Bill No. 022

BY-LAW NUMBER 2025 -

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 being described as: Lot 5 on Plan 1192, except Parts 17 & 23 on Plan 51R-29800 and Lot 6 on Plan 1192, except Parts 18 & 24 on Plan 51R-29800, in the City of Barrie; and known municipally as: 334 and 340 Ardagh Road, Barrie shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density - Townhouse with Special Provisions' (RM2-TH)(SP-671).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-028.

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 334 and 340 Ardagh Road, shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density - Townhouse with Special Provisions' (RM2-TH)(SP-671) in accordance with Schedule "A" attached to this By-law.

2. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 134.0m^2 shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

3. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot frontage of 5.5 metres shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

4. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum setback of 1.2 metres shall be provided to a daylighting triangle in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

5. **THAT** notwithstanding Section 5.3.5.1 of By-law 2009-141, a minimum setback to a daylighting triangle of 1.2 metres shall be provided for a porch in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

6. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.5 metres shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

7. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum interior side yard setback of 1.2 metres shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

8. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 2.5 metres shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

9. **THAT** notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.0 metres shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

10. **THAT** notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 6.0 metres on one side of Neva Road and 7.0 metres on the other side of Neva Road, shall be provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

11. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 134% shall be permitted in the Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

12. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum lot coverage of 55% shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

13. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum landscaped open space of 30% shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-671) zone;

14. **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.

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

READ a first and second time this 5th day of March, 2025.

READ a third time and finally passed this 5th day of March, 2025.

THE CORPORATION OF THE CITY OF BARRIE

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MAYOR – ALEX NUTTALL

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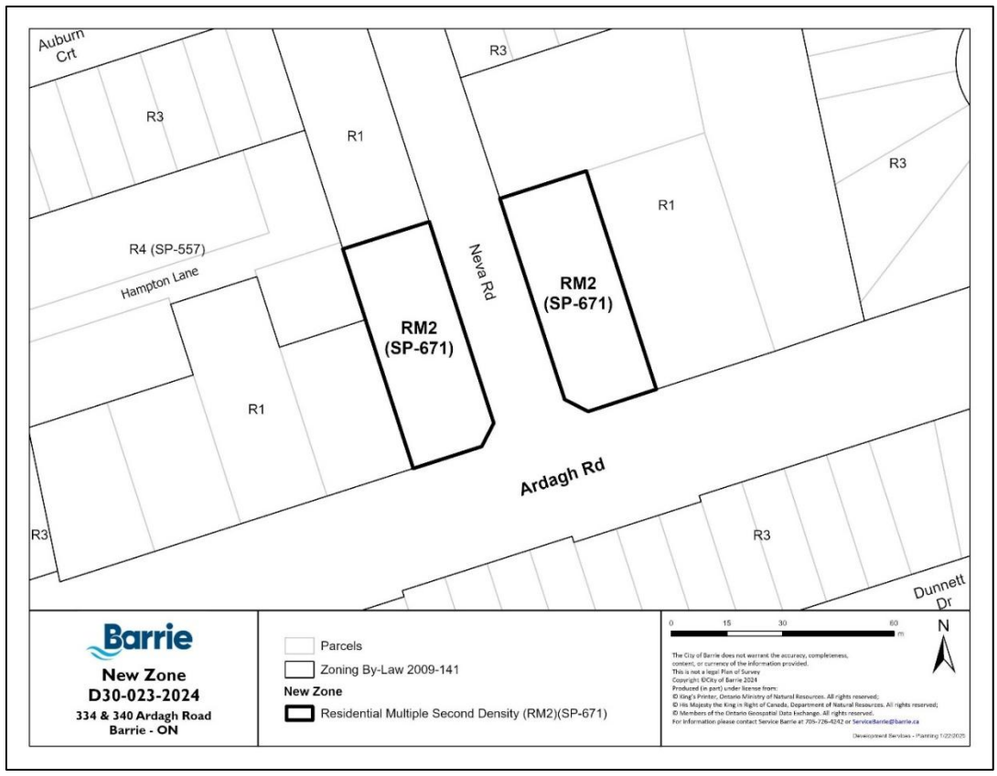
CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2025-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE