



Bill No. 072

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 known municipally as 27, 31, 33, 35, 41 and 43 Essa Road and 259 and 273 Innisfil Street as shown on Schedule "A" to this By-law from 'Central Area Commercial' (C1-1) and 'Light Industrial' (LI) to 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-166.

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' (C1-1) and 'Light Industrial' (LI) to 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) 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 4.5.8 – Rail Setbacks Standards in By-law 2009-141, a setback of 15 metres is permitted on lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking Standards in By-law 2009-141, a minimum parking standard is not required on lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
4. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, building height is permitted on the lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as follows:
 - a. A maximum podium height of 20.0 metres (6 storeys); and,
 - b. Tower heights to a maximum of 23 storeys (79.0 metres), 26 storeys (90.0 metres) and 39 storeys (127.0 metres) excluding mechanical penthouse and other exclusions as defined for the measurement of building height.
5. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum coverage of 2% of the lot area is required for commercial uses on lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
6. **THAT** notwithstanding section 6.3.7.1 of By-law 2009-141, a minimum 3 metre wide landscape buffer along all side and rear lot lines is not required, however, a 2.5 metre landscape buffer is required along the Innisfil Street lot line for lands zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166).
7. **THAT** the Holding symbol (H-166) can be removed from site specific zoning 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as shown on Schedule "A" attached to this By-law, when the following has been submitted to the satisfaction of the Executive Director of Development Services:
 - a. A Certificate of Property Use and/or Record of Site Condition, as 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;

- b. Confirmation of rail safety and noise mitigation from Metrolinx and the Barrie Collingwood Railway (BCRY), including any requirements to support the setback from the BCRY line as reduced by this By-law; and,
 - c. Incorporation of a publicly accessible connection for direct community access from Innisfil Street to Essa Road and the Barrie Allandale Transit Terminal and Barrie Allandale GO service.
8. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot zoned 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-662)(H-166) as if no severance, partition, or division had occurred.
9. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
10. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 19th day of June, 2024.

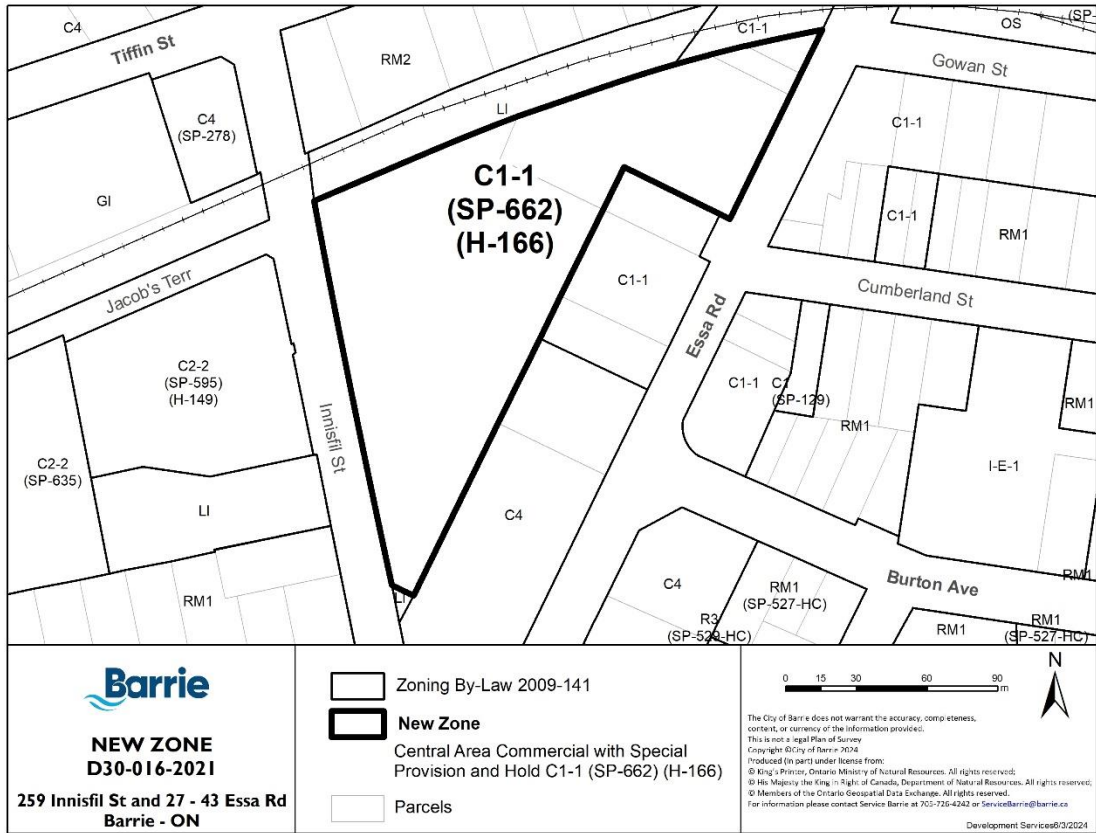
READ a third time and finally passed this 19th day of June, 2024.

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