



Bill No. 007

BY-LAW NUMBER 2022-

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 the lands identified as Broken Lots 33, 135 & 136 S/S of Dunlop St. and Part of Water Lots 33, 135 & 136 lying in front of the Broken Lots in front of Part Lot 2; Parts 1 & 2 51R-32505; Part Location C113761, Part Bed of Kempenfelt Bay in front of Dunlop Street Part Lot 2; Parts 3 & 4 51R-53529; Part Dunlop Street lying S/Sampson Street Part Lot 2 Part 5 51R-34529 (Closed by By-law SC475354); S/T Easements as in Ba315511/RO1428241; SC475394; SC475391, SC475392 & SC475393; in The City of Barrie being all of Pin: 58795-0613(Lt), municipally known as 217 Dunlop Street East from Central Area Commercial -1 (C1-1) and Transition Centre Commercial-1 (C2-1) to Transition Centre Commercial-1 (C2-1)(SP-608).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 21-P-033.

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 Broken Lots 33, 135 & 136 S/S of Dunlop Street and Part of Water Lots 33, 135 & 136 lying in front of the Broken Lots in front of Part Lot 2; Parts 1 & 2 51R-32505; Part Location C113761, Part Bed of Kempenfelt Bay in front of Dunlop Street Part Lot 2; Parts 3 & 4 51R-53529; Part Dunlop Street lying S/Sampson Street Part Lot 2 Part 5 51R-34529 (Closed by By-law SC475354); S/T Easements as in Ba315511/RO1428241; SC475394; SC475391, SC475392 & SC475393; in The City of Barrie Being all of Pin: 58795-0613(Lt), municipally known as 217 Dunlop Street East from Central Area Commercial -1 (C1-1) and Transition Centre Commercial-1 (C2-1) to Transition Centre Commercial-1 (C2-1)(SP-608) 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 6.3.1 of By-law 2009-141, a minimum interior side yard setback of 6.0 metres adjoining a Residential Zone shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
3. **THAT** notwithstanding the provisions set out in Table 6.3.1 of By-law 2009-141, a minimum interior side yard setback of 6.0 metres adjoining a Commercial Zone shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
4. **THAT** notwithstanding the provisions set out in Table 6.3.1 of By-law 2009-141, a maximum permitted gross floor area of five hundred ninety-five (595) times the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
5. **THAT** notwithstanding the provisions set out in Tables 6.3.1 and 6.3.2 of By-law 2009-141, a maximum building height of 49.5 metres shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
6. **THAT** notwithstanding the provisions set out in Tables 6.3.1 and 6.3.2 of By-law 2009-141, a maximum building height of 49.5 metres within 5.0 metres of the front lot line and of 49.5 metres beyond 5.0 metres of the front lot line shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
7. **THAT** notwithstanding the provisions set out in Table 6.3.2 of By-law 2009-141, the minimum coverage for commercial uses of 0.0 % of the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
8. **THAT** notwithstanding the provisions set out in Sections 4.8.2.1 and 6.3.7.1 of By-law 2009-141, the minimum landscaped buffer width along a public street, along the side yard abutting a Residential Zone, along the side yard abutting a Commercial Zone, and along the rear yard shall be variable and shall be 0.0 metres in some locations the Transition Centre Commercial C2-1 (SP-608) Zone.

9. **THAT** notwithstanding the provisions set out in Section 4.6. By-law 2009-141, residential tandem parking spaces shall be permitted in the Transition Centre Commercial C2-1 (SP-608) Zone.
10. **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 continue to apply to the said lands except as varied by this By-law.
11. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

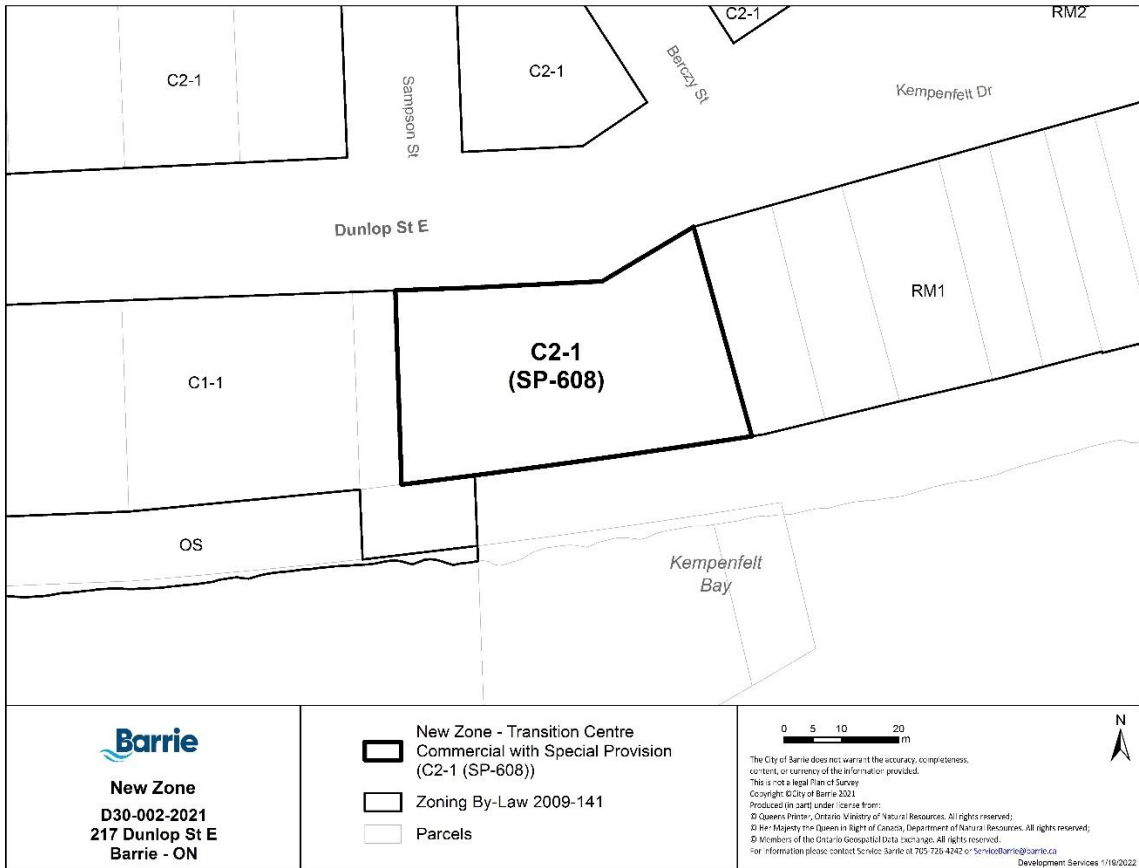
READ a first and second time this 31st day of January 2022.

READ a third time and finally passed this 31st day of January 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

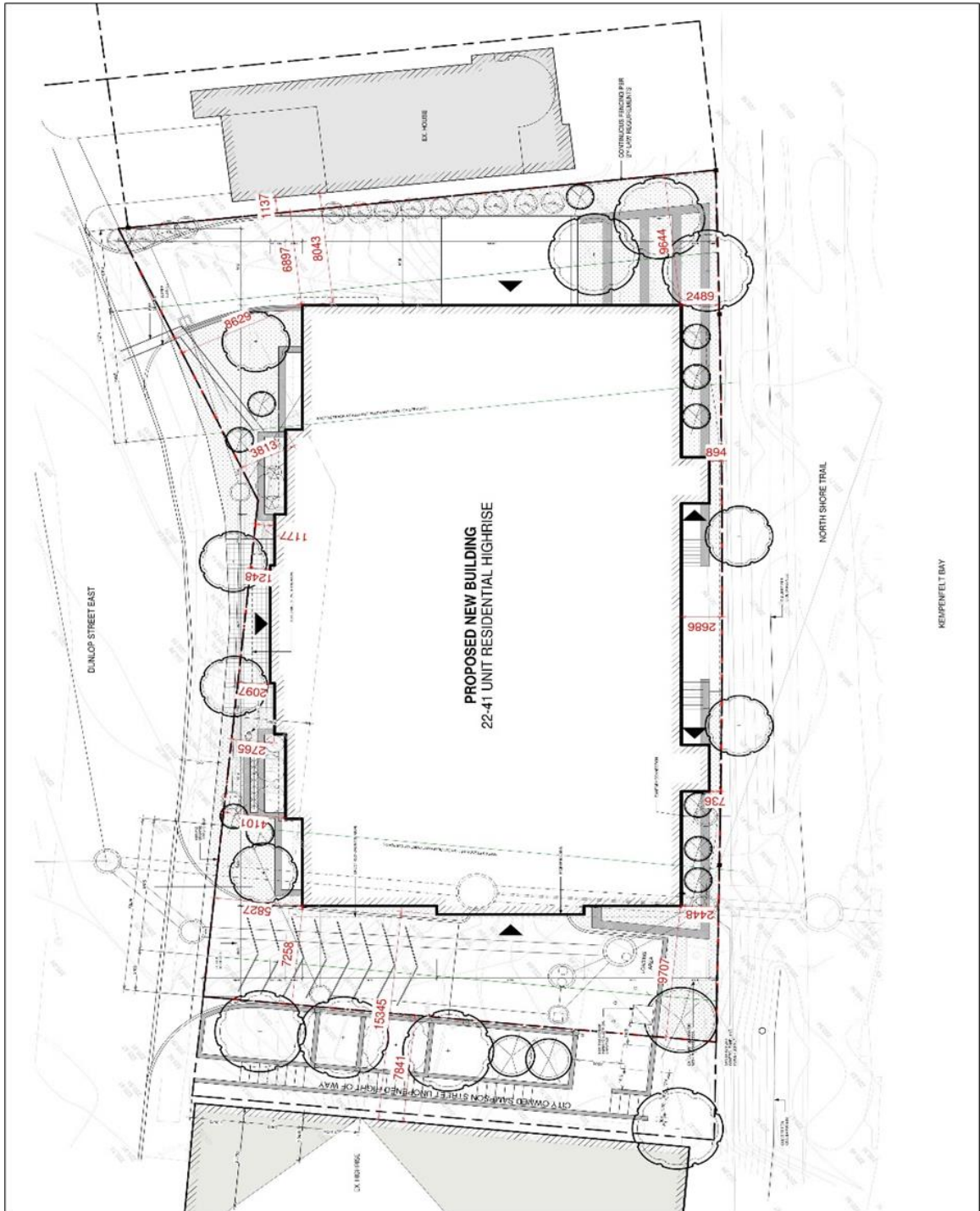
CITY CLERK – WENDY COOKE



Schedule "A" to attached By-law 2022-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE



Schedule "B" to attached By-law 2019-XX

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE