



Bill No. 114

**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 550 and 552 Essa Road, Barrie from the Residential Single Detached Dwelling First Density (R1) Zone to Mixed Use Corridor with Special Provisions (MU2 (SP-578)) 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 lands municipally known as 550 and 552 Essa Road, Barrie, from the Residential Single Detached Dwelling First Density (R1) Zone to Mixed Use Corridor with Special Provisions (MU2) (SP-578) Zone as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 2009-141 as amended;
2. **THAT** the following additions shall be made to Mixed Use Corridor (MU2) Zone:
  - Notwithstanding Table 5.4.2, a minimum lot area of 4100m<sup>2</sup> is required;
  - A phased approach to developing each parcel may only be permitted supported by the submission of a Block Plan to the satisfaction of the City of Barrie demonstrating that the neighbouring property will not become orphaned or constrained; and
  - Site Plan Control shall apply to these properties.
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 25<sup>th</sup> day of November, 2019.

**READ** a third time and finally passed this 25<sup>th</sup> day of November, 2019.

**THE CORPORATION OF THE CITY OF BARRIE**

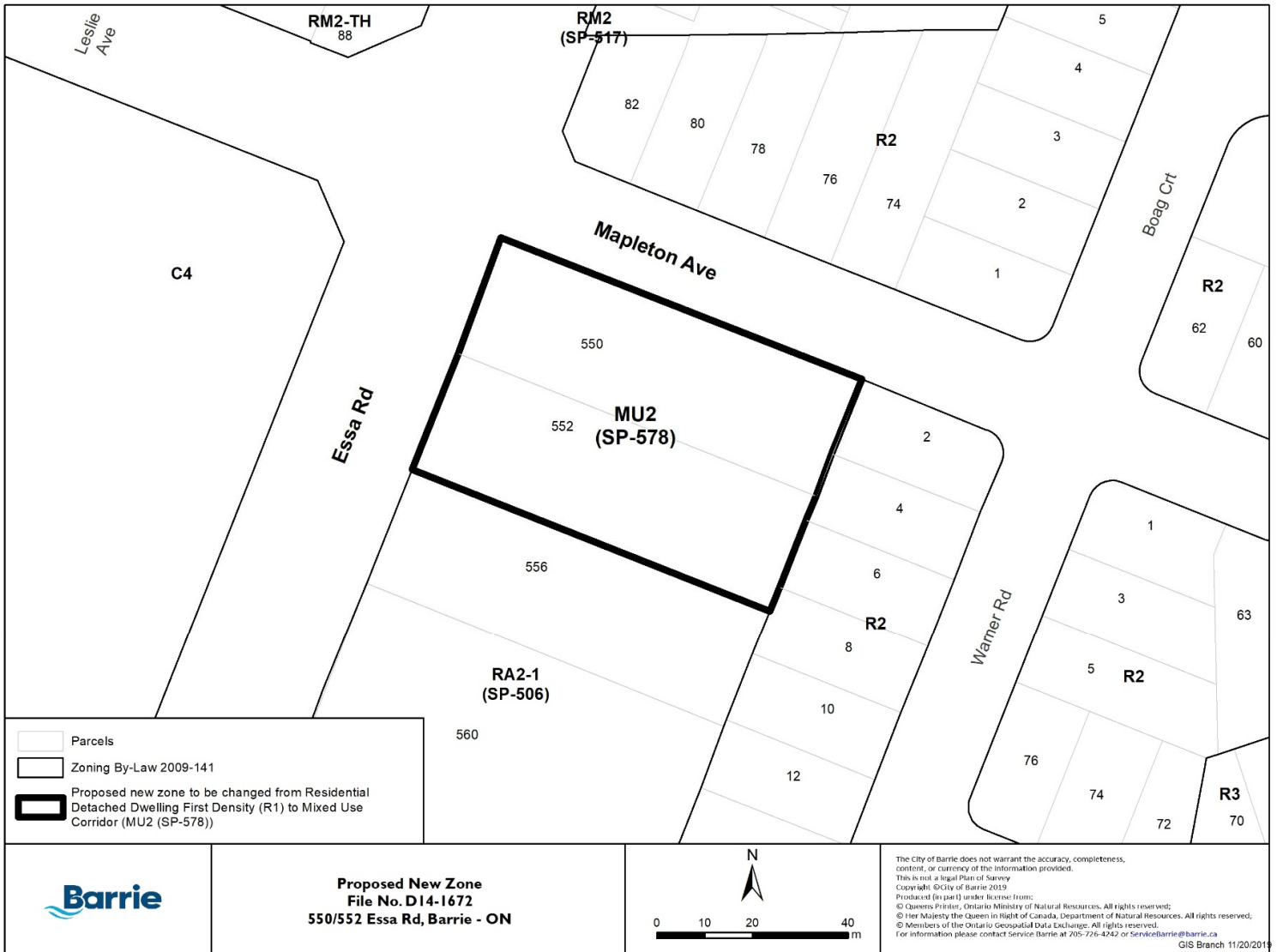
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

SCHEDULE "A" TO ATTACHED BY-LAW 2019-



MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE