



Bill No. 046

**BY-LAW NUMBER 2014-**

**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 Blocks 128 and 129, Plan 51M-672, City of Barrie, County of Simcoe, municipally known as 39 and 49 Madelaine Drive and 100 Dean Avenue from Residential Apartment Dwelling Second Density (RA2) (SP-164) to Residential Multiple Dwelling Second Density (RM2)(SP-502).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 14-G-074.

**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 Blocks 128 and 129, Plan 51M-672, City of Barrie, County of Simcoe, municipally known as 39 and 49 Madelaine Drive and 100 Dean Avenue from Residential Apartment (RA2) (SP-164) to Residential Multiple Dwelling Second Density (RM2)(SP-502), in accordance with Schedule "A" 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 minimum density of 53 units per hectare shall be required in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1.(c) of By-law 2009-141, a maximum density of 70 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a front yard setback of 2m adjacent to the Yonge Street frontage shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 88% shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, four-storey Walk-up Apartment buildings with a maximum building height of 20 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.5 (h) of By-law 2009-141, accessory buildings and structures with a collective maximum lot coverage of 750 square metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3.5 (b) (c) (d) (e) and (f) of By-law 2009-141, a front, side and rear yard of 0.3 metres shall be permitted for accessory structures and be permitted in the front yard area in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum of 3 metres of landscaped open space shall be permitted where a secondary means of access to the exterior area at ground level has been provided in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.
10. **THAT** notwithstanding the provisions set out in Section 4.6.2.6 of By-law 2009-141, construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces in the Residential Multiple Dwelling Second Density (RM2) (SP-502) zone.

11. **THAT** notwithstanding the provisions set out in Section 4.2.1.5 of By-law 2009-141, a temporary sales trailer shall be permitted to be located on the site for a period of three years.
12. **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.
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 28<sup>th</sup> day of April, 2014.

**READ** a third time and finally passed this 28<sup>th</sup> day of April, 2014.

**THE CORPORATION OF THE CITY OF BARRIE**

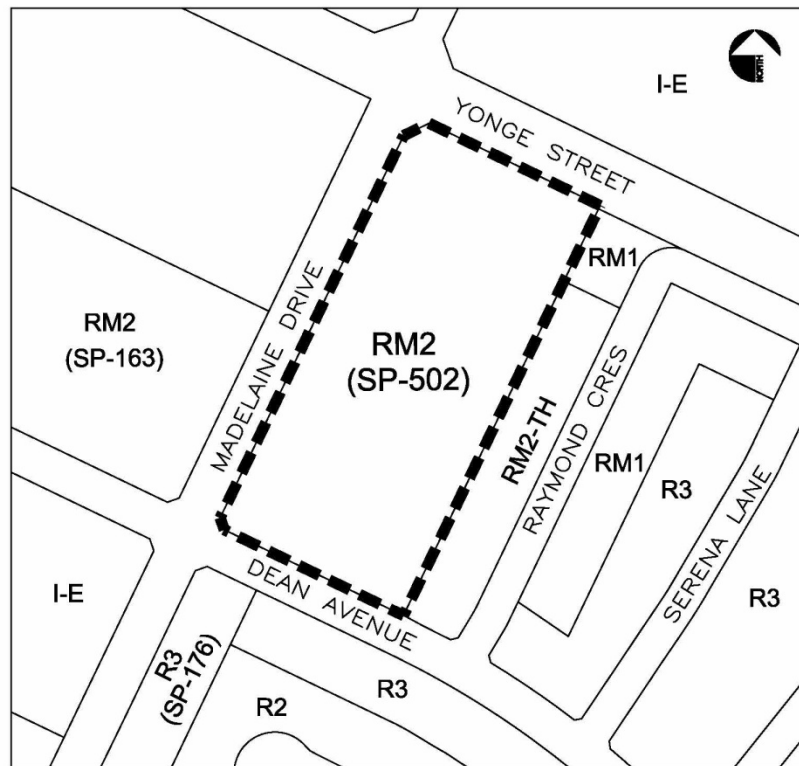
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**

Schedule "A"



D14-1496  
39-49 Madelaine Dr

Schedule "A" to attached By-law 2014-

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MAYOR – J.R. LEHMAN

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CITY CLERK - DAWN A. MCALPINE