



Bill No. 065

**BY-LAW NUMBER 2017-**

**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 Lot 24, Concession 8, (formerly Township of Vespra), in the City of Barrie, County of Simcoe, being all of PINs: 58355-0207 (LT), 58355-0216 (LT), and 58355-0146 (LT), more particularly described in Schedule "A" attached and municipally known as 20, 30 & 40 Miller Drive, respectively, from General Commercial (C4) and Residential Single Detached (R1) to Residential Multiple with Special Provisions (RM2)(SP-538).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 17-G-137.

**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 Lot 24, Concession 8, (formerly Township of Vespra), in the City of Barrie, County of Simcoe, being all of PINs: 58355-0207 (LT), 58355-0216 (LT), and 58355-0146 (LT), more particularly described in Schedule "A" attached, and municipally known as 20, 30 & 40 Miller Drive, respectively, from General Commercial (C4) and Residential Single Detached (R1) to Residential Multiple with Special Provisions (RM2)(SP-538) in accordance with Schedule "B" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 (c) of By-law 2009-141 a maximum density of 71 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141 a maximum gross floor area of 100% shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, four storey walk-up apartment buildings, with underground or partially underground parking, to a maximum building height of 18 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141 a front yard setback of 5.0 metres and a rear yard setback of 4.5 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
6. **THAT** notwithstanding the provisions set out in 5.3.3.2 (d) of By-law 2009-141 a 4.5 metre setback for secondary means of access shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
7. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141 tandem parking shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-538) zone.
8. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the described lands as shown on Schedule "B" 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 19<sup>th</sup> day of June, 2017.

**READ** a third time and finally passed this 19<sup>th</sup> day of June, 2017.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J.R. LEHMAN**

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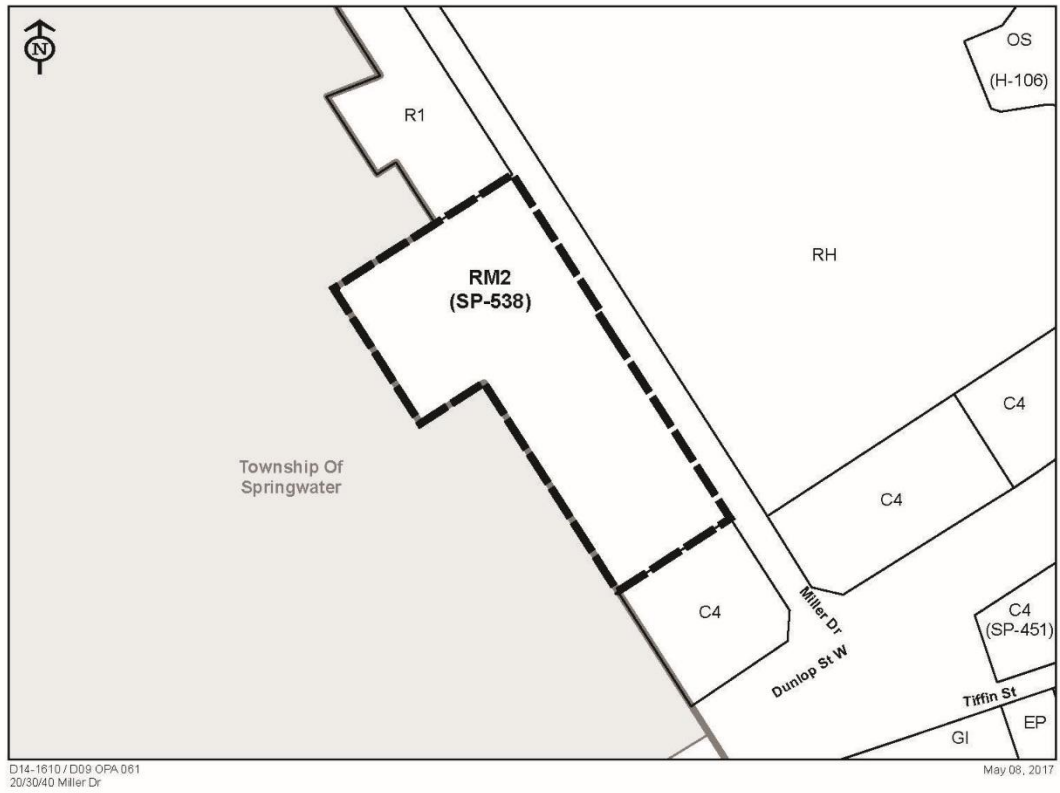
**CITY CLERK – DAWN A. MCALPINE**

**Schedule "A"**

The subject lands are described as follows:

- FIRSTLY: Part Lot 24, Concession 8, (formerly in the Township of Springwater), now in the City of Barrie, County of Simcoe, designated as Part 2 on Plan 51R-37645, being all of PIN: 58355-0207 (LT) and municipally known as: 20 Miller Drive
- SECONDLY: Part Lot 24, Concession 8, (formerly in the Township of Springwater), now in the City of Barrie, County of Simcoe, designated as Part 4 on Plan 51R-32127, subject to an Easement as in SC177302, being all of PIN: 58355-0216 (LT) and municipally known as: 30 Miller Drive
- THIRDLY: Part Lot 24, Concession 8, (formerly in the Township of Springwater), now in the City of Barrie, County of Simcoe, as in RO784918, being all of PIN: 58355-0146 (LT) and municipally known as: 40 Miller Drive

Schedule "B"



Schedule "B" to attached By-law

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MAYOR – J.R. LEHMAN

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CITY CLERK - DAWN A. MCALPINE