



Bill No. 040

BY-LAW NUMBER 2020-

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 known municipally as 750 Lockhart Road and as shown on Schedule "A" to this By-law, from Agricultural General (AG) and Environmental Protection (EP) to Neighbourhood Residential Special Provision No. 585 (R5)(SP-585), Residential Hold Special Provision No. 586 (RH)(SP-586) and Environmental Protection (EP) be approved.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-010.

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 Agricultural General (AG) and Environmental Protection (EP) pursuant to Zoning By-law 054-04 (Innisfil) to Neighbourhood Residential Special Provision No. 585 (R5)(SP-585), Residential Hold Special Provision No. 586 (RH)(SP-586) and Environmental Protection (EP) pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding any other provision of Zoning By-law 2009-141, as amended, for lands zoned Neighbourhood Residential Special Provision No. 585 (R5)(SP-585), the following provisions shall apply:
 - i. Porches and steps shall be permitted to encroach into any required front yard and/or required exterior side yard up to 0.8 metres from the front or exterior side lot line in the Neighbourhood Residential Special Provision No. 585 (R5)(SP-585) Zone.
 - ii. Steps shall be permitted to encroach 0.3 metres into a required parking space located within a garage in the Neighbourhood Residential Special Provision No. 585 (R5)(SP-585) Zone.
 - iii. Bay, bow or box windows with or without a foundation below shall not exceed 4.5 metres in width and may project a maximum of 0.6 metres into the required front, exterior side and rear yards in the Neighbourhood Residential Special Provision No. 585 (R5)(SP-585) Zone.
 - iv. A rear walkout basement shall not be considered a storey in the Neighbourhood Residential Special Provision No. 585 (R5)(SP-585) Zone.
 - v. Tandem parking is permitted in the Neighbourhood Residential Special Provision No. 585 (R5)(SP-585) Zone.
3. **THAT** notwithstanding any other provision of Zoning By-law 2009-141, as amended, for lands zoned Residential Hold Special Provision No. 586 (RH)(SP-586), the following special provisions shall apply:
 - i. Additional permitted uses include:
 - a. Uses permitted under Section 12 of the Zoning By-law, including Agricultural Uses, Conservation Uses such as forestry, reforestation, and other activities connected with the conservation of soil and wildlife, and Accessory Uses shall be permitted in the Residential Hold Special Provision No. 586 (RH)(SP-586) Zone.
 - b. Uses, buildings and structures permitted under Sections 4.2.1 through to 4.2.1.4, Sections 4.2.1.6 through to 4.2.1.11 and Section 4.2.1.13 of the Zoning By-law shall be permitted in the Residential Hold Special Provision No. 586 (RH)(SP-586) Zone.

- ii. A minimum lot area of 0.4 hectares is required in the Residential Hold Special Provision No. 586 (RH)(SP-586) Zone.
 - iii. A minimum lot frontage of 22 metres is required in the Residential Hold Special Provision No. 586 (RH)(SP-586) Zone.
 - iv. A By-law to rezone lands identified as Residential Hold Special Provision No. 586 (RH)(SP-586) may not be approved until such time as 60 percent of the Hewitt's Secondary Plan Area Phase 2 lands have received draft plan approval, or as otherwise deemed appropriate by the City of Barrie.
 - v. For the purposes of this By-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law shall not apply.
4. **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 By-law, shall apply to the said lands except as varied by this By-law.
 5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 11th day of May, 2020.

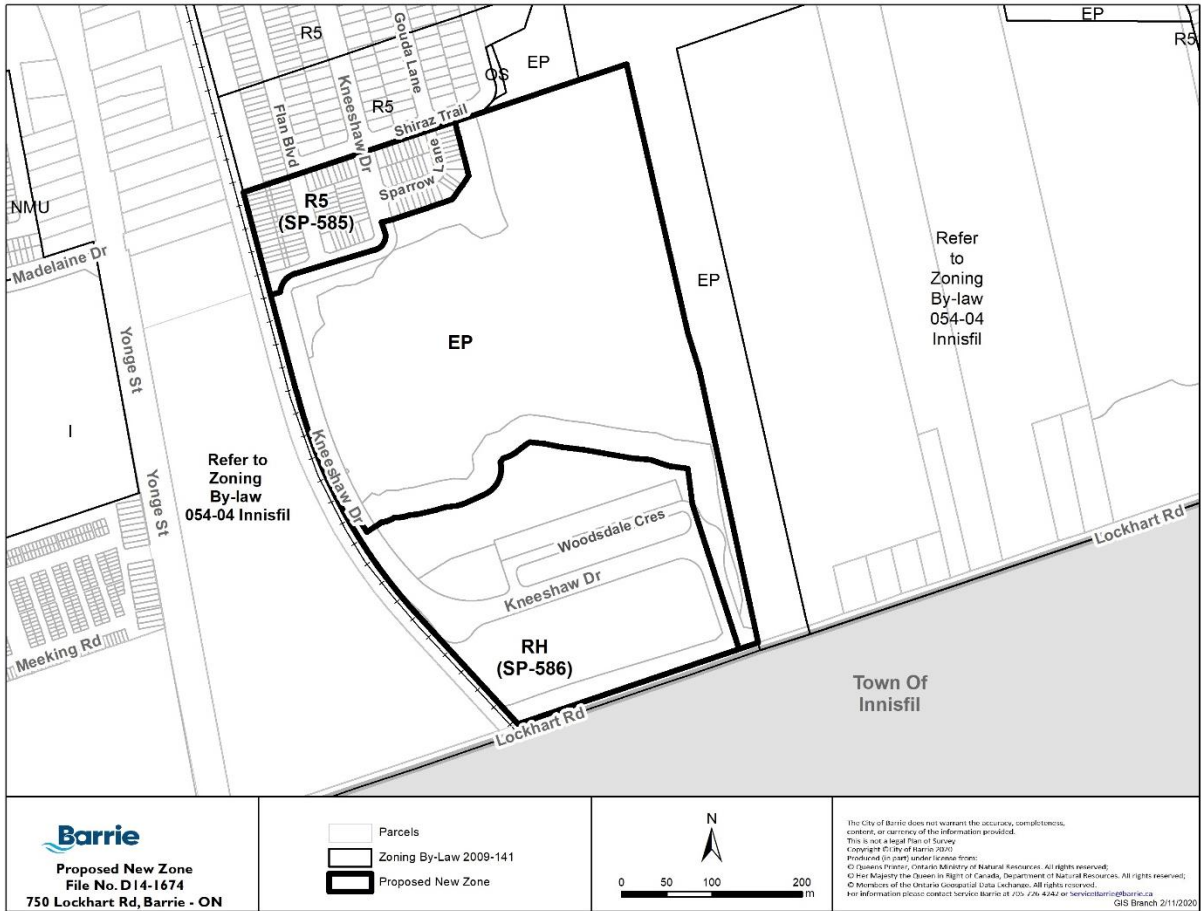
READ a third time and finally passed this this 11th day of May, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

**SCHEDULE "A"
ATTACHED TO BY-LAW 2020-**



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE