



Bill No. 001

BY-LAW NUMBER 2021-

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 known municipally as 39-67 Dunlop Street West and 35-37 Mary Street, legally described as Lots 5, 6 and 46, E/S Mary Street on Plan 115; Lots 39, 40 and Part of Lot 41, W/S John Street (now Maple Avenue) on Plan 115, being Parts 1 and 2 on Plan 51R-42479; S/T an Easement in gross over Part of Lot 41, W/S John Street (now Maple Avenue) being Part 2 on Plan 51R-42479 as in SC373091; in the City of Barrie, as shown on Schedule "A" to this By-law, from Central Area Commercial with Special Provisions, Hold (C1-1)(SP-580) (H-144) to Central Area Commercial with Special Provisions (C1-1)(SP-580).

AND WHEREAS all conditions outlined in By-law 2019-126, with respect to the lands zoned as Central Area Commercial with Special Provisions, Hold (C1-1)(SP-580)(H-144) have been satisfied, or will be satisfied by Site Plan Application File D11-015-2020, with these conditions being:

- i. A Demolition Plan establishing the timing and extent of demolition of existing buildings on the property;
- ii. A Phasing Plan for construction, including potential timing and interim temporary uses for vacant lands on site;
- iii. Approval of a Site Plan Control application, including but not limited to urban design, podium and building setback provisions, and Owner execution of the Development Agreement; and,
- iv. Acceptance of a Community Benefits Contribution Agreement.

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 39-67 Dunlop Street West and 35-37 Mary Street from Central Area Commercial with Special Provisions, Hold (C1-1)(SP-580)(H-144) to Central Area Commercial with Special Provisions (C1-1)(SP-580).
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 11th day of January, 2021.

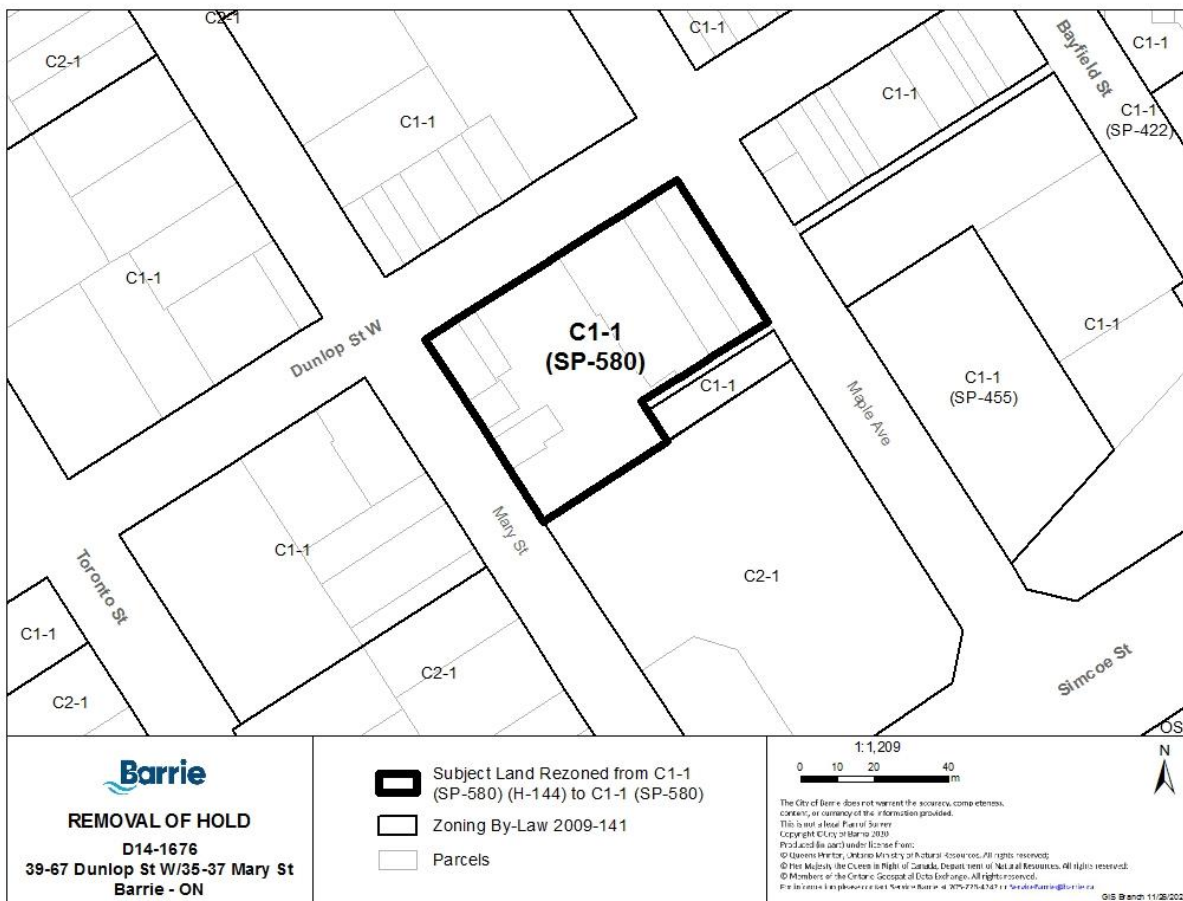
READ a third time and finally passed this this 11th day of January, 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

SCHEDULE "A" ATTACHED TO BY-LAW 2021-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

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