



Bill No. 075

BY-LAW NUMBER 2016-

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 **FIRSTLY:** Part Lot 21, Concession 3 (formerly Vespra), being Parts 2, 3 and 4 Plan 51R-35759, City of Barrie being all of PIN 58830-0097(LT); and **SECONDLY:** Part Lot 21, Concession 3 (formerly Vespra), being Parts 17, 18, 33 and 34 Plan 51R-35759, City of Barrie being all of PIN 58830-0110(LT) from General Commercial (C4)(SP-383)(SP-520) to General Commercial (SP-520)(SP-530) ;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 16-G-155.

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 **FIRSTLY:** Part Lot 21, Concession 3 (formerly Vespra), being Parts 2, 3 and 4 Plan 51R-35759, City of Barrie being all of PIN 58830-0097(LT); and **SECONDLY:** Part Lot 21, Concession 3 (formerly Vespra), being Parts 17, 18, 33 and 34 Plan 51R-35759, City of Barrie being all of PIN 58830-0110(LT) from General Commercial (C4)(SP-383)(SP-520) to General Commercial (C4)(SP-520)(SP-530) 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 6.2.1 of By-Law 2009-141, used car lots, auto body and collision repair shops, adult entertainment parlours and marinas shall not be permitted in the General Commercial (C-4) (SP-520) zone.
3. **THAT** notwithstanding the provisions set out in By-Law 2009-141, all internal lot lines shall be removed in order that the entire parcel may be treated as a single lot for zoning purposes in the General Commercial (C-4) (SP-520) zone.
4. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-Law 2009-141, a maximum building height of 15 metres shall be permitted in the General Commercial (C-4) (SP-520) zone unless specifically identified.
5. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-Law 2009-141, a maximum gross floor area of 3,253 square metres for permitted automotive related uses shall be required in the General Commercial (C-4) (SP-520) zone.
6. **THAT** notwithstanding the provisions set out in Section 6.3.2 of By-Law 2009-141, a maximum commercial gross floor area of 49,157 square metres shall be permitted in the General Commercial (C-4) (SP-520) zone.
7. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-Law 2009-141, a parking standard of 1.1 spaces per residential dwelling unit shall be permitted in the General Commercial (C-4) (SP-520) zone.
8. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-Law 2009-141, a parking standard of 1 space per 24.4 metres squared shall be permitted for all commercial and institutional uses in the General Commercial (C-4) (SP-520) zone.
9. **THAT** notwithstanding the provisions set out in Sections 6.2.5 and 6.3.3 of By-Law 2009-141, those provisions set out in Sections 6.2.5 and 6.3.3 shall not apply to the General Commercial (C-4) (SP-520) zone.

10. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141 the property zoned General Commercial C4 (SP-520)(SP-530) shall:
 - a) be permitted a residential building(s) of 6 storeys and have a minimum of 65 residential units and a maximum of 196 residential units.
 - b) be exempt from the provisions of sections 6.2.5 and 6.3.3 of by-law 2009-141,
(Standards relating to Highway 400) (By-law 2011-114 OMB Decision PL070812) (H-94 – Removed by By-law 2012-209). See Site Plan D11-1476)
11. **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 continue to apply to the said lands except as varied by this By-law.
12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

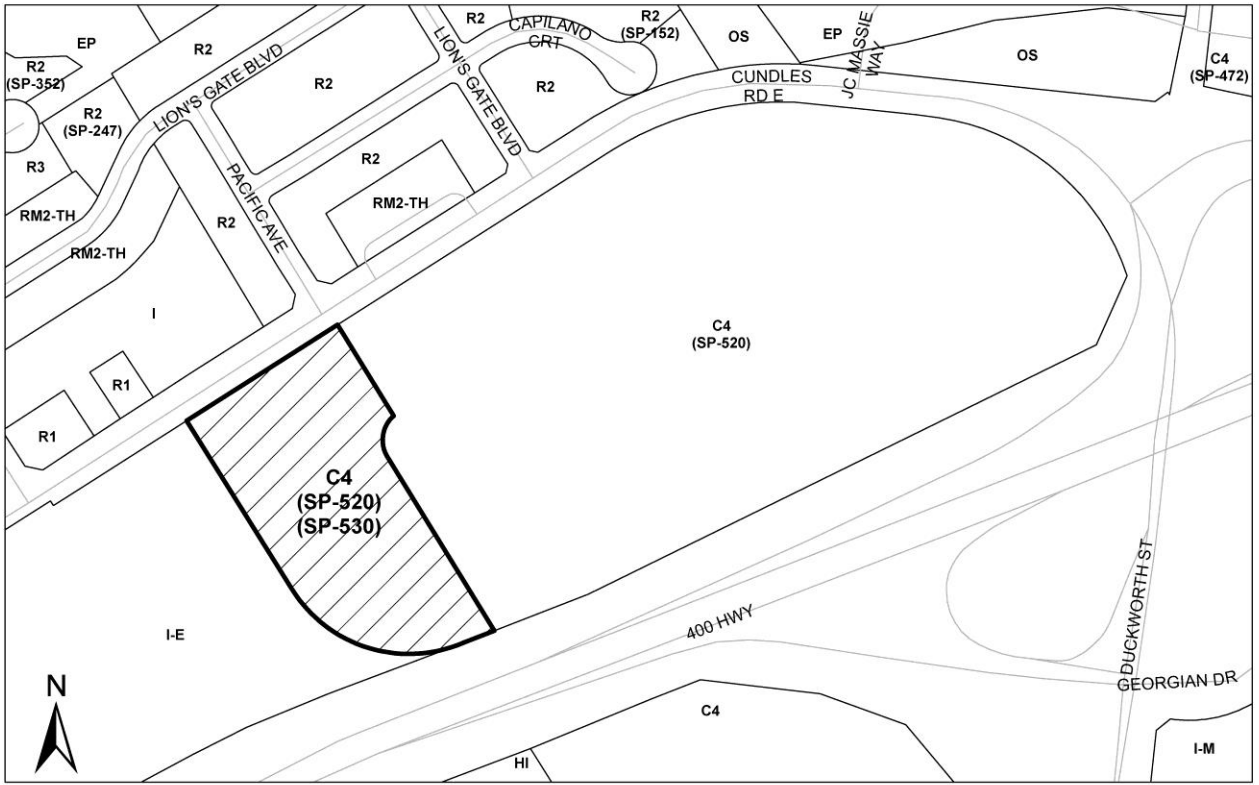
READ a first and second time this 27th day of June, 2016.

READ a third time and finally passed this 27th day of June, 2016.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Schedule "A" attached to By-law 2016-

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE