



Bill No. 092

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 By-law 2009-141 to rezone lands legally described as Part of Lots 5, 6 & 7, Plan 67 and Part of Lot 7, Concession 12, Geographic Township of Innisfil, City of Barrie, known municipally as at 15 Harvie Road from 'General Commercial' (C4), 'Light Industrial' (LI) and 'Environmental Protection' (EP), to 'General Commercial with Special Provisions' (C4)(SP-640), 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-641), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-642), 'Institutional – Education with Special Provisions' (I-E)(SP-643), 'Open Space' (OS), and 'Environmental Protection' (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-161.

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 of the lands legally described as Part of Lots 5, 6 & 7, Plan 67 and Part of Lot 7, Concession 12, Geographic Township of Innisfil, City of Barrie, known municipally as at 15 Harvie Road from the 'General Commercial' (C4), 'Light Industrial' (LI) and 'Environmental Protection' (EP) zones, to the 'General Commercial with Special Provisions' (C4)(SP-640), 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-641), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-642), 'Institutional – Education with Special Provisions' (I-E)(SP-643), 'Open Space' (OS), and 'Environmental Protection' (EP) zones as illustrated in Schedule "A" attached to this By-law.
2. **THAT** the following site specific standards be referenced in the implementing Zoning By-law for the subject lands, as illustrated in Schedule "A" attached to this By-law:
 - a) Notwithstanding Table 6.2 of Zoning By-law 2009-141, the 'General Commercial with Special Provisions' (C4)(SP-640) zone will permit additional employment type uses, including:
 - i. Manufacturing, and Processing in wholly enclosed buildings
 - ii. Printing and Publishing
 - iii. Rental Store Excluding Video and Electronic Rentals
 - iv. Research/Development Facility
 - v. Self-Storage
 - vi. Truck Terminal
 - vii. Warehousing in wholly enclosed buildings excluding self-storage
 - viii. Wholesale Establishment
 - b) Notwithstanding Table 5.3 of Zoning By-law 2009-141, the 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-641) zone will permit specific site and built form standards as follows:
 - i. Apartment Buildings
 - Lot Frontage (min.): 24.0 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.): 5.0 metres
 - Exterior Side Yard (min.): 2.0 metres
 - Rear Yard Setback (min.): 5.0 metres
 - Gross Floor Area (max % of lot area): 250%
 - Lot Coverage (max. % of lot area): 50%
 - Landscaped Open Space (min % of lot area): 25%
 - Minimum General Amenity Area per Unit: 10 square metres

- c) Notwithstanding Table 5.3 of Zoning By-law 2009-141, the ‘Residential Multiple Dwelling Second Density with Special Provisions’ (RM2)(SP-642) zone will permit specific site and built form standards as follows:
- i. Back-to-Back Townhouses
 - Lot Area (min.): N/A
 - Lot Frontage (min.): 5.5 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.) 0.0 metres
 - Exterior Side Yard (min.) 2.0 metres
 - Rear Yard Setback (min.) 0.0 metres
 - End Unit Interior Setback (min.) 1.2 metres
 - Lot Coverage (max. % of lot area): N/A
 - Landscaped Open Space (min % of lot area): N/A
 - Maximum Height: 14.0 metres (3 storeys)
 - ii. Street Townhouses
 - Lot Area (min.): 160 square metres
 - Lot Frontage (min.): 6.0 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard (min.): 0.0 metres
 - Exterior Side Yard (min.): 2.0 metres
 - Rear Yard Setback (min.): 5.0 metres
 - End Unit Interior Setback (min.): 1.2 metres
 - Lot Coverage (max. % of lot area): 70%
 - Landscaped Open Space (min % of lot area): 20%
 - Maximum Height: 12.0 metres (3 storeys)
 - iii. Semi-detached Dwellings
 - Lot Area (min.): 190 square metres
 - Lot Frontage (min.): 7.2 metres
 - Front Yard Setback (min.): 3.0 metres
 - Interior Side Yard – one side (min.): 0.0 metres
 - Interior Side Yard – other side (min.): 1.2 metres
 - Exterior Side Yard (min.): 2.0 metres
 - Rear Yard Setback (min.): 5.0 metres
 - Lot Coverage (max. % of lot area): N/A
 - Landscaped Open Space (min % of lot area): 25%
 - Maximum Height: 12.0 metres (3 storeys)
- d) Notwithstanding Table 7.2 of Zoning By-law 2009-141, the ‘Institutional – Education with Special Provisions’ (I-E)(SP-643) zone will permit an alternate use if a school is not constructed, in accordance with the specific site and built form standards outlined in the (RA1-3)(SP-641) and (RM2)(SP-642) zones.
3. **THAT** the remaining provisions of Comprehensive Zoning 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.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 16th day of August, 2023.

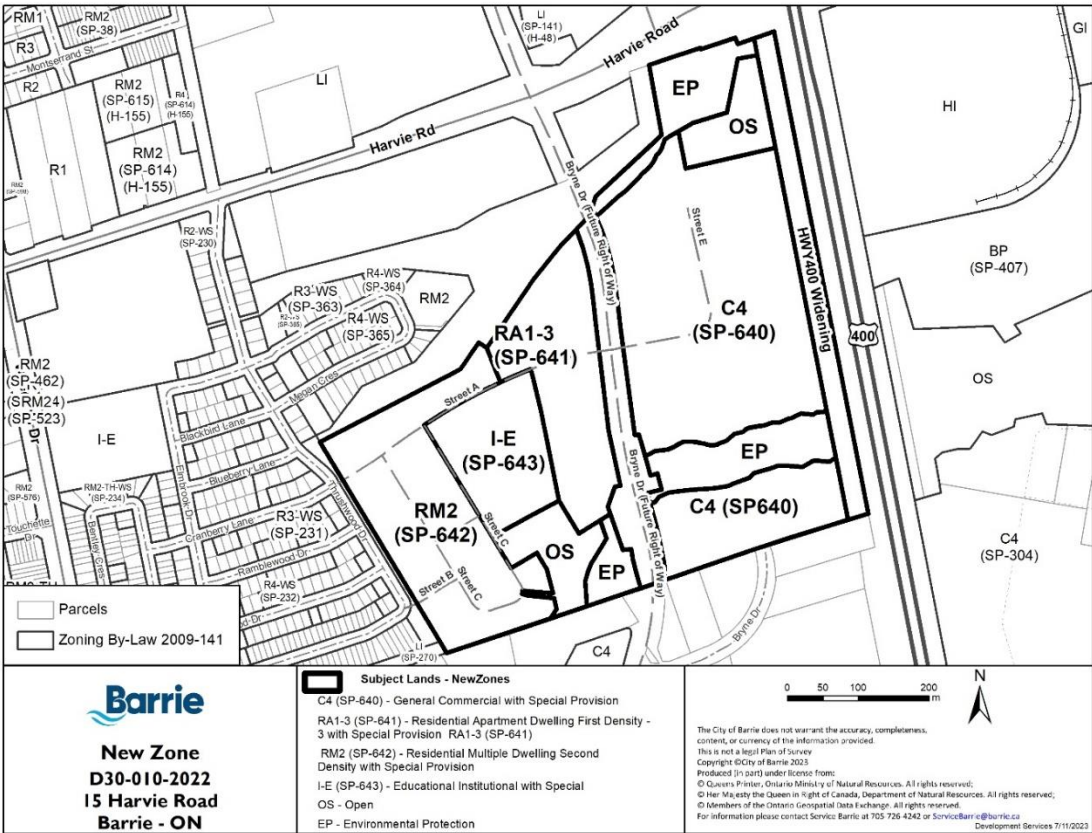
READ a third time and finally passed this 16th day of August, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

DEPUTY CITY CLERK –TARA MCARTHUR

Schedule “A” to attached By-law 2023-



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DEPUTY CITY CLERK – TARA MCARTHUR