



Bill No. 097

BY-LAW NUMBER 2014-

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 Part of Lot 8, Con 12, being Part of Part 47, Plan 51R-37438 to be further described on a reference plan to be registered, City of Barrie, County of Simcoe, and will be municipally known as 370 Bayview Drive from Business Park (EM1) (SP-407) (H1-100) (H2-101) to Business Park (EM1) (SP-407) (H2-101);

AND WHEREAS the Council of The Corporation of the City of Barrie pursuant to By-Law 99-312 authorizes removal of the Holding Provision;

AND WHEREAS all conditions dealing with the Holding Zone (H1) with respect to the portions of the property zoned Business Park (EM1) (SP-407) (H1-100) (H2-101) being:

- a Traffic Impact Study has been prepared to the satisfaction of the City establishing that the traffic infrastructure necessary to support the proposed development is in place, or an agreement or agreements satisfactory to the City and/or MTO, where required, has been entered into, which agreements ensure completion of same prior to building occupancy;
- the City has circulated the Traffic Impact Study to the owners of the west side of Highway 400 being part of the south half of Lot 7 Concession 13 (in 2006 CHUM Limited Business Park) and Part of Lots 1 to 5, inclusive on Plan 51M-446, designated as Part 4 on Plan 51R-33220 and Part of Barrie View Drive on Plan 51M-446, designated as Parts 2 and 7 on Plan 51R-33220, City of Barrie, County of Simcoe (in 2006 400-Barrie Power Centre) and has consulted with these specified land owners regarding the traffic infrastructure required to support the proposed level of development. In determining whether the traffic impact study is satisfactory, the City shall consider the comments received on the traffic impact study from the specified landowners;
- a Site Plan pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, c. P.13. has been approved for all or part of the lands identifying the mix of proposed land uses, location of buildings, landscaping, servicing and provisions of infrastructure; and
- a Site Plan Agreement satisfactory to the City has been entered into with the owner of the lands specifying the mix of proposed land uses, which shall be consistent with the mix relied upon for purposes of completing the traffic impact study.

have been satisfied or will be satisfied pursuant to a Site Plan Application, file D11-1665.

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

1. **THAT** the zoning map be and the same is hereby amended in accordance with the zoning map attached hereto and forming part thereof which deletes reference to (H1) in the Business Park (EM1) (SP-407) (H1-100) (H2-101) zone on the property legally described as Part of Lot 8, Con 12, being Part of Part 47, Plan 51R-37438 to be further described on a reference plan to be registered, City of Barrie, County of Simcoe, and will be municipally known as 370 Bayview Drive.
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

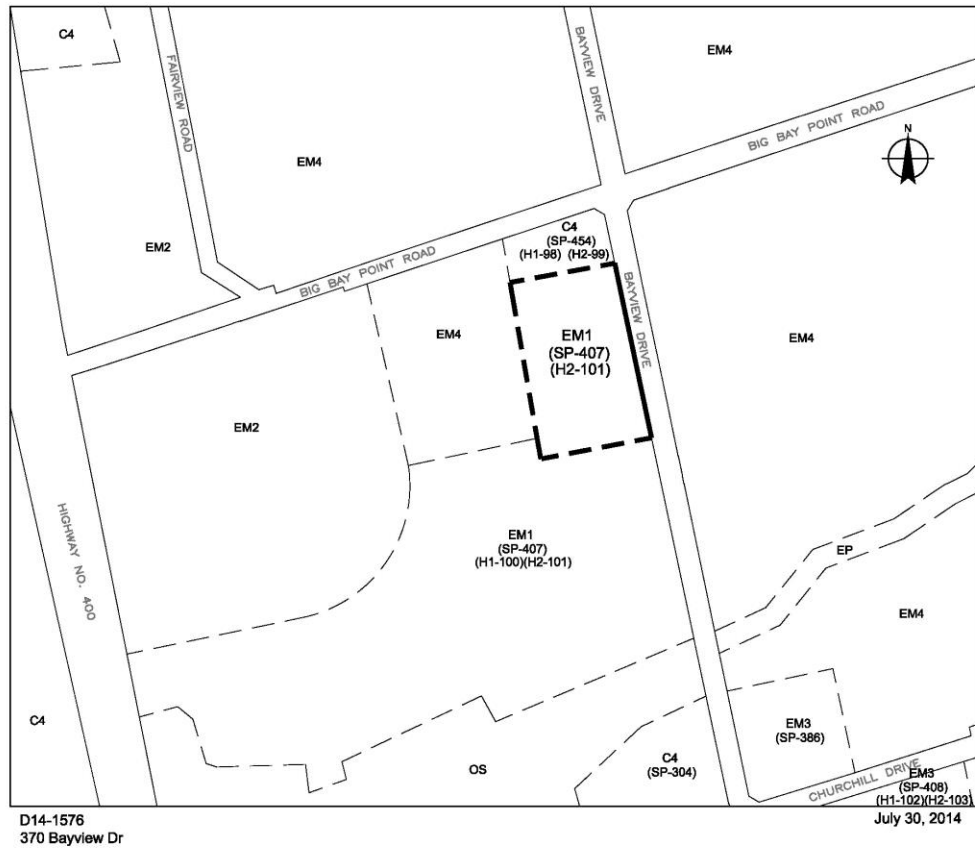
READ a first and second time this 25th day of August, 2014.

READ a third time and finally passed this 25th day of August, 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Zoning Map attached to By-law 2014-XXX

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE