



**Bill No. XXX**

**BY-LAW NUMBER 2024- XXX**

A By-law of the Corporation of the City of Barrie to remove the lands described as Part of Lot 20, Concession 11 from the Corporation of the Town of Innisfil By-law 054-04, as amended, and to incorporate the lands into the Corporation of the City of Barrie By-law 2009-141, as amended.

**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 lands described as Part of Lot 20, Concession 11;

**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 enacts the following:

- 1. THAT** the Zoning By-law Map, is hereby further amended by rezoning the above described lands from “Rural Residential (RR)”, “Agricultural (AG)” and “Environmental Protection (EP)” in the Corporation of the Town of Innisfil By-law 054-04, to “Neighbourhood Residential (R5)”, “Neighbourhood Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX))”, “Open Space – SWM (OS-SWM)”, “Open Space – Special Provision No. XXX (OS (SP-XXX))”, “Educational-Institution – Special Provision No. XXX (I-E (SP-XXX))”, and “Environmental Protection (EP)” in the City of Barrie Zoning By-law 2009-141, in accordance with Schedule “A” attached hereto.
- 2. THAT** notwithstanding any other provision of this by-law as amended, for the lands zoned “Neighbourhood Multiple Residential Zone – Special Provision No. XXX (RM3 (SP-XXX))”, the following provisions shall apply:
  - a.** Notwithstanding the provisions set out in Table 14.5.6 – Residential Standards, the following shall apply to a Stacked Townhouse in the Neighbourhood Multiple Residential Zone RM3:

Neighbourhood Multiple Residential Zone RM3	
Standard	Stacked Townhouse
Lot Frontage (min)	5.5 m

Front Yard Setback (min.) <sup>(1)</sup>	3.0 m
Exterior Side Yard Setback (min.) <sup>(1)</sup>	2.0 m
Interior Side Yard Setback (min.) one side	0 m
Interior Side Yard Setback (min.) opposite side	0 m
Interior Side Yard Setbacks where balconies or terraces face the side property line	n/a
Rear Yard (min.)	5.0 m
End Unit Interior Side Yard Setback	1.2 m
Landscaped open space (min. % of lot area)	0%
Minimum General Amenity Area per Unit	0 m <sup>2</sup>
Lot Coverage (max. % of lot area)	n/a
Gross floor area (max. % of lot area)	250%
Maximum Height (Number of Storeys)	4
Maximum number of contiguous units in a row	12

Notes:

(1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight triangle.

- b. Notwithstanding the provisions set out in Table 14.5.6 – Residential Standards, the following shall apply to a Rear Lane Townhouse in the Neighbourhood Multiple Residential Zone RM3:

<b>Neighbourhood Multiple Residential Zone RM3</b>	
<b>Standard</b>	<b>Rear Lane Townhouse</b>
Lot Frontage (min)	4.5 m
Front Yard Setback (min.) <sup>(1)</sup>	3.0 m
Exterior Side Yard Setback (min.) <sup>(1)</sup>	2.0 m
Interior Side Yard Setback (min.) one side	0 m
Interior Side Yard Setback (min.) opposite side	0 m
Interior Side Yard Setbacks where balconies or terraces face the side property line	n/a
Rear Yard (min.)	4.5 m to dwelling 6.0 m to garage
End Unit Interior Side Yard Setback	1.2 m
Landscaped open space (min. % of lot area)	0%
Minimum General Amenity Area per Unit	0 m <sup>2</sup>
Lot Coverage (max. % of lot area)	75%
Gross floor area (max. % of lot area)	250%
Maximum Height (Number of Storeys)	4
Maximum number of contiguous units in a row	12

Notes:

(1) A building, porch or balcony, with or without a foundation, may encroach into the front yard setback or exterior side yard setback up to 1.0m of the daylight

triangle.

- (2) For any lot with a rear lane townhouse, the lot line facing the lane shall be deemed to be the rear lot line.

- 3. THAT** notwithstanding any other provision of this by-law, as amended, no setback from a daylight triangle shall be required for any buildings or structures within the Neighbourhood Residential R5 (R5) Zone and the Neighbourhood Residential Multiple (RM3-XXX) – Special Provision No. XXX Zone.
- 4. THAT** notwithstanding any other provision of this by-law, as amended, there shall be no maximum driveway width for rear lane townhouses within the Neighbourhood Residential Multiple (RM3-XXX) – Special Provision No. XXX Zone.
- 5. THAT** notwithstanding any other provision of this by-law, as amended, for the lands zoned “Institutional Education – Special Provision No. XXX (I-E (SP-XXX))”, the following provisions shall apply:
- a.** That residential uses shall be permitted in the Institutional Education – Special Provision No. XXX (SP-XXX) zone, in accordance with the Neighbourhood Residential (R5) zone standards.
- 6. THAT** notwithstanding any other provision of this by-law, as amended, for the lands zoned “Open Space – Special Provision No. XXX (OS- (SP-XXX))”, the following provisions shall apply:
- a.** That in addition to the permitted uses in Section 9.2.1, underground stormwater management facilities, municipal services, and stratified parks shall also be permitted.
- 7. THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown on Schedule “A” to this By-law, shall apply to the said lands except as amended by this by-law.
- 8. THAT** this by-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_ day of \_\_\_\_\_, 2024.

**READ** a third time and finally passed this \_ day of \_\_\_\_\_, 2024.

**THE CORPORATION OF THE CITY OF BARRIE**

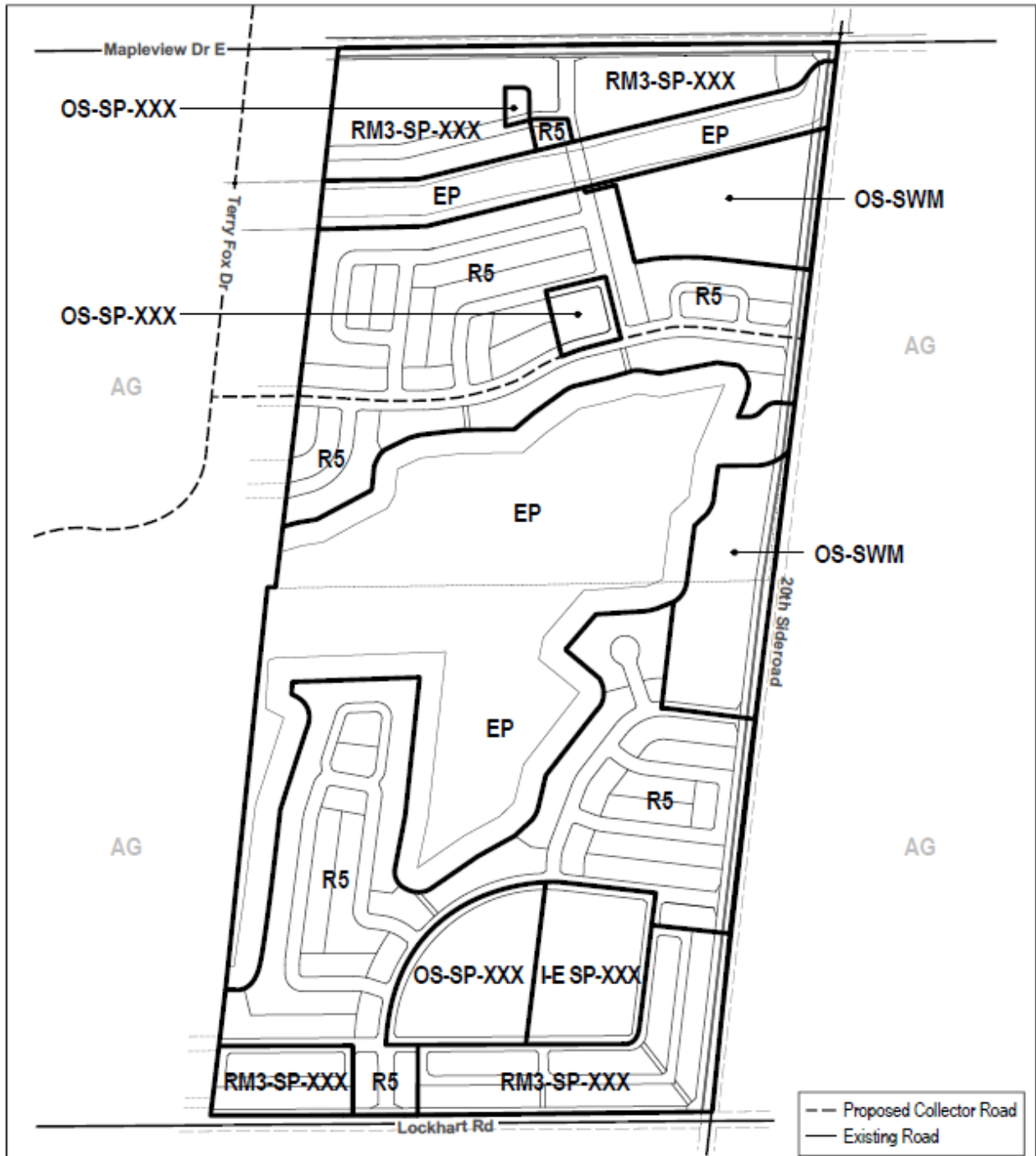
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**Alex Nuttall**  
**Mayor**

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**Wendy Cooke**  
**City Clerk**

# Schedule 'A'



XXX-XXX-2024  
Part of Lot 20,  
Concession 11,  
City of Barrie

**New Zones**

EP  
R5  
OS-SP-XXX  
OS-SWM  
RM3-SP-XXX  
I-E SP-XXX

Zoning By-law 2024-XXX

Environmental Protection (EP) Zone  
Neighbourhood Residential (R5) Zone  
Open Space (OS-SP-XXX) Zone  
Open Space - SWM (OS-SWM) Zone  
Neighbourhood Multiple Residential (RM3 SP-XXX) Zone  
Educational-Institution (I-E SP-XXX) Zone

