



Bill No. 072

BY-LAW NUMBER 2015-

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 Lot 3, and Lot 5, Plan 1101 Innisfil and Part Lot 4, Plan 1101 being Parts 1 and 2, Plan 51R27447, City of Barrie, County of Simcoe, municipally known as 534, 536 and 540 Essa Road from Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473) and Single Detached Residential First Density (R1) to Multiple Residential Dwelling Second Density Special Provision RM2 (SP-517);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 15-G-154.

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 Lot 3, and Lot 5, Plan 1101 Innisfil and Part Lot 4, Plan 1101 being Parts 1 and 2, Plan 51R27447, City of Barrie, County of Simcoe, municipally known as 534, 536 and 540 Essa Road from Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473) and Single Detached Residential First Density (R1) to Residential Multiple Dwelling Second Density Special Provision RM2 (SP-517) 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 5.2.5.1 a) of By-Law 2009-141, a minimum density of 40 units per hectare shall be required in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 a) of By-Law 2009-141, a maximum density of 55 units per hectare shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a maximum gross floor area of 76% shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a maximum height of 10.5 metres shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a front yard setback of 3.6 metres shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 d) of By-Law 2009-141, a minimum driveway length of 5.3 metres be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
8. **THAT** notwithstanding the provisions set out Section 4.6 of By-Law 2009-141, tandem parking shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-Law 2009-141, a rear yard setback of 5.0 metres shall be permitted in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 d) of By-Law 2009-141, the required "*landscaped open space*" area shall be a minimum of 5.4 metres in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 d) of By-Law 2009-141, the required "*landscaped open space*" area shall be a minimum of 5.0 metres for those units

adjacent to the required consolidated amenity space and/or internal private roadway in the Residential Multiple Dwelling Second Density Special Provision (RM2) (SP-517) zone.

12. **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.
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

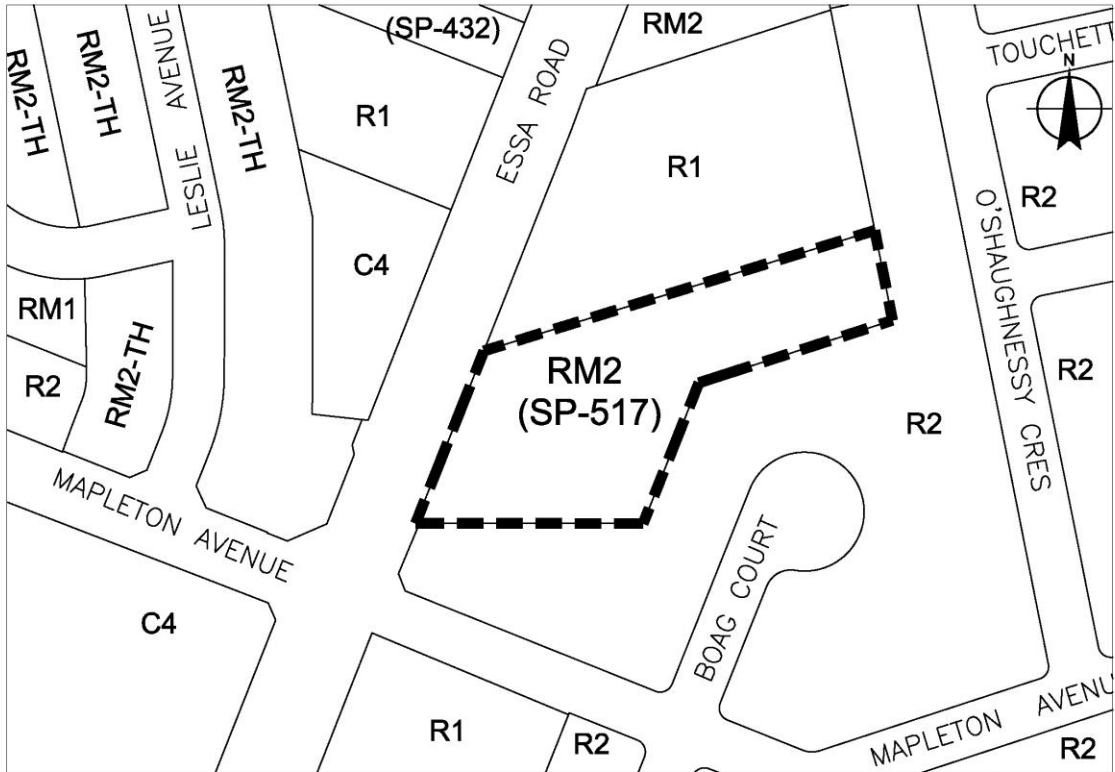
READ a first and second time this 29th day of June, 2015.

READ a third time and finally passed this 29th day of June, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



D14-1583
534/ 536/540 Essa Rd
LTS 3 & 5 PL 1101 and Parts 1 & 2 51R-27447

June23, 2015

Schedule "A" to the attached Bylaw 2015-

MAYOR - J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE