



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 lands described as a consolidation of various properties - Lots 27, 28 & 29 n/s Dunlop Street, Plan 2 and Lots 37, 38 & 39 s/s Collier Street, Plan 2, Barrie and municipally known as 129 Collier Street as shown on Schedule "A" to this By-law, from 'Transition Centre Commercial-1 (C2-1) to 'Transition Centre Commercial-1 with Special Provisions' (C2-1)(SP-624);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-P-053.

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 the lands identified as 129 Collier Street from Transition Centre Commercial-1 (C2-1) to Transition Centre Commercial-1 with Special Provisions (C2-1)(SP-624) in accordance with Schedule "A" attached to this By-law.
2. **THAT** notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, for the north tower, a side yard adjoining a Commercial Zone of 9.5 metres from the west property line and 7.5 metres from the east property line shall be permitted.
3. **THAT** notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, for the south tower, a side yard adjoining a Commercial Zone of 1.5 metres from the west property line and 6 metres from the east property line shall be permitted.
4. **THAT** notwithstanding the provisions set out in Table 6.3 and Section 6.3.2 of By-law 2009-141, a maximum building height of 45 metres for the north building, and 47 metres for the south building shall be permitted with a minimum 2 metre step-back taken above the third storey from street level on the front and rear lot lines.
5. **THAT** notwithstanding the provisions set out in Section 6.3.7 of By-law 2009-141, a variable landscape buffer width, with a minimum of 1.5 metres, shall be permitted.
6. **THAT** notwithstanding the provisions set out in Table 6.3.2 of By-law 2009-141, a minimum coverage for commercial uses of 1.9% shall be permitted.
7. **THAT** notwithstanding the provisions set out in Section 4.6.2.5 of By-law 2009-141, a minimum parking space width of 2.6 metres shall be permitted.
8. **THAT** notwithstanding the provisions set out in Section 4.6.2.5 of By-law 2009-141, a minimum drive aisle width of 6.0 metres for a drive aisle with parking at a 90-degree angle shall be permitted.
9. **THAT** notwithstanding the provisions set out in Table 4.6 and Section 4.6.1 of By-law 2009-141, the following provisions for minimum parking space per dwelling unit(s) for residential dwelling(s) shall be 0.85 parking space per dwelling unit.
10. **THAT** notwithstanding the provisions set out in Table 4.6 and Section 4.6.2 of By-law 2009-141, the following provisions for minimum parking spaces for commercial uses shall be 0 parking spaces per 24 square metres of commercial GFA.
11. **THAT** all floors of the building fronting on Collier Street and Dunlop Street West shall be required to comprise of residential and/or commercial uses to activate the street frontages.
12. **THAT** for the purposes of this by-law, the provisions of the Planning Act respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.
13. **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.

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

READ a first and second time this 14th day of December, 2022.

READ a third time and finally passed this 14th day of December, 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTAL

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2022-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE