



Bill No. 110

BY-LAW NUMBER 2016-

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 Part of Lot 4 Con 13 (formerly Innisfil), being Part 1, Plan 51R36606; City of Barrie, County of Simcoe, municipally known as 233 Ardagh Road from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2) (SP-534) and Open Space (OS).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 16-G-205.

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 Part of Lot 4, Concession 13 (formerly Innisfil), being Part 1, Plan 51R36606; City of Barrie, County of Simcoe, municipally known as 233 Ardagh Road from Agricultural (A) to Residential Multiple Dwelling Second Density (RM2) (SP-534) and Open Space (OS) 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 of By-Law 2009-141, Apartment Dwellings shall be permitted in the (RM2) (SP-534) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a minimum density of 53 units per hectare shall be required in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 57 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 14 metres for the 4-storey Apartment Dwellings, inclusive of any rooftop mechanical and/or terrace structures, shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 12 metres (3-storeys) for the stacked townhouse units shall be permitted in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum rear yard setback of 17 metres shall be required in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum east side yard setback of 17 metres, inclusive of a 12 metre preservation zone, shall be required in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum west side yard setback of 13 metres to the proposed stacked townhouse units, inclusive of an 8 metre preservation zone, shall be required in the Residential Multiple Dwelling Second Density (RM2) (SP-534) zone.
10. **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.

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

READ a first and second time this 7th day of November, 2016.

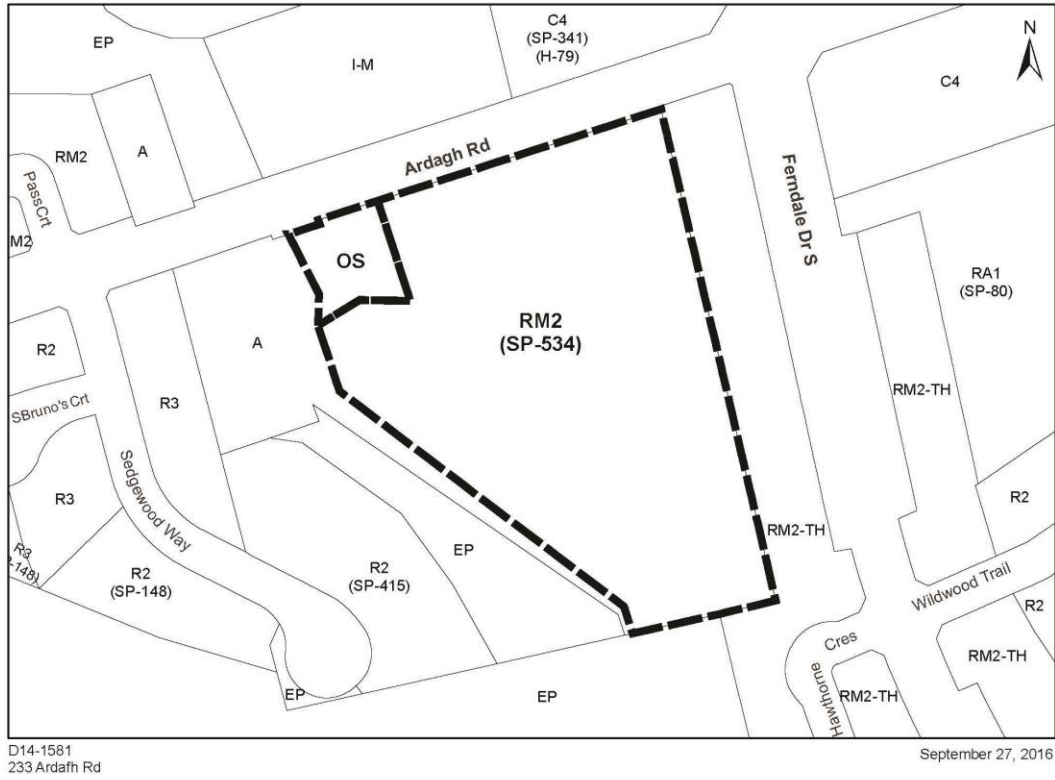
READ a third time and finally passed this 7th day of November, 2016.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



Schedule "A" to attached By-law 2016-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE