



Bill No. XXX

**BY-LAW NUMBER 2019- XXX**

**A By-law of the Corporation of the City of Barrie to remove the lands described as Part of South Half of Lot 16, Concession 11 and municipally known as 750 Lockhart Road, 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 a parcel of land known municipally as 750 Lockhart Road;

**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 "Agricultural (AG)" and "Environmental Protection (EP)" in the Corporation of the Town of Innisfil By-law 054-04, to "Neighbourhood Residential Exception (R5-X)", "Residential Holding Exception (RH-X)", 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 Residential Exception (R5-X)", the following provisions shall apply:
  - i. Porches and steps shall be permitted to encroach into any required front yard and/or required exterior side yard up to 0.8m from the front or exterior side lot line;
  - ii. Steps shall be permitted to encroach 0.3 metres into a required parking space located within a garage;
  - iii. Bay, bow or box out windows with or without a foundation below shall not exceed 4.5m in width and may project a maximum of 0.6m into the required front, exterior side and rear yards.
  - iv. A rear walkout basement shall not be considered a storey; and,
  - v. Tandem parking will be permitted.
3. **THAT** notwithstanding any other provision of this by-law as amended, for the lands zoned "Residential Holding Exception (RH-X)", the following provisions shall apply:
  - i. Additional uses permitted include:
    - a. Uses permitted under Section 12 of the By-law, including Agricultural Uses, Conservation Uses includes forestry, reforestation, and other activities connected with the conservation of soil and wildlife, and Accessory Uses thereto;
    - b. Uses, Buildings and Structures permitted under Sections 4.2.1 through to 4.2.1.4 and Section 4.2.1.6 through 4.2.1.13 of the By-law.
  - ii. Minimum Lot Area shall be 0.9 hectares;
  - iii. Minimum Frontage shall be 22 metres;
  - iv. A by-law to rezone lands identified as RH-X may not be passed until such a time as 60% of Hewitt's Secondary Plan Phase 2 draft approval is achieved, or as otherwise deemed appropriate by the City of Barrie; and,
  - v. For the purposes of this by-law, provisions of the Planning Act respecting the moratorium for amendment of, or variance to, this by-law shall not apply.
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 bylaw.
5. **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 \_\_\_\_\_, 2019.

**READ** a third time and finally passed this \_ day of \_\_\_\_\_, 2019.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_

Mayor

\_\_\_\_\_

Clerk



## SCHEDULE 'A' TO ATTACHED BY-LAW 2019-\_\_\_\_\_



Subject Lands



Zone Boundaries

R5-X - Neighbourhood Residential Exception Zone  
 RH-X - Residential Holding Exception Zone  
 EP - Environmental Protection

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CITY CLERK

November 20, 2019