



Bill No. 113

BY-LAW NUMBER 2019-

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 municipally known as 175 and 199 Essa Road, Barrie from the General Commercial (C4) to Mixed Use Corridor with Special Provisions and Holding Provision (MU2 (SP-577) (H-143)) Zone.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-275.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands municipally known as 175 and 199 Essa Road, Barrie from the General Commercial (C4) Zone to Mixed Use Corridor with Holding Provision (MU2) (SP-577)(H-143) Zone as shown in Schedule "A" attached hereto, and Schedule "" attached hereto forms part of By-Law 2009-141 as amended;
2. **THAT** the following additions shall be made to Mixed Use Corridor (MU2) (SP-577)(H-143) Zone:
 - a) Notwithstanding Table 5.4.1, "Townhouse, Back to Back" shall be permitted;
 - b) Notwithstanding Table 5.4.1, "Townhouse Development, Street" shall be permitted within 100m from Campbell Avenue;
 - c) Notwithstanding Table 5.4.2, a maximum building height of 32m for residential and office buildings shall be permitted, provided that a minimum of 50% of the building's ground floor frontage is dedicated to commercial or institutional uses;
 - d) Notwithstanding Table 5.4.2 a minimum ground floor height of 4.5m is only required on buildings with frontage on the Essa Road Intensification Corridor; and
 - e) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the Planning Act. The (H) provision shall be lifted upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - i) Environmental Site Assessment; and
 - ii) Execution of a Plan of Subdivision Agreement
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the *Planning Act, R.S.O. 1990*, Chapter P.13 as amended.

READ a first and second time this 25th day of November, 2019.

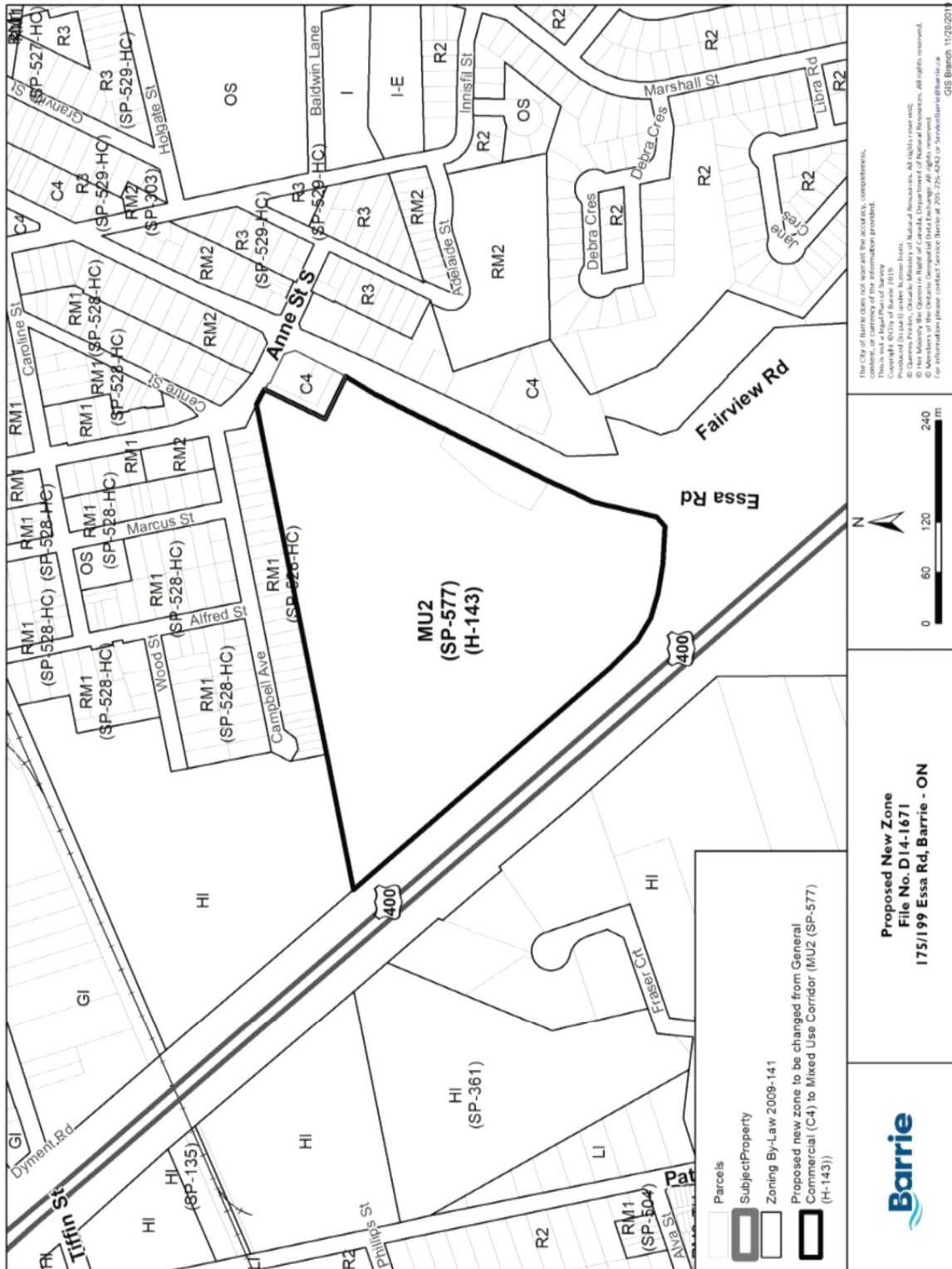
READ a third time and finally passed this 25th day of November, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE "A" TO ATTACHED BY-LAW 2019-



MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE