

BY-LAW NUMBER 2020-106

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 lands known municipally as 158, 162, 166 and 170 Ardagh Road and Part of Lot 5, Concession 14 in the City of Barrie from 'Residential Single Detached First Density - Hold' (R1)(H-95) and Residential Multiple Third Density (R3) to 'Residential Multiple Second Density' (RM2), 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-599), and 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-600).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-042.

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 the lands known municipally as 158, 162, 166 and 170 Ardagh Road and Part of Lot 5, Concession 14 in the City of Barrie from 'Residential Single Detached First Density - Hold' (R1)(H-95) and Residential Multiple Third Density (R3) to 'Residential Multiple Second Density' (RM2), 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-599), and 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-600) pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map Schedule.
2. **THAT** those lands zoned as 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-599) in accordance with Schedule "A" attached to this By-law shall be permitted the following Special Provisions to the standards of Zoning By-law 2009-141:
 - a) Notwithstanding Table 5.3 a maximum gross floor area of 75% is permitted; and
 - b) Notwithstanding Section 5.3.4.2 a) a minimum lot area of 160m² is permitted for street townhouse units.
3. **THAT** those lands zoned as 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-600) in accordance with Schedule "A" attached to this By-law shall be permitted the following Special Provisions to the standards of Zoning By-law 2009-141:
 - a) Notwithstanding Table 4.6, a minimum parking ratio of 1.3 spaces per unit is permitted (1 space per unit and 0.3 spaces for visitor parking);
 - b) Notwithstanding Section 5.2.5.1 an increased density of 45 unit per hectare is permitted for block/cluster/back-to-back townhouse units;
 - c) Notwithstanding Table 5.3 a reduced front yard to 3 metres is permitted;
 - d) Notwithstanding Table 5.3 a reduced rear yard to 6 metres is permitted;
 - e) Notwithstanding Table 5.3 an increased gross floor area to 81% is permitted; and
 - f) Notwithstanding Section 5.3.3.2 d) a reduced depth of open space for secondary means of access to 6 metres is permitted.
4. **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 varied by this By-law.
5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

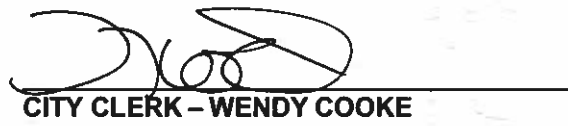
READ a first and second time this 9th day of November, 2020.

READ a third time and finally passed this this 9th day of November, 2020.

THE CORPORATION OF THE CITY OF BARRIE

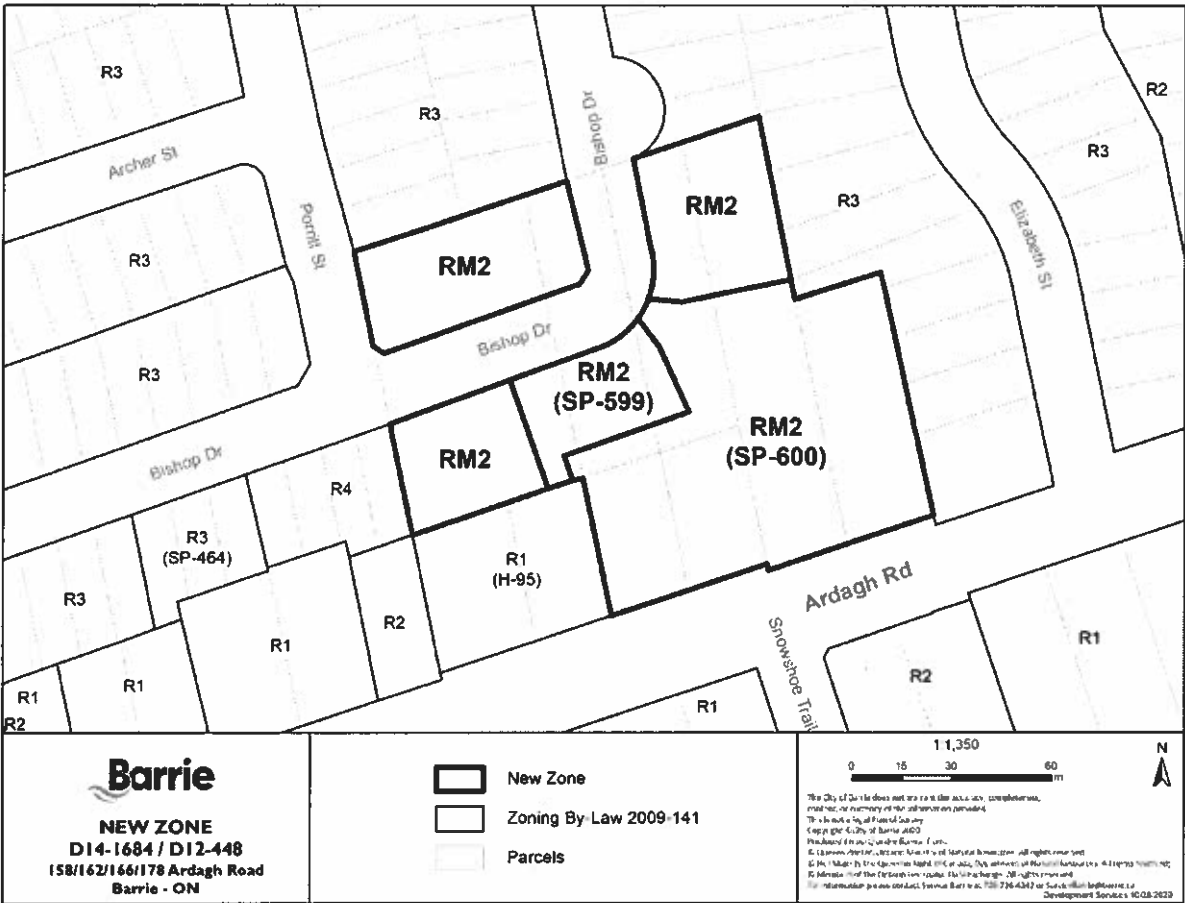


MAYOR - J. R. LEHMAN



CITY CLERK - WENDY COOKE

Schedule "A" attached to By-law 2020-106



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