



Bill No. 071

BY-LAW NUMBER 2024 -

A By-law of The Corporation of the City of Barrie to amend City of Barrie By-law 2009-141 and Town of Innisfil By-law 054-04, 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 and Town of Innisfil By-law 054-04 to rezone lands described as: Part South Half of Lot 2, Concession 11, (former Town of Innisfil) and Block 281 on Plan 51M-1160, in the City of Barrie, County of Simcoe, and municipally known as: 901 Essa Road and 1, 3, 5, 7, 9, 13, 15, 17 and 19 Brown Bear Street in the City of Barrie, shown on Schedule "A" attached to this By-law from the 'Neighbourhood Mixed Use' (NMU) and 'Rural Residential' (RR) to 'Neighbourhood Mixed Use with Special Provisions, Hold' (NMU)(SP-661)(H-165); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-164.

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 'Neighbourhood Mixed Use' (NMU) zone in By-law 2009-141 and 'Rural Residential' (RR) in Town of Innisfil By-law 054-04 to 'Neighbourhood Mixed Use with Special Provisions, Hold' (NMU)(SP-661)(H-165) 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 Section 4.6.5.2 – Underground Parking Setbacks of Comprehensive Zoning By-law 2009-141, the minimum required setbacks to underground parking standards shall be 1.2 metres along Essa Road, 0.16 metres along Salem Road, 0.24 metres along Brown Bear Street and 0.48 metres along the northern property line in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
3. **THAT** notwithstanding the provisions set out in Table 4.6 of Comprehensive Zoning By-law 2009-141, the required parking shall be provided at a rate of 0.8 spaces per unit in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
4. **THAT** notwithstanding the provisions set out in Table 4.6 and Section 14.4 of Comprehensive Zoning By-law 2009-141, the required commercial and visitor parking shall be provided at a rate of 0.1 spaces per residential unit in the Neighbourhood Mixed Use Special Provision, Hold (NMU)(SP-661)(H-165) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.2.2 (b) of Comprehensive Zoning By-law 2009-141, the minimum required outdoor amenity area shall be provided at a rate of 9.6 square metres per dwelling unit and a minimum required indoor amenity shall be provided at a rate of 2.6 square metres per unit in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4.3.5 of Comprehensive Zoning By-law 2009-141, the minimum ground level commercial coverage shall be 20% in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
7. **THAT** notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the maximum building height shall be 15 storeys in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
8. **THAT** notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the maximum interim and general floor space index shall be 3.1 in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.

9. **THAT** notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the 45 degree angular plane at height above 80% equivalent of right of way using 3.0 metre minimum step backs shall not apply along the Brown Bear Street frontage in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
10. **THAT** notwithstanding the provisions set out in Section 14.6.2 of Comprehensive Zoning By-law 2009-141, the minimum frontage setbacks shall permit 100% of buildings within 5.0 metres of the front and exterior lot lines in the Neighbourhood Mixed Use - Special Provision, Hold (NMU)(SP-661)(H-165) zone.
11. **THAT** the Holding symbol (H-165) be removed from site specific zoning 'Neighbourhood Mixed Use - Special Provision, Hold' (NMU)(SP-661)(H-165) as shown on Schedule "A" attached to this By-law, when the following policies and technical requirements have been addressed to the satisfaction of the City of Barrie:
 - a) That the owner/applicant update hydrogeological information in support of the previously submitted D4 Assessment to the satisfaction of the City of Barrie prior to any site works or issuance of a Building Permit;
12. **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.
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 19th day of June, 2024.

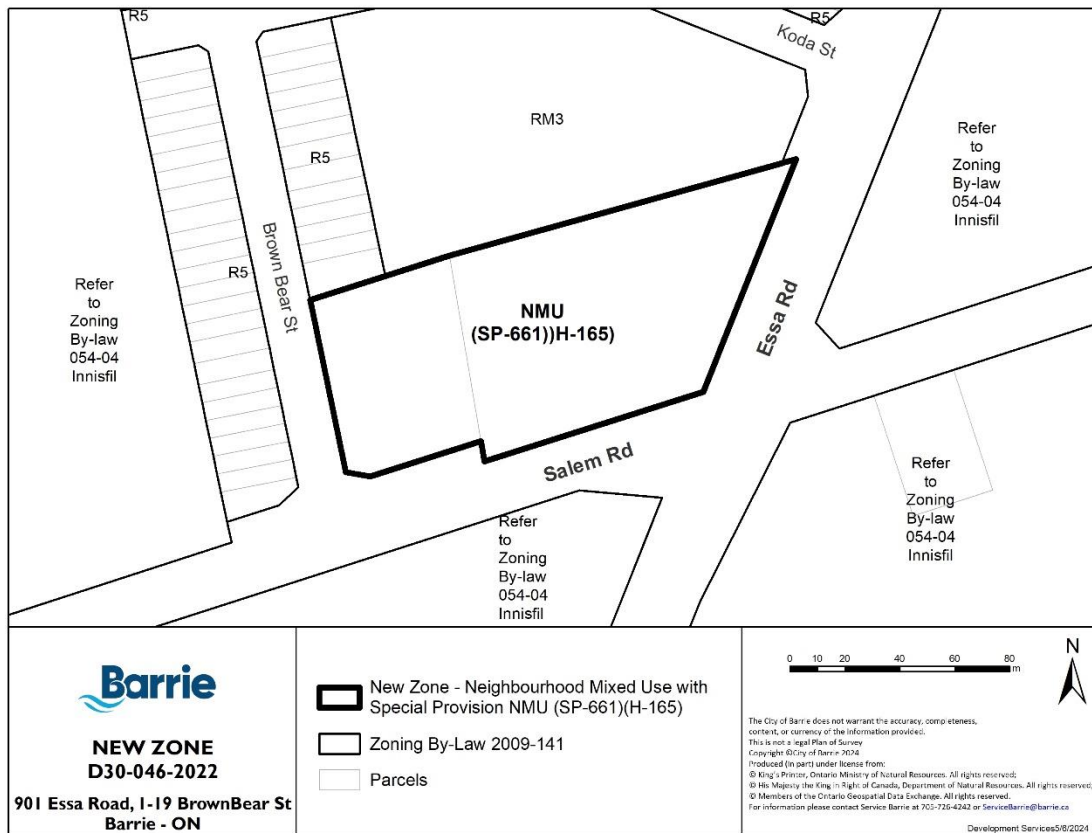
READ a third time and finally passed this 19th day of June, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024 -



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