

**BY-LAW NUMBER 2019-021**

**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 the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 from Single Detached Residential Second Density (R2) to Residential Multiple Second Density (RM2) (SP-564).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 19-G-042.

**NOW THEREFORE** the Council of the Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to rezone the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 from Single Detached Residential Second Density (R2) to Residential Multiple Second Density (RM2) (SP-564) 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 4.6.1 Table 4.6 of By-law 2009-141, a minimum of 1.28 parking spaces per unit shall be required in the Residential Multiple Second Density (RM2)(SP-564) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 63 units per hectare shall be permitted in the Residential Multiple Second Density (RM2) (SP-564) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 3 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 5 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) of 81% of the lot area shall be permitted in the Residential Multiple Second Density (RM2)(SP-564) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
8. **THAT** in accordance with Official Plan section 6.8 Height and Density Bonusing, Community Benefit under Section 37 of the *Planning Act* (\$155,250.00) will be provided to the City in the form of funding towards the design and construction of a passive recreational trail connection to the Bear Creek Ecopark from Crawford Street; and 10% (\$15,525.00) of the total amount of this community benefit will be allocated to the "Community Facility Improvement Reserve".
9. **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.
10. **THAT** any subsequent application for redevelopment of the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 proceed as one parcel.

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

READ a first and second time this 25<sup>th</sup> day of March, 2019.

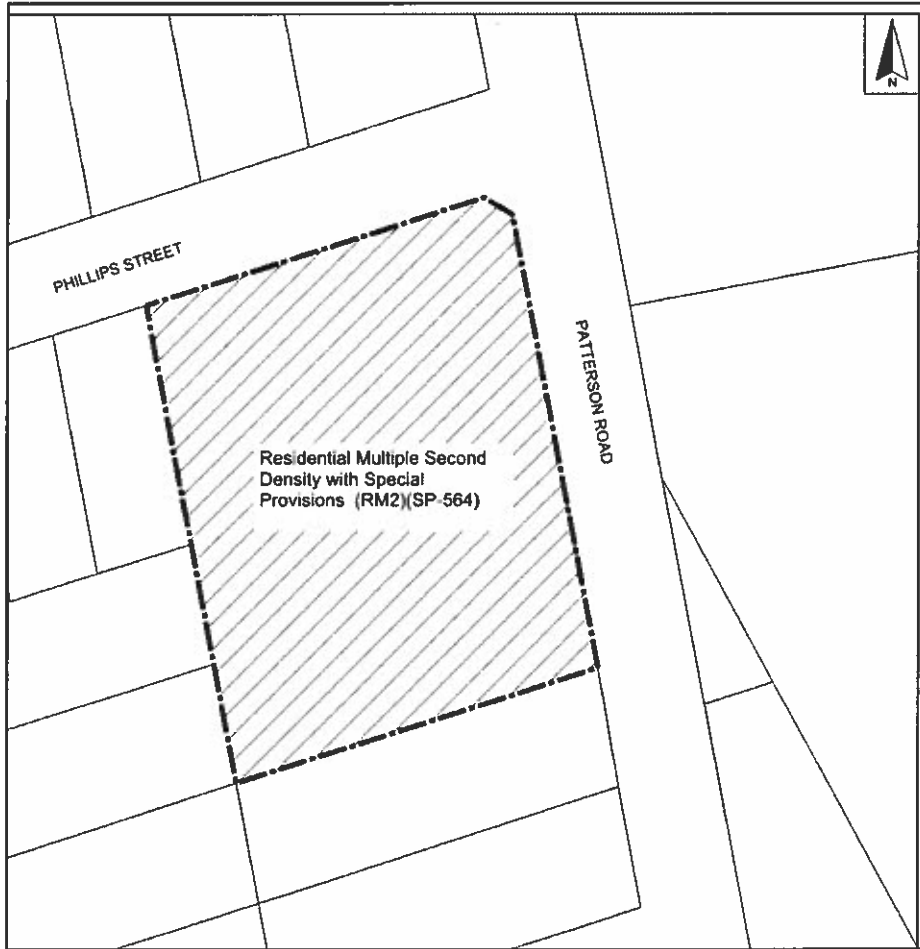
READ a third time and finally passed this 25<sup>th</sup> day of March, 2019.

**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"



Schedule "A" to attached By-law 2019-021

  
MAYOR - J.R. LEHMAN

  
CITY CLERK - WENDY COOKE