

Bill No. 131

BY-LAW NUMBER 2015-

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 24 and 25, Plan 914 and Part Lot 5, Con 13 Innisfil, except Part 7, Plan 51R31982, City of Barrie, County of Simcoe, municipally known as 199 Ardagh Road from Residential Single Detached Dwelling (R1) to Residential Multiple Dwelling Second Density with Special Provision (RM2) (SP-521);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 15-G-256;

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 24 and 25, Plan 914 and Part Lot 5, Con 13 Innisfil, except Part 7, Plan 51R31982, City of Barrie, County of Simcoe, municipally known as 199 Ardagh Road from Residential Single Detached Dwelling (R1) to Residential Multiple Dwelling Second Density with Special Provision (RM2) (SP-521) 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 5.3.3.2 d) of By-Law 2009-141, where a secondary means of access is provided a minimum side yard setback of 5.0 metres is permitted.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a front yard setback of 3.0 metres shall be permitted.
4. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-Law 2009-141, a landscaping buffer area of 1.4 metres shall be permitted abutting the westerly parking area.
5. **THAT** notwithstanding the provisions set out in Section 5.3.5 h) of By-law 2009-141, a maximum area for accessory structures of 100 square metres shall be permitted.
6. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 a) of By-Law 2009-141, a maximum density of 47 units per hectare in a block/cluster townhouse development shall be permitted.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a maximum gross floor area of 71% shall be permitted.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a minimum rear yard (southerly) of 17 metres shall be required.
9. **THAT** tandem parking shall be permitted in the Residential Multiple Dwelling Second Density with Special Provision (RM2) (SP-521) zone.
10. **THAT** notwithstanding the provisions set out in Section 4.6.1, Table 4.6 of By-Law 2009-141, a minimum of 64 parking spaces will be permitted, provided that a minimum of 17 parking spaces are designated as visitor parking; and
11. **THAT** the property shall be treated as one lot for zoning purposes.
12. **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.

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

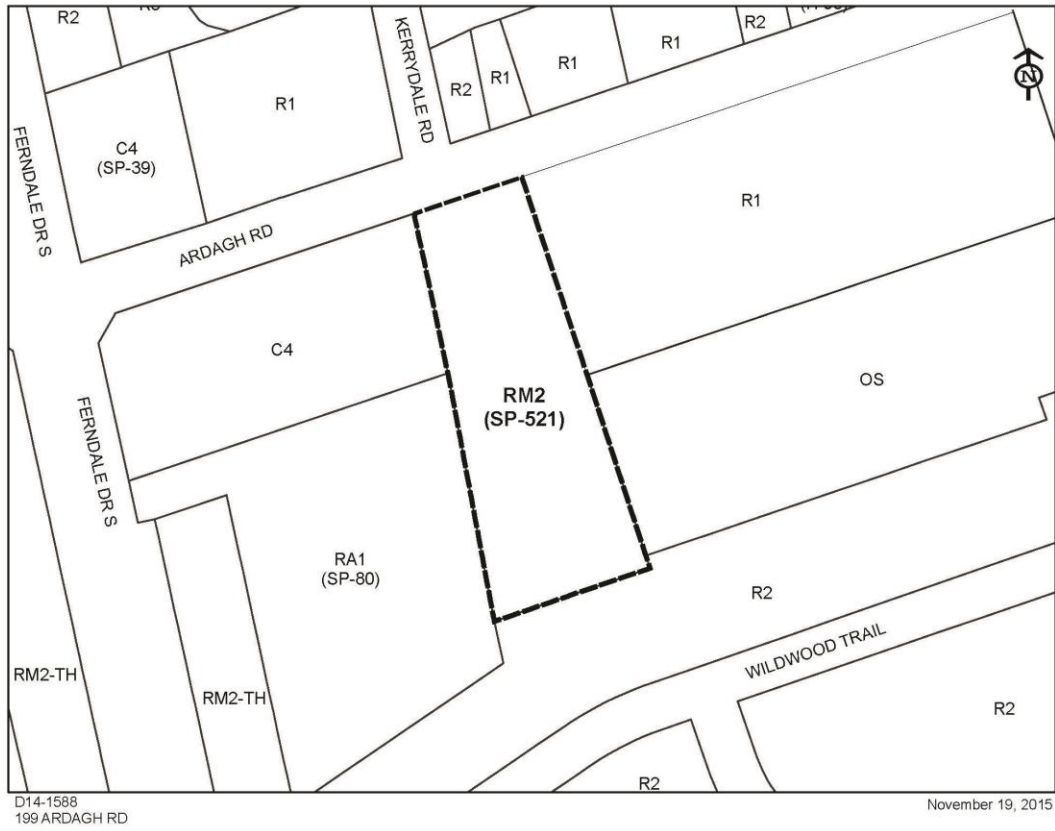
READ a first and second time this 7th day of December, 2015.

READ a third time and finally passed this 7th day of December, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Schedule "A" to the attached Bylaw 2015-

MAYOR - J. R. LEHMAN

CITY CLERK - DAWN A. MCALPINE