



**BY-LAW NUMBER 2018-035**

**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 municipally known as 521, 527, and 531 Big Bay Point Road from Residential Single Detached First Density (R1) and Residential Multiple Dwelling Second Density - Special Provisions (RM2(SP-546)) to Residential Multiple Dwelling Second Density - Special Provisions ((RM2)(SP-558)).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted motion 18-G-062.

**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 from Single Detached Residential First Density (R1) and Multiple Residential Dwelling Second Density with Special Provisions (RM2(SP-546)) to Multiple Residential Dwelling Second Density with Special Provisions (RM2(SP-558)), 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 5.2 of By-law 2009-141, back-to-back townhouse units shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 120 units per hectare shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum gross floor area of 133% shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum lot coverage of 44% shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 12.0 metres for the proposed back-to-back townhouse units shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum of 5.3 metres front yard setback shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum of 5.0 metres rear yard setback shall be permitted in the Residential Dwelling Second Density (RM2(SP-558)) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum eastern side yard setback of 3 m shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
10. **THAT** a continuous landscape buffer area with a minimum width of 3 m shall be provided along the eastern lot line in the Residential Dwelling Second Density (RM2(SP-558)) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum western side yard setback of 3.5 m shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
12. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum outdoor amenity area of 696 metres squared shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone, of which a minimum of 329 m<sup>2</sup> shall be provided in a consolidated form.

13. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 1.25 parking spaces per dwelling unit shall be provided in the Residential Dwelling Second Density (RM2(SP-558)) zone.
14. **THAT** a minimum separation distance of 9.9 m be provided between the proposed buildings onsite in the Residential Dwelling Second Density (RM2(SP-558)) zone.
15. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on 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.

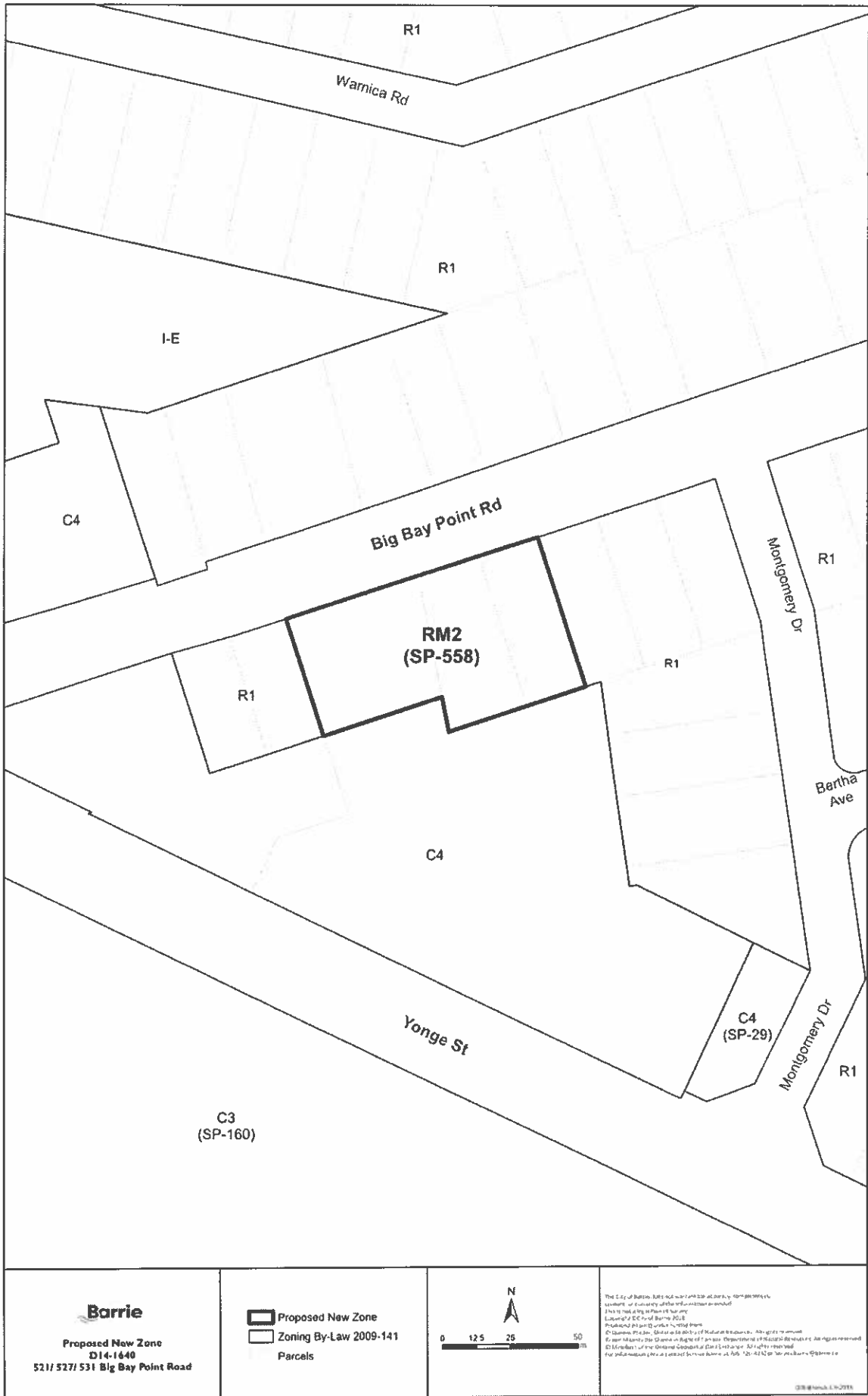
**READ** a first and second time this 16<sup>th</sup> day of April, 2018.

**READ** a third time and finally passed this 16<sup>th</sup> day of April, 2018.

**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 2018-035

  
 MAYOR - J.R. LEHMAN

  
 CITY CLERK - WENDY COOKE