



Bill No. 005

BY-LAW NUMBER 2018-

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 Lots 1,2 and 4, Registered Plan 1192, Geographic Township of Innisfil and all of lots 114, 115 and 116 and all of blocks 175 and 178, and all of Teck Road Plan 51M-867, City of Barrie, County of Simcoe, municipally known as 344, 350, 354 Ardagh Road and 2, 4, 6 & 8 Teck Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density Special Provision (R4-SP-557).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-303.

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 Lots 1,2 and 4, Registered Plan 1192, Geographic Township of Innisfil and all of lots 114, 115 and 116 and all of blocks 175 and 178, and all of Teck Road Plan 51M-867, City of Barrie, County of Simcoe, municipally known as 344, 350, 354 Ardagh Road and 2, 4, 6 & 8 Teck Road from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density Special Provision (R4-SP-557) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** Notwithstanding anything to the contrary found in this By-law, the following special provisions shall apply to the lands zoned (R4-SP-557) being the subject property:
 - Minimum lot area 260m² along south side of Teck Road only whereas the By-law requires 335m²;
 - Minimum front yard setback for (only) garage of 6m whereas the By-law requires 7m;
 - Minimum landscape buffer abutting parking area 2.6m whereas the By-law requires 3m; and
 - The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1 whereas the By-law requires a municipal right-of-way.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 15th day of January, 2018.

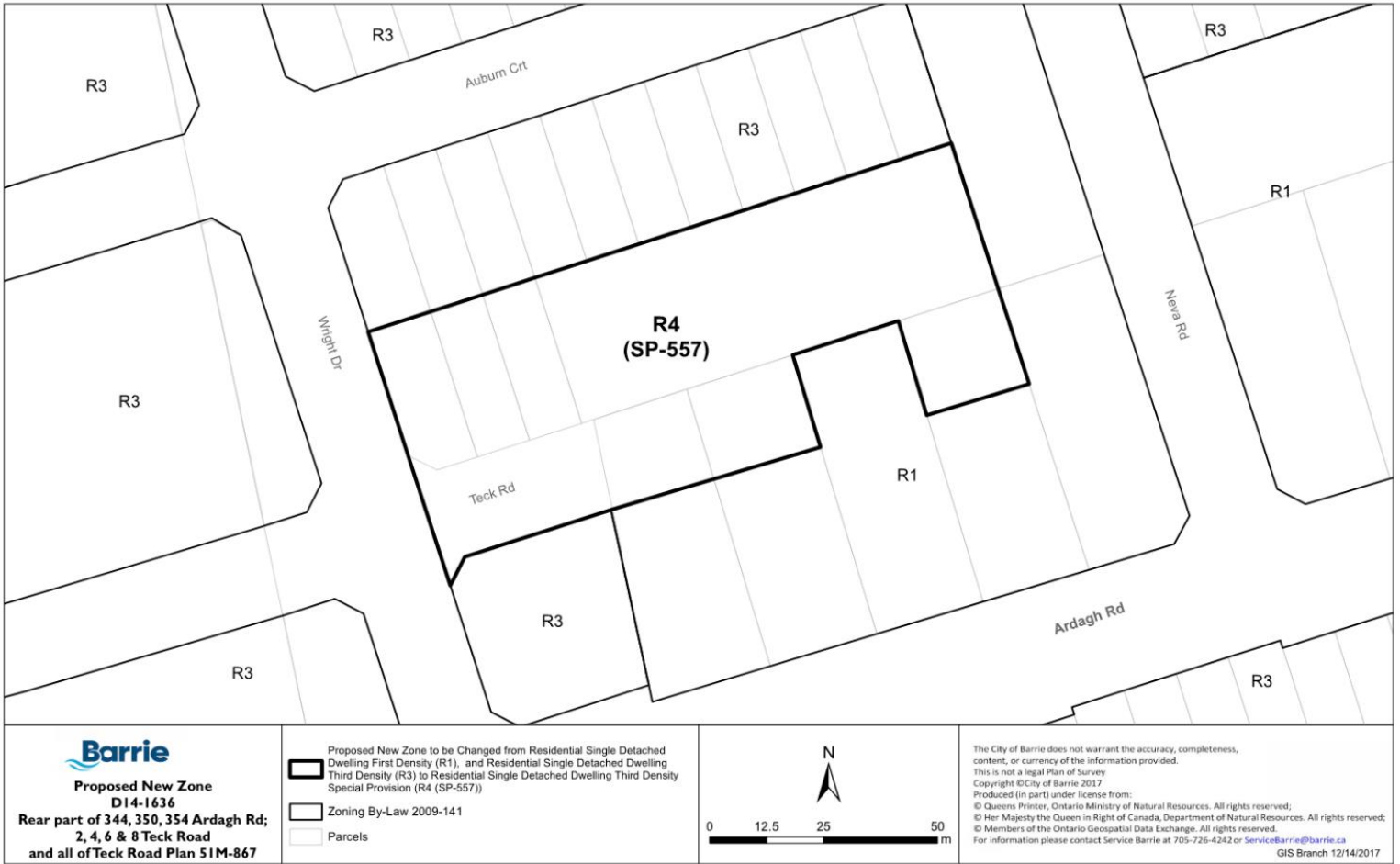
READ a third time and finally passed this 15th day of January, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

ACTING CITY CLERK – WENDY COOKE

Schedule "A"



SCHEDULE "A" TO BY-LAW 2018-

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

ACTING CITY CLERK – WENDY COOKE