



Bill No. 099

**BY-LAW NUMBER 2023-**

**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 being described as: Part of Lot 25, Concession 7, Geographic Township of Vespra, City of Barrie, municipally known as 518, 520, 522 and 524 Tiffin Street, from 'Environmental Protection' (EP) to and 'General Industrial – Special Provision' (GI)(SP-646) and 'Open Space' (OS) zone.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-172.

**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 on lands known as 518, 520, 522 and 524 Tiffin Street from 'Environmental Protection' (EP) to 'General Industrial - Special Provision' (GI)(SP-646) and 'Open Space' (OS) 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 4.0 and 7.0 of By-law 2009-141, the lands known municipally as 518, 520, 522 and 524 Tiffin Street shall be considered one lot for purposes of zoning interpretation and implementation in the 'General Industrial – Special Provision' (GI)(SP-646) zone.
3. **THAT** notwithstanding the provisions set out in Section 4.8.2.2, of By-law 2009-141, a continuous landscape buffer of 0.0 metres is permitted directly adjacent to the existing building in the 'General Industrial – Special Provision' (I)(SP-646) zone, in accordance with Schedule "B" attached to this By-law.
4. **THAT** notwithstanding the provisions set out in Section 4.11.1.1, of By-law 2009-141, outdoor storage is permitted in the front yard in the 'General Industrial – Special Provision' (GI)(SP-646) zone.
5. **THAT** notwithstanding the provisions set out in Section 4.11.1.3 of By-law 2009-141, fencing shall be permitted along all lot lines in the 'General Industrial – Special Provision' (GI)(SP-646) zone, in accordance with Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions set out in Section 7.2.1 Table 7.2 of By-law 2009-141, outdoor storage of sand, gravel, stone, soil or salt shall be permitted in the 'General Industrial– Special Provision' (GI)(SP-646) zone.
7. **THAT** notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum side yard setback of 0.0 metres adjacent to the existing building is permitted in the 'General Industrial – Special Provision' (GI)(SP-646) zone, in accordance with Schedule "B" attached to this By-law.
8. **THAT** notwithstanding the provisions set out in Section 7.3.1, Table 7.3 of By-law 2009-141, a minimum rear yard setback of 0.0 metres adjacent to the existing building is permitted in the 'General Industrial – Special Provision' (GI)(SP-646) zone, in accordance with Schedule "B" attached to this By-law.
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 20<sup>th</sup> day of September, 2023.

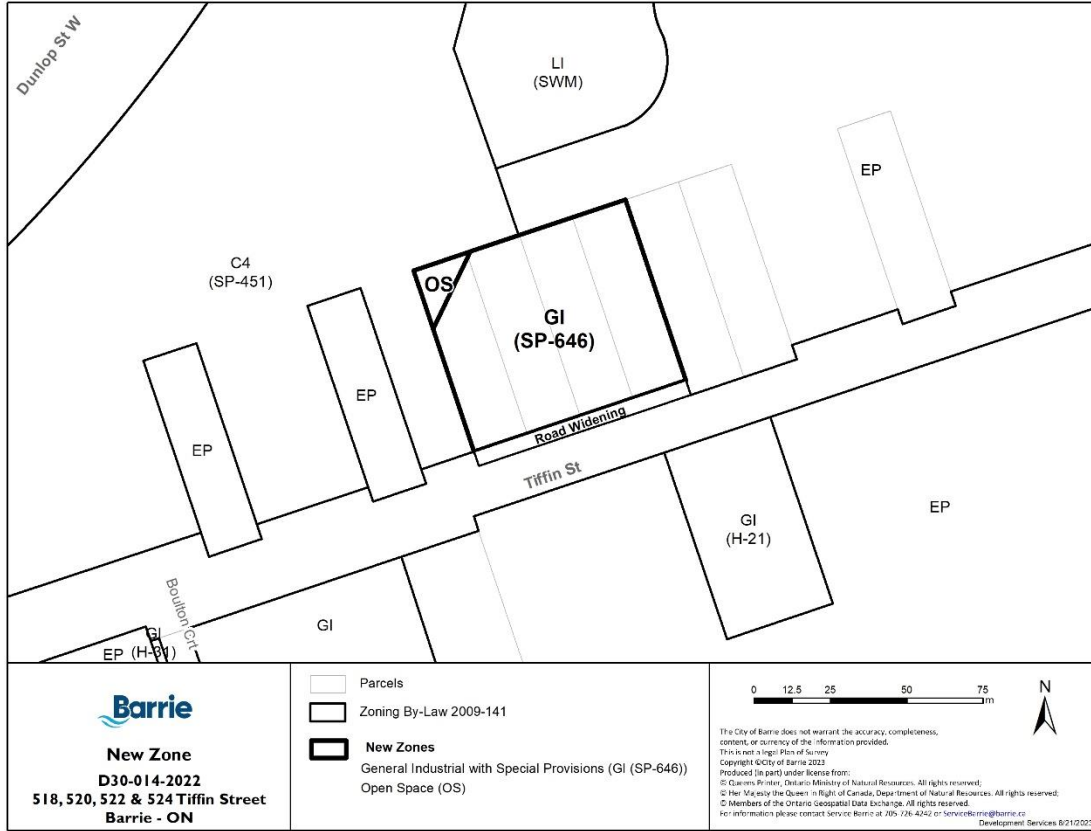
**READ** a third time and finally passed this 20<sup>th</sup> day of September, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2023-



**New Zone**  
**D30-014-2022**  
**518, 520, 522 & 524 Tiffin Street**  
**Barrie - ON**

- Parcels
- Zoning By-Law 2009-141
- New Zones**
- General Industrial with Special Provisions (GI (SP-646))
- Open Space (OS)

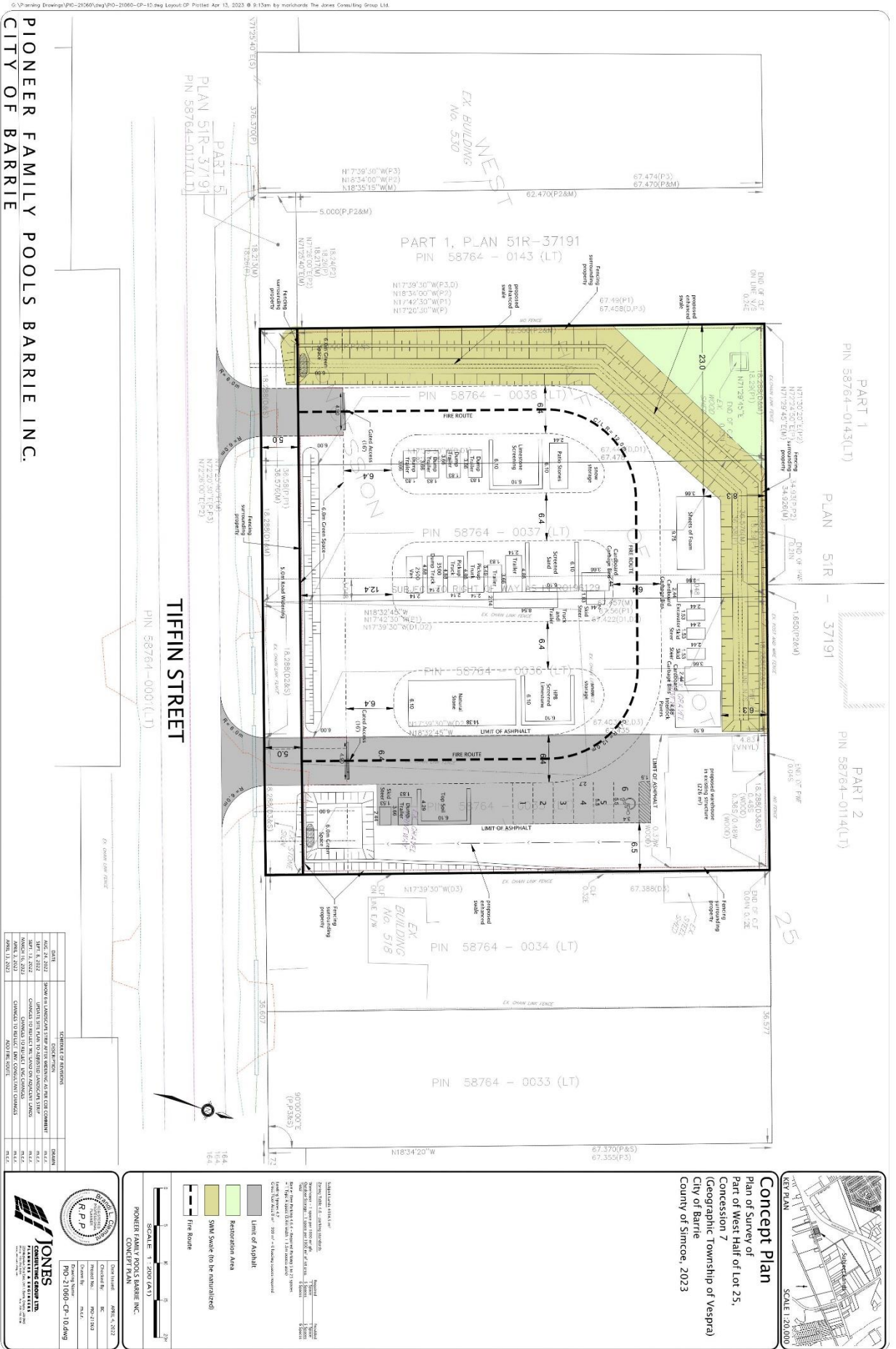


The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided.  
 This is not a legal plan of survey.  
 Copyright © City of Barrie 2023.  
 Produced in part under license from:  
 © Crown in Right of Ontario, Ministry of Natural Resources. All rights reserved.  
 © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved.  
 © Members of the Ontario Geospatial Data Exchange. All rights reserved.  
 For information please contact Service Barrie at 705.736.4242 or service@barrie.ca  
 Development Services 6/21/2023

**MAYOR – ALEX NUTTALL**

**CITY CLERK – WENDY COOKE**

Schedule "B" to attached By-law 2023-



PIONEER FAMILY POOLS BARRIE INC.  
CITY OF BARRIE

DATE	DESCRIPTION
APRIL 13, 2023	ISSUED FOR COMMENT
APRIL 13, 2023	REVISED TO REFLECT COMMENTS
APRIL 13, 2023	REVISED TO REFLECT COMMENTS
APRIL 13, 2023	REVISED TO REFLECT COMMENTS
APRIL 13, 2023	REVISED TO REFLECT COMMENTS
APRIL 13, 2023	REVISED TO REFLECT COMMENTS

**JONES CONSULTING GROUP LTD.**  
PLANNING & ENGINEERING

DATE: APRIL 5, 2023  
DRAWN BY: J. JONES  
CHECKED BY: M. JONES  
DESIGNED BY: J. JONES  
PROJECT NO: P10-21060-CP-10-DMG

**PIONEER FAMILY POOLS BARRIE INC.**  
CONCEPT PLAN

SCALE: 1:2000 (A3)

**LEGEND**

- Limit of asphalt
- Restoration Area
- SWM Scape (to be installed)
- Fire Route

**CONCEPT PLAN**

Part of Survey of Part of West Half of Lot 25, Concession 7 (Geographic Township of Vespra) City of Barrie, County of Simcoe, 2023

**Concept Plan**

Part of Survey of Part of West Half of Lot 25, Concession 7 (Geographic Township of Vespra) City of Barrie, County of Simcoe, 2023

**KEY PLAN**

SCALE: 1:20000

**LEGEND**

- Limit of asphalt
- Restoration Area
- SWM Scape (to be installed)
- Fire Route

**CONCEPT PLAN**

Part of Survey of Part of West Half of Lot 25, Concession 7 (Geographic Township of Vespra) City of Barrie, County of Simcoe, 2023

**CONCEPT PLAN**

Part of Survey of Part of West Half of Lot 25, Concession 7 (Geographic Township of Vespra) City of Barrie, County of Simcoe, 2023

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE