



Bill No. 068

**BY-LAW NUMBER 2025-XXX**

**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 29 to 44, Registered Plan 1213; City of Barrie, County of Simcoe, known municipally as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue and shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) and Residential Apartment Dwelling Second Density – 1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 25-G-1XX.

**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 from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) and 'Residential Apartment Dwelling Second Density – 1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170) in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map.
2. **THAT** notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands 'Residential Apartment Dwelling Second Density - 1' (RA2-1)(SP-682):
  - a) **THAT** notwithstanding Section 3.0 of By-law 2009-141, the Front Lot Line shall be considered Big Bay Point Road in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - b) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 4.0 metres shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - c) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum exterior side yard setback abutting a street of 1.8 metres shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - d) **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum landscaped open space of 23% shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - e) **THAT** notwithstanding Table 5.3 of By-law 2009-141, the maximum lot coverage of 49% shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - f) **THAT** notwithstanding Table 5.3 of By-law 2009-141, the maximum gross floor area of 232% shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;
  - g) **THAT** notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 0.9 spaces per unit shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone;

- h) **THAT** notwithstanding Section 4.6.2.5 of By-law 2009-141, the minimum drive aisle width for parking areas shall be 6.0 metres in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone; and,
  - i) **THAT** notwithstanding Section 5.3.7.2 of By-law 2009-141, the minimum continuous landscaped buffer of 1.8 metres shall be provided along the exterior side lot lines in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions' (RA2-1)(SP-682) zone.
3. **THAT** notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Residential Apartment Dwelling Second Density – 1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170):
- a) **THAT** notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 0.9 spaces per unit shall be provided in the 'Residential Apartment Dwelling Second Density – 1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170) zone.
4. **THAT** the Holding symbol (H-170) be removed from 'Residential Apartment Dwelling Second Density -1, with Special Provisions, Hold' (RA2-1)(SP-683)(H-170) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the City of Barrie:
- a) That the owner/applicant demonstrate adequate servicing capacity and suitable traffic justification through the submission of all necessary studies and reports as part of a subsequent Site Plan Control application, to the satisfaction of the City of Barrie.
5. **THAT** the lands zoned 'Residential Apartment Dwelling Second Density – 1 with Special Provisions' (RA2-1)(SP-682) 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.
6. **THAT** the lands known municipally as 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive and 200-210 Bertha Avenue shall be considered one property for the purposes of zoning interpretation and implementation in the 'Residential Apartment Dwelling Second Density - 1 with Special Provisions' (RA2-1)(SP-682) and 'Residential Apartment Dwelling Second Density – 1 with Special Provision, Hold' (RA2-1)(SP-683)(H-170) zones.
7. **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.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 18<sup>th</sup> day of June, 2025.

**READ** a third time and finally passed this 18<sup>th</sup> day of June, 2025.

**THE CORPORATION OF THE CITY OF BARRIE**

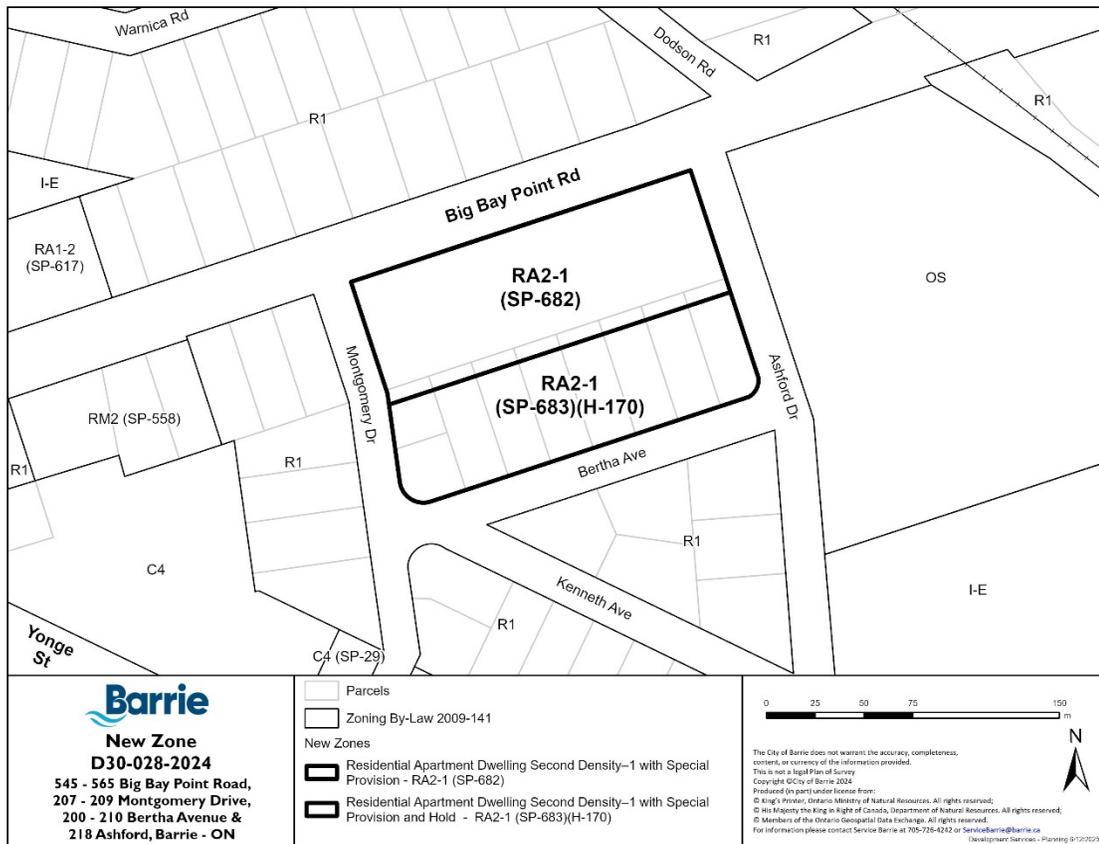
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

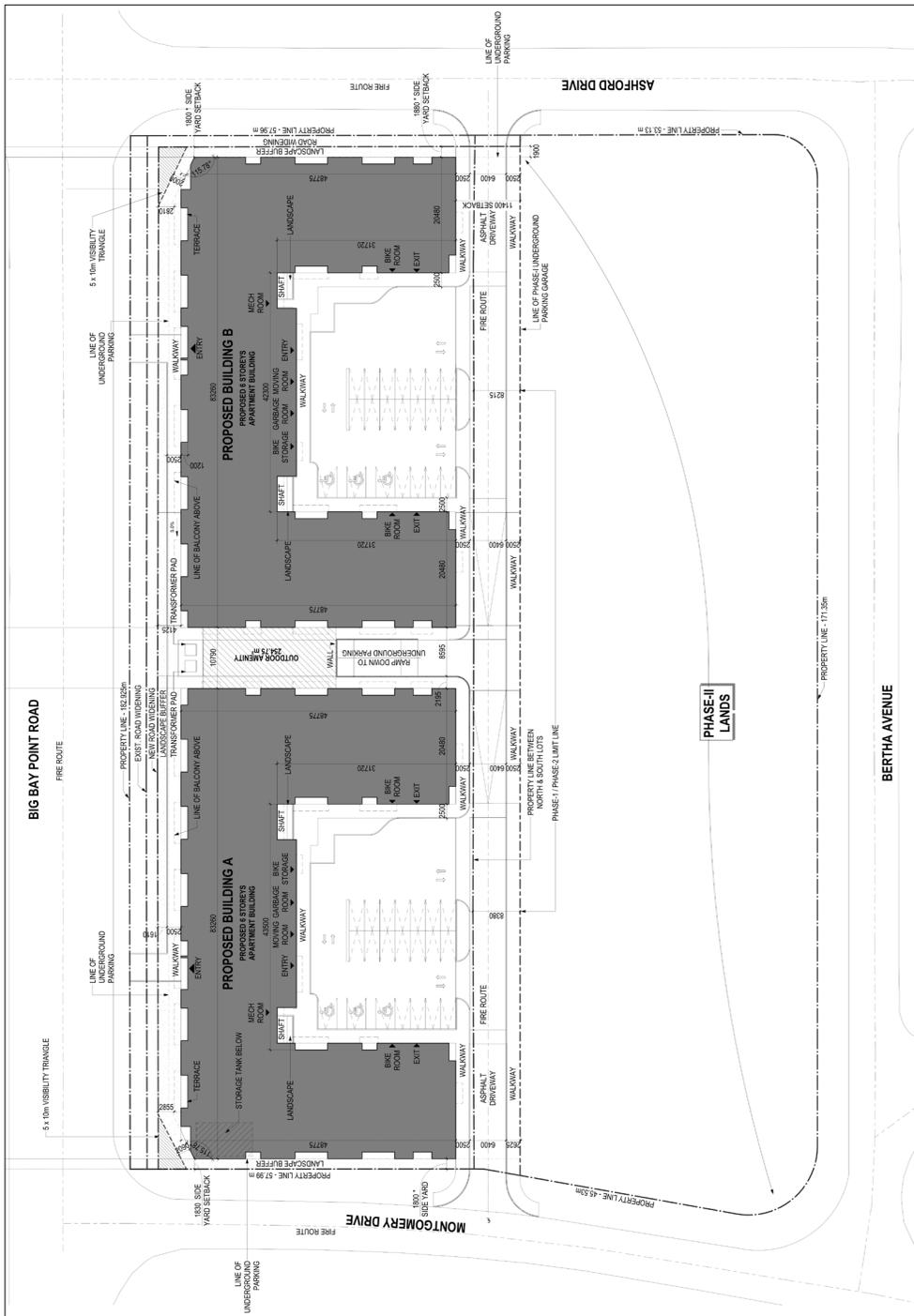
Schedule "A" to attached By-law 2025-XXX



MAYOR – ALEX NUTTALL

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Schedule "B" to attached By-law 2025-XXX



MAYOR – ALEX NUTTALL

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