



Bill No. 097

**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 City of Barrie By-law 2009-141 to rezone lands being Lots 5, 6, 7 and 8, Concession 12, Plan 1213, and municipally known as 667, 669, 673, and 675 Yonge Street, shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-184;

**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 the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647), in Zoning By-law 2009-141 in accordance with Schedule "A" attached to this By-law.
2. **THAT** lands zoned 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, the location and configuration of amenity areas, and the location and configuration of landscape strips, drive aisles and parking areas.
3. **THAT** a maximum side yard setback (north) of 34.0 metres be permitted in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) zone.
4. **THAT** a minimum exterior side yard setback of 0.5 metre to the daylighting triangle be permitted in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) zone.
5. **THAT** the rear façade step-back shall not apply in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-547).
6. **THAT** a maximum building height of 36.5 metres be permitted in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) zone.
7. **THAT** a minimum setback of 0.5 metres to a underground parking be permitted in the 'Mixed Use Corridor – Special Provision 647' (MU2)(SP-647) zone.
8. **THAT** a minimum of 50% of the ground floor building frontages abutting public streets will consist of commercial or institutional uses.
9. **THAT** at time of site plan the applicant is encouraged to consider the following: creative garbage collection solutions, EV parking stations, and the use of Creeping Thyme and Clover grass.
10. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.

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

**READ** a first and second time this 20th day of September, 2023.

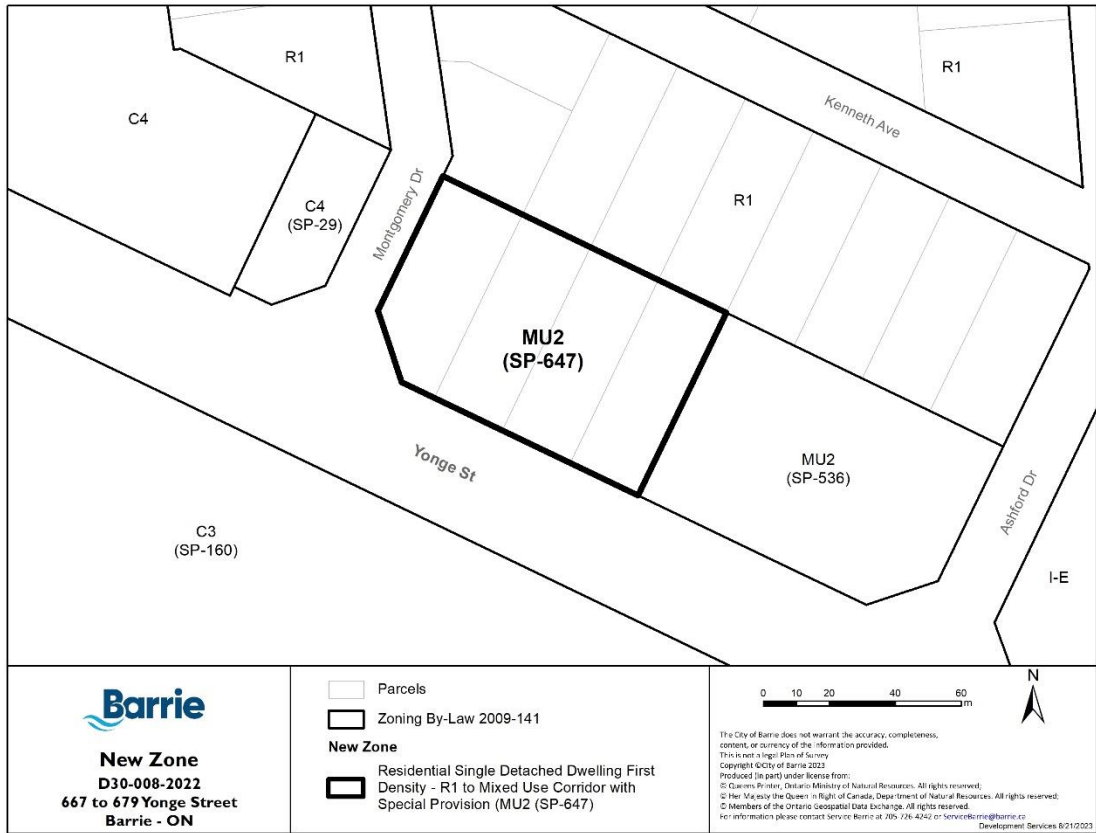
**READ** a third time and finally passed this 20th day of September, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2023-



**Barrie**  
**New Zone**  
**D30-008-2022**  
**667 to 679 Yonge Street**  
**Barrie - ON**

- Parcels
- Zoning By-Law 2009-141
- New Zone**
- Residential Single Detached Dwelling First Density - R1 to Mixed Use Corridor with Special Provision (MU2 (SP-647))

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 Development Services 8/21/2023

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE