



BY-LAW NUMBER 2015-

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 Firstly: Part of Lots 8 & 9, Plan 1201, being Parts 1, 3 & 4 on Plan 51R-20351, City of Barrie, County of Simcoe, known municipally as 426 Veteran's Drive, Barrie; and Secondly: Part of Lot 9, Plan 1201, being Part 1 on 51R-36968, City of Barrie, County of Simcoe, known municipally as 424 Veteran's Drive, Barrie from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Third Density (R3) (SP-522)(H-133), Residential Multiple Dwelling Second Density (RM2)(SP-523), and Residential Single Detached Dwelling First Density (R1)(SP-524);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 15-G-232;

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 Firstly: Part of Lots 8 & 9, Plan 1201, being Parts 1, 3 & 4 on Plan 51R-20351, City of Barrie, County of Simcoe, known municipally as 426 Veteran's Drive, Barrie; and Secondly: Part of Lot 9, Plan 1201, being Part 1 on 51R-36968, City of Barrie, County of Simcoe, known municipally as 424 Veteran's Drive, Barrie from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133), Residential Multiple Dwelling Second Density (RM2)(SP-523), and Residential Single Detached Dwelling First Density (R1)(SP-524), in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.

Residential Multiple Dwelling Second Density (RM2)(SP-523)

2. **THAT** notwithstanding the provisions set out in Section 5.2.5.1(c) of By-Law 2009-141, a maximum density of 54 units per net hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-523) zone for walk-up apartments or stacked townhouse development.
3. **THAT** notwithstanding the provisions set out in Table 5.3 of By-Law 2009-141, a minimum front yard setback of 4.1 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-523) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-Law 2009-141, the north side landscaping strip adjacent to a parking area shall be permitted to be a minimum of 1.8 metres in the Residential Multiple Dwelling Second Density (RM2)(SP-523) zone. All other provisions of Section 5.3.7.1 shall apply.
5. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-Law 2009-141, a two metre high tight board fence shall not be required along the north side lot line in the required front yard of the Residential Multiple Dwelling Second Density (RM2)(SP-523) zone.

Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133)

6. **THAT** notwithstanding the provisions set out in Table 5.3 of By-Law 2009-141, a minimum lot frontage of 11.9 metres shall be permitted in Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133) zone.
7. **THAT** notwithstanding the provisions set out in Table 5.3 of By-Law 2009-141, a minimum lot area of 342 square metres shall be permitted in Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133) zone.
8. **THAT** notwithstanding the provisions set out in Table 5.3 of By-Law 2009-141, a minimum rear yard setback of 6.0 metres shall be permitted in Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133) zone.

Residential Multiple Dwelling First Density (R1)(SP-524)

9. **THAT** notwithstanding the provisions set out in Table 5.3 of By-Law 2009-141, a minimum lot area of 874 square metres shall be permitted in Residential Single Detached Dwelling First Density (R1)(SP-524) zone.
10. **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 the Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133) Zone 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 Owner of the lands zoned Residential Single Detached Dwelling Third Density (R3)(SP-522)(H-133) has executed a Development Agreement to the satisfaction of The Corporation of the City of Barrie.
11. **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.
12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 7th day of December, 2015.

READ a third time and finally passed this 7th day of December, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



D14-1586
424/ 426 Veteran's Dr

November 30, 2015

Schedule "A" attached to By-law 2015-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE