



Bill No. 101

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 known municipally as 427, 429, 431, 435 and 437 Yonge Street shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed-use Corridor – Special Provision' (MU2)(SP-649).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-195.

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 427, 429, 431, 435, and 437 Yonge Street from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed-use Corridor – Special Provision' (MU2)(SP-649) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the definition as set out in Section 3.0 of By-law 2009-141, Yonge Street shall be deemed to be the front yard in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 a) of By-law 2009-141, a partially paved front yard shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) zone.
4. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a minimum front yard and side yard setback of 0.0 metres to the daylighting triangle is permitted in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-649) zone.
5. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 11.0 metres shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) zone.
6. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum lot coverage for parking areas of 42% is permitted in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-649) zone.
7. **THAT** notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.6 metres is permitted for a parking structure underground in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-649) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.4.3.5 of By-law 2009-141, a minimum first floor commercial coverage of 39% is permitted in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-649) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum rear yard setback of 20 metres to 33 metres shall be required in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) zone, in accordance with the L-shaped building identified on Schedule "B" attached to this By-law.
10. **THAT** lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-649) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.
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 20th day of September, 2023.

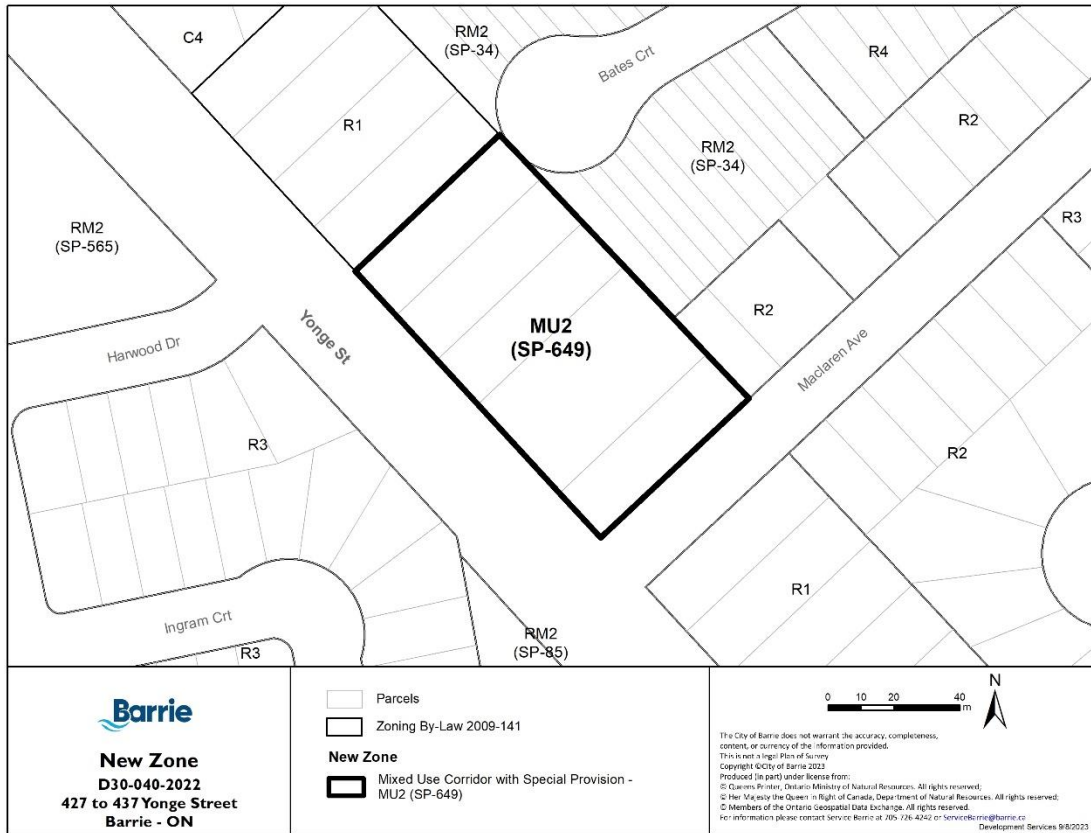
READ a third time and finally passed this 20th day of September, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

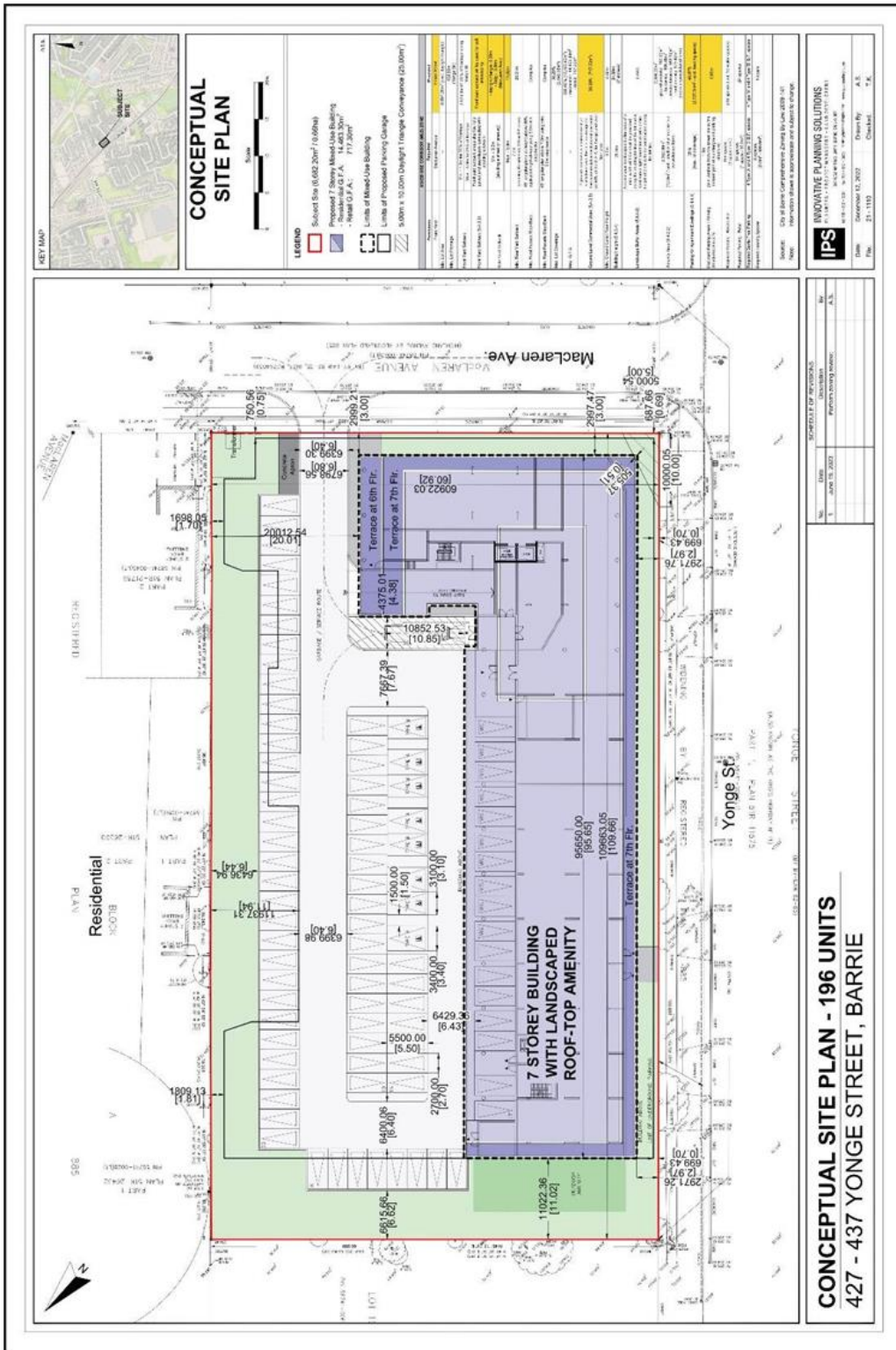
Schedule "A" to attached By-law 2023-



MAYOR – ALEX NUTTALL

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Schedule "B" to attached By-law 2023-



CONCEPTUAL SITE PLAN

LEGEND

- Subject Site (S.432.2017-10.698)
- Proposed 7 Storey Mixed Use Building
- Remainder of P.A. 44,483.20m²
- Remainder O.P.A. 177,200m²
- Limits of Mixed-Use Building
- Limits of Proposed Parking Garage
- 5,000m² x 10.00m Depth 1 (Range Convenience (20,000m²))

NO.	REMARKS	DATE
1	ISSUED FOR PUBLIC COMMENT	18/06/2023
2	REVISIONS TO ADDRESS COMMENTS	21/06/2023
3	FINAL PLAN FOR APPROVAL	21/06/2023

IPS
 INNOVATIVE PLANNING SOLUTIONS
 455 WILSON AVENUE SUITE 201
 BARRIE, ONTARIO L4L 1K1
 TEL: 705-946-9595
 DATE: 21/06/2023
 DRAWN BY: A.S.
 CHECKED: A.S.

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE