



Bill No. 026

BY-LAW NUMBER 2023-

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 4, East Side of Nelson Square, Registered Plan 6 known municipally as: 193 and 197 Blake Street, shown on Schedule “A” to this By-law from General Commercial (C4) to Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-061.

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 193 and 197 Blake Street, shown on Schedule “A” to this By-law from General Commercial (C4) to Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX) in accordance with Schedule “A” attached to this By-law.
2. **THAT** the following Special Provisions be referenced in the implementing Zoning By-law for the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone associated with the subject lands:
 - a) That notwithstanding Table 5.3 of By-law 2009-141, a minimum exterior side yard setback of 1.6 metres shall be provided to a daylighting triangle in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - b) That notwithstanding Table 5.3 of By-law 2009-141, a minimum interior side yard setback of 1.2 metres shall be provided along the east lot line in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - c) That notwithstanding Table 5.3 of By-law 2009-141, a minimum lot area of 180.0m² shall be provided for each lot in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - d) That notwithstanding Table 5.3 of By-law 2009-141, a minimum landscaped open space of 30% shall be permitted for each lot in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - e) That notwithstanding Table 5.3 of By-law 2009-141, a maximum gross floor area of 120% per lot shall be permitted in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - f) That notwithstanding Table 5.3 of By-law 2009-141, a maximum building height of 12.7 metres shall be permitted in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - g) That notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 7.0 metres be permitted to the front face of the building (attached garage) in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - h) That notwithstanding Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 5.5 metres shall be permitted where a driveway abuts a porch in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;

- i) That notwithstanding Table 5.3, a maximum of 65% of the front yard shall be dedicated to parking in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law;
 - j) That notwithstanding Table 4.6 of By-law 2009-14, tandem parking shall be permitted in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone, in accordance with Schedule “B” attached to this By-law; and,
 - k) That notwithstanding Section 5.3.5.1, the required setback to a porch from a daylighting triangle shall be 0.0 metres, in the Residential Multiple Dwelling Second Density - Townhouse (RM2)(SP-XXX) zone , in accordance with Schedule “B” attached to this By-law.
3. **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.
4. **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 March, 2023.

READ a third time and finally passed this 29th day of March, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2023-



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