

Bill No. 134

**BY-LAW NUMBER 2024 -**

**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: Firstly: Part Lots 6 & 7, N/S Elizabeth St (now Dunlop St) on Plan 27; and Secondly: Part Lot 7 & all of Lot 8, N/S Elizabeth St (now Dunlop St) on Plan 27, both in the City of Barrie, and known municipally as: 196 and 202 Dunlop Street West, Barrie as shown on Schedule "A" attached to this By-law from the 'Residential Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-669); and,

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-249.

**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 'Residential Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-669) 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 Table 5.4.2 of By-law 2009-141, a maximum front yard setback of 5.83 metres for 100% of the building frontage shall be permitted in the Mixed Use Corridor – Special Provision (MU2)(SP-669) zone.
3. **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 (MU2)(SP-669) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer area of 2.0 metres shall be permitted along the north and west lot lines in the Mixed Use Corridor – Special Provision (MU2)(SP-669) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.7.1 of Comprehensive Zoning By-law 2009-141, the storage of refuse within a privately maintained in-ground waste container not located within the main building or an accessory structure shall be permitted within the Mixed Use Corridor - Special Provision (MU2)(SP-669) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.4.2 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 19.0 metres shall be required along the north lot lines in the Mixed Use Corridor – Special Provision (MU2)(SP-669) zone.
7. **THAT** lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-669) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas
8. **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.

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

**READ** a first and second time this 4<sup>th</sup> day of December, 2024.

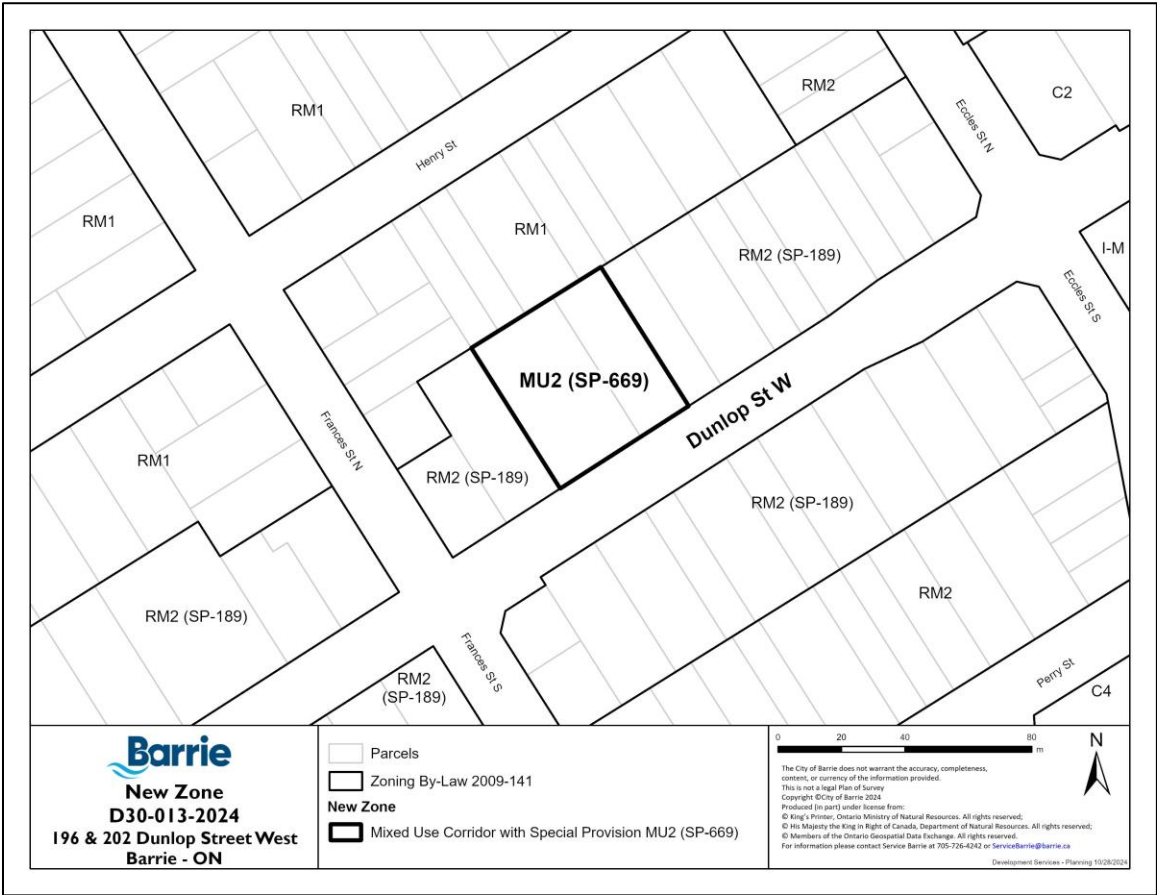
**READ** a third time and finally passed this 4<sup>th</sup> day of December, 2024.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule “A” to attached By-law 2024 -



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

**DUNLOP ST W**

1 SITE PLAN  
SCALE: 1:250

EXISTING FIRE TOWER (WITHIN 30m OF FIRE DEPT CONNECTION)

**300.196**

LOCATION: DUNLOP ST W

15m, 202 DUNLOP ST W  
LEVEL  
SITE PLAN  
PROJECT No.:  
**A-0.1**

**CITY CLERK – WENDY COOKE**