

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: Part of the North Half of Lot 3, All of the North Half of Lot 4 and Part of Lot 5, Concession 9 (Geographic Township of Innisfil); City of Barrie, County of Simcoe, known municipally as: 229 McKay Road West and 980 Veteran's Drive and as shown on Schedule "A" to this By-law, from the 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-653) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-654); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-265.

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 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential Special Provision' (R5)(SP-653) and 'Neighbourhood Residential Special Provision' (R5)(SP-654) 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 of Section 5.3.5 (h) and Section 14.5.6 of Zoning By-law 2009-141, a maximum lot coverage of 79%, inclusive of a street townhouse unit and all accessory buildings and structures, shall be permitted in the Neighbourhood Residential Special Provision (R5)(SP-654) zone.
3. **THAT** notwithstanding the provisions of Section 4.6.2.5 of Zoning By-law 2009-141, a minimum parking space width of 2.5 metres shall be permitted in the Neighbourhood Residential - Special Provision (R5)(SP-653) and (R5)(SP-654) zones.
4. **THAT** the provisions of Section 14.3.3.1 (b) of Zoning By-law 2009-141 shall not apply to a rear laneway in the Neighbourhood Residential - Special Provision (R5)(SP-653) and (R5)(SP-654) zones.
5. **THAT** notwithstanding the provisions of Section 14.5.6 of By-law 2009-141, the minimum front yard setback of 1.5 metres shall be provided adjacent to McKay Road West in the Neighbourhood Residential - Special Provision (R5)(SP-653) zone.
6. **THAT** notwithstanding the provisions of Section 14.5.9 (b) of By-law 2009-141, a minimum setback of 1.2 metres from the street line shall apply to accessory buildings and structures adjacent to a rear laneway in the Neighbourhood Residential - Special Provision (R5)(SP-654) zone.
7. **THAT** a minimum 0.5 metre wide permeable landscaped buffer area shall be required on both sides of any driveway or parking area of an interior townhouse unit in the Neighbourhood Residential - Special Provision (R5)(SP-653) and (R5)(SP-654) zones.
8. **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.

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

READ a first and second time this 6th day of December, 2023.

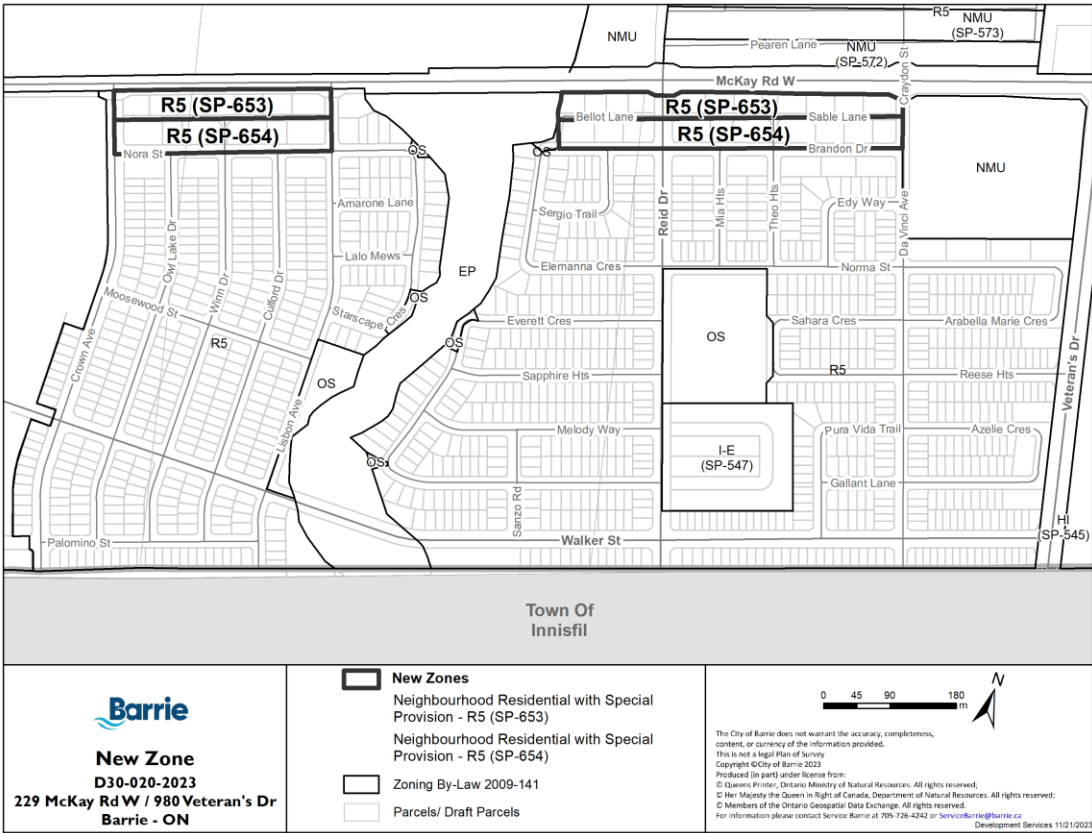
READ a third time and finally passed this 6th day of December, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2023-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE