



Bill No. 067

**BY-LAW NUMBER 2022-XXX**

**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 Part of Lot 13, Concession 13, (Innisfil) as in RO630568 s/e Part 22 on Plan 51R-33123; and Part Lot 11, Plan 1019, being Part of Part 1 on 51R-18630, s/e Part 23 on Plan 51R-33123, all in the City of Barrie, County of Simcoe, municipally known as 520 and 526 Big Bay Point Road from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density – 2 with Special Provisions (RA1-2)(SP-617);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-P-032.

**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 from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density – 2 with Special Provisions (RA1-2)(SP-617) 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 standards shall be 1.24 spaces per dwelling unit.
3. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141:
  - a) Minimum front yard setback shall be 6.0 metres.
  - b) Minimum side (west) setback shall be 3.4 metres.
  - c) Minimum landscape open space shall be 26.1%.
  - d) Gross floor area shall be a maximum of 135%.
  - e) Maximum building height shall be 16.85 metres.
4. **THAT** notwithstanding Section 5.3.3.1 a) in By-law 2009-141, balconies are permitted to project 2.2 metres into the required front yard setback.
5. **THAT** notwithstanding Section 5.3.6.2 a) in By-law 2009-141, the maximum lot coverage for parking areas shall be 45%.
6. **THAT** notwithstanding Sections 5.3.7.1 and 5.3.7.2 in By-law 2009-141, the minimum landscape buffer area on the west side yard adjacent the parking area shall be 0.5 metres.
7. **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.
8. **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.
9. **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.

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

**READ** a first and second time this 27<sup>th</sup> day of June, 2022.

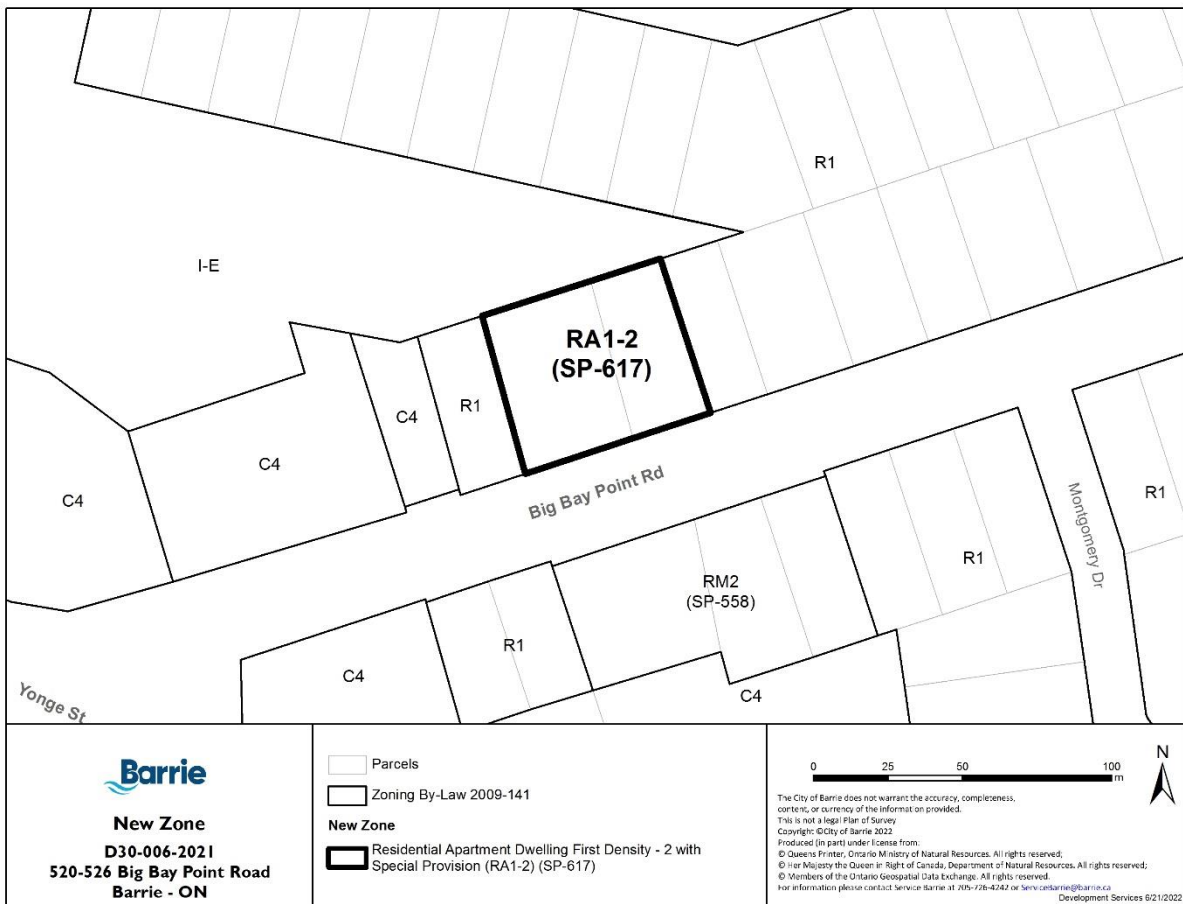
**READ** a third time and finally passed this 27<sup>th</sup> day of June, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

SCHEDULE "A" TO BY-LAW 2022-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR J.R. LEHMAN

CITY CLERK – WENDY COOKE