



Bill No. 045

BY-LAW NUMBER 2018-

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 known municipally as 521 and 525 Essa Road, shown on Schedule "A" to this By-law from Single Detached Residential First Density (R1) to Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 18-G-095.

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 521 and 525 Essa Road from Single Detached Residential First Density (R1) to Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) 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 front yard setback of 2.5 metres to the main building shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.5.1 of Zoning By-law 2009-141, a front yard setback of 0.5 metres to a porch shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a rear yard setback of 5.4 metres to the main building shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.5.1 of Zoning By-law 2009-141, a rear yard setback of 4.7 metres to a porch shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a maximum lot coverage of 41 percent shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a maximum gross floor area of 139 percent shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.2.5.2(b) of Zoning By-law 2009-141, a minimum outdoor amenity area of 12 square metres per residential unit in an unconsolidated form shall be required in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Zoning By-law 2009-141, a maximum building height of 14.85 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.2.5.1(a) of Zoning By-law 2009-141, a maximum building density of 109 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.2.5.2(d) of Zoning By-law 2009-141, a minimum driveway length of 5.5 metres shall be permitted for block/cluster townhouses in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.

12. **THAT** notwithstanding the provisions set out in Sections 4.6.1 and 4.6.2.5 of Zoning By-law 2009-141, tandem parking (garage and driveway) shall be permitted for the southerly block/cluster townhouse block in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
13. **THAT** notwithstanding the provisions set out in Section 5.3.3.2(d) of Zoning By-law 2009-141, a secondary means of access of 5 metres shall be permitted for the southerly block/cluster townhouse block in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
14. **THAT** a minimum building separation distance of 9 metres be required between back-to-back townhouse blocks in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
15. **THAT** back-to-back townhouse units shall also be permitted in the Residential Multiple Dwelling Second Density – Special Provision No. 560 (RM2)(SP-560) zone.
16. **THAT** the remaining provisions of Zoning By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule “A” to this By-law 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.

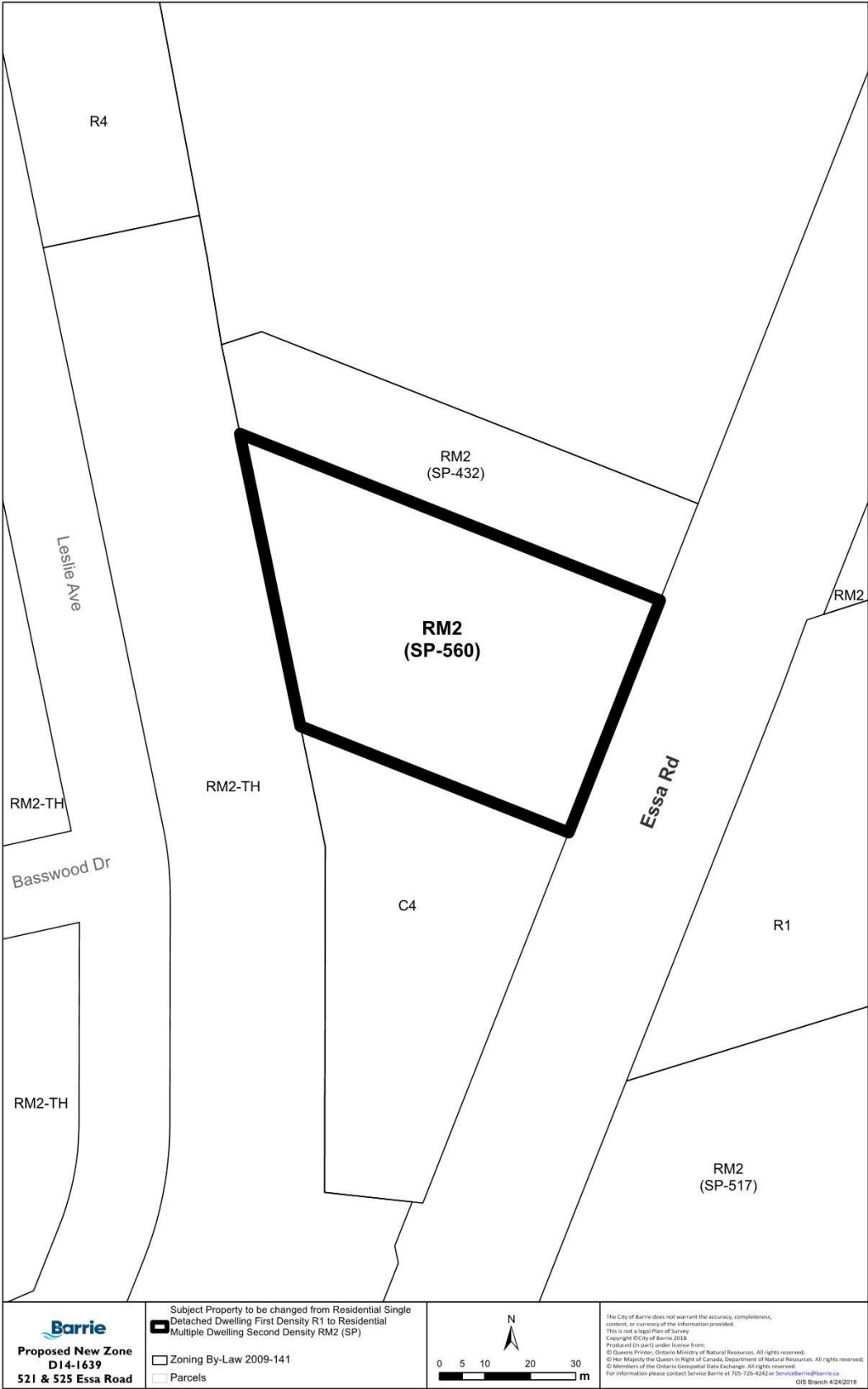
READ a first and second time this 14th day of May, 2018.

READ a third time and finally passed this 14th day of May, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE



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