

Bill No. 046

BY-LAW NUMBER 2022-

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 legally described as Block 76, Plan 51M-1163 and municipally known as 189 Summerset Drive as shown on Schedule "A" to this By-law, from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-612); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-P-015.

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

1. **THAT** the zoning map schedule be amended to change the zoning from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-612) 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 the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standard shall be 1.27 parking spaces per dwelling unit.
3. **THAT** notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, a 6-storey apartment building is a permitted use.
4. **THAT** notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are a permitted use to a maximum of 50% of the total unit count or 158 units.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 70 residential units per net hectare.
6. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, an unconsolidated outdoor amenity area shall be provided at a minimum rate of 12 square metres per unit split into two (2) locations.
7. **THAT** notwithstanding the provisions set out on Table 5.3 – Standards of By-law 2009-141, the rear yard setback shall be a minimum of 2.8 metres.
8. **THAT** notwithstanding the provisions set out on Table 5.3 – Standards of By-law 2009-141, the maximum gross floor area shall be 116% of lot area.
9. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height for stacked/block/back-to-back townhouse units shall be 13 metres.
10. **THAT** notwithstanding section 5.3.2 a) in By-law 2009-141, a 6-storey apartment building is permitted to a maximum height of 21 metres.
11. **THAT** notwithstanding section 5.3.7.2 of By-law 2009-141, a continuous landscape buffer of 3 metres is not required along the side and rear lot lines.
12. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
13. **THAT** for the purposes of this by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.
14. **THAT** the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and Section 6.8 Height and Density Bonus of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.

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

READ a first and second time this 16th day of May, 2022.

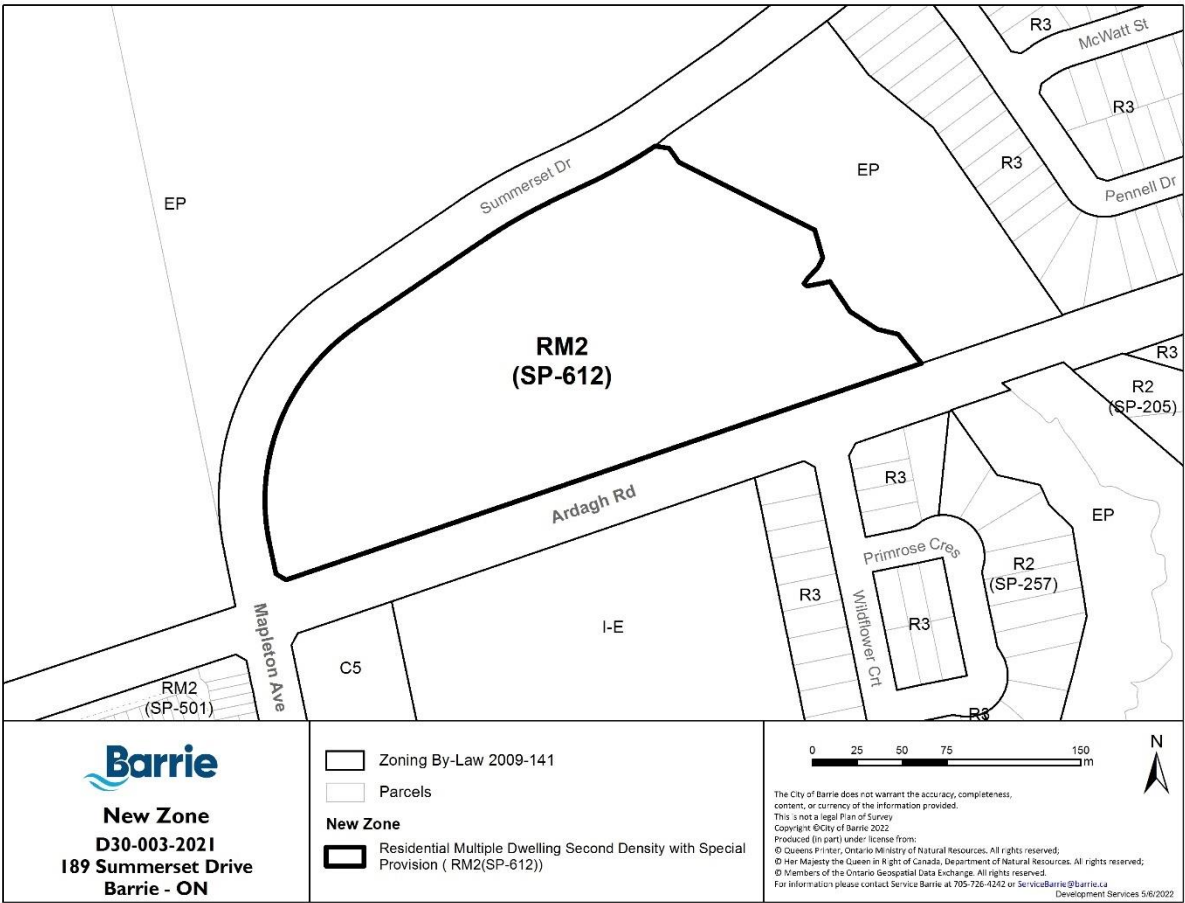
READ a third time and finally passed this 16th day of May, 2022.

THE CORPORATION OF THE CITY OF BARRIE

DEPUTY MAYOR – B. WARD

CITY CLERK – WENDY COOKE

Schedule “A” to Attached By-law 2022-XXX



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