

Bill No. 093

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 2 Pt Lot N Dunlop Street Pt Lots 52 AND 53 S Collier Street Plan 85 Lots 4 and 5 E, and municipally known as 49 Collier Street as shown on Schedule "A" to this By-law, from 'Central Area Commercial-2' (C1-2) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-664)(H-159);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-159.

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 'Central Area Commercial-2 (C1-2) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-664)(H-159), 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 in By-law 2009-141, a maximum Gross Floor Area, as percentage of the lot area, of 975% is permitted.
4. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a maximum building height of 20 metres (4-5 storeys) within 3 metres of the front lot line and the lot flankage along Owen Street; and beyond 3 metres of the lot frontage and flankage, a maximum building height of 109 metres (33 storeys) is permitted.
5. **THAT** notwithstanding the site-specific provision set out in number 4 above, balconies may project from the exterior wall of a building into a required step-back to a maximum of 1.6m.
6. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum of 50% of the ground floor building frontages abutting public streets will consist of commercial or institutional uses.
7. **THAT** notwithstanding section 6.3.7.1 of By-law 2009-141, a continuous landscape buffer of 3 metres is not required along the side and rear lot lines.
8. **THAT** the Holding symbol (H-159) can be removed from site-specific zoning 'Central Area Commercial with Special Provisions, Hold' (C1-2)(SP-664)(H-159) 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 MECP under the Environmental Protection Act, prior to any site works or issuance of a Building Permit.
9. **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.

10. **THAT** development be substantially in accordance with Schedule “B” of 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 16th day of August, 2023.

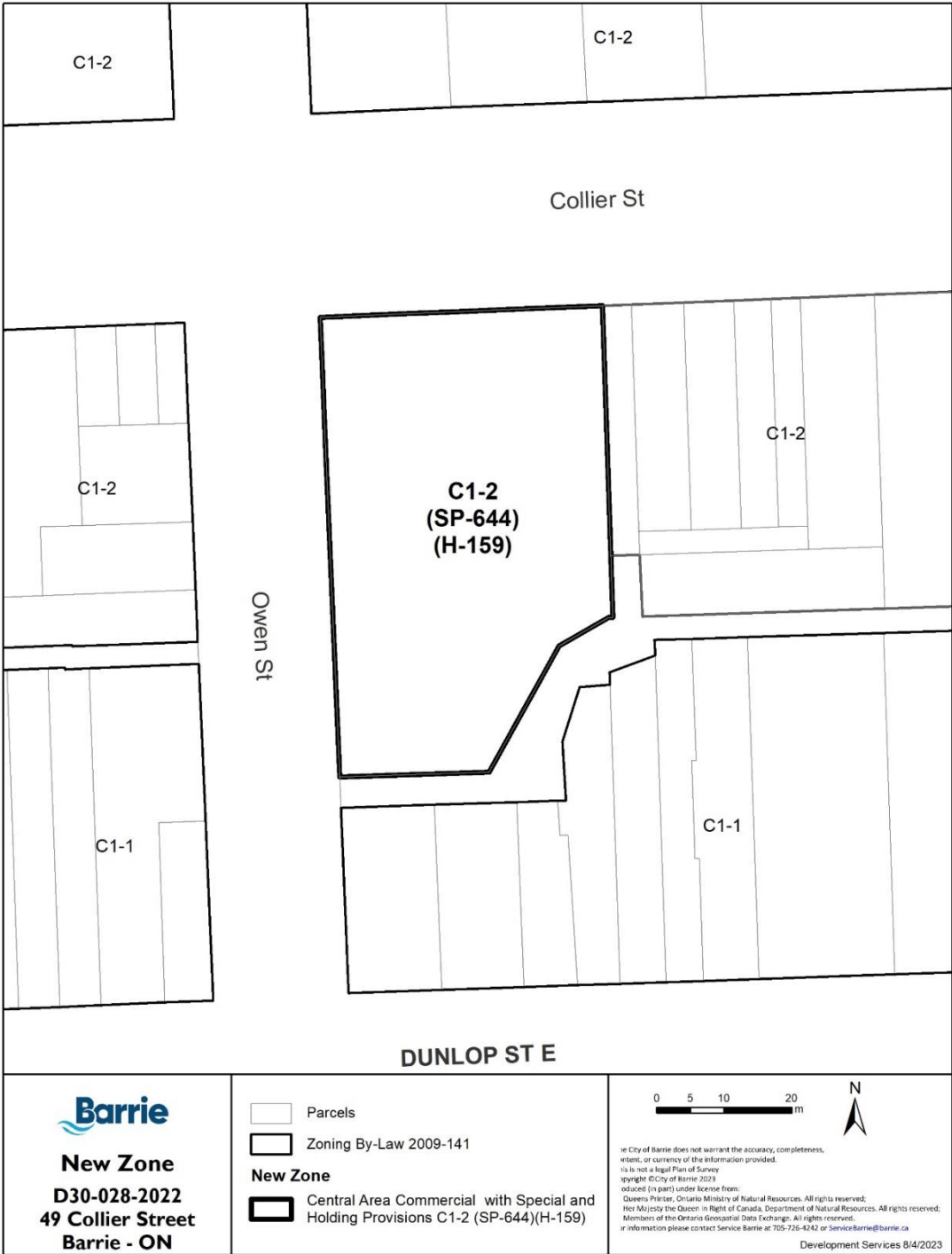
READ a third time and finally passed this 16th day of August, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

