



Bill No. 021

BY-LAW NUMBER 2017-

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 lots 13, 14 & 15, east side of Essa Road, Registered Plan 1101, City of Barrie, County of Simcoe, municipally known as 570, 574 and 576 Essa Road from Single Detached Residential Dwelling First Density (R1) and General Commercial Special Provision 50 (C4)(SP-50) to Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-052.

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 lots 13, 14 & 15, east side of Essa Road, Registered Plan 1101, City of Barrie, County of Simcoe, municipally known as 570, 574 and 576 Essa Road from Single Detached Residential Dwelling First Density (R1) and General Commercial Special Provision 50 (C4)(SP-50) to Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) 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 5.3.1 of Zoning By-law 2009-141, a minimum density of 53 units per hectare shall be permitted in the Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a maximum density of 84 units per hectare shall be permitted in the Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.2 of Zoning By-law 2009-141, a maximum building height of 6-storeys (22 m) shall be permitted in the Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a minimum rear yard setback of 48 m shall be required in the Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.6.2(a) of Zoning By-law 2009-141, a maximum lot coverage of 46% for all surface parking areas shall be permitted in the Residential Apartment Dwelling Second Density-1 Special Provision 537 (RA2-1)(SP-537) zone.
7. **THAT** the remaining provisions of Zoning 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.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 27th day of March, 2017.

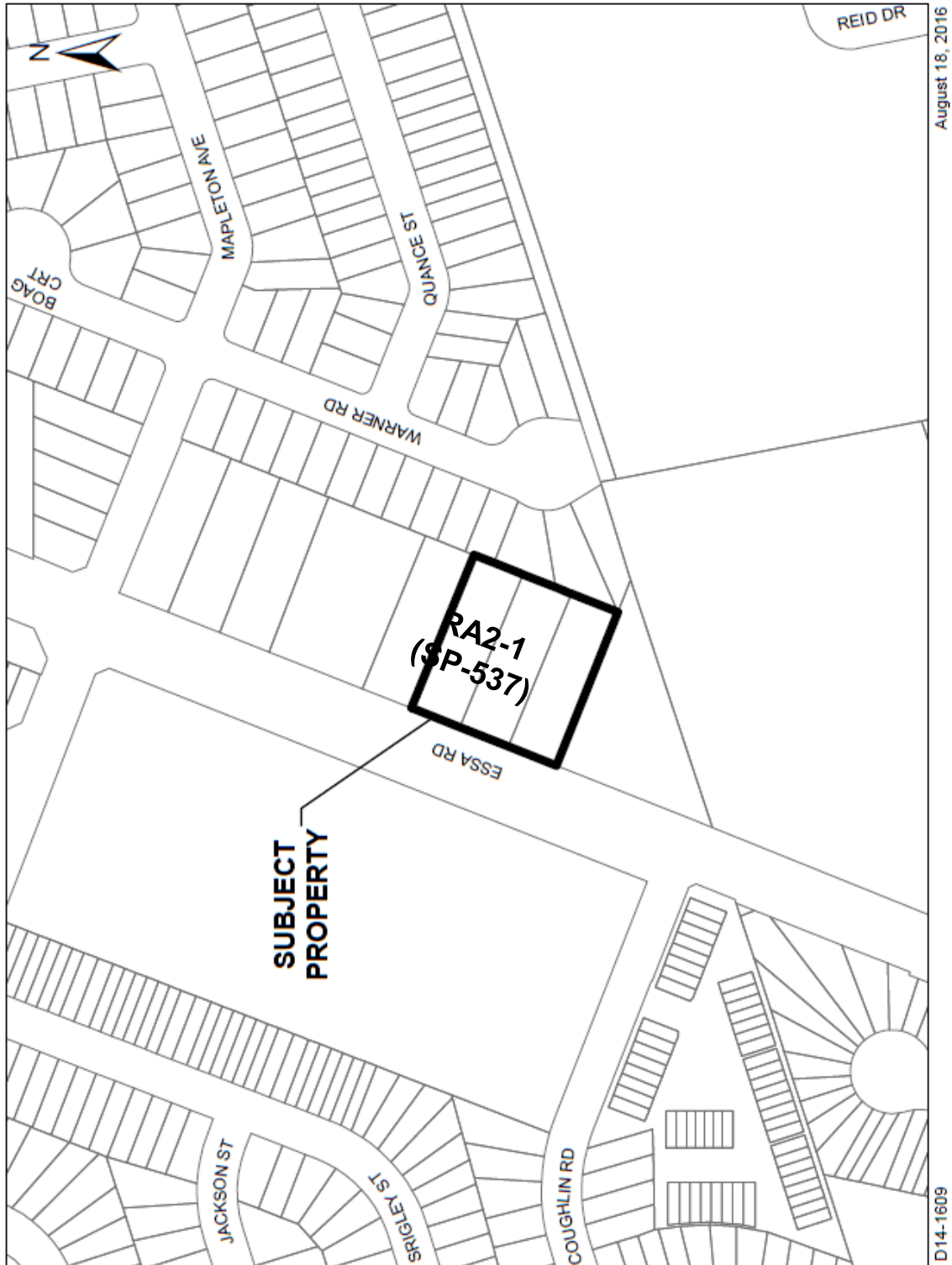
READ a third time and finally passed this 27th day of March, 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



Schedule "A" to attached By-law 2017-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE