



Bill No. 066

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 105, 107, 109, and 111 Edgehill Drive and as shown on Schedule "A" to this By-law, from Residential Single Detached Dwelling Second Density (R2) Residential Multiple Dwelling Second Density with Special Provisions (RM2[SP-575]) and Environmental Protection (EP) be approved.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-191.

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 Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density with Special Provisions (RM2[SP-575]) and Environmental Protection (EP), 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 Table 5.3 of By-law 2009-141, the minimum front yard setback shall be 5.5 metres in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
3. **THAT** notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, the minimum side yard setback for the eastern side yard adjacent to 103 Edgehill Drive shall be 3.0 metres in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
4. **THAT** notwithstanding the provisions set in Table 5.3 of By-law 2009-141, the maximum permitted height shall be 12 metres in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
5. **THAT** notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, the maximum gross floor area shall be 130% in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
6. **THAT** notwithstanding the provisions set out in Table 5.3 of By-law 2009-141, the maximum lot coverage 50% in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
7. **THAT** notwithstanding the provisions set out in Table 4.6 of By-law 2009-141, the minimum parking ratio shall be 1.25 parking spaces per unit in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
8. **THAT** notwithstanding the provisions set out in 5.2.5.1a) of By-law 2009-141, the maximum density shall be 104 units per hectare in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
9. **THAT** notwithstanding the provisions set out in 5.2.5.2b) of By-law 2009-141, two consolidated amenity spaces of a minimum of 450 m² in area and 120 m² respectively, shall be provided in the Residential Multiple Dwelling Second Density (RM2[SP-575]) zone.
10. **THAT** Community Benefit under Section 37 of the *Planning Act* in the amount of \$47,500 will be provided to the City in accordance with Section 6.8 Height and Density Bonus of the City of Barrie Official Plan, to the satisfaction of the City of Barrie.

- 11. **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 By-law, shall apply to the said lands except as varied by this By-law.
- 12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

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

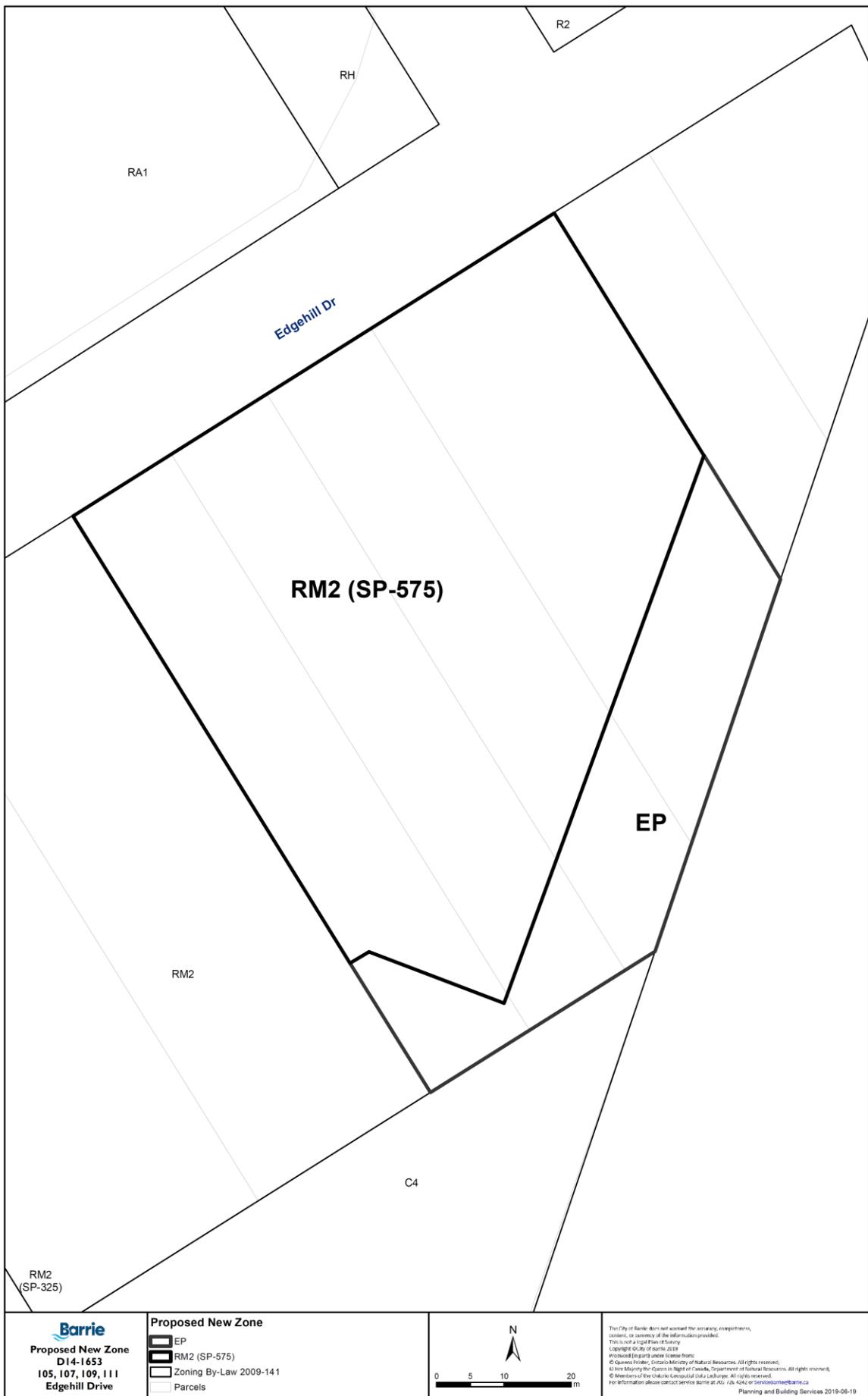
READ a third time and finally passed this 24th day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"



Schedule "A" to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE