

Bill No. 122

**BY-LAW NUMBER 2022-**

**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 described as: Part Lots 1 to 9 (inclusive), W/S Bayfield Street, Plan 285; Part Market Street, Plan 285 (closed by RO265467); Part East half Lot 21, Concession 5 (VESPR) as in RO1468196; S/T RO374807, RO1141241; City of Barrie, County of Simcoe, known municipally as: 320 Bayfield Street and as shown on Schedule "A" to this By-law, from Shopping Centre Commercial (C3) to Shopping Centre Commercial (C3 (SP-625));

**AND WHEREAS** the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2009-141 and has approved the recommendation which was adopted by Motion 22-P-050;

**WHEREAS** authority is granted pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 to enact such amendments.

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

1. **THAT** the Zoning map be amended to change the zoning from Shopping Centre Commercial (C3) to Shopping Centre Commercial with Special Provisions (C3)(SP-625); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions of Section 6.2.1 and Table 6.2, the following shall apply to the lands zoned Shopping Centre Commercial (C3) (SP-625):
  - a) Self-storage is a permitted use for a portion of the lands;
  - b) That the self-storage use be restricted to the existing commercial shopping centre (Bayfield Mall);
  - c) That the self-storage use be restricted to a total area of 6,039 square metres or 15% of the existing commercial shopping centre.
3. **THAT** applications for minor variances for the lands as identified in Schedule A, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the *Planning Act*.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the *Planning Act*, R.S.O. 1990, c.P.13.

**READ** a first and second time this 14<sup>th</sup> day of December, 2022.

**READ** a third time and finally passed this 14<sup>th</sup> day of December, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

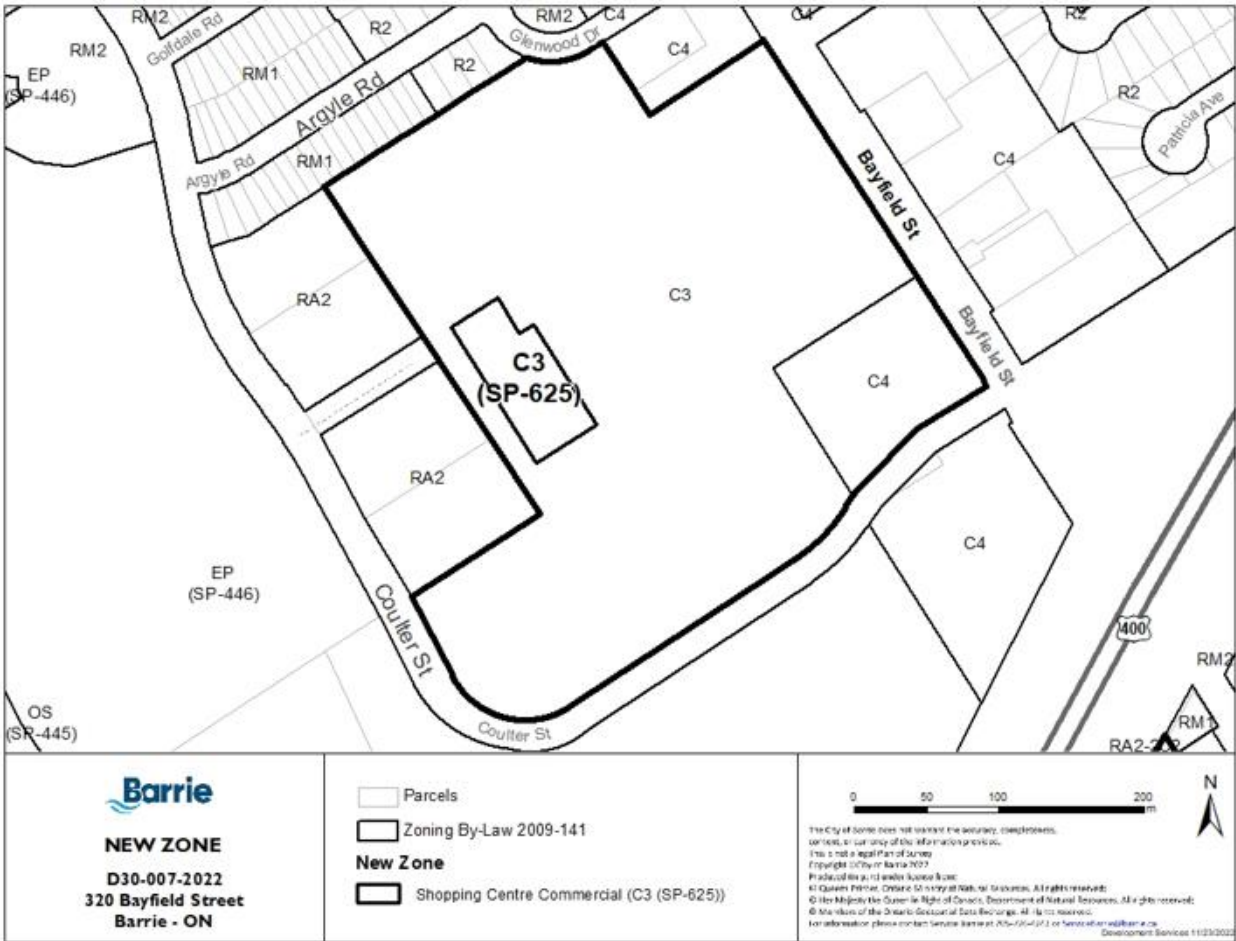
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule “A” to attached By-law 2022-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE