



Bill No. 028

**BY-LAW NUMBER 2021-**

**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 being Part of Lots 9, 19 and 11 on Registered Plan 31, known municipally as 113 and 117 Bayfield Street and 6, 8, 10 and 12 Sophia Street East, shown on Schedule "A" to this By-law from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 21-P-004.

**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 on lands described as Part of Lots 9, 19 and 11 on Registered Plan 31, known municipally as 113 and 117 Bayfield Street and 6, 8, 10 and 12 Sophia Street East from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) 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 front yard setback of 2.5 metres is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum setback of 1.8 metres to a daylighting triangle is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum north interior side yard setback of 0.75 metres is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum south exterior side yard setback of 2 metres is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear (east) yard setback of 1.6 metres is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum landscaped open space area of 22% of lot area is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3.3.2(d) of By-law 2009-141, a landscaped open space area with a minimum depth of 3.5 metres from the exterior of the building along Sophia Street and 3.1 metres along the north interior side lot line is required to provide a secondary means of egress at-grade for multi-residential developments in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.3.2(d) of By-law 2009-141, any landscaped open space area associated with a secondary means of egress at-grade for a multi-residential development shall not be required in addition to any other required landscaped open space in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.

10. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 75% of the lot area is permitted in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 240% of the lot area is permitted in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
12. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscaped buffer strip with a minimum width of 0.75 metres is required along the interior (north) side lot line in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
13. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscaped buffer strip with a minimum width of 1.6 metres is required along the rear (east) lot line in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
14. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 0.88 parking spaces per unit is required in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
15. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a maximum of 18 tandem parking spaces are permitted in the 'Residential Apartment Dwelling Second Density - 1 – Special Provision No. 604' (RA2-1)(SP-604) Zone.
16. **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.
17. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 22<sup>nd</sup> day of March, 2021.

**READ** a third time and finally passed this 22<sup>nd</sup> day of March, 2021.

**THE CORPORATION OF THE CITY OF BARRIE**

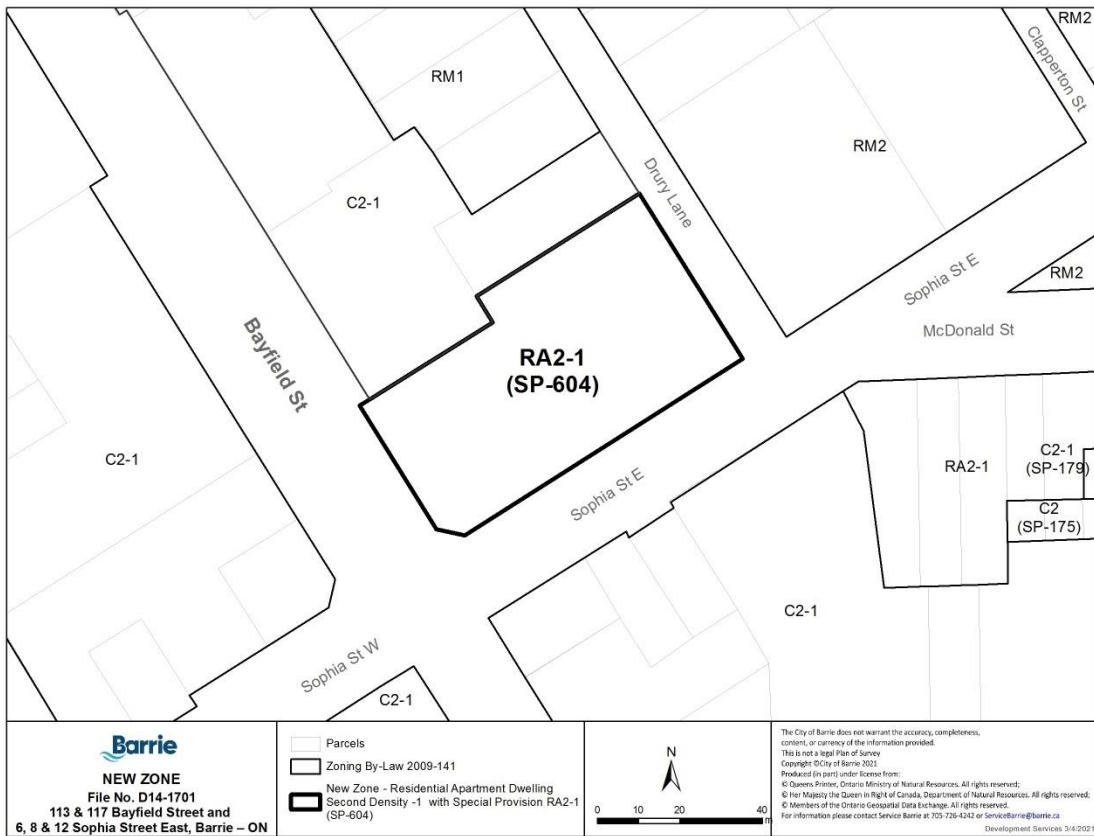
---

**MAYOR – J. R. LEHMAN**

---

**CITY CLERK – WENDY COOKE**

**SCHEDULE "A"**



**Schedule "A" to Attached By-law 2021-**

**MAYOR – J. R. LEHMAN**

**CITY CLERK – WENDY COOKE**