

Bill No. 081

**BY-LAW NUMBER 2025-**

**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 described as: Lot 5, Plan 1088 (Geographic Town of Innisfil), in the City of Barrie, County of Simcoe, known municipally as: 159 Huronia Road, Barrie, ON and as shown on Schedule "A" to this By-law, from 'Residential Single Detached Dwelling' (R1) to 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning Map be amended to change the zoning of 159 Huronia Road from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map.
2. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 162 square metres shall be provided for Lots 2, 3 and 4 in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
3. **THAT** notwithstanding Section 5.3.3.2 (b) of By-law 2009-141, a minimum end unit side yard setback of 1.8 metres shall be provided on Lot 1 where no garage or carport is provided in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
4. **THAT** notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area as a percentage of lot size of 124% shall be permitted for Lots 1, 2, 3, and 4, in the Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
5. **THAT** notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 7.0 metres shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2)(SP-685) zone.
6. **THAT** notwithstanding Section 5.3.6.1 (a) of By-law 2009-131, a maximum front yard parking coverage of 71% shall be permitted on Lots 2, 3 and 4 in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
7. **THAT** notwithstanding Section 4.10.1.1 (b) of By-law 2009-141, a minimum setback of 1.7 metres to a daylighting triangle on Lot 5 shall be permitted in the 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) zone, as reflected on Schedule "B" attached to this By-law.
8. **THAT** lands zoned 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH)(SP-685) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.

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

**READ** a first and second time this 13<sup>th</sup> day of August, 2025.

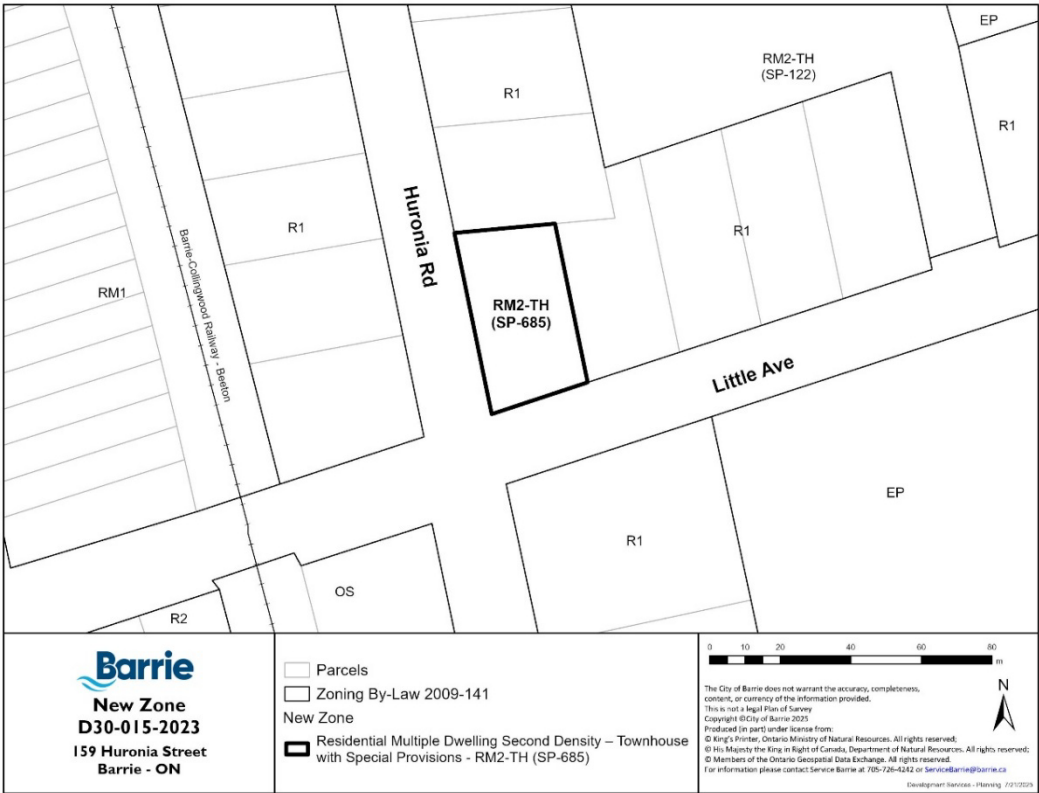
**READ** a third time and finally passed this 13<sup>th</sup> day of August, 2025.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule “A” to attached By-law 2025 -



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

