



Bill No. 027

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: Part Lots 29 and 30, North side Elizabeth Street; Lot 21 and Part Lot 22, South side Elizabeth Street; on Plan 211 and known municipally as: 284 and 286 Dunlop Street West, 119 and 121 Henry Street, as shown on Schedule "A" to this By-law, from the General Commercial (C4) and Residential Multiple Dwelling First Density (RM1) zones to the Mixed Use Node with Special Provisions, Hold (MU1)(SP-656)(H-161); and,

AND WHEREAS the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2009-141 and has approved the recommendation; and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-054, and

WHEREAS authority is granted pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 to enact such amendments; and,

NOW THEREFORE be it enacted as a By-law of the City of Barrie the following:

1. **THAT** the Zoning map be amended to change the zoning 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-656)(H-161); 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 Section 5.4.4.0 of By-law 2009-141, a continuous landscaped buffer area of a minimum width of 1.2 metres and a continuous tight board fence with a minimum height of 2 metres shall be provided abutting lots within a residential zone in the 'Mixed Use Node – Special Provisions, Hold' (MU1)(SP-656)(H-161) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.3.1, Table 5.4.2, of By-law 2009-141, a maximum building height of 51 metres shall be permitted in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone.
4. **THAT** notwithstanding the provisions set out in Section 4.6, Table 4.6, of By-law 2009-141, commercial parking may be provided at a ratio of 1 space per 50 square metres of commercial ground floor area in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.2.2 of By-law 2009-141, an outdoor amenity area may be provided as unconsolidated at a ratio of 6.2 square metres per residential unit in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone.
6. **THAT** the Holding provision (H-161) be removed from site specific zoning on the subject lands, municipally known as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, when the following has been completed 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 the Environment, Conservation and Parks under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.

- 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 take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the *Planning Act*, R.S.O. 1990, c.P.13.

READ a first and second time this 27th day of March, 2024.

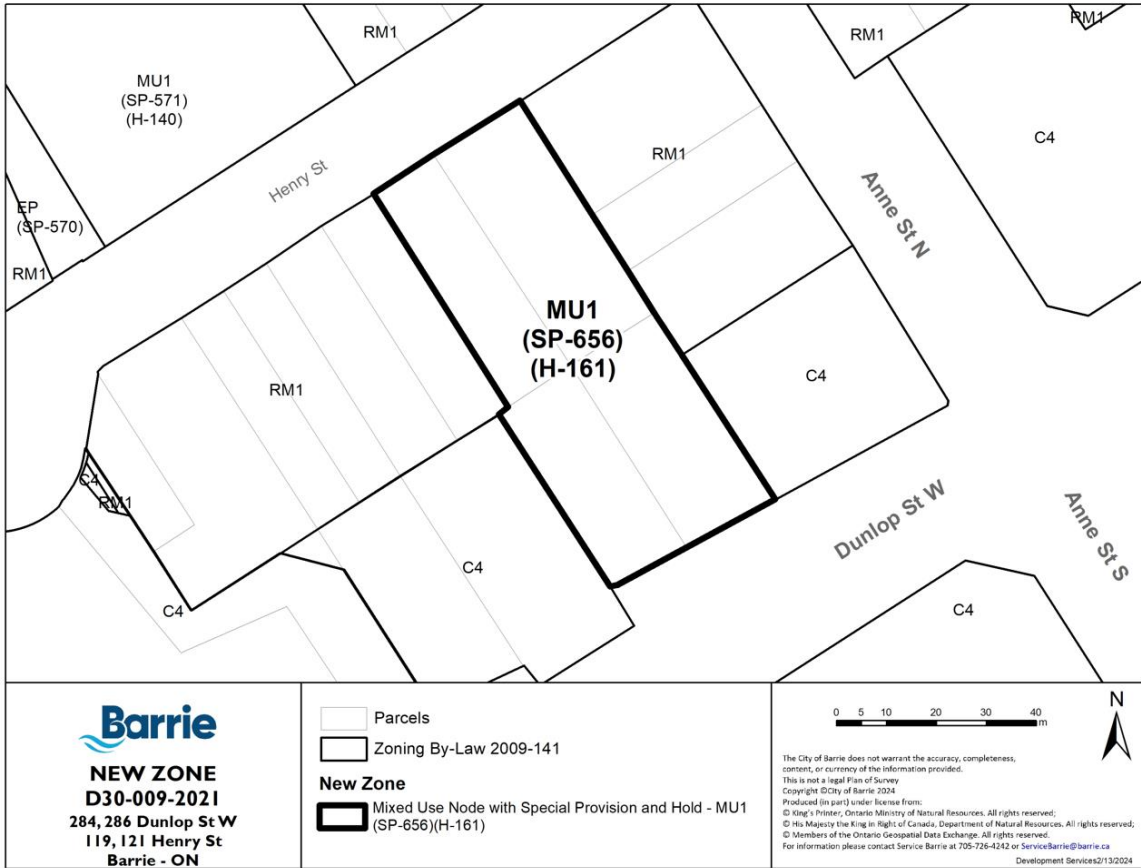
READ a third time and finally passed this 27th day of March, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE