



Bill No. 062

BY-LAW NUMBER 2019-

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 45 & 51 Penetang Street, legally identified as Part of Lot 3, North Side of St. James Street and Part of Lot 3, South Side of Penetanguishene Street on Registered Plan 108, in the City of Barrie, municipally known as 45 & 51 Penetang Street, from General Commercial (C4) Zone and Residential Multiple Dwelling 2nd Density (RM2) zone to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2 (SP-568)) Zone”

AND WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone a parcel of land known municipally as 45 & 51 Penetang Street;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE the Council of the Corporation of the City of Barrie hereby enacts as follows:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 5, Concession 13, municipally known as 45 & 51 Penetang Street in the City of Barrie, from Commercial (C4) and Residential Multiple Dwelling 2nd Density (RM2) Zones to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2 (SP-568)) Zone as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 2009-141 as amended.
2. Notwithstanding anything to the contrary found in this By-law, the following special provisions shall apply to the lands zoned (RA1-2-SP 568), being the subject property:
 - Minimum Parking Requirements to 1 space per unit (Table 4.6);
 - Minimum Front Yard (Setback from Penetang Street) of 4.0 metres (Table 5.3);
 - Minimum Side Yard (Interior) of 3.5 metres (Table 5.3); just western?
 - Maximum Gross Floor Area (GFA) to Lot Area of 144% (Table 5.3);
 - Maximum Height of 15.7 metres (Apartment Dwelling First Density-2) (Table 5.3.2);
 - Minimum Landscape Open Space of 3.5 metres in Depth from a Secondary Means of Access, 25% (682 m2) (Section 5.3.3.2);
 - Minimum Landscape Buffer Area of 0.9 metres from the surface parking area (Section 5.3.7).
 - Rooftop amenity of 30%
 - Section 37
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Ch. P.13 as amended.

READ a first and second time this 24th day of June, 2019.

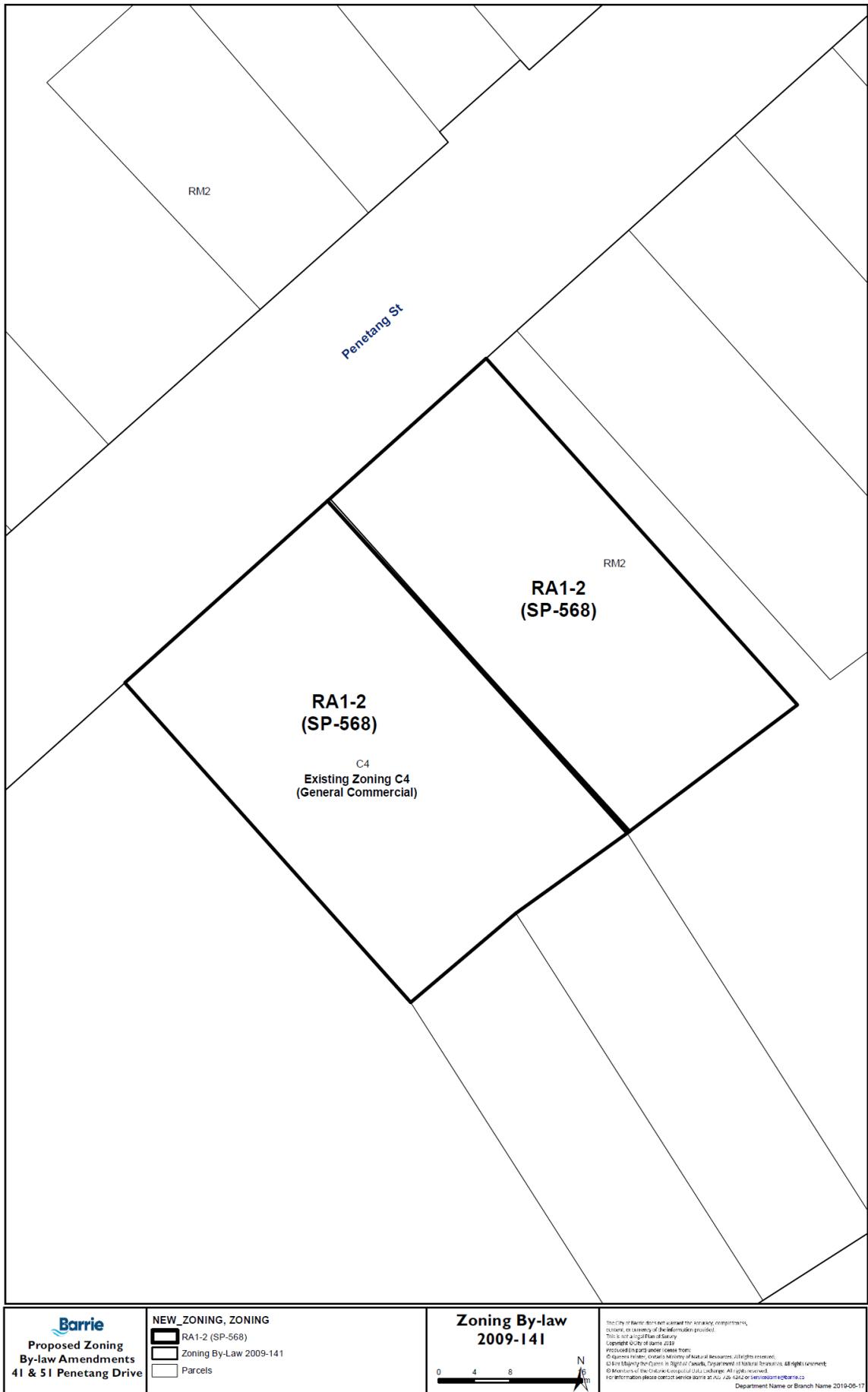
READ a third time and finally passed this 24th day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"



<p>Proposed Zoning By-law Amendments 41 & 51 Penetang Drive</p>	<p>NEW_ZONING, ZONING</p> <ul style="list-style-type: none"> RA1-2 (SP-568) Zoning By-Law 2009-141 Parcels 	<p>Zoning By-law 2009-141</p> <p>0 4 8</p> <p>N</p>	<p><small>The City of Barrie does not warrant the accuracy, completeness, or currency of the information provided. This is not a legal plan of Survey. Copyright © City of Barrie 2017. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of the City of Barrie. All rights reserved. For information please contact service@barrie.ca or 705.633.4400. Department Name or Branch Name 2019-06-17</small></p>
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Schedule "A" to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE