



Bill No. 093

BY-LAW NUMBER 2014-

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 Lots 9, 10, 11 & 12 on Plan 1101, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 556, 560 and 568 Essa Road, from Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) to Residential Apartment Dwelling Second Density (RA2-1) (SP-506).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 14-G-144.

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 Lots 9, 10, 11 & 12 on Plan 1101, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 556, 560 and 568 Essa Road, from Single Detached Residential Dwelling First Density (R1) and Residential Hold (RH) to Residential Apartment Dwelling Second Density (RA2-1) (SP-506), 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 By-law 2009-141, a minimum density of 53 units per hectare shall be required and a maximum density of 106 units per hectare shall be permitted in the Residential Apartment Dwelling Second Density (RA2-1) (SP-506) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.2 of By-law 2009-141, a maximum building height of 27 metres shall be permitted in the Residential Apartment Dwelling Second Density (RA2-1) (SP-506) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear yard building setback of 48 metres shall be required in the Residential Apartment Dwelling Second Density (RA2-1) (SP-506) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.6.2 (a) of By-law 2009-141, a maximum lot coverage of 46% for parking spaces including aisles shall be permitted in the Residential Apartment Dwelling Second Density (RA2-1) (SP-506) zone.
6. **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.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 25th day of August, 2014.

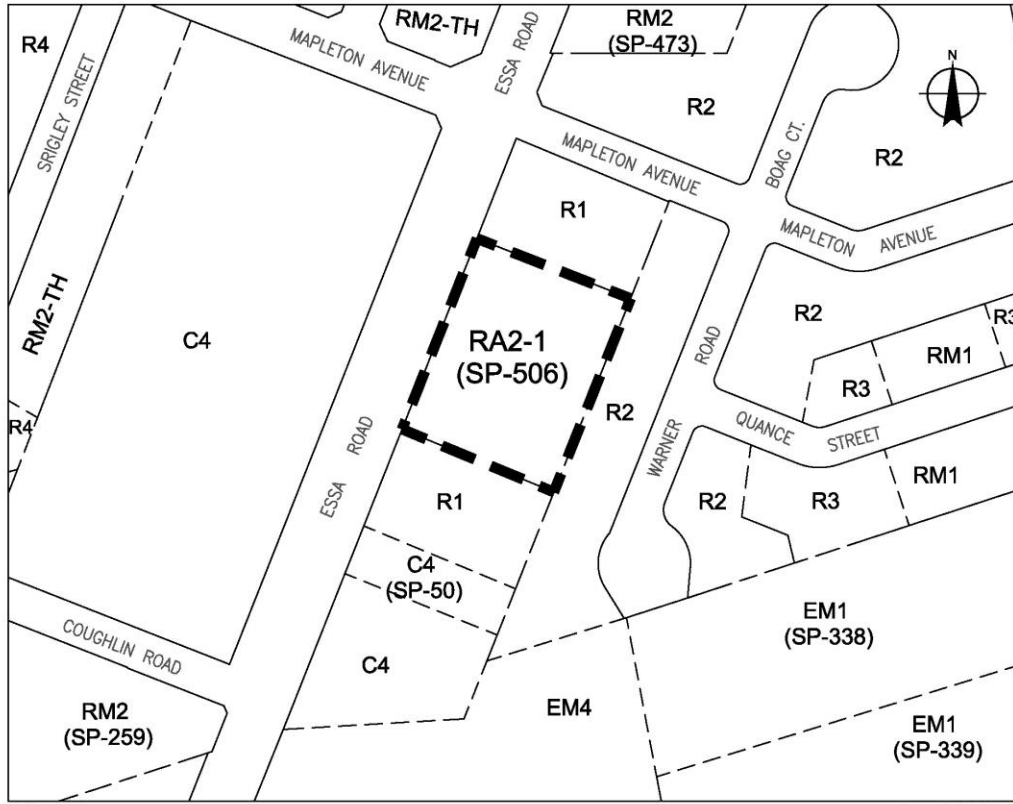
READ a third time and finally passed this 25th day of August, 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



D14-1566
556 , 560 & 568 Essa Road

June 17,2014

Schedule "A" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE