



Bill No. 030

**BY-LAW NUMBER 2023-030**

**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: Part Lots 11, 12, 13, 14 and 15, South Side of McDonald and Sophia Streets, on Plan 31, known municipally as: 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and, 58 and 60 Clapperton Street from 'Residential Apartment Dwelling Second Density – 1' (RA2-1) and 'Transition Centre Commercial – 1 – Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-062

**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 on lands described as: Part Lots 11, 12, 13, 14 and 15, South Side of McDonald and Sophia Streets, on Plan 31, known municipally as: 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and, 58 and 60 Clapperton Street from 'Residential Apartment Dwelling Second Density – 1' (RA2-1) and 'Transition Centre Commercial – 1 – Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) 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 6.3.1 of By-law 2009-141, a minimum north exterior side yard setback of 3 metres is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
3. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum south interior side yard setback of 3.5 metres is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
4. **THAT** notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.5 metres from the street line to an underground parking structure is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
5. **THAT** notwithstanding the provisions set out in Section 6.3.2 of By-law 2009-141, a maximum building height of 18 metres within 5 metres of the lot flankage is permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
6. **THAT** notwithstanding the provisions set out in Section 6.3.2 of By-law 2009-141, a maximum building height of 68 metres beyond 5 metres of the lot frontage and flankage is permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
7. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a maximum gross floor area (GFA) of 580% is permitted in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
8. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 0.80 parking spaces per residential unit is required in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
9. **THAT** notwithstanding the provisions set out in Sections 4.6.1 and 4.6.2.3 of By-law 2009-141, parking is not required for commercial uses in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
10. **THAT** notwithstanding the provisions set out in Sections 4.6.2.5 of By-law 2009-141, a maximum of 3 of the required residential parking spaces may have a minimum length of 5.2 metres in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.

11. **THAT** notwithstanding the provisions set out in Sections 6.3.2 of By-law 2009-141, commercial uses shall be provided at an area equivalent to a minimum of 8.5% of the lot area in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
12. **THAT** notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 1 metre shall be provided along the south interior side lot line adjacent to 54 Clapperton Street in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
13. **THAT** notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 2.5 metres shall be provided along the south interior side lot line where parking spaces are proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
14. **THAT** notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 0.5 metres shall be provided along the south interior side lot line where a parking ramp or associated structures are proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
15. **THAT** notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 1 metre shall be provided along the west rear lot line where a parking ramp or associated structures are proposed in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
16. **THAT** notwithstanding the provisions set out in Sections 6.3.7.1 of By-law 2009-141, a landscape buffer area with a minimum width of 2 metres shall be provided along the west rear lot line in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
17. **THAT** notwithstanding the provisions set out in Sections 4.0 and 6.0 of By-law 2009-141, lands known municipally as 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and, 58 and 60 Clapperton Street shall be considered one property for purposes of zoning interpretation and implementation in the 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) zone.
18. **THAT** lands zoned 'Transition Centre Commercial – 2 – Special Provision No. 627' (C2-2)(SP-627) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building placement and setbacks, as well as the location and configuration of landscape strips.
19. **THAT** the remaining provisions of 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.
20. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 29<sup>th</sup> day of March, 2023

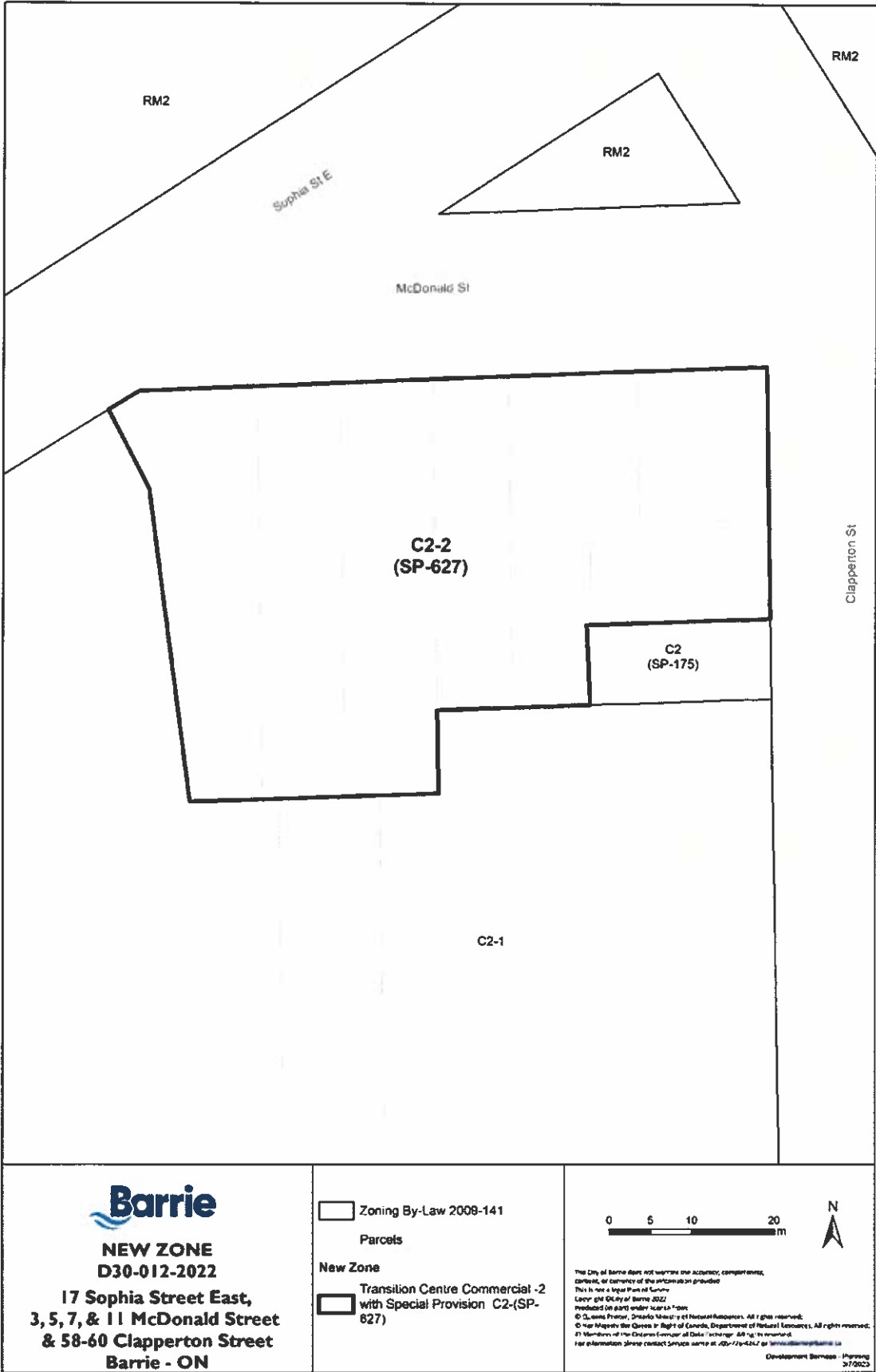
**READ** a third time and finally passed this 29<sup>th</sup> day of March, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

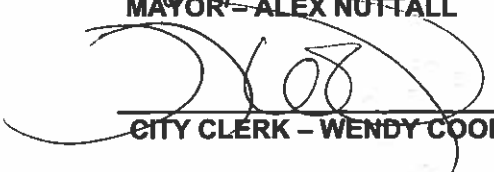
  
MAYOR – ALEX NUTTALL

  
CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2023-030



  
MAYOR - ALEX NUTTALL

  
CITY CLERK - WENDY COOKE

**Schedule "B" to attached By-law 2023-030**

