



**BY-LAW NUMBER 2021-**

**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 repeal By-law 2015-047 and amend By-law 2009-141 to rezone the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, from Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density, Hold (R2) (H130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density, Hold (R4)(H-131), Multiple Residential Dwelling Second Density – Special Provision (RM2)(SP-513), Multiple Residential Dwelling Second Density – Townhouse (Wide Shallow) – Special Provision [RM2-TH(WS)(SP-512)], Open Space (OS), Open Space Stormwater Management OS(SWM), Environmental Protection (EP) and Convenience Commercial – Special Provision (C5)(SP-514) to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2)(SP-605), General Commercial – Special (C4)(SP-606), Open Space and Open Space Stormwater Management (OS) (SWM).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 21-P-009.

**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 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, from Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density, Hold (R2) (H130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density, Hold (R4)(H-131), Multiple Residential Dwelling Second Density – Special Provision (RM2)(SP-513), Multiple Residential Dwelling Second Density – Townhouse (Wide Shallow) – Special Provision [RM2-TH(WS)(SP-512)], Open Space (OS), Open Space Stormwater Management OS(SWM), Environmental Protection (EP) and Convenience Commercial – Special Provision (C5)(SP-514) to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2)(SP-605), General Commercial – Special (C4)(SP-606), Open Space and Open Space Stormwater Management (OS) (SWM).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 5.3.2 (b) of By-law 2009-141, a maximum building height of 18.0 meters shall be permitted for Buildings ‘A’ and ‘B’ in the Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2)(SP-605) zone, in accordance with Schedule “B” attached to this By-law.
3. **THAT** notwithstanding any other provision of By-law 2009-141, a minimum density of 53 units per hectare and a maximum density of 92 units per hectare shall be permitted in the Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2)(SP-605) zone.
4. **THAT** notwithstanding the provisions of Table 6.2 of By-law 2009-141, the following uses shall be prohibited in the General Commercial – Special Provision (C4)(SP-606) zone:
  - i) Adult Entertainment Parlour
  - ii) Automotive Leasing Establishment
  - iii) Automotive Repair Establishment
  - iv) Automotive Sales Establishment
  - v) Automotive Service Station
  - vi) Building Supply Centre
  - vii) Nightclub
  - viii) Nursery or garden Supply Centre
5. **THAT** the remaining provision 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.

6. **THAT** the Owner/Applicant be required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 26<sup>th</sup> day of April, 2021.

**READ** a third time and finally passed this 26<sup>th</sup> day of April, 2021.

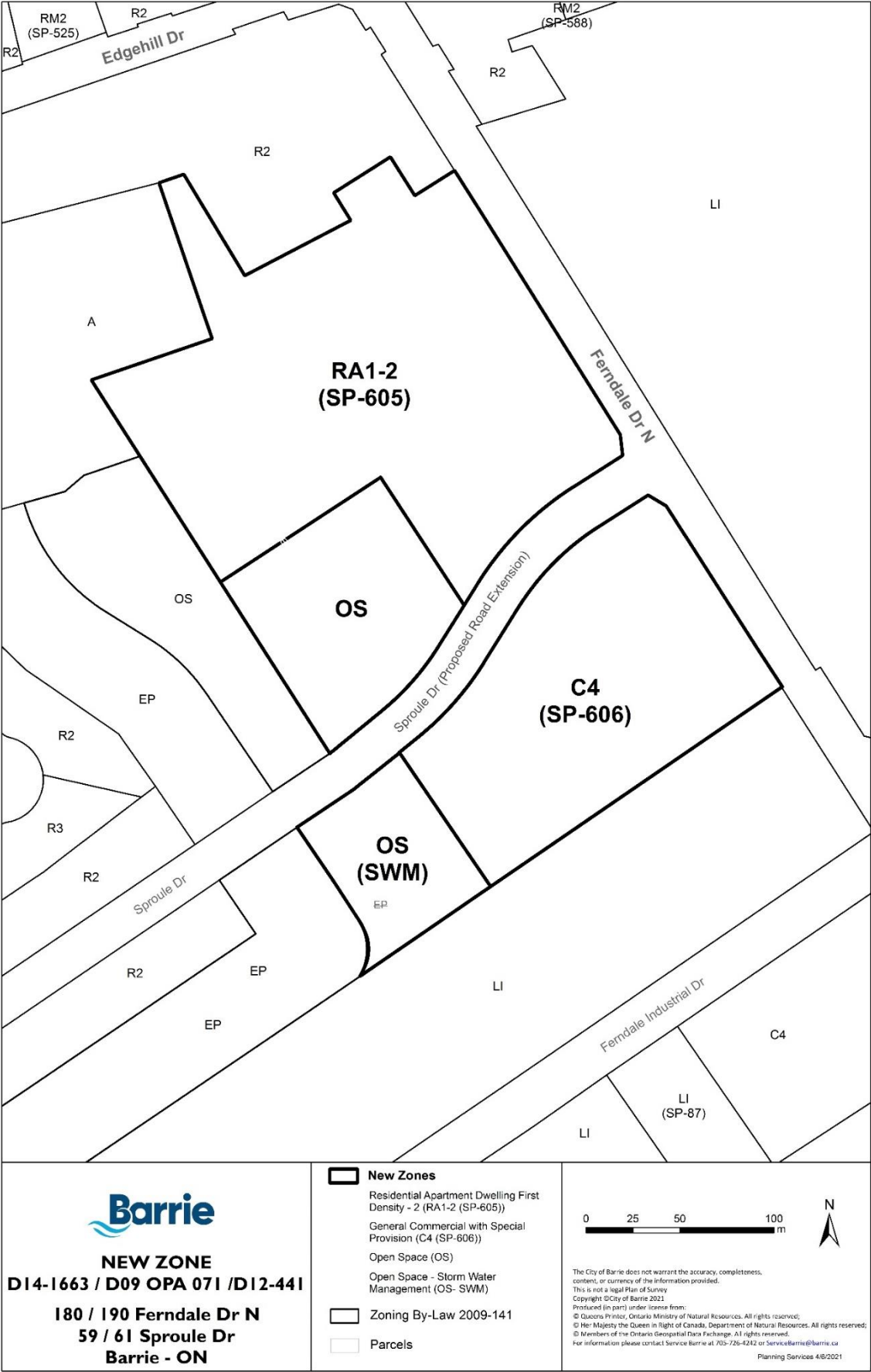
**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – WENDY COOKE**



Schedule "A" to Attached By-law 2021-XXX

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

