



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 Part of Lots 2 & 3, RCP 1513, Barrie, designated as Part 1 on Plan 51R-22297 & Part 2 on Plan 51R-9424, City of Barrie, County of Simcoe, municipally known as 76 Edgehill Drive from Residential Single Detached Dwelling Second Density (R2) and Environmental Protection (EP) to Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) and Environmental Protection (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 14-G-241.

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 2 & 3, RCP 1513, Barrie, designated as Part 1 on Plan 51R-22297 & Part 2 on Plan 51R-9424, City of Barrie, County of Simcoe, municipally known as 76 Edgehill Drive from Residential Single Detached Dwelling Second Density (R2) and Environmental Protection (EP) to Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) and Environmental Protection (EP) 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 of By-law 2009-141, a minimum density of 53 units per hectare and a maximum density of 255 units per hectare shall be required in the Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.2 of By-law 2009-141, a maximum building height of 39 metres shall be permitted in the Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.2 of By-law 2009-141, a maximum building height of 9 metres shall be permitted for the attached accessory Parking Structure in the Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum west side yard setback of 35 metres to the main building (Apartment Dwelling) shall be required in the Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) zone.
6. **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 Residential Apartment Dwelling Second Density (RA2-2) (SP-508) (H-128) 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 execution of a Site Plan Agreement which includes matters relating to, but not limited to, the construction of a municipal cul-de-sac adjacent to the proposed development and the registration of an access easement in favour of the property to the east.
7. **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.

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

READ a first and second time this 24th day of November, 2014.

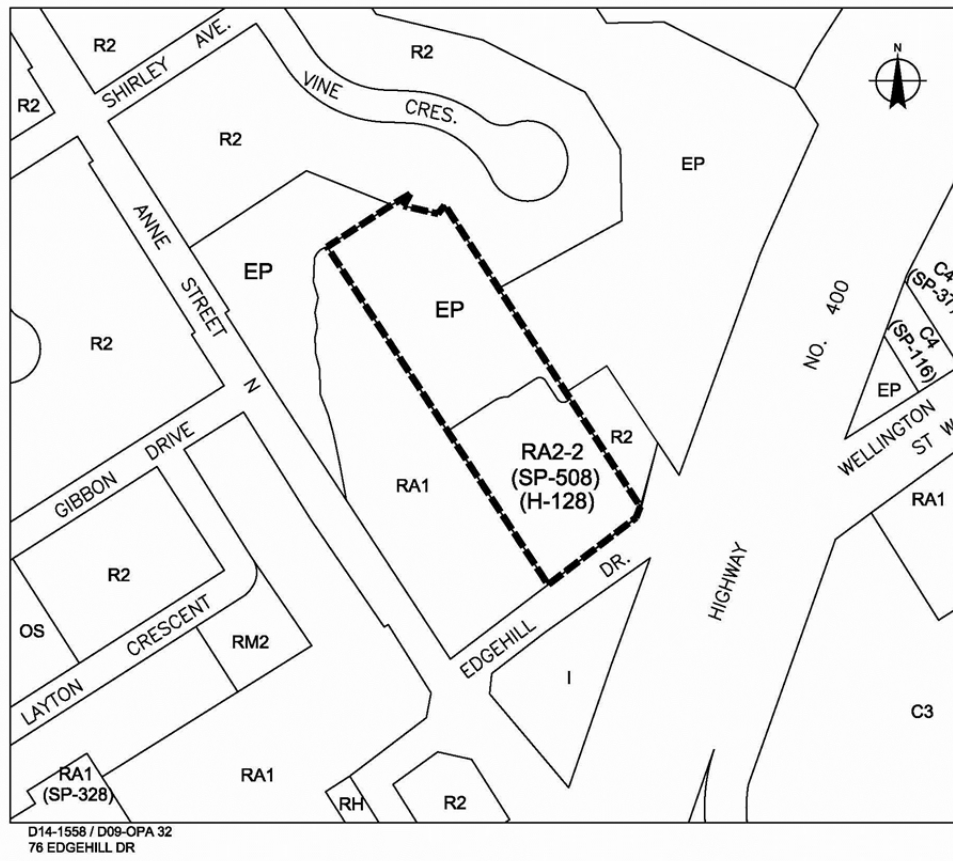
READ a third time and finally passed this 24th day of November, 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



Schedule "A" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE