

Bill No. 042

BY-LAW NUMBER 2020-

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: Lots 101, 105, 106 and 107 and Lot 108 and Part Lot 101 West Side Bradford Street, Lots 1, 5 and 6 and Part of Lots 2, 3, 4, 7 and 8 East Side of Graham Street, Part of Lot 24 West Side of Graham Street, Part of Graham Street (Closed by By-law 1517, BA26776) All Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Parts 1 and 2 51R41863, subject to an Easement over Part 2 Plan 51R41863 as in RO1137903, subject to an Easement over Part Lot 100 West Side Bradford Street Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Part 1 51R41890 in favour of Lots 81, 82 and 83 West Side High Street Registered Plan 115, Part Lot 100 West Side Bradford Street Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Parts 10 and 11 51R41863 as in SC1568333, together with an Easement over Part Lot 100 West Side Bradford Street Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Part Lot 83 West Side High Street Registered Plan 115, Part 2 51R41890 as in SC1568332; Secondly: Lots 102, 103 and 104 West Side Bradford Street Robert Ross Unregistered Plan and Part Lots 2, 3 and 4 East Side Graham Street Robert Ross Unregistered Plan, Part 1 Plan 51R42328, together with an Easement over Part Lot 100 West Side Bradford Street Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Part Lot 83 West Side High Street Registered Plan 115 Part 2 51R42328 as in SC1568332; Thirdly: Lots 21, 22 and 23 and Part Lots 20 and 24 West Side Graham Street and Part Lot 7 East Side Graham Street and Part Lots 1, 2 and 3 North Side Bob Street and Part of Graham Street (Closed by By-law 1517, BA26776) All Robert Ross Unregistered Plan; Part Lots 1, 2 and 3 West Side Eccles Street, Part Eccles Street (Closed by By-law 1517, BA26776 and 1715, BA35249), Part Perry Street (Closed by By-law 1715, BA35249) All Registered Plan 27; Part East Part Lot 24 Concession 5 Vespra Part 1 51R42330, together with an easement over Part Lot 100 West Side Bradford Street Robert Ross Unregistered Plan, Part East Part Lot 24 Concession 5 Vespra, Part Lot 83 West Side High Street Registered Plan 115 Part 2 51R42330 as in SC1568332; City of Barrie being described as all of PIN 58797-0094, municipally known as 34-50 Bradford Street and a portion of 125 Dunlop Street West from Central Area Commercial-2 (C1-2) Zone; Central Area Commercial-2 (C1-2) Zone Special Provision No. 481 (SP-481); Central Area Commercial-2 (C1-2) Zone Special Provision No. 481 (SP-481) Holding Provision No. 125 (H-125); and Transition Centre-1 (C2-1) Zone to Central Area Commercial-2 (C1-2) Zone, Special Provision No. 589 (SP-589), Holding Provision No. 147 (H-147).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-014.

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 34-50 Bradford Street and a portion of 125 Dunlop Street West from Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481); Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481), Holding Provision No. 125 (H-125); and Transition Centre-1 (C2-1) Zone to 'Central Area Commercial-2' (C1-2) Zone, Special Provision No. 589 (SP-589) Holding Provision No. 147 (H-147), in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** any land deemed surplus by the City, as the result of an extension of Simcoe Street, that is contiguous to the subject lands will be interpreted to be zoned C1-2 (SP-589)(H-147).
3. **THAT** notwithstanding Section 6.3.2, no minimum coverage for commercial uses will be required.

4. **THAT** notwithstanding Section 6.3.2, building height be regulated as follows:
 - a) A minimum building height of 4.5 metres and a maximum building height of 22 metres within the first 5 metres of the front lot line and flankage;
 - b) A maximum building height of 70 metres beyond the first 5 metres of the front lot line and flankage.
5. **THAT** notwithstanding Section 6.3.7, no minimum landscape buffer area shall be required.
6. **THAT** notwithstanding the obtaining of any future land division under the provisions of the Planning Act, R.S.O. 1990, C.P.13 as amended from time to time, or the registration at any time of any Condominium Declaration, a Plan of Subdivision, or conveyance with respect to any portion of said land, the land zoned C1-2 (SP-589) by this By-law shall be considered to be one lot for the purposes of zoning.
7. **THAT** notwithstanding Section 4.6.2.1, parking spaces may be provided on separate lots within the same subject zoning parcel, should they be established on the subject lands through the registration of plans of condominium, or consent applications.
8. **THAT** a Holding Provision be applied to the site until such a time that a Record of Site Condition has been filed to the Province and that a Construction Phasing Plan, and Community Benefits Contribution Agreement have been accepted to the satisfaction of the City of Barrie.
9. **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.
10. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 11th day of May, 2020.

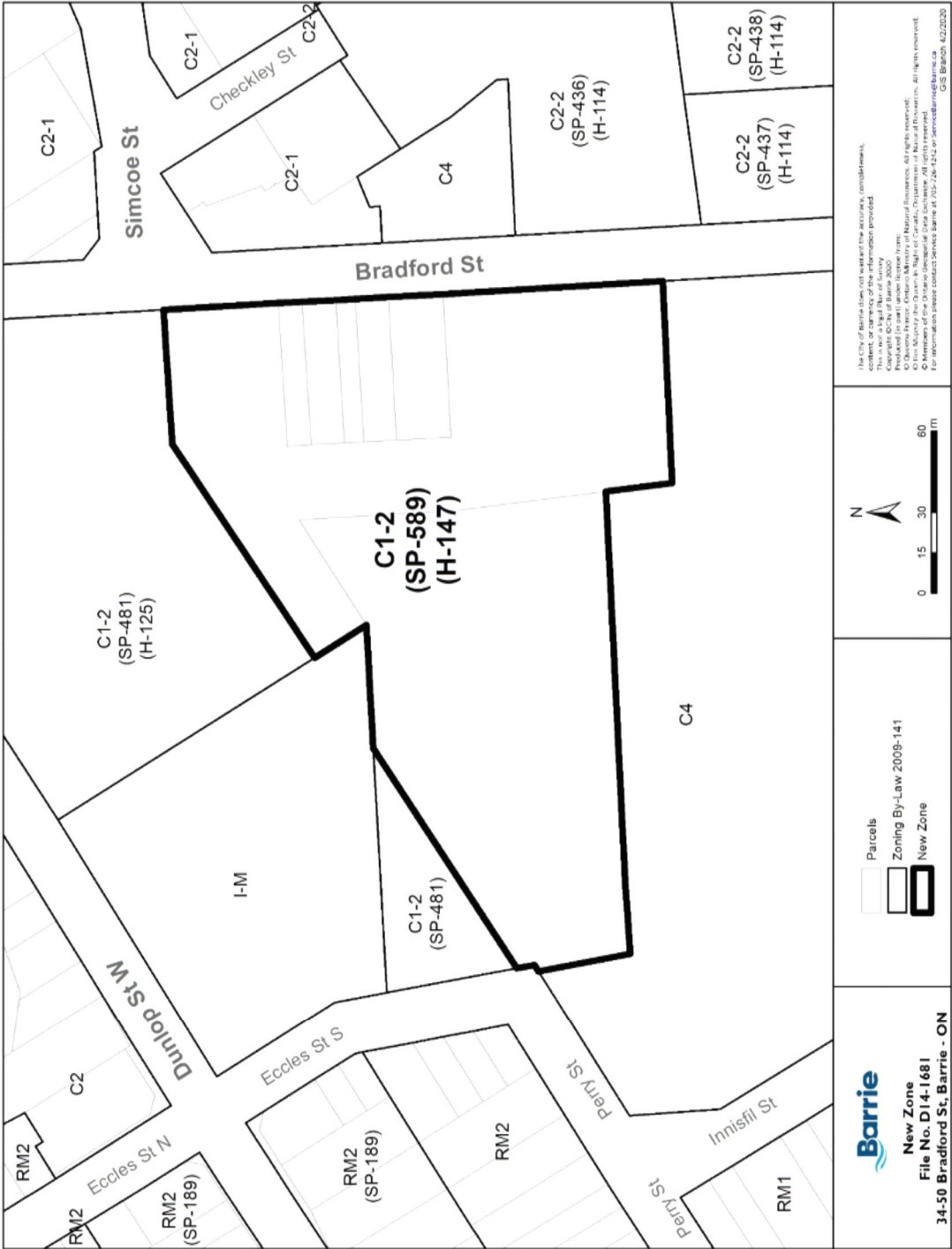
READ a third time and finally passed this 11th day of May, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE “A”
ATTACHED TO BY-LAW 2020-



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CITY CLERK – WENDY COOKE

