



Bill No. 069

**BY-LAW NUMBER 2021-**

**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 Block 27 on Plan 51M-1114, City of Barrie, County of Simcoe, municipally known as 821 Big Bay Point Road from Residential Single Detached Dwelling Third Density (R3), Residential Multiple Dwelling Second Density - Townhouse (RM2-TH) and Agriculture (A) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-607).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 21-P-017.

**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 Block 27 on Plan 51M-1114, City of Barrie, County of Simcoe, municipally known as 821 Big Bay Point Road from Residential Single Detached Dwelling Third Density (R3), Residential Multiple Dwelling Second Density - Townhouse (RM2-TH) and Agriculture (A) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-607) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
- 2) **THAT** those lands zoned as 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-607) in accordance with Schedule "A" attached to this By-law shall be permitted the following Special Provisions to the standards of Zoning By-law 2009-141:
  - A) Notwithstanding Table 5.3, a reduced front yard setback from Big Bay Point Road to 3.0 metres is permitted;
  - B) Notwithstanding Table 5.3, a reduced rear yard setback to the townhouse units to 6.49 metres is permitted;
  - C) Notwithstanding Section 5.3.3.2 d), a reduced depth of open space for secondary means of access to 6.49 metres is permitted;
  - D) Notwithstanding Section 5.3.5.1, a reduced front yard setback for a porch to 1.5 metres is permitted.
- 3) **THAT** the provisions of By-law 2009-141, as amended, applicable to the above-described lands as shown in Schedule "A" to this By-law shall continue to 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 9<sup>th</sup> day of August, 2021.

**READ** a third time and finally passed this 9<sup>th</sup> day of August, 2021.

**THE CORPORATION OF THE CITY OF BARRIE**

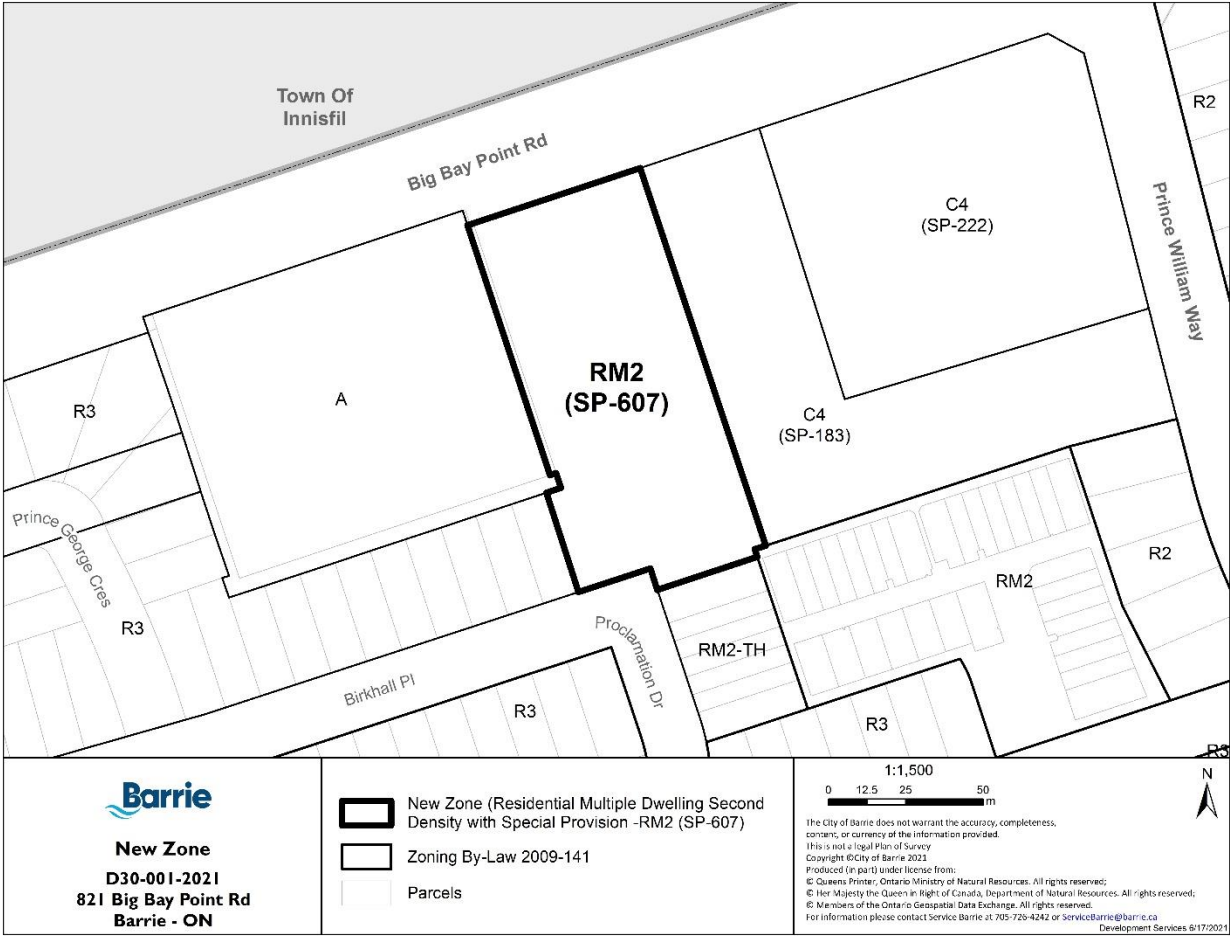
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

Schedule “A”



Schedule “A” to attached By-law 2021-XX

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE