



Bill No. 067

BY-LAW NUMBER 2024-XXX

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 being Part of Lot 19, Concession 5, (Vespra) being Part 1 on Plan 51R-44689 and Block 55 on Plan 51M-470, known municipally as 435 Anne Street North and 33 Harrison Crescent shown on Schedule "A" to this By-law, from 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-175.

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 'Agriculture' (A) and 'Residential Single Detached Dwelling Third Density' (R3) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678), pursuant to the City of Barrie Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map.
2. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678) zone:
 - a. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 317.0 square metres shall be provided in the 'Residential single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678) zone;
 - b. **THAT** notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.4 metres shall be provided in the 'Residential single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678) zone; and,
 - c. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.00 metres shall be provided in the Residential single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678) zone.
3. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone:
 - a. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum front yard setback of 3.0 metres shall be provided in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone;
 - b. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 3.50 metres shall be provided in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone;

- c. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum lot coverage of 41% shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone;
 - d. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 15.0 metres shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone;
 - e. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 118% shall be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone; and,
 - f. **THAT** notwithstanding Section 5.2.5.1, a maximum density of 107.0 units per hectare shall be permitted within the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677) zone.
4. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the proposed 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone:
- a. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 191.0 square metres shall be provided in 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone;
 - b. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot frontage of 8.0 metres shall be provided in the in 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone;
 - c. **THAT** notwithstanding Table 5.3 of By-law 2009-141, front yard setback to an attached garage of 6.5 metres shall be provided in the 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone; and,
 - d. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum rear yard setback of 6.0 metres shall be provided in the 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679) zone.
5. **THAT** lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-677), 'Residential Multiple Dwelling First Density with Special Provisions' (RM1)(SP-679), and 'Residential Single Detached Dwelling Third Density with Special Provisions' (R3)(SP-678), shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
6. **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.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 18th day of June, 2025.

READ a third time and finally passed this 18th day of June, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2025-XXX



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CONCEPTUAL SITE PLAN - 96 UNITS
435 ANNE ST. N., BARRIE