

Bill No. 104

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 Lot 11, Concession 14 (INNISFIL) being Part 1 on Plan 51R-31214; Part Lot 11, Concession 14 (INNISFIL) being Part 2 on Plan 51R-44929; and Part Lots 1 & 2 on Plan 1046 being Parts 1 & 2 on Plan 51R-44929; in the City of Barrie, County of Simcoe; municipally referred to as: 375, 389 & 393 Yonge Street, Barrie and as shown on Schedule "A" to this By-law, 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-264) zones to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-200.

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 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-264) zones to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone pursuant to the City of Barrie Comprehensive 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, the minimum parking ratio of 0.85 parking spaces per unit shall be provided in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
3. **THAT** notwithstanding the provisions set out in Section 4.6.2.5, a minimum drive aisle width of 6 metres is required in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
4. **THAT** notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 1 metre for 70% of frontage shall be required in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
5. **THAT** notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, the requirement for a minimum 50 percent coverage of the first storey for commercial uses shall not apply in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 (a) of Comprehensive Zoning By-law 2009-141, the requirement for fully paved and seamless front yard connections to the abutting sidewalk shall not apply in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 (b) of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 2 metres is required for a ground floor indoor amenity space in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 (b) of Comprehensive Zoning By-law 2009-141, the building may encroach into the minimum front yard setback a maximum of 1.5 metres above the ground floor residential units in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.

9. **THAT** notwithstanding the provisions set out in Section 5.4.3.7 (b) of Comprehensive Zoning By-law 2009-141, a maximum front yard encroachment of 1.5 metres is permitted for porches associated with the ground floor residential uses in the 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.4.4.1 of Comprehensive Zoning By-law 2009-141, the maximum parking lot area coverage for an apartment dwelling shall be 41% in the 'Mixed Use Node with Special Provisions, Hold' (MU1) (SP-689)(H-173) zone.
11. **THAT** a holding provision be applied to the subject lands zoned 'Mixed Use Node with Special Provisions, Hold' (MU1) (SP-689)(H-173) to be removed when the below technical requirements have been addressed 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 Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
12. **THAT** lands zoned 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-689)(H-173) 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, as well as the location and configuration of landscape areas, amenity spaces and parking areas.
13. **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.
14. **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.

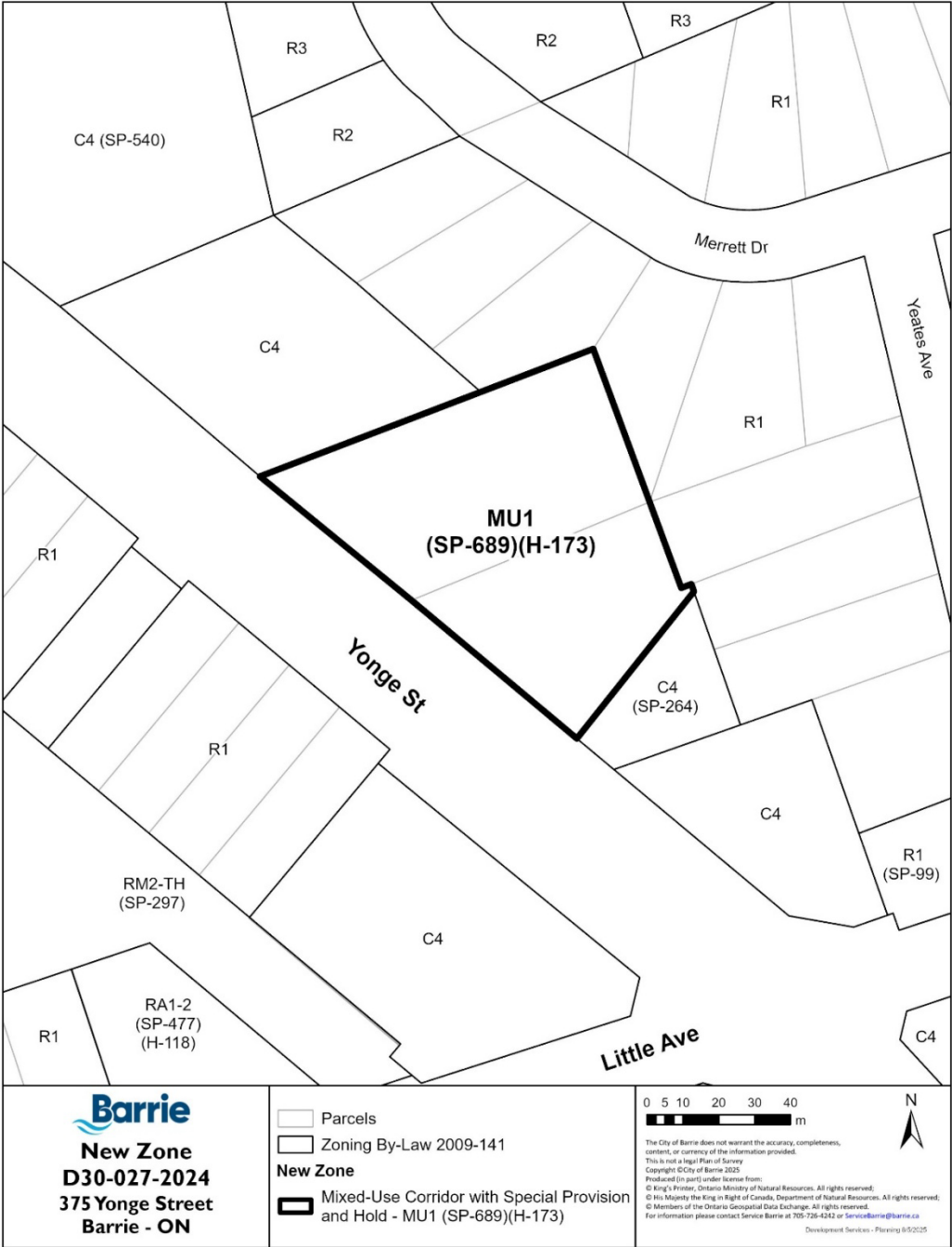
READ a third time and finally passed this 17th day of September, 2025.

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

CITY CLERK – WENDY COOKE

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



MAYOR – ALEX NUTTALL

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