

Bill No. 082

BY-LAW NUMBER 2025 -

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: Lot 9, Plan 27; City of Barrie, County of Simcoe, known municipally as: 204 Dunlop Street West and as shown on Schedule "A" to this By-law, from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-686);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

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 Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-686); pursuant to 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 5.60 metres for 100% of the building frontage shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 (a) of By-law 2009-141, the requirement for fully paved and seamless front yard connections to the abutting sidewalks shall not apply in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
4. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a rear façade step back with a 57 degree angular plane above 7.5 metres with no step-backs is permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
5. **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 0.60 metres along the west lot line, and 1.2 metres along the east lot line shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
6. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum side yard setback of 3.7 metres along the west lot line shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
7. **THAT** notwithstanding the provisions set out in Table 4.6 of By-law 2009-141, commercial parking spaces are not required to be provided in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
8. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a minimum ground level floor height of 3.2 metres shall be permitted in the 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.4.3.5 of By-law 2009-141, a minimum first floor commercial coverage of 40% is required in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-686) zone.
10. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum lot coverage for parking areas of 60% is permitted in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-686) zone.

11. **THAT** notwithstanding the provisions set out in Section 5.3.6.1 (a) of By-law 2009-141, a maximum front yard parking and driveway coverage of 48% shall be permitted in the 'Mixed-use Corridor – Special Provision' (MU2)(SP-686) zone.
12. **THAT the** lands zoned 'Mixed Use Corridor – Special Provision' (MU2)(SP-686) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this By-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape areas, amenity spaces, access and parking areas.
13. **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 By-law, shall apply to the said lands except as varied by this By-law.
14. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 13th day of August, 2025.

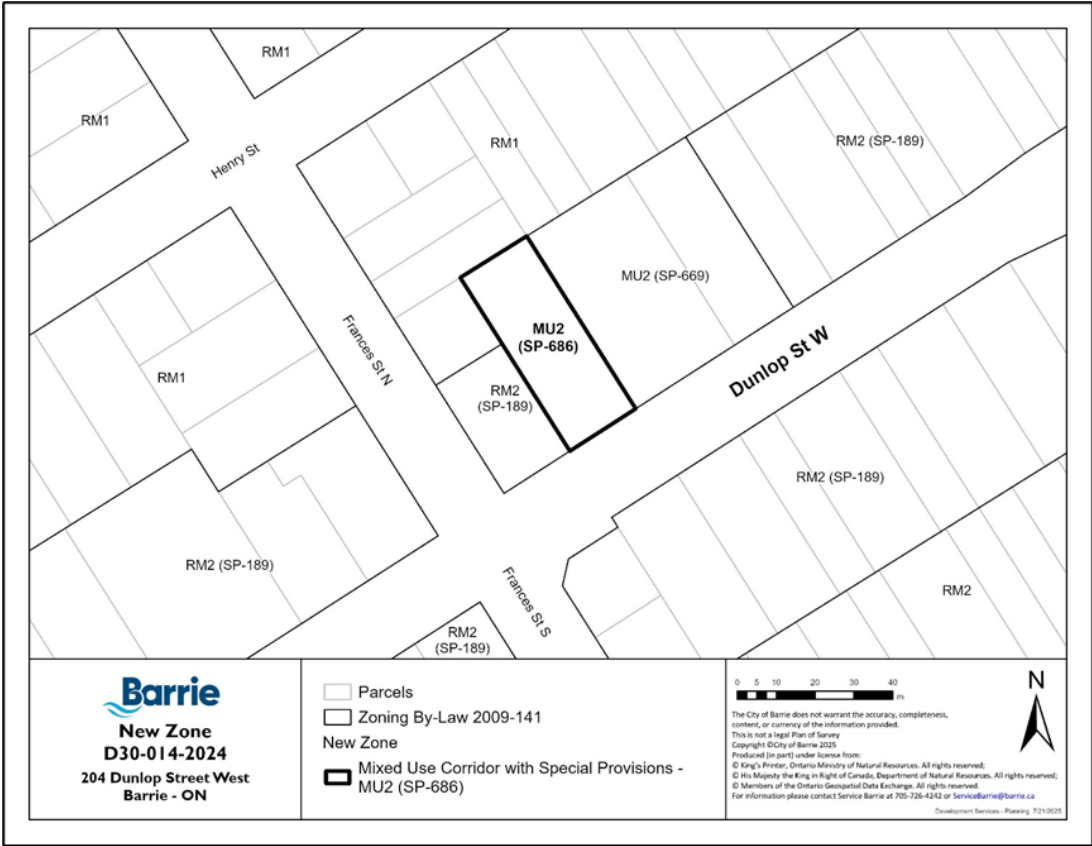
READ a third time and finally passed this 13th day of August, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2025 -



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

