
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1619**

FROM: S. FORFAR, MANAGER OF GROWTH PLANNING

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ZONING BY-LAW AMENDMENT: 521 & 527 BIG BAY POINT ROAD

DATE: JUNE 12, 2017

This memo is to correct two errors in the accompanying by-law for this development proposal and clarify that the final number of back-to-back townhouse units identified in staff report PLN019-17 is 36 units and not 34 units. These errors were made without intent, having resulted from concept changes that were submitted late in the process to accommodate concerns from surrounding neighbours with respect to overlook into rear yards.

The third and final revision to this proposal was worked through with staff to re-orient the buildings to ensure there would be no windows from the proposed back-to-back townhouses facing neighbouring rear yards. This design iteration resulted in the ability to add two units to the overall development concept. This addition has no fundamental bearing on the technical or planning considerations that led this proposal to be recommended for approval.

This final revision was submitted late into the report review cycle and it was an oversight on staff's behalf that the additional two units were not corrected in the original report and the accompanying effects on the by-law were not made.

To ensure accuracy and transparency with respect to this proposal, please note the final unit count in the staff report (PLN019-17) is 36 back-to-back townhouse units. The effect of this on the implementing by-law is as follows (Appendix A):

1. **Section 4:** the requested relief from the consolidated amenity area provision is 9.6 square metres per unit and not 10.2 square metres per unit.
2. **Section 5(iii):** the requested relief from the maximum lot coverage is 45.3% and not 43.8%.

For more information, please contact Bailey Chabot at extension 4434.

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2017-XX

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 North Half Lot 13, Concession 12, except Part 2 on Plan 51R-33123, City of Barrie, County of Simcoe being all of PIN: 58738-0086 (LT) and Part of Lot 24 Registered Plan 1213, except Part 3 on Plan 51R-33123, City of Barrie, County of Simcoe being Part of PIN: 58738-0080 (LT).

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

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 from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density (RM2) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding Section 4.6.1 and Table 4.6, a minimum of 1 space per unit be allowed for residential buildings containing more than 3 dwelling units.
3. **THAT** notwithstanding Section 5.2.5.1, a maximum of 101.2 units per net hectare is permitted.
4. **THAT** notwithstanding Section 5.2.5.2(b), a minimum of 9.6m² per unit of consolidated amenity area be required.
5. **THAT** notwithstanding Section 5.3.1 and Table 5.3, the following development standards shall apply to lands zoned RM2 (SP-xxx):

i.	Front Yard (Min.):	6.1 m
ii.	Gross Floor Area (Max.):	112.5%
iii.	Lot Coverage (Max.):	45.3%
iv.	Building Height (Max.):	12.0 m
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

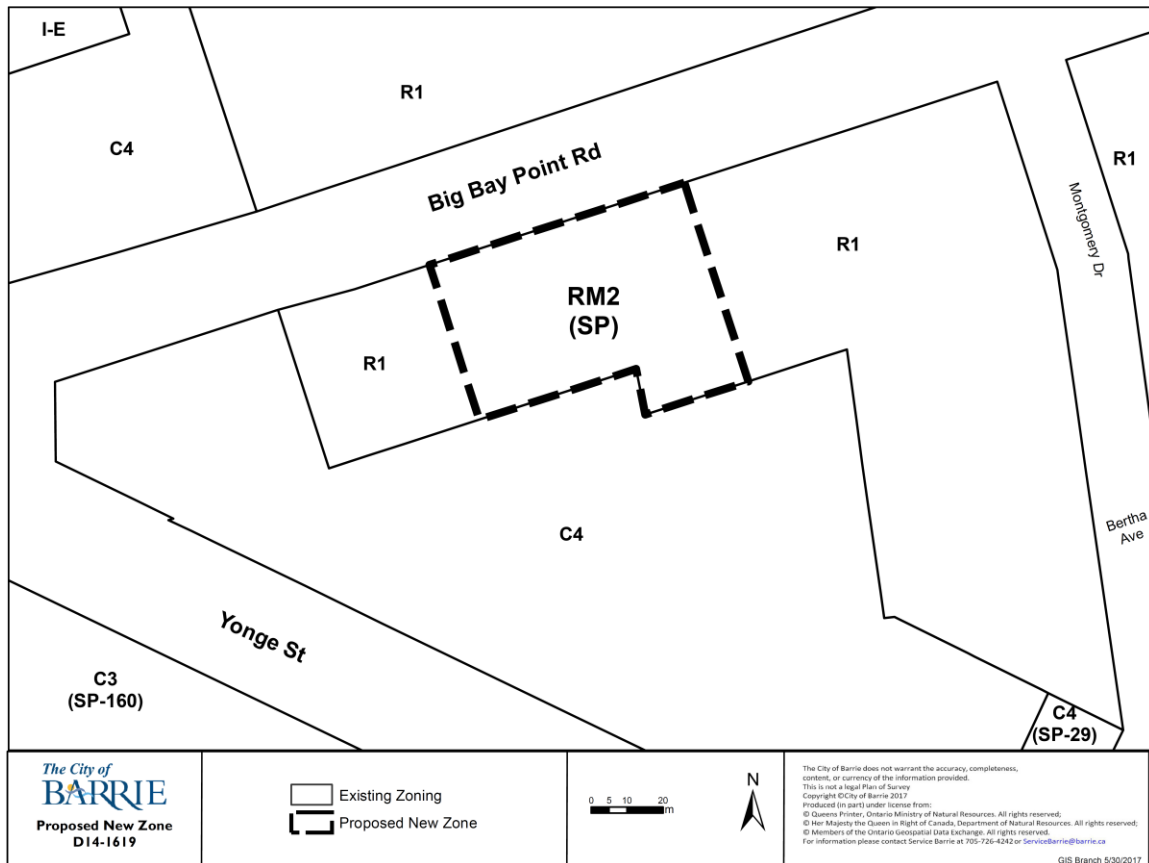
READ a first and second time this day of , 2017.

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

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Schedule "A" to attached By-law 2017-XX

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE