



Bill No. 027

BY-LAW NUMBER 2012-

A By-law of The Corporation of the City of Barrie to amend By-law 85-95 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 85-95 to rezone lands located on the east side of Yonge Street being legally described as Part of Block C and Lot 40 on Plan 885, designated as Parts 1 & 2 on Reference Plan 51R-31208 as described in PIN 58903-0212 (LT), located in the City of Barrie, County of Simcoe, and municipally known as 533 Yonge Street from One Family Detached Dwelling-First Density (R1) to Multiple-Family Dwelling – Second Density (RM2) (SP-468) and Environmental Protection (EP);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 11-G-378.

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 lands located on the east side of Yonge Street being legally described as Part of Block C and Lot 40 on Plan 885, designated as Parts 1 & 2 on Reference Plan 51R-31208 as described in PIN 58903-0212 (LT), located in the City of Barrie, County of Simcoe, and municipally known as 533 Yonge Street from One Family Detached Dwelling-First Density (R1) to Multiple-Family Dwelling – Second Density (RM2) (SP-468) 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 standards set out in the Multiple-Family Dwelling – Second Density (RM2) zone in Section 5.3.1 of By-law 85-95, a front yard setback of 5 meters shall be permitted in the Multiple-Family Dwelling – Second Density (RM2) (SP-468) zone.
3. **THAT** notwithstanding the standards set out in Section 5.3.5 of By-law 85-95, a retaining wall shall be permitted within 0.6 meters of the side lot lines and the rear lot line in the Multiple-Family Dwelling – Second Density (RM2) (SP-468) zone.
4. **THAT** notwithstanding the standards set out in the Multiple-Family Dwelling – Second Density (RM2) zone in Section 5.3.1 of By-law 85-95, a 6 meter south side yard setback must be maintained in the Multiple-Family Dwelling – Second Density (RM2) (SP-468) zone.
5. **THAT** at the time of Site Plan Approval for the redevelopment of the subject property, the owner shall convey, free and clear of encumbrances, the lands identified as Environmental Protection (EP) in accordance with Schedule "A" attached hereto, being a portion of the zoning map, which lands shall be more particularly described by reference plan to be deposited.
6. **THAT** the remaining provisions of By-law 85-95, 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.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

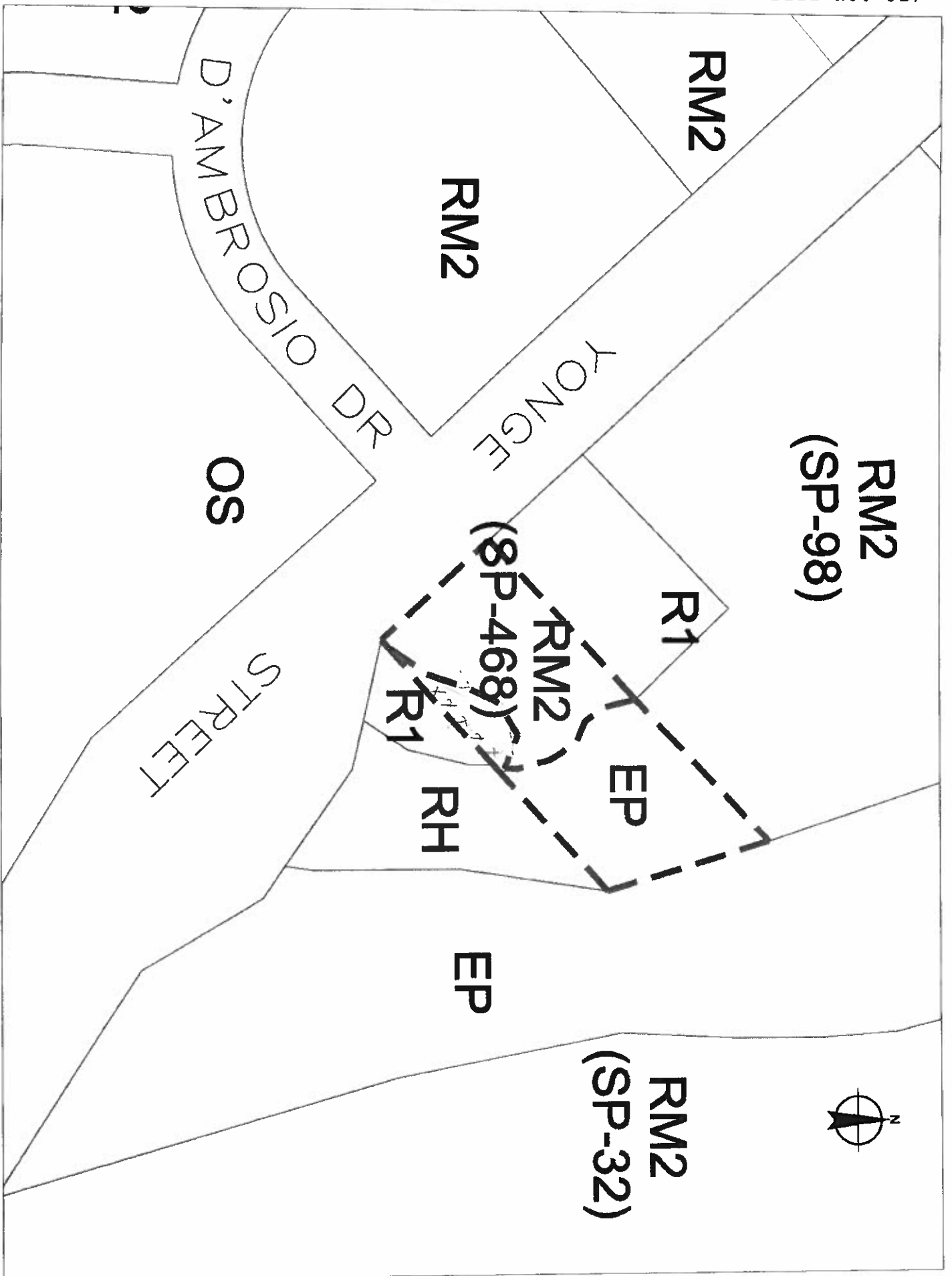
READ a first and second time this 30th day of January, 2012.

READ a third time and finally passed this 30th day of January, 2012.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. McALPINE



Schedule "A" to attached By-law 2012-

MAYOR - J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE