



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 Plan 30 Lots 7, 8, 9 and Part Lots 5, 6 & 10, City of Barrie, municipally known as 17 and 27 Jacob's Terrace, shown on Schedule "A" to this By-law from 'Light Industrial' (LI) to 'Transition Centre Commercial with Special Provisions, Hold' (C4)(SP-635)(H-157).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-120.

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 from 'Light Industrial' (LI) to 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-635)(H-157), pursuant to 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 in By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per residential unit.
3. **THAT** notwithstanding the provisions set out in Table 6.3 – Commercial Standards in By-law 2009-141, a minimum front yard setback of 4.0 metres is required.
4. **THAT** notwithstanding the provisions set out in Table 6.2 – Commercial Standards in By-law 2009-141, minimum side yard setbacks are permitted as follows:
 - a) West Side Yard – A side yard setback of 5.0 metres shall be required with an additional step back of at least 1.5 metres above a building height of 14.5 metres.
 - b) East Side Yard – A side yard setback of 11.0 metres shall be required with an additional step back of at least 1.5 metres above a building height of 14.5 metres.
5. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, building height is permitted as follows:
 - a) A maximum 4 storey podium, setback a minimum of 4.0 metres from the front lot line to a height of 14.5 metres with additional stepbacks of at least 1.5 metres;
 - b) A maximum 4 storey podium, setback a minimum of 10.0 metres from the lot flankage to a height of 14.5 metres with additional stepbacks of at least 1.5 metres; and,

- c) Maximum tower heights of 61.0 metres (19 storeys) and 73.0 metres (23 storeys) excluding mechanical penthouse and other exclusions as defined for the measurement of building height.
- 6. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, no minimum coverage for commercial uses is required.
- 7. **THAT** the Holding symbol (H-157) can be removed from site specific zoning 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-635)(H-157) as shown on Schedule "A" attached to this By-law, when the following has been submitted to the satisfaction of the Director of Development Services:
 - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition, as accepted by the Ministry of the Environment, Conservation and Parks under the Environmental Protection Act, prior to any site works or issuance of a Building Permit.
- 8. **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.
- 9. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 7th day of June 2023.

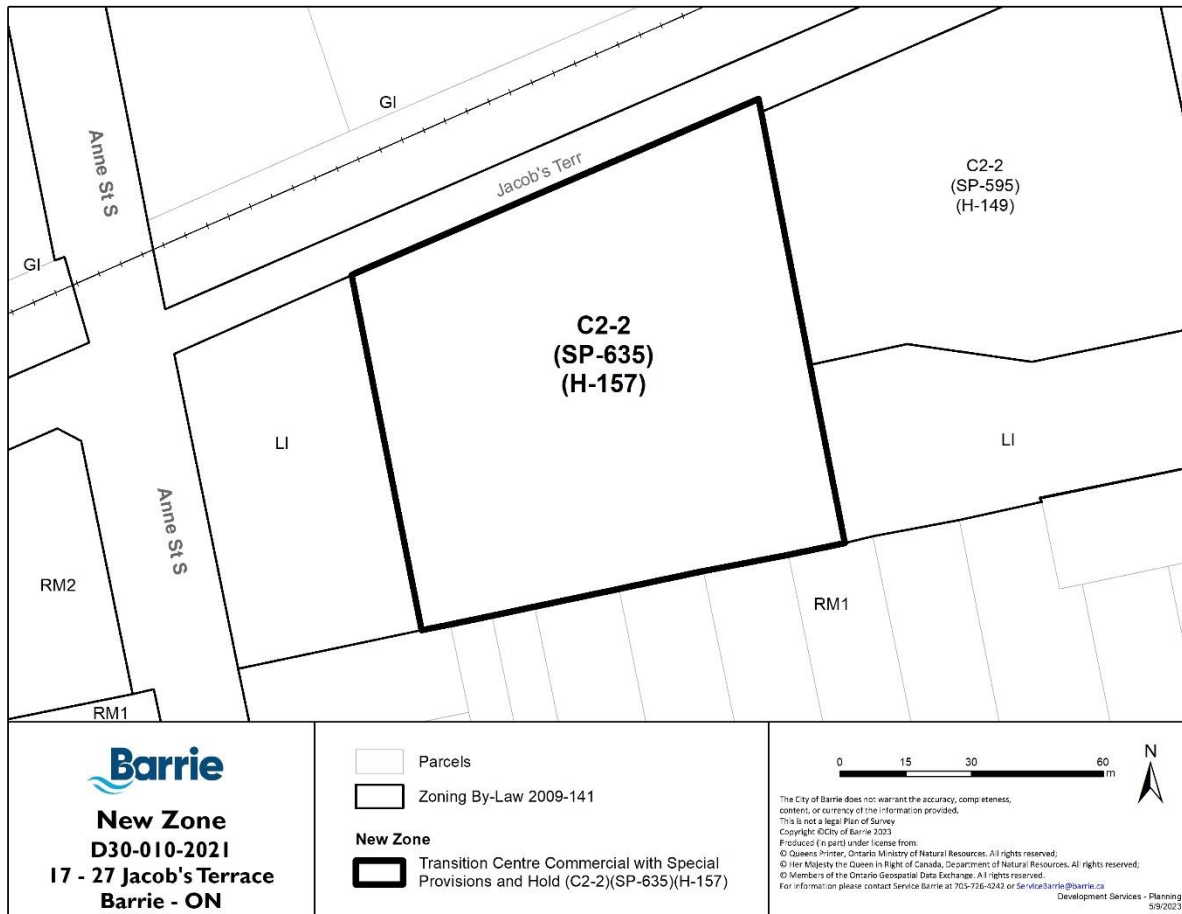
READ a third time and finally passed this 7th day of June, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2023-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE