



Bill No. 044

**BY-LAW NUMBER 2019-**

**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 known municipally as 233, 237, 241 and 245 Dunlop Street West shown on Schedule "A" to this By-law from 'Residential Multiple Dwelling Second Density – Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) and 'Environmental Protection' (EP).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 19-G-120.

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

1. **THAT** the zoning map is amended to change the zoning of 233, 237, 241 and 245 Dunlop Street West from 'Residential Multiple Dwelling Second Density – Special Provision 189, Hold-112' (RM2)(SP-189)(H-112) to 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) and 'Environmental Protection' (EP) 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 5.4.3.1 of By-law 2009-141, a minimum front yard setback of 0.5 metres is required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a minimum landscape buffer strip with a width of 2 metres is required along the east side lot line in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a minimum landscape buffer strip with a width of 1 metre is required along the south interior side lot line in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.4 of By-law 2009-141, a maximum building height of 26.5 metres is permitted in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4 of By-law 2009-141, a maximum building density of 196 units per hectare is permitted in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum east side yard setback of 19 metres is required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.4.3.2(a) of By-law 2009-141, front yard setback areas are not required to be fully paved in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.4.4.1 of By-law 2009-141, a maximum lot coverage of 50 percent is permitted for parking spaces and aisles for apartment dwellings in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
10. **THAT** notwithstanding the provisions set out in Section 4.6.2.3(b) of By-law 2009-141, a minimum parking rate of 1 space per 30 square metres of gross floor area for multiple commercial uses shall be required in the 'Mixed-use Corridor – Special Provision No. 566' (MU2)(SP-566) zone.
11. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.

12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 3<sup>rd</sup> day of June, 2019.

**READ** a third time and finally passed this 3<sup>rd</sup> day of June, 2019.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

SCHEDULE "A"



Schedule "A" to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE