



Bill No. 165

BY-LAW NUMBER 2012-

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 Lot 3, Plan 1091, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 342 Little Avenue from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 12-G-215.

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 Lot 3, Plan 1091, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 342 Little Avenue from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum parking standard of 1.2 parking spaces per residential unit shall be permitted in the Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum front yard setback of 2 metres shall be permitted for the Main Building in the Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum easterly side yard of 1.3 metres shall be permitted for the Main Building in the Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) zone provided no ground floor units are located adjacent to the easterly side yard.
5. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a minimum landscape strip of 1.3 metres shall be permitted on the easterly side yard for the Main Building in the Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.0 of By-law 2009-141, a minimum density of 50 residential units and a maximum of 123 residential units per hectare shall be required in the Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) zone.
7. **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.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by Residential Apartment Dwelling First Density (RA1-2) (SP-477) (H-117) 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 completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - a) The execution of a site plan agreement for development of an apartment building on the site.
8. **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.

- 9. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

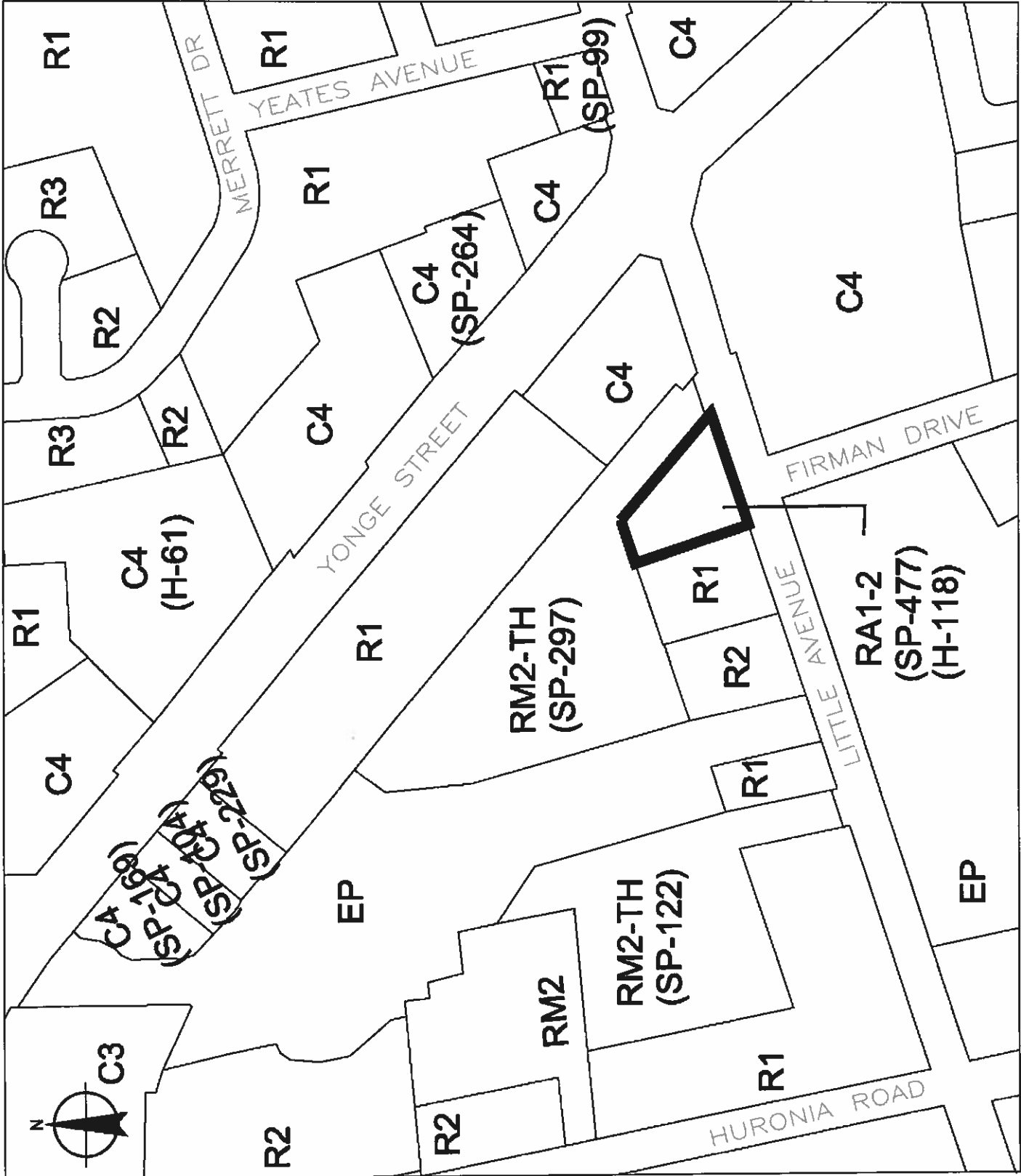
READ a first and second time this 17th day of December, 2012.

READ a third time and finally passed this 17th day of December, 2012.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Nov 14, 2012

D14-1524
342 Little Avenue

Schedule "A" to attached By-law 2012-

MAYOR - J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE