



Bill No. 067

BY-LAW NUMBER 2024-

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 lands described as the South Part Lot 11, Concession 12, Part of Part 1 51R-4733, formerly Town of Innisfil, now City of Barrie, County of Simcoe, known municipally as 338 Mapleview Drive East and as shown on Schedule "A" to this By-law from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) and Environmental Protection (EP); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-156.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning map be amended to change the zoning of the lands identified as 338 Mapleview Drive East from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) and 'Environmental Protection' (EP); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding any provision to the contrary, the front lot line shall be considered the existing public road access to Loon Avenue for the purpose of applying zoning standards as set out in By-law 2009-141 for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.2 spaces per dwelling unit for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
4. **THAT** notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are a permitted built form for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
5. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum lot frontage, being Loon Avenue, shall be 20 metres for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
6. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum rear yard setback is 4 meters for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
7. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum landscape open space area shall be 27% for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
8. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum gross floor area is 87.5% for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
9. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height shall be 14.5 metres (3 storeys) for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).

10. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 56 units per net hectare for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
11. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, a minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit in the 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) zone.
12. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 d) in By-law 2009-141, a minimum of 4 metres of landscape area is required for any secondary means of egress for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167), with the exception of any units which have a front or rear building facade directly adjacent the north property line, in which case the standard minimum of 7 metres would apply.
13. **THAT** notwithstanding the provisions set out in Section 5.3.6.1 a) in By-law 2009-141, a maximum front yard parking coverage of 65% is permitted for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167).
14. **THAT** the Holding symbol on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) as shown on Schedule "A" attached to this By-law, can be considered for removal when the following has been completed to the satisfaction of the Executive Director of Development Services:
 - a) An Edge Management Plan for the Development Limit depicted on Drawing A1 – Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024;
 - b) A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) as shown on Schedule "A"; and,
 - c) Agreement to terms for the required Ecological Offsetting for the loss of natural features, payment will be required prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.
15. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-663)(H-167) as if no severance, partition, or division had occurred.
16. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
17. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 19th day of June, 2024.

READ a third time and finally passed this 19th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE