



**BY-LAW NUMBER 2025-XXX**

**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 Lot 4, Concession 12 (Innisfil); Part Lot 3, Concession 11 (Innisfil) being Part 1 on Plan 51R-32435; and Part Lots 3 & 4, Concession 12 (Innisfil) being Parts 1 & 2 on Plan 51R-25124; in the City of Barrie, County of Simcoe being all of PIN: 58730-0325 (LT), known municipally as: 664, 674, 692 Essa Road and 320, 364 and 366 Mapleview Drive West and as shown on Schedule "A" to this By-law from, 'Light Industrial' (LI), 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-368) to 'Mixed Use Node with Special Provision' (MU1)(SP-681), 'Mixed Use Corridor with Special Provision' (MU2)(SP-680), 'Open Space' (OS) and 'Environmental Protection' (EP);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted motion 25-G-176.

**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 from 'Light Industrial' (LI), 'General Commercial' (C4) and 'General Commercial with Special Provisions' (C4)(SP-368) to 'Mixed Use Node with Special Provision' (MU1)(SP-681), 'Mixed Use Corridor with Special Provision' (MU2)(SP-680), 'Open Space' (OS) and 'Environmental Protection' (EP); pursuant to the City of Barrie 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 By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Mixed Use Node with Special Provisions' (MU1)(SP-681):
  - a) **THAT** notwithstanding Section 5.4 of By-law 2009-141, a minimum density of 268 residential units per hectare shall be required in the 'Mixed Use Node with Special Provisions' (MU1)(SP-681) zone; and,
  - b) **THAT** notwithstanding Table 5.4.2 of By-law 2009-141, a maximum building height of twelve (12) storeys or 36 metres shall be permitted within the 'Mixed Use Node with Special Provisions' (MU1)(SP-681) zone.
- 3) **THAT** notwithstanding By-law 2009-141, the following Special Provisions be referenced in the implementing Zoning By-law for the lands zoned 'Mixed Use Corridor with Special Provisions' (MU2)(SP-680):
  - a) **THAT** notwithstanding Section 4.6.5.2 of By-law 2009-141, a minimum setback of 0.9 metres from the property line abutting a street to the nearest point of a parking structure underground shall be provided in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - b) **THAT** notwithstanding Section 3.0, the definition of 'Amenity Area – Outdoor' within By-law 2009-141 be amended to reflect the following in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone:

"Amenity Area – Outdoor, shall mean an area of land; balcony; deck; terrace; the roof of a building, parking structure, or accessory structure, which includes landscaped area and may include areas of decorative paving and walkways or other similar surface, provided such surface is not used for vehicle use";

- c) **THAT** notwithstanding Section 5.4.3.2 (a) of By-law 2009-141, the requirement for fully paved and seamless front yard connections to abutting sidewalks shall not apply in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - d) **THAT** notwithstanding Section 5.4.3.2 (b) of By-law 2009-141, a minimum front yard setback of 2.5 metres for residential uses shall apply in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - e) **THAT** notwithstanding Table 5.4.2 of By-law 2009-141, a maximum interior side yard setback shall not be required in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - f) **THAT** notwithstanding Table 5.4.2 of By-law 2009-141, a minimum ground level floor height of 3.5 metres for Apartment Dwellings and 2.7 metres for Townhouses Dwellings shall apply in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - g) **THAT** notwithstanding Table 5.4.2 of By-law 2009-141, a maximum building height of 21.5 metres shall apply in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - h) **THAT** notwithstanding Section 5.4.3.7.1 (c) of By-law 2009-141, the waste management provisions for multi-unit developments shall not apply in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - i) **THAT** notwithstanding Section 5.2.5.2 (d) of By-law 2009-141, a minimum driveway length of 5.8 metres shall be provided in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone;
  - j) **THAT** notwithstanding Section 5.2.9.1 (a), (b) and (c) of By-law 2009-141, one additional residential unit (ARU), to a maximum of 66 total units where identified on Schedule 'B', shall be a permitted use within townhouse dwelling units fronting onto a private road in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone; and
  - k) **THAT** notwithstanding Section 5.2.9.3 of By-law 2009-141, additional residential units shall provide a minimum of 1 parking space per dwelling units in the 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone.
- 4) **THAT** notwithstanding any future severance, partition or division of the lands shown on Schedule "A", the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred within the 'Mixed Use Node with Special Provision' (MU1)(SP-681) and 'Mixed Use Corridor with Special Provision' (MU2)(SP-680) zone.
- 5) **THAT** lands zoned 'Mixed Use Corridor with Special Provision' (MU2)(SP-680), 'Open Space' (OS) and 'Environmental Protection' (EP), 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 and parking areas.
- 6) **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.
- 7) **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 18<sup>th</sup> day of June, 2025.

**READ** a third time and finally passed this 18<sup>th</sup> day of June, 2025.

**THE CORPORATION OF THE CITY OF BARRIE**

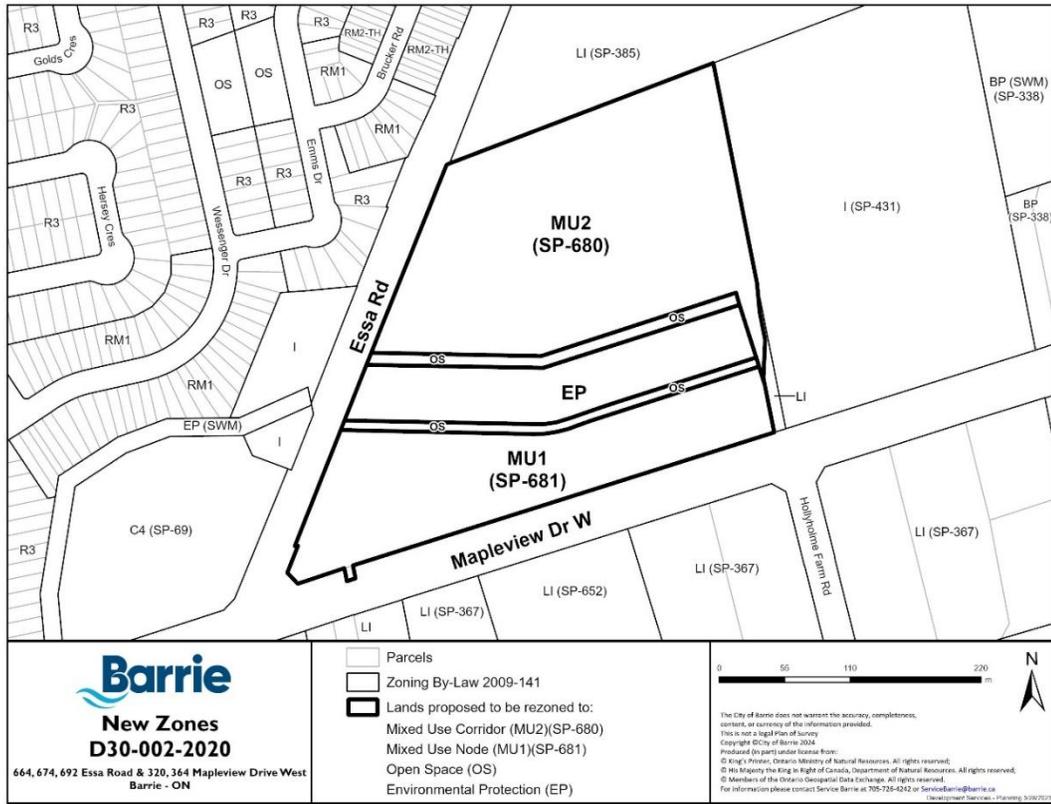
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2025-XXX



MAYOR – ALEX NUTTALL

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Schedule "B" to attached By-law 2025-XXX



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