

THE CITY OF BARRIE ZONING BY-LAW 2009-141

“A By-law of the City of Barrie to amend Zoning By-Law No. 2009-141 by rezoning lands described as Part of Lot 5, Concession 13, municipally known as 405 Essa Road in the City of Barrie, from the Agricultural (A) zone to the Multiple-Family Dwelling Second Density Exception (RM2 (SP-____)) Zone”

WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone a parcel of land known municipally as 405 Essa Road;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BARRIE HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 5, Concession 13, municipally known as 405 Essa Road in the City of Barrie, from the Agricultural (A) Zone to the Multiple-Family Dwelling Second Density Exception (RM2 (SP-____)) Zone as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 2009-141 as amended;
2. Notwithstanding anything to the contrary found in this By-law, the following special provisions shall apply to the lands zoned (RM2-SP____), being the subject property:
 - Permit all uses contained within the Multiple Family Dwelling Second Density (RM2) Zone under Bylaw 2009-141 (Table 5.2);
 - Minimum Front Yard (*Setback from Essa Road*) of 2.5 metres (Table 5.3);
 - Maximum Height of 14.5 metres (*Stacked/Back-to-Back Townhouses*) (Table 5.3);
 - Maximum Density of 59.3 units per hectare (Table 5.3);
 - Minimum Dwelling Unit Floor Area per bedroom of 9.7 square metres (Table 5.3);
 - Maximum Gross Floor Area (GFA) to Lot Area of 118% (Table 5.3);
 - Minimum Driveway Length of 1.5 metres per unit for *Block/Cluster Townhouse Developments* (5.2.5.2 (d)); and
 - Permit Tandem Parking within a Garage Structure (Table 4.6).
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Ch. P.13 as amended.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this _____ day of _____ 2017.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk