



Bill No. 101

BY-LAW NUMBER 2015-

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 Lot 9, Plan 898, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 372 Yonge Street from Residential Single Detached Dwelling First Density (R1) to General Commercial (C-4) (SP-478);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 12-G-213.

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 Lot 9, Plan 898, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 372 Yonge Street from Residential Single Detached Dwelling First Density (R1) to General Commercial (C-4) (SP-478) 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 Section 6.3.1 of By-Law 2009-141, a right side yard setback of 1.6 metres shall be permitted in the General Commercial (C-4) (SP-478) zone.
3. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-Law 2009-141, a left side yard setback of 4.0 metres shall be permitted in the General Commercial (C-4) (SP-478) zone.
4. **THAT** notwithstanding the provisions set out in Section 4.8.2.1 of By-Law 2009-141, a landscape buffer strip along the right lot line of 1.6 metres shall be permitted in the General Commercial (C-4) (SP-478) zone.
5. **THAT** notwithstanding the provisions set out in Section 4.8.2.1 of By-Law 2009-141, a landscape buffer strip along the left lot line of 1.0 metres shall be permitted in the General Commercial (C-4) (SP-478) zone.
6. **THAT** notwithstanding the provisions set out in Section 4.8.2.1 of By-Law 2009-141, a landscape buffer strip along the left lot line within the front yard of 0 metres shall be permitted in the General Commercial (C-4) (SP-478) zone.
7. **THAT** notwithstanding the provisions set out in Section 4.8.2.1 of By-Law 2009-141, a continuous tight board fence is not required in the front yard of the General Commercial (C-4) (SP-478) zone.
8. **THAT** notwithstanding the provisions set out in Section 4.8.2.1 and Section 6.3.1 of By-Law 2009-141, a setback along the left lot line for the detached accessory building (garbage storage) of 1.4 metres shall be permitted in the General Commercial (C4) (SP-478) zone.

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

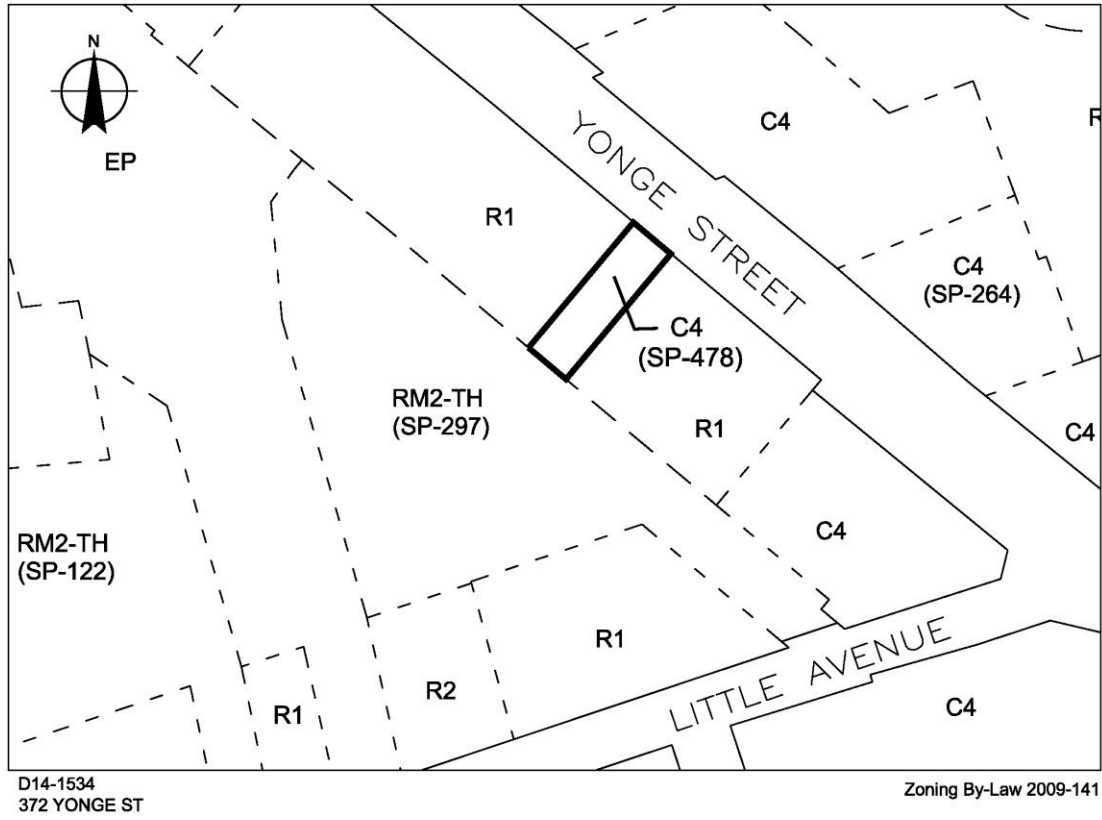
READ a first and second time this 26th day of October, 2015.

READ a third time and finally passed this 26th day of October, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Schedule "A" to the attached Bylaw 2015-

MAYOR - J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE