



BY-LAW NUMBER 2012-

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 Firstly: Lot 5, Plan 1101, formerly Township of Innisfil being PIN 58731-0150(LT), now City of Barrie, County of Simcoe, Secondly: Part of Lot 4, Plan 1101, being Part 1 on Plan 51R-27447, formerly Township of Innisfil being PIN 58731-0149(LT), now City of Barrie, County of Simcoe, known municipally as 536 and 540 Essa Road, Barrie from Residential First Density (R1) to Residential Multiple Second Density (RM2) (SP-473);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 12-G-069.

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 Firstly: Lot 5, Plan 1101, formerly Township of Innisfil being PIN 58731-0150(LT), now City of Barrie, County of Simcoe, Secondly: Part of Lot 4, Plan 1101, being Part 1 on Plan 51R-27447, formerly Township of Innisfil being PIN 58731-0149(LT), now City of Barrie, County of Simcoe, known municipally as 536 and 540 Essa Road, Barrie from Residential First Density (R1) to Residential Multiple Second Density (RM2) (SP-473) 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 5.2.1 and Section 5.2.6 of By-law 2009-141, an Apartment Dwelling shall be the only permitted use in the Residential Multiple Second Density (RM2) (SP-473) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.5 of By-law 2009-141, a solarium shall be a permitted Accessory Building or Structure in the front yard of the Residential Multiple Second Density (RM2) (SP-473) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.5 of By-law 2009-141, a minimum front yard setback with respect to the permitted solarium of 10.6m shall be required in the Residential Multiple Second Density (RM2) (SP-473) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a minimum landscaped buffer of 2.9m shall be permitted on the east side of the property in the Residential Multiple Second Density (RM2) (SP-473) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area (maximum % of lot area) of 69% shall be required in the Residential Multiple Second Density (RM2) (SP-473) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of the Apartment Dwelling of 13m shall be permitted in the Residential Multiple Second Density (RM2) (SP-473) zone.
8. **THAT** notwithstanding the provisions set out in Section 5 of By-law 2009-141, a minimum density of 53 units per hectare and a maximum density of 80 units per hectare shall apply in the Residential Multiple Second Density (RM2) (SP-473) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.6.2 of Bylaw 2009-141, a maximum lot coverage of 40% for a parking area shall be permitted in the Residential Multiple Second Density (RM2) (SP-473) zone.
10. **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.

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

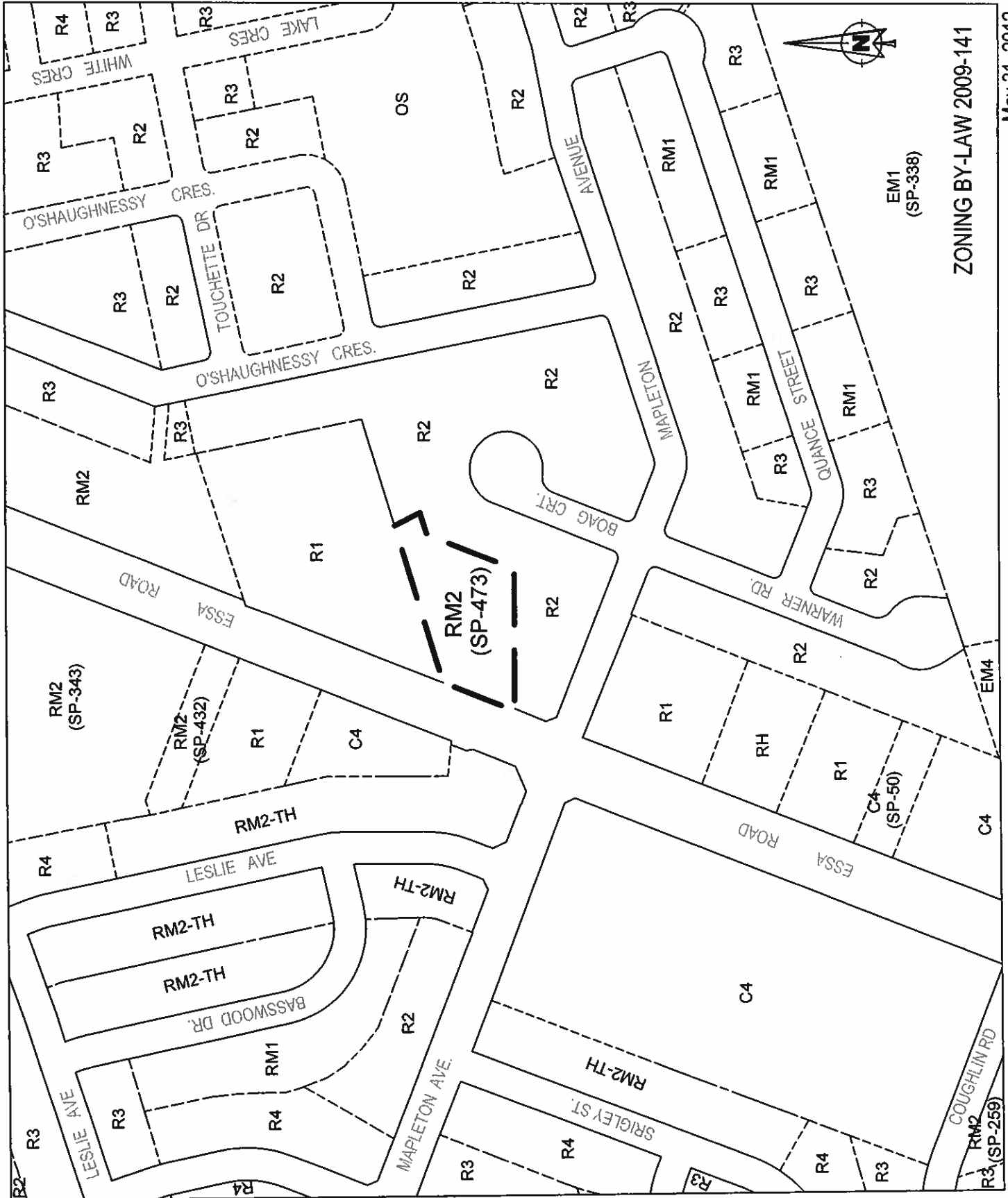
READ a first and second time this 4th day of June, 2012.

READ a third time and finally passed this 4th day of June, 2012.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



ZONING BY-LAW 2009-141

May 31, 2012

D14-1505
536-540 ESSA RD.

Schedule "A" to attached By-law 2012

MAYOR - J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE