



**BY-LAW NUMBER 2019-064**

**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 750 Mapleview Drive East from Environmental Protection (EP) and Residential Single Detached (R1) to Environmental Protection (EP) and to Residential Multiple Dwelling Second Density (RM2)(SP-569).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 19-G-178.

**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 750 Mapleview Drive East from Environmental Protection (EP) and Residential Single Detached (R1) to Environmental Protection (EP) and to Residential Multiple Dwelling Second Density (RM2)(SP-569) 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 5.2.5.1 of By-law 2009-141, a density of 90 units per hectare shall be permitted.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) of By-law 2009-141, 8 square metres of consolidated amenity space per unit shall be required, in a location and shape to the satisfaction of Planning Services.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.2 of By-law 2009-141, back-to-back townhouse units are a permitted use.
5. **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 4 metres shall be required.
6. **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.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum building setback of 3 metres is required from all lands zoned as EP.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Lot Coverage of 45% is permitted.
9. **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 128% is permitted.
10. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum building height of 15 metres shall be permitted.
11. **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 permitted.
12. **THAT** the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Planning and Building Services.

13. **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.

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

**READ** a first and second time this 24<sup>th</sup> day of June, 2019.

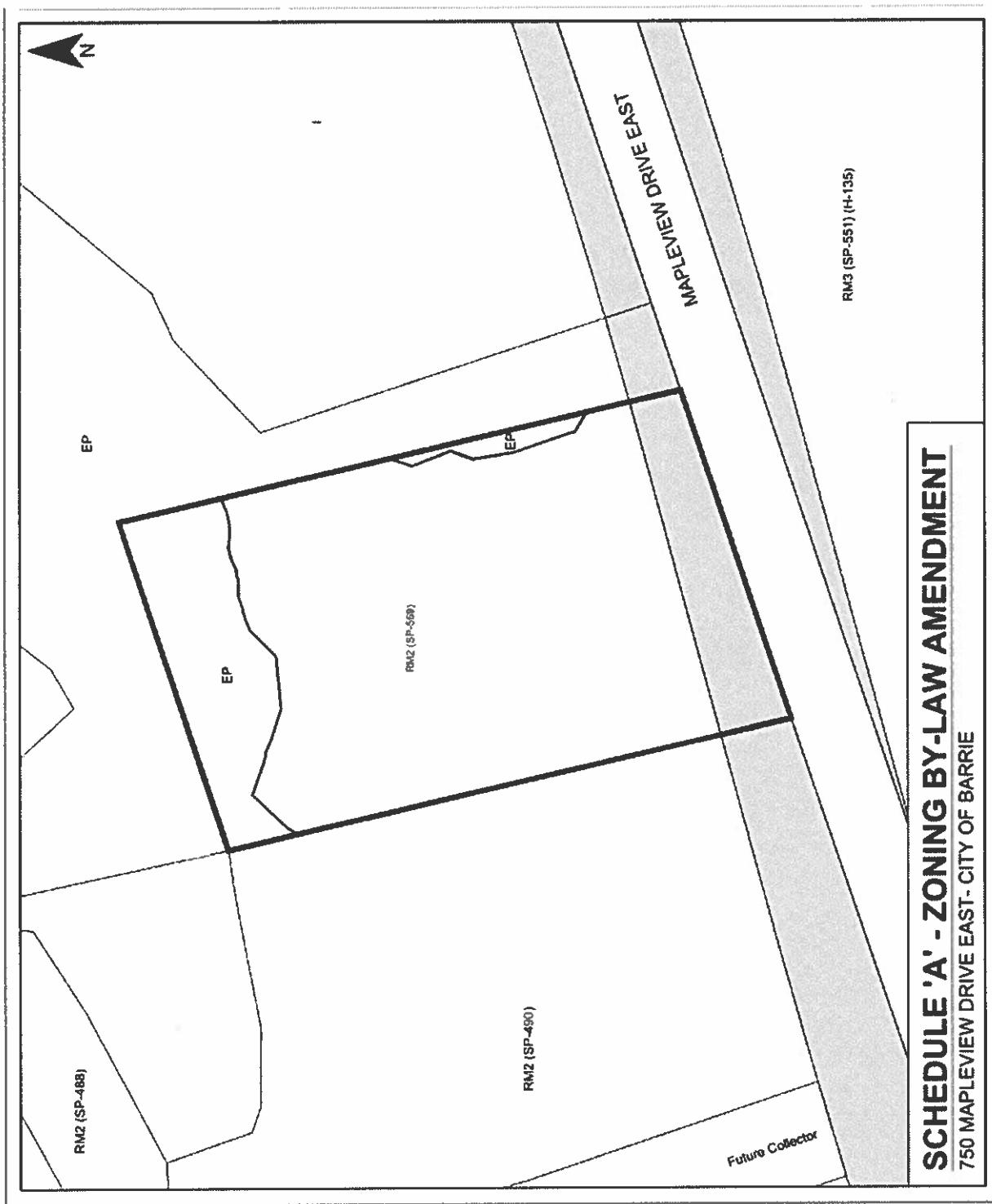
**READ** a third time and finally passed this 24<sup>th</sup> day of June, 2019.

**THE CORPORATION OF THE CITY OF BARRIE**

**MAYOR - J.R. LEHMAN**

**CITY CLERK - WENDY COOKE**

## Schedule "A" attached By-law 2019-064



MAYOR - J.R. LEHMAN



CITY CLERK - WENDY COOKE