

Bill No. 105

BY-LAW NUMBER 2025-

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 Dunlop Street on Plan 2, (closed by LT507517); and Part Water Lots 17 & 18, South Side of Dunlop Street, on Plan 2, being Part 1 on Plan 51R-44261; in the City of Barrie, County of Simcoe, known municipally as: 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street and as shown on Schedule "A" to this By-law, 'Central Area Commercial' (C1-1) to 'Central Area Commercial with Special Provisions, Hold' (C1-1) (SP-688) (H-172);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-205.

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 'Central Area Commercial-1' (C1-1) to 'Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172) 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 set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, a minimum parking ratio of 1.2 parking spaces per unit shall be provided in the Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172) zone;
3. **THAT** notwithstanding the provisions set out in Table 6.3, a maximum gross floor area of 1000% of the lot area is permitted in the Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172) zone;
4. **THAT** notwithstanding the provisions set out in Section 6.3.2, a maximum building height of 80 metres is permitted in the Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172) zone;
5. **THAT** notwithstanding the provisions set out in Table 6.3.7.1, a continuous landscaped buffer area is not required along the side and rear lots lines in the Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172) zone;
6. **THAT** a holding provision be placed on the subject lands zoned Central Area Commercial-1 with Special Provisions, Hold' (C1-1) (SP-688) (H-172), to be removed when the policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services and/or others as specified below:
 - 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 demonstrate that no interference and no adverse impacts on the municipal production wells due to known shallow and deep aquifer connections and the presence of known VOCs to the satisfaction of the Waste Management and Environmental Sustainability Department (Environmental Risk Management and Compliance Branch).

- c) The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the following:
 - i. The replacement of eight (8) municipal parking spaces to the satisfaction of the Transit and Parking Strategy Department;
 - ii. Confirmation of an easement over the City of Barrie lands to maintain access to Mulcaster Street;
 - iii. Demonstration of conformity to the affordable housing policies of the Official Plan; and,
 - iv. Demonstration that the overall design will not exceed 205 masl (metres above sea level) to the satisfaction of the Waste Management and Environmental Sustainability Department (Environmental Risk Management and Compliance Branch).
- 7. **THAT** the lands shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule “B” to the implementing Zoning By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
- 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 17th day of September, 2025.

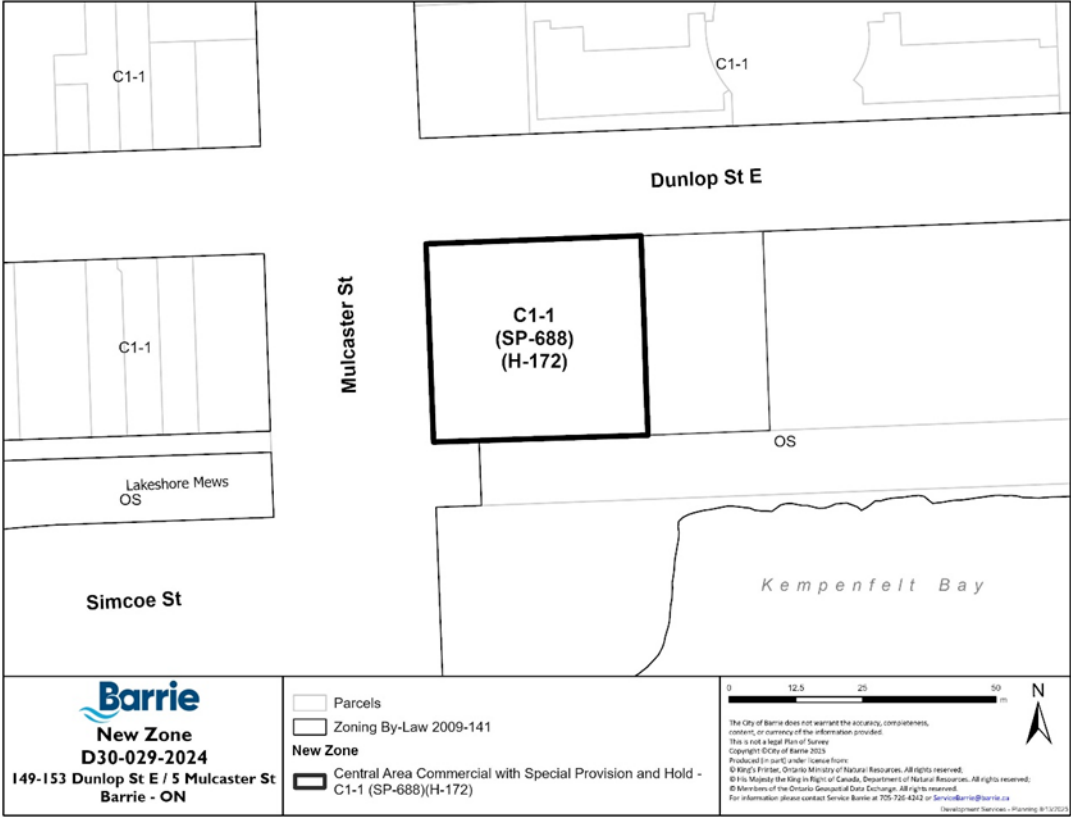
READ a third time and finally passed this 17th day of September, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

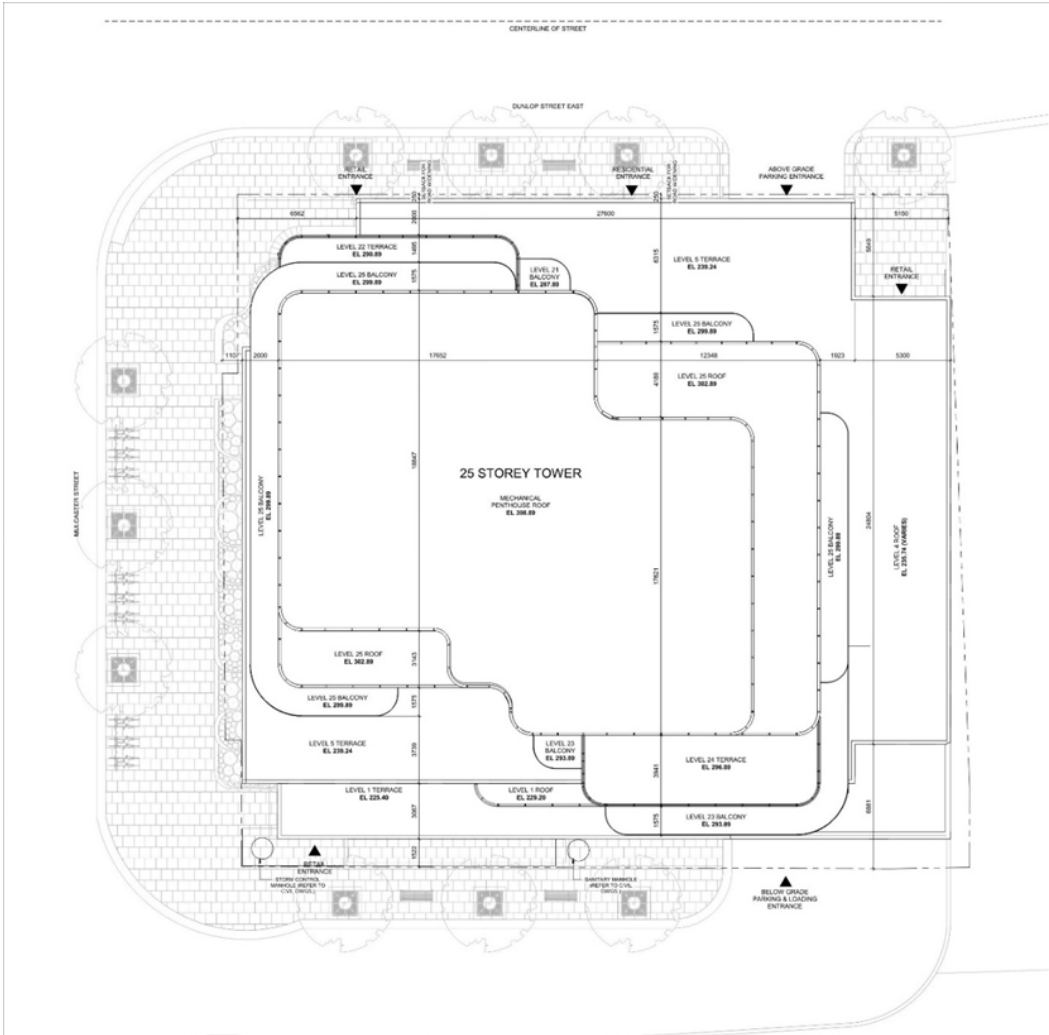
Schedule “A” to attached By-law 2025 - XXX



MAYOR – ALEX NUTTALL

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Schedule “B” to attached By-law 2025 – XXX



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