

Bill No. 040

BY-LAW NUMBER 2014-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, 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 Block 6, Plan 51M-983, City of Barrie, County of Simcoe, municipally known as 85 Sydenham Wells, formerly 254 Penetanguishene Road, Barrie from Multiple Dwelling Second Density (RM2) (SP-430) (H-111) to Multiple Dwelling Second Density (RM2) (SP-430);

AND WHEREAS the Council of The Corporation of the City of Barrie pursuant to By-Law 99-312 authorizes removal of the Holding Provision;

AND WHEREAS all conditions dealing with the Holding Zone with respect to the property zoned Multiple Dwelling Second Density (RM2) (SP-430) (H-111) being:

- (i) The registration of a Site Plan Agreement which agreement shall include but not be limited to the following provisions:
 - a. That vehicular access shall be restricted and designed from Penetanguishene Road.
 - b. That a southbound right taper shall be provided to access Penetanguishene Road,
 - c. That siting of the buildings and structures, grading and servicing of the lands shall be implemented to achieve a minimum 3.0 metre landscaping buffer from the southerly property line which includes the preservation of the existing trees and vegetation as identified by the Tree Preservation Plan prepared by John D. Bell Associates, dated May 21, 2008.
 - d. That the southerly property limit be fenced with a 1.5 metre chain link fence where it abuts the stormwater management facility.
 - e. That the architectural design of buildings fronting or flanking onto Penetanguishene Road shall be designed to a scale and appearance as that of the front face of the buildings. Reversed lot frontages shall not be permitted.

have been satisfied pursuant to Site Plan D11-1524.

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

1. **THAT** the zoning map be and the same is hereby amended in accordance with the zoning map attached hereto which deletes reference to (H) in the Multiple Dwelling Second Density (RM2) (SP-430) (H-111) zone for lands legally described as Block 6, Plan 51M-983, City of Barrie, County of Simcoe, municipally known as 85 Sydenham Wells, formerly 254 Penetanguishene Road, Barrie.
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

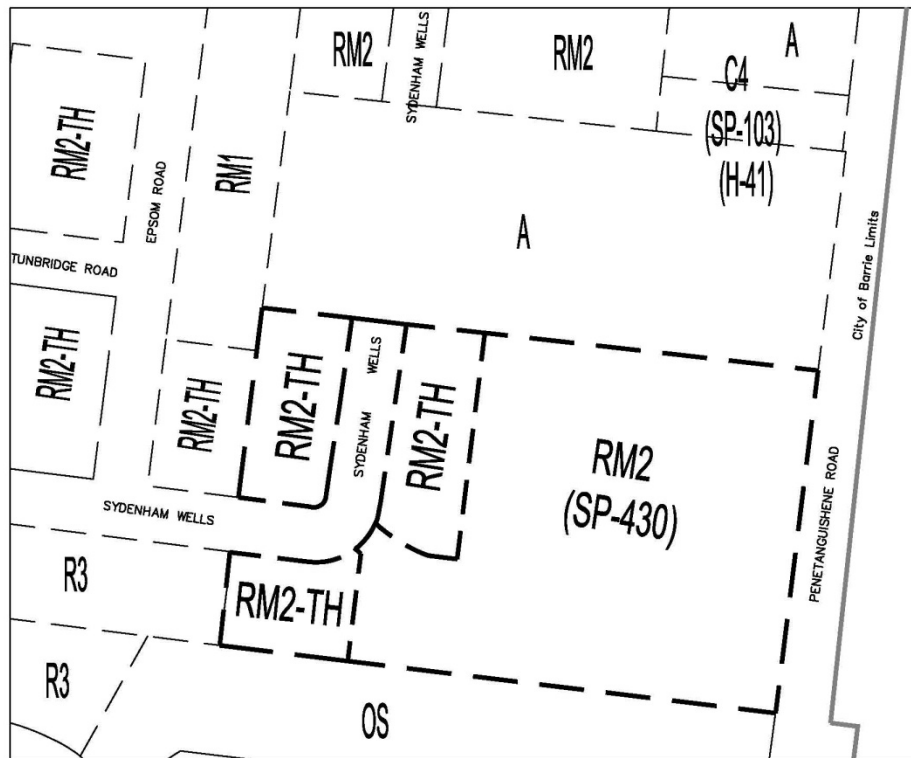
READ a first and second time this 28th day of April 2014.

READ a third time and finally passed this 28th day of April 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



D14-1538
April 8, 2014

Schedule "A" attached to By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE