



BY-LAW NUMBER 2020-077

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 481 Yonge Street, shown on Schedule "A" to this By-law from Residential Multiple Dwelling Second Density (RM2) to Mixed Use Corridor – Special Provision, Hold (MU2)(SP-593)(H-148).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-030.

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 481 Yonge Street from Residential Multiple Dwelling Second Density (RM2) to Mixed Use Corridor – Special Provision, Hold (MU2)(SP-593)(H-148) 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 of By-law 2009-141, a minimum of 1.2 parking spaces per dwelling unit shall be provided in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
3. **THAT** a maximum density of 122 units per hectare (or a maximum of 67 units) shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a maximum building height of 16.5 metres (4-storeys) shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum rear yard setback of 22 metres to 45 metres shall be required in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone, in accordance with the L-shaped building identified on Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum side yard setback abutting a street of 2.5 metres shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a maximum side yard setback of 4.5 metres shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.4.3.1 of By-law 2009-141, a minimum street level floor height of 3.0 metres shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 a) of By-law 2009-141, a partially paved front yard shall be permitted in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
10. **THAT** a minimum 3.0 metre wide continuous landscape buffer, planted with minimum 4.0 metre high coniferous trees, spaced 3.0 metres on centre, shall be provided along the east (rear) lot line in the Mixed Use Corridor – Special Provision, Hold (SP-593)(H-148) zone.
11. **THAT** the (H) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act, R.S.O. 1990, c.P. 13*. This indicates that the lands so zoned cannot be used for a purpose permitted by the Mixed Use Corridor – Special Provision, Hold (MU2)(SP-593)(H-148) zone until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:

- a) The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.
- 12. **THAT** the remaining provision 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.
- 13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.


READ a first and second time this 10th day of August, 2020.

READ a third time and finally passed this 10th day of August, 2020.

THE CORPORATION OF THE CITY OF BARRIE

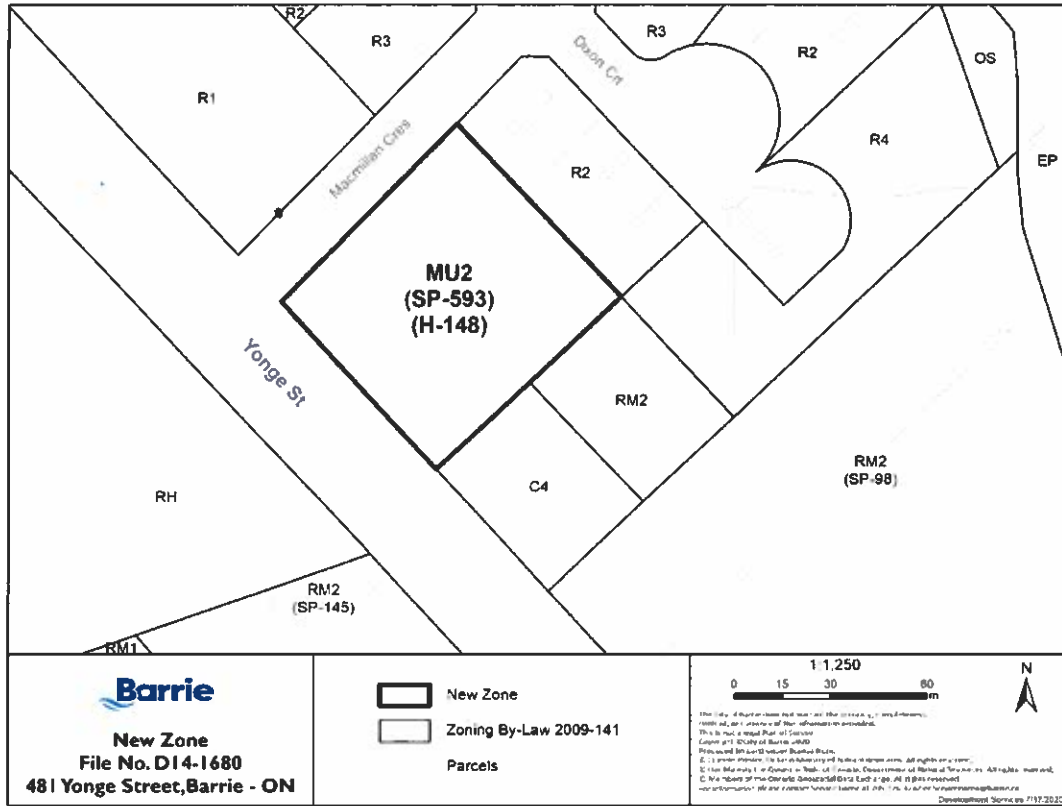


MAYOR - J. R. LEHMAN



CITY CLERK - WENDY COOKE

SCHEDULE "A"



Barrie
 New Zone
 File No. D14-1680
 481 Yonge Street, Barrie - ON

New Zone
 Zoning By-Law 2009-141
 Parcels

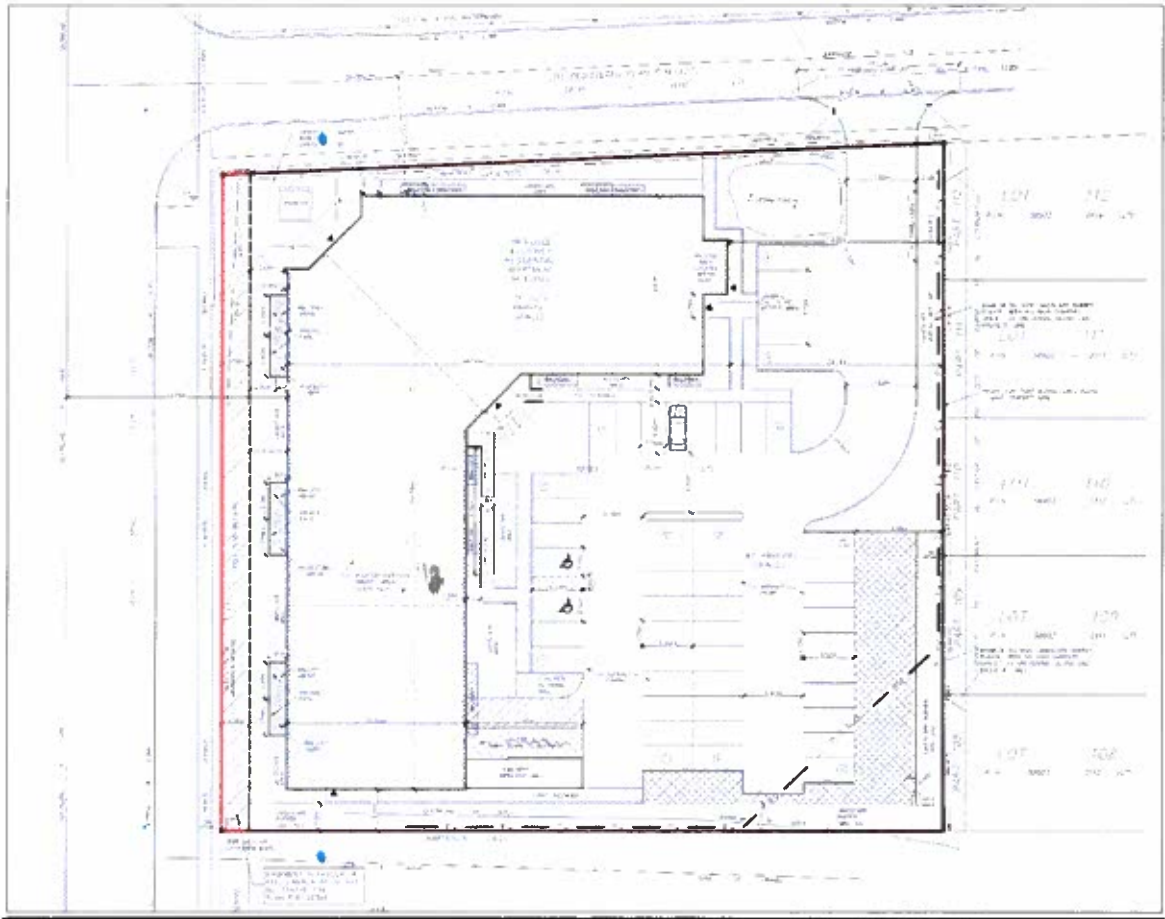
1:1,250
 0 15 30 60 m
 The City of Barrie does not warrant the accuracy of this information.
 No responsibility is assumed for any errors or omissions.
 This is not a legal plan of Survey.
 Copyright © City of Barrie 2020
 Prepared by: [unreadable]
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Barrie. All rights reserved.
 For information: 705-731-2222 ext. 2222 or 705-731-2222 ext. 2222
 Date: 2020-07-20

SCHEDULE "A" ATTACHED TO BY-LAW 2020-077

MAYOR - J.R. LEHMAN

CITY CLERK - WENDY COOKE

SCHEDULE "B"



SCHEDULE "B" TO ATTACHED BY-LAW 2020-077


MAYOR - J.R. LEHMAN


CITY CLERK - WENDY COOKE