) 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.

- 9. **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.
- 10. **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, 2025.

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