



Bill No. 029

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 legally described as Parts 7, 8 and 20 Plan 51R-41367, Part of Lot 8, Concession 12, formerly Town of Innisfil, City of Barrie known municipally as 109 Park Place Boulevard, shown on Schedule "A" to this By-law from the 'General Commercial with Special Provisions' (C4)(SP-304) to 'General Commercial with Special Provisions' (C4)(SP-304)(SP-629).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-059.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the notwithstanding the provisions set out in site specific By-law 2010-130 as amended, for the 'General Commercial with Special Provisions' (C4)(SP-304) zone, Special Provision (SP-629) be added as follows:
 - a. Residential uses as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way are permitted with the following special provisions:
 - i. A maximum height of 67 metres (16 stories);
 - ii. A maximum of 475 residential dwelling units; and,
 - iii. A minimum of 1 parking space per residential dwelling unit.
2. **THAT** the remaining provisions of Comprehensive Zoning By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 29th day of March, 2023.

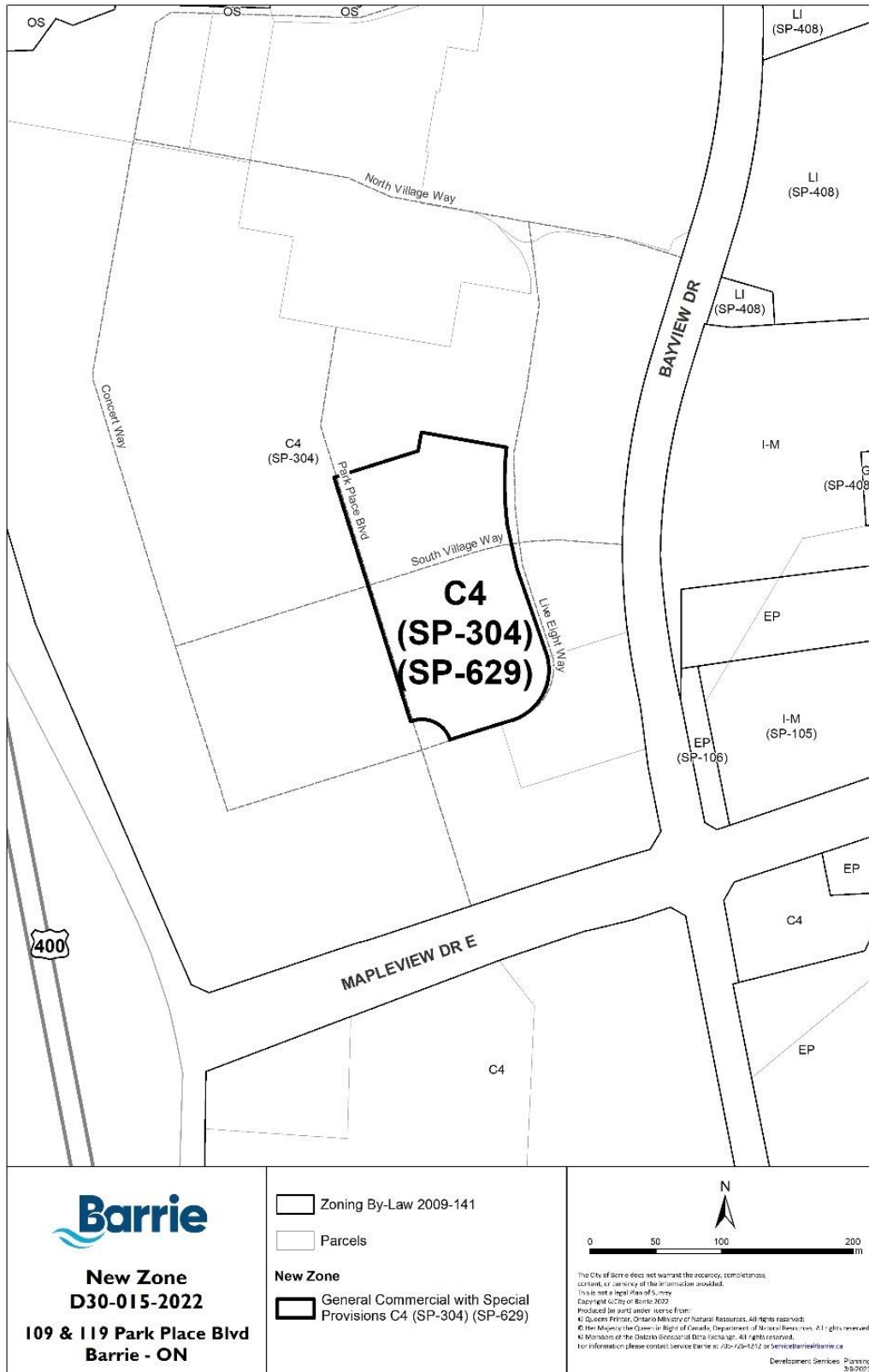
READ a third time and finally passed this 29th day of March, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

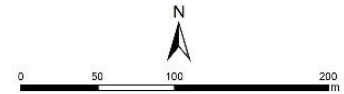
Schedule "A" to attached to By-law 2023-



New Zone
D30-015-2022
109 & 119 Park Place Blvd
Barrie - ON

- Zoning By-Law 2009-141
- Parcels

New Zone
General Commercial with Special Provisions C4 (SP-304) (SP-629)



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Development Services Planning
3/20/23

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE