



BY-LAW NUMBER 2018-107

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 lands known municipally as 405 Essa Road, shown on Schedule "A" to this By-law from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138)

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-153.

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 405 Essa Road from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provision set out in Section 4.6.1 of By-law 2009-141, tandem parking shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141 a minimum density of 40 units per hectare shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
4. **THAT** that notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 60 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 (d) of By-law 2009-141, a minimum driveway length of 1.5 metres for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of 14.5 metres for Building 1 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of 11 metres for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 of by-law 2009-141, a maximum Gross Floor Area of 118% shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 2.5 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear yard setback of 15 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 0 metres to the north property line for Building 1 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.

13. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 1.6 metres to the north lot line for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
13. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum side yard setback of 3 metres to the south lot line for Building 2 shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-562)(H-138) zone, in accordance with Schedule "B" attached to this By-law.
14. **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 Multiple Dwelling Second Density (RM2)(SP-562)(H-138) 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 building orientation, placement, design and materials, landscape buffering, site servicing, access and parking.
15. **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.
16. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

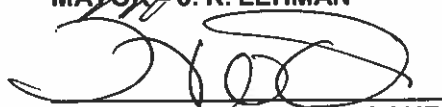
READ a first and second time this 25th day of June, 2018.

READ a third time and finally passed this 25th day of June, 2018.

THE CORPORATION OF THE CITY OF BARRIE

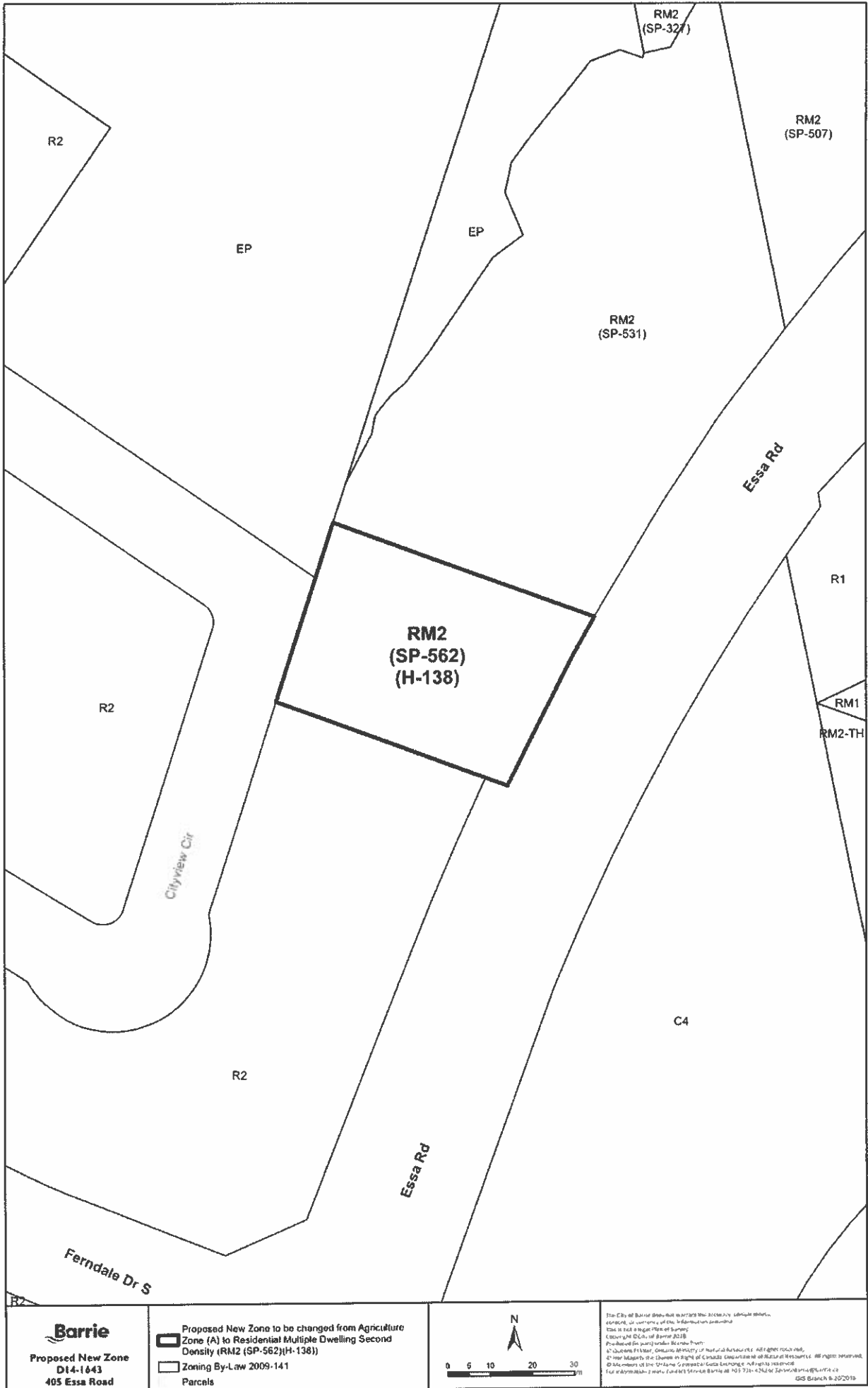


MAYOR - J. R. LEHMAN



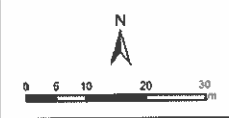
CITY CLERK - WENDY COOKE

Schedule "A" to attached By-law 2018-107



Barrie
 Proposed New Zone
 D14-1643
 405 Essa Road


Proposed New Zone to be changed from Agriculture
 Zone (A) to Residential Multiple Dwelling Second
 Density (RM2 (SP-562)(H-138))
 Zoning By-Law 2009-141
 Parcels



The City of Barrie does not warrant the accuracy, reliability, completeness, or currency of the information provided. This is not a legal plan of survey. (Geographic Data of Barrie 2018) Produced by using data from: © Queen's Printer, Ontario Ministry of Natural Resources and Forestry, © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Members of the Ontario Geomatics Data Exchange. All rights reserved. For information, see: Land Information Barrie at 107 The Square, Barrie, ON N6A 1R4. GIS Branch 8-202019


MAYOR - J. R. LEHMAN

 CITY CLERK - WENDY COOKE

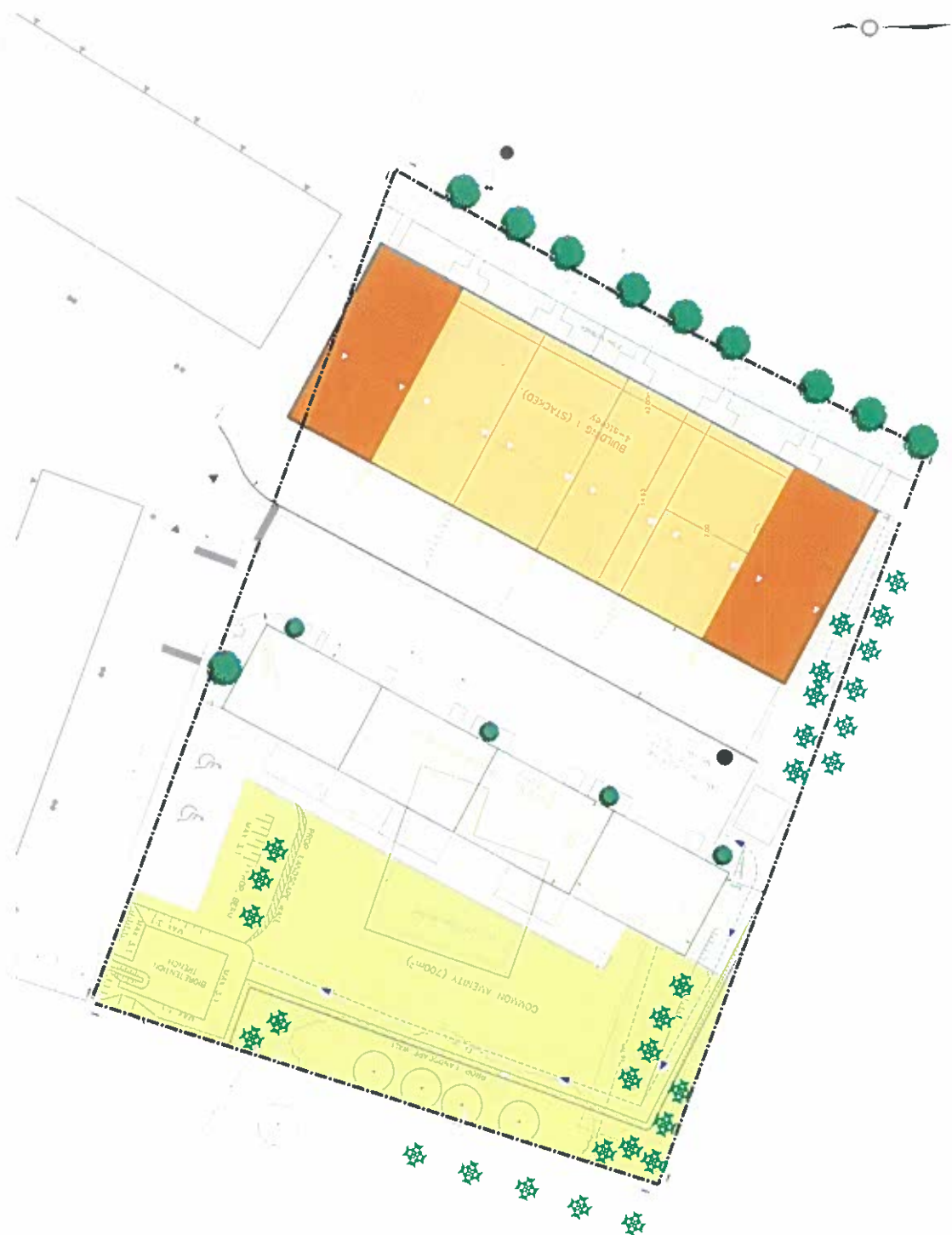


**SITE PLAN
PHASE 3**
PART OF LOT 5, CONCESSION 13
405 ESSA ROAD
CITY OF BARRIE
COUNTY OF SIMCOE

Scale: 1:200



IPS
INNOVATIVE PLANNING SOLUTIONS



CONCEPTUAL SITE PLAN - 16 UNITS
405 ESSA ROAD - BARRIE


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