



Bill No. 035

**BY-LAW NUMBER 2014-**

**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 Part of Park Lot 10, Plan 302, and Part of Lot 6, Con. 1, formerly Township of Vespra, now City of Barrie, County of Simcoe, known municipally as 290, 294, 298, 302, 306, 310 and 314 Georgian Drive, Barrie from Residential Single Detached First Density (R1) to Residential Apartment Second Density (RA2-2) (SP-499) and Residential Apartment Second Density (RA2-2) (SP-500) (H-127);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 14-G-060.

**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 Part of Park Lot 10, Plan 302, and Part of Lot 6, Con. 1, formerly Township of Vespra, now City of Barrie, County of Simcoe, known municipally as 290, 294, 298, 302, 306, 310 and 314 Georgian Drive, Barrie from Residential Single Detached First Density (R1) to Residential Apartment Second Density (RA2-2) (SP-499) and Residential Apartment Second Density (RA2-2) (SP-500) (H-127) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.

**RESIDENTIAL APARTMENT SECOND DENSITY (RA2-2) (SP-499)**

2. **THAT** notwithstanding the provisions set out in Section 5.2.1 of By-Law 2009-141, permitted uses shall be restricted to an Apartment Dwelling or a Dormitory in the Residential Apartment Second Density (RA2-2) (SP-499) zone.
3. **THAT** notwithstanding Section 5.2.11 (a) of By-Law 2009-141, the standards as set out in Section 5.3.1 of By-Law 2009-141 shall apply to Dormitory uses in the Residential Apartment Second Density (RA2-2) (SP-499) zone unless otherwise amended by this By-Law;
4. **THAT** notwithstanding the provisions set out in Section 4.6 of By-Law 2009-141, a minimum of 1 parking space per four students shall be permitted in the Residential Apartment Second Density (RA2-2) (SP-499) zone for a Dormitory use.
5. **THAT** notwithstanding the definition of a Boarding, Lodging or Rooming house set out in Section 3 of By-Law 2009-141, external locking mechanisms on any of the tenant occupied rooms that prevents access to said room by other dwelling occupants shall be permitted in Dormitories in the Residential Apartment Second Density (RA2-2) (SP-499) zone.
6. **THAT** notwithstanding the definition of a Dormitory set out in Section 3 of By-Law 2009-141, bedroom suites shall be restricted to single occupancy use in the Residential Apartment Second Density (RA2-2) (SP-499) zone.

**RESIDENTIAL APARTMENT SECOND DENSITY (RA2-2) (SP-500) (H-127)**

7. **THAT** notwithstanding the provisions set out in Section 5.2.1 of By-Law 2009-141, permitted uses shall be restricted to an Apartment Dwelling or a Dormitory in the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone.
8. **THAT** notwithstanding Section 5.2.11 (a) of By-Law 2009-141, the standards as set out in Section 5.3.1 of By-Law 2009-141 shall apply to Dormitory uses in the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone unless otherwise amended by this By-Law.
9. **THAT** notwithstanding the provisions set out in Section 4.6 of By-Law 2009-141, a minimum of 1 parking space per four students shall be permitted in the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone for a Dormitory use.

10. **THAT** notwithstanding the definition of a Boarding, Lodging or Rooming house set out in Section 3 of By-Law 2009-141, external locking mechanisms on any of the tenant occupied rooms that prevents access to said room by other dwelling occupants shall be permitted in Dormitories in the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone.
11. **THAT** notwithstanding the definition of a Dormitory set out in Section 3 of By-Law 2009-141, bedroom suites shall be restricted to single occupancy use in the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone.
12. **THAT** notwithstanding that the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone is subject to a holding provision, temporary use as a parking lot shall be permitted.

#### **HOLDING PROVISION**

13. **THAT** the (H) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c. P13. This indicates that the lands so zoned cannot be used for a purpose permitted by the Residential Apartment Second Density (RA2-2) (SP-500) (H-127) zone until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by The Corporation of the City of Barrie upon:
  - a) Execution by the owner of a Site Plan Agreement with the City including an alternative design concept that provides buffering and the potential for the transition of built-form towards the east; and
  - b) A review of the parking occupancy and demand for parking in Phase 1 to the satisfaction of Planning Services.
14. **THAT** the remaining provisions of By-law 2009-141, 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.
15. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 7<sup>th</sup> day of April, 2014.

**READ** a third time and finally passed this 7<sup>th</sup> day of April, 2014.

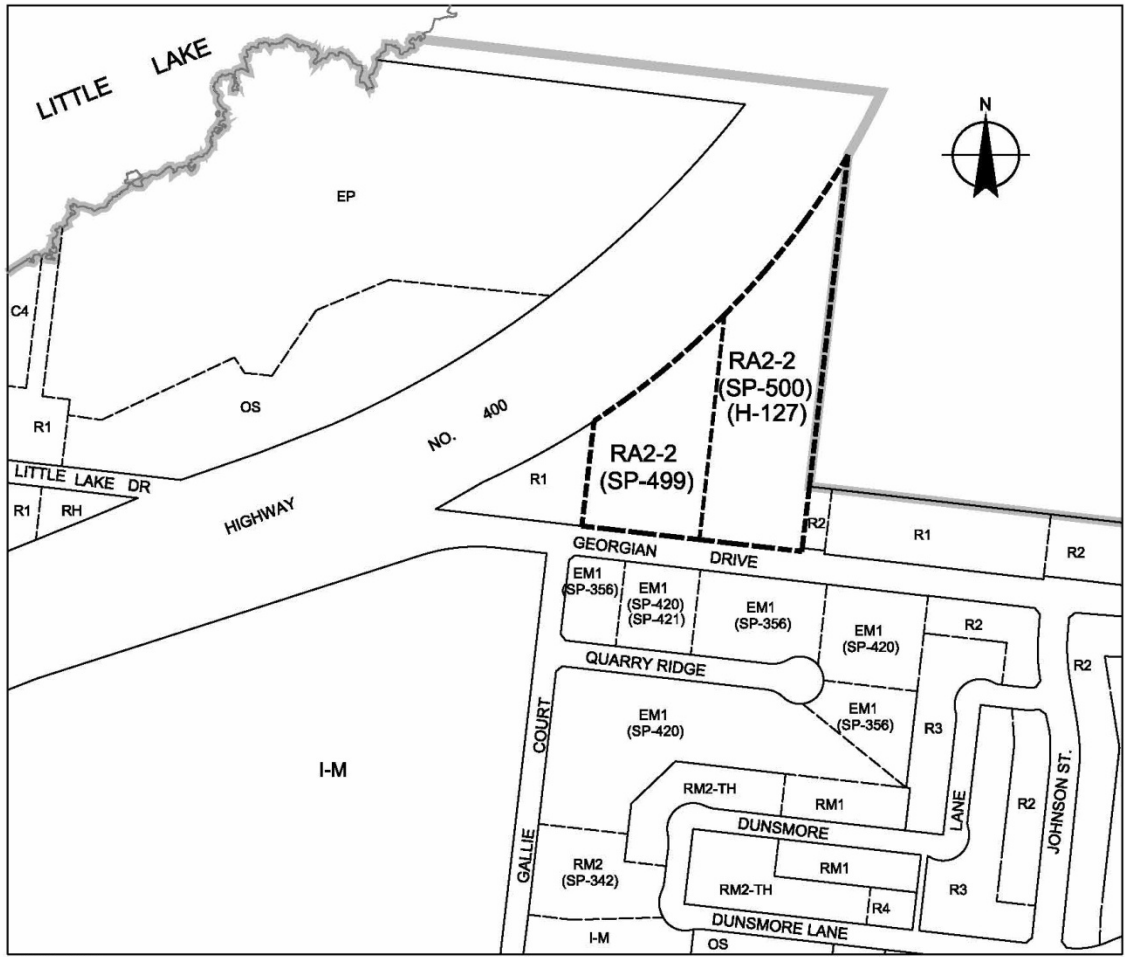
#### **THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**



D14-1567  
F&I Investments Inc.

Schedule "A" attached to By-law 2014-

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MAYOR – J.R. LEHMAN

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CITY CLERK – DAWN A. MCALPINE