DEPUTY CITY CLERK – TARA MCARTHUR

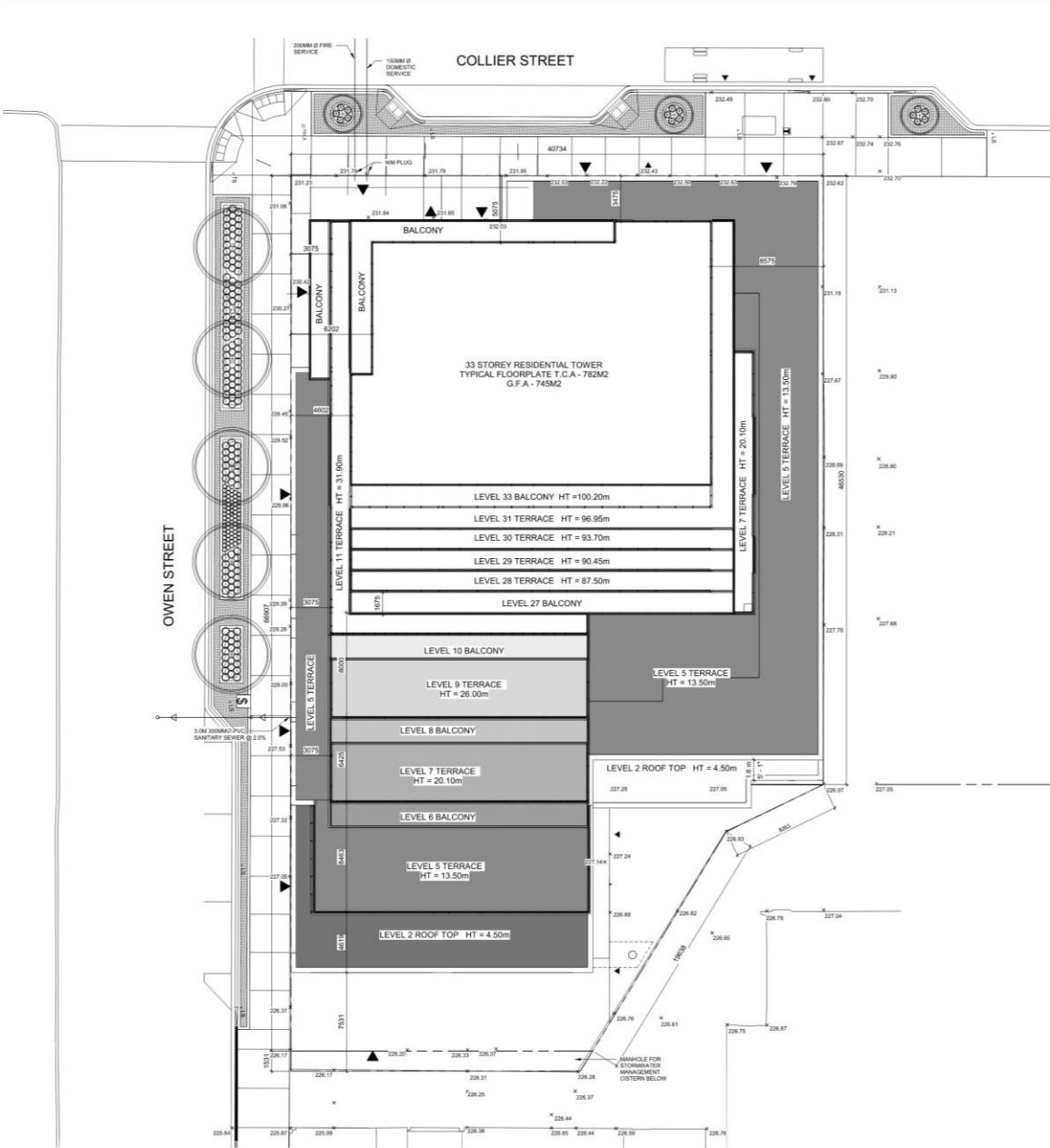
Schedule “A” to attached By-law 2023-



MAYOR – ALEX NUTTALL

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Schedule “B” to attached By-law 2023-



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