



Bill No. 044

BY-LAW NUMBER 2019-

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 233, 237, 241 and 245 Dunlop Street West shown on Schedule "A" to this By-law from 'Residential Multiple Dwelling Second Density – Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) and 'Environmental Protection' (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-120.

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 233, 237, 241 and 245 Dunlop Street West from 'Residential Multiple Dwelling Second Density – Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) and 'Environmental Protection' (EP) 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 5.4.3.1 of By-law 2009-141, a minimum front yard setback of 0.5 metres is required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a minimum landscape buffer strip with a width of 2 metres is required along the east side lot line in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a minimum landscape buffer strip with a width of 1 metre is required along the south interior side lot line in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.4 of By-law 2009-141, a maximum building height of 26.5 metres is permitted in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4 of By-law 2009-141, a maximum building density of 196 units per hectare is permitted in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum east side yard setback of 19 metres is required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.4.3.2(a) of By-law 2009-141, front yard setback areas are not required to be fully paved in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.4.4.1 of By-law 2009-141, a maximum lot coverage of 50 percent is permitted for parking spaces and aisles for apartment dwellings in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
10. **THAT** notwithstanding the provisions set out in Section 4.6.2.3(b) of By-law 2009-141, a minimum parking rate of 1 space per 30 square metres of gross floor area for multiple commercial uses shall be required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
11. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.

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

READ a first and second time this 3rd day of June, 2019.

READ a third time and finally passed this 3rd day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE “A”



Schedule “A” to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE