



Bill No. 021

BY-LAW NUMBER 2019-

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 the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 from Single Detached Residential Second Density (R2) to Residential Multiple Second Density (RM2) (SP-564).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-042.

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

1. **THAT** the zoning map is amended to rezone the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 from Single Detached Residential Second Density (R2) to Residential Multiple Second Density (RM2) (SP-564) 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 Section 4.6.1 Table 4.6 of By-law 2009-141, a minimum of 1.28 parking spaces per unit shall be required in the Residential Multiple Second Density (RM2)(SP-564) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 63 units per hectare shall be permitted in the Residential Multiple Second Density (RM2) (SP-564) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 3 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 5 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) of 81% of the lot area shall be permitted in the Residential Multiple Second Density (RM2)(SP-564) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be required in the Residential Multiple Second Density (RM2) (SP-564) zone.
8. **THAT** in accordance with Official Plan section 6.8 Height and Density Bonus, Community Benefit under Section 37 of the *Planning Act* (\$155,250.00) will be provided to the City in the form of funding towards the design and construction of a passive recreational trail connection to the Bear Creek Ecopark from Crawford Street; and 10% (\$15,525.00) of the total amount of this community benefit will be allocated to the "Community Facility Improvement Reserve".
9. **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.
10. **THAT** any subsequent application for redevelopment of the property municipally known as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651 proceed as one parcel.

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

READ a first and second time this 25th day of March, 2019.

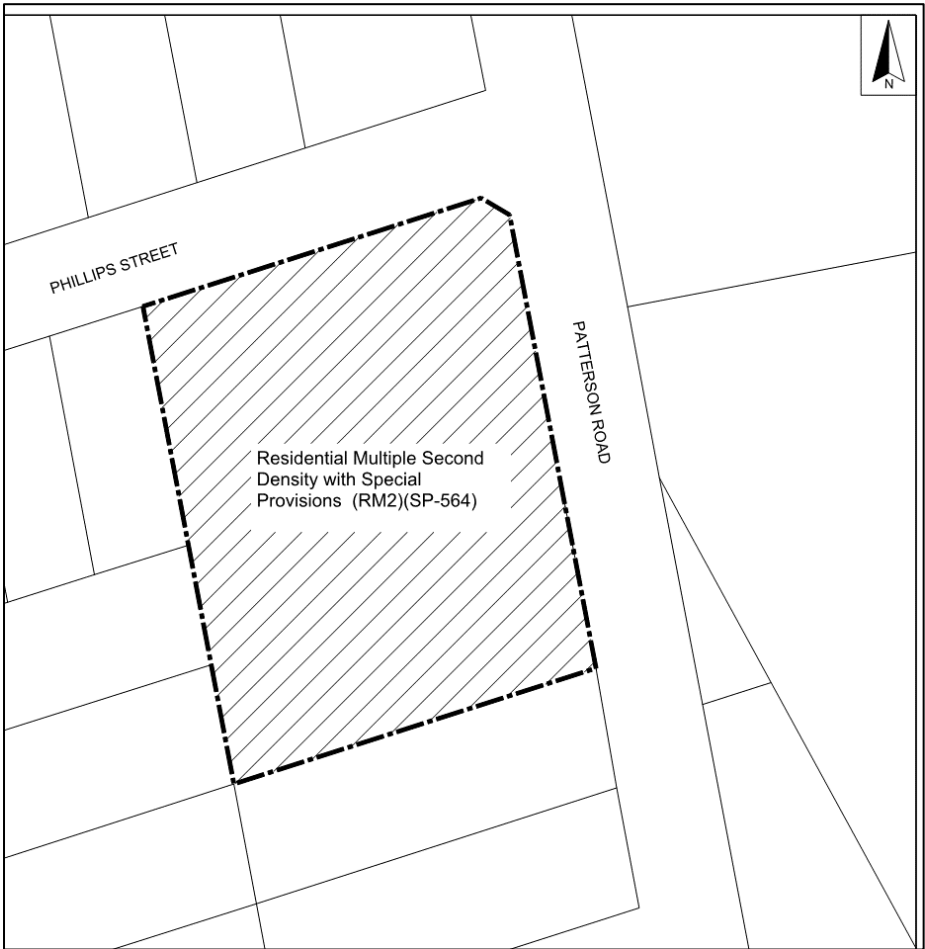
READ a third time and finally passed this 25th day of March, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “A”



Schedule “A” to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE