

Bill No. 035

**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 described as: Lots 4 and 5, North side of Burton Street, Plan 433 (Allandale), in the City of Barrie, known municipally as: 181 Burton Avenue, and as shown on Schedule “A” to this By-law, from the ‘General Commercial’ (C4) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-630).

**AND WHEREAS** the Council of the Corporation of the City of Barrie adopted Motion 23-G-075.

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

1. **THAT** the zoning map be amended to change the zoning on the lands described as Lots 4 and 5, North side of Burton Street, Plan 433 (Allandale), in the City of Barrie, municipally known as 181 Burton Avenue from ‘General Commercial’ (C4) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-630) in Comprehensive Zoning By-law 2009-141, 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 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.90 parking space per unit in the Mixed Use Corridor - Special Provision (MU2)(SP-630) zone.
3. **THAT** notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, the minimum ground level floor height shall be 2.7 metres in the Mixed Use Corridor - Special Provision (MU2)(SP-630) zone.
4. **THAT** notwithstanding the provisions set out in Table 5.4.2 of Comprehensive Zoning By-law 2009-141, the maximum side yard setback of 12 metres shall be permitted in the Mixed Use Corridor - Special Provision (MU2)(SP-630) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 of Comprehensive Zoning By-law 2009-141, the front yard is not required to be fully paved in the Mixed Use Corridor - Special Provision (MU2)(SP-630) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4.4.1 of Comprehensive Zoning By-law 2009-141, the maximum parking lot area coverage for an apartment dwelling shall be 42% in the Mixed Use Corridor - Special Provision (MU2)(SP-630) zone.
7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
8. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 19<sup>th</sup> day of April, 2023.

**READ** a third time and finally passed this 19<sup>th</sup> day of April, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

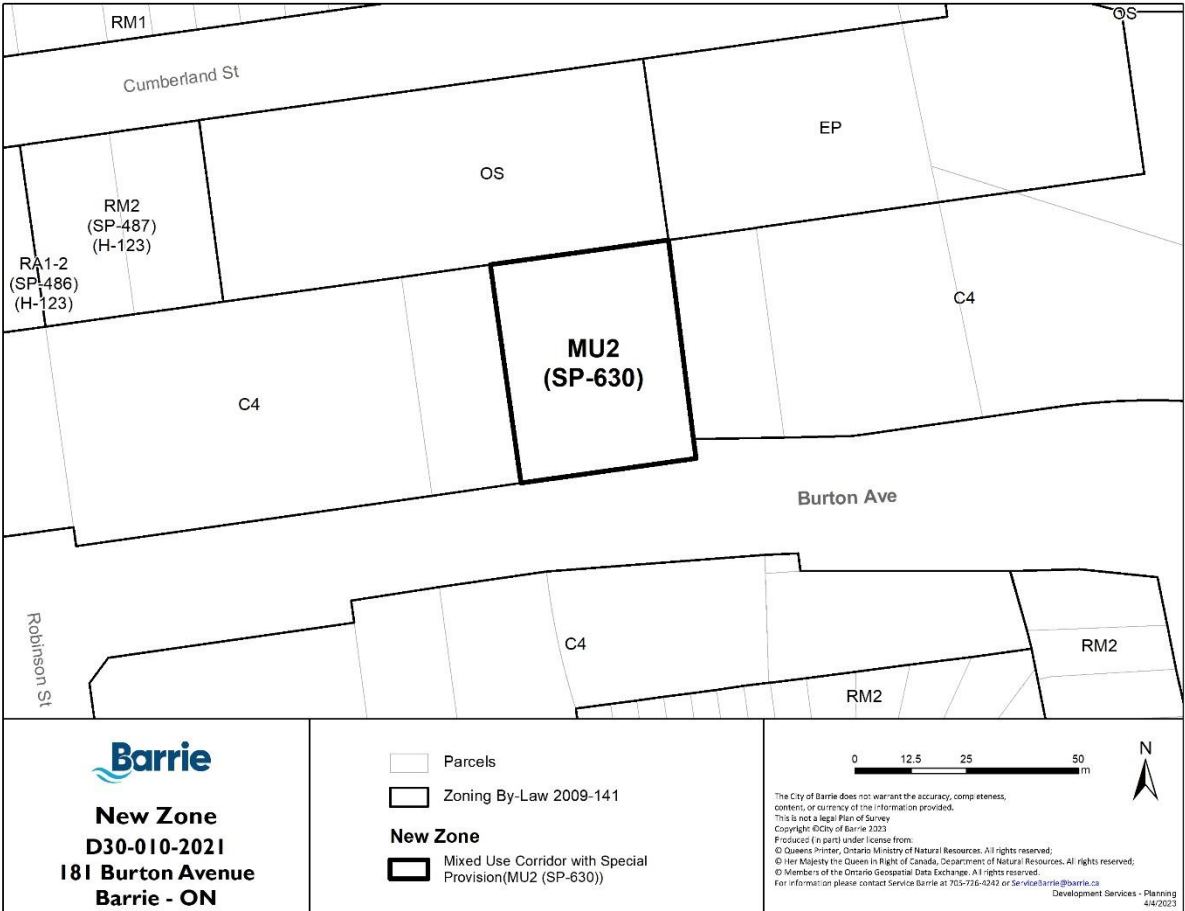
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule “A” to attached By-law 2023-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE