



Bill No. 069

BY-LAW NUMBER 2024 -

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 7 & Blocks 19, 20 & 22; Part Lot 6 & Part Block 23 being Parts 2 & 5 on 51R-18592, S/T LT123922; Part Sperling Drive being Parts 8, 19 & 12 on 51R-23867; AND Part Lot 8 being Parts 5 & 14 on 51R-23867, S/T LT124906; Block 18, S/T LT123922; Part Sperling Drive being Parts 6 & 7 on 51R-23867, S/T Right as in LT249542; all on Plan 51M-344 in the City of Barrie, known municipally as: 29 and 35 Sperling Drive and as shown on Schedule "A" to this By-law, 'Highway Industrial' (HI) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions and Hold' (RA2-2)(SP-664)(H-168) and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-157.

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

1. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.78 parking spaces per unit in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-664)(H-168) zone;
2. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 5 metres is required in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-664)(H-168) zone;
3. **THAT** notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 52% is permitted in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-664)(H-168) zone;
4. **THAT** notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 499% is permitted in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-664)(H-168) zone;
5. **THAT** notwithstanding the provisions set out in Section 5.3.2 b) of Comprehensive Zoning By-law 2009-141, a maximum building height of 91.5 metres is permitted in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-664)(H-168) zone;
6. **THAT** a holding provision be placed on the subject lands, to be removed when the policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
 - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
 - b) That the owner/applicant undertake and agree to satisfy the requirements of a Phase 2 Environmental Site Assessment prior to site plan approval.
 - c) Section 6.4.2 e) iii) of the Official Plan [Affordable Housing].

7. **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.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 19th day of June, 2024.

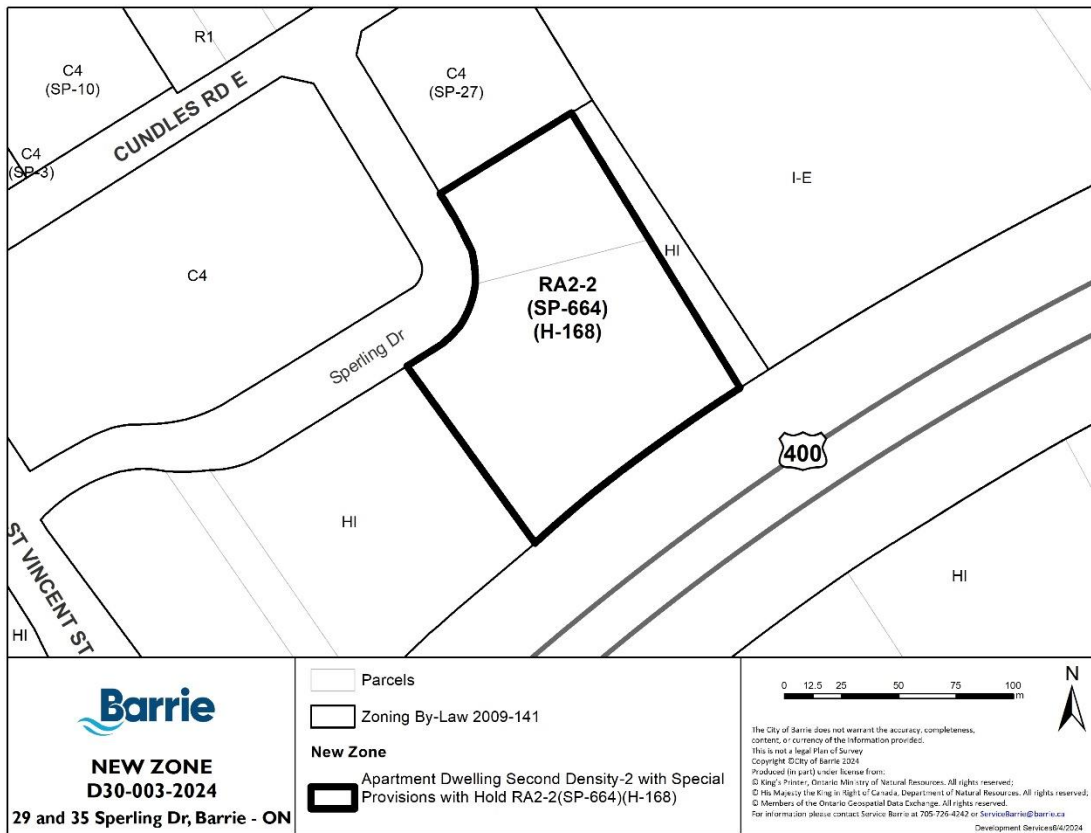
READ a third time and finally passed this 19th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024 -



THE CORPORATION OF THE CITY OF BARRIE

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