

Bill No. 036

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 described as: Part Lot 21, Concession 3 (VESPra) being Parts 2, 3, 4, 17, 18, 33 & 34 on Plan 51R-35759, in the City of Barrie, known municipally as: 303 Cundles Road East, and as shown on Schedule "A" to this By-law from the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) to 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530)(SP-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-081.

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

1. **THAT** notwithstanding the provisions set out in site specific By-law 2010-130 as amended, for the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone, Special Provision (SP-XXX) be added as follows:
 - a) Residential uses are permitted on the lands known municipally as 303 Cundles Road East, as part of a larger commercial/institutional and residential development, with the following special provisions:
 - i) A minimum rear yard setback of 3.4 metres, outside of the 14-metre setback required by the Ministry of Transportation for Highway 400;
 - ii) A maximum height of 45 metres (12 stories); and,
 - iii) A maximum of 505 additional residential dwelling units.
2. **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.
3. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof.

READ a first and second time this 19th day of April, 2023.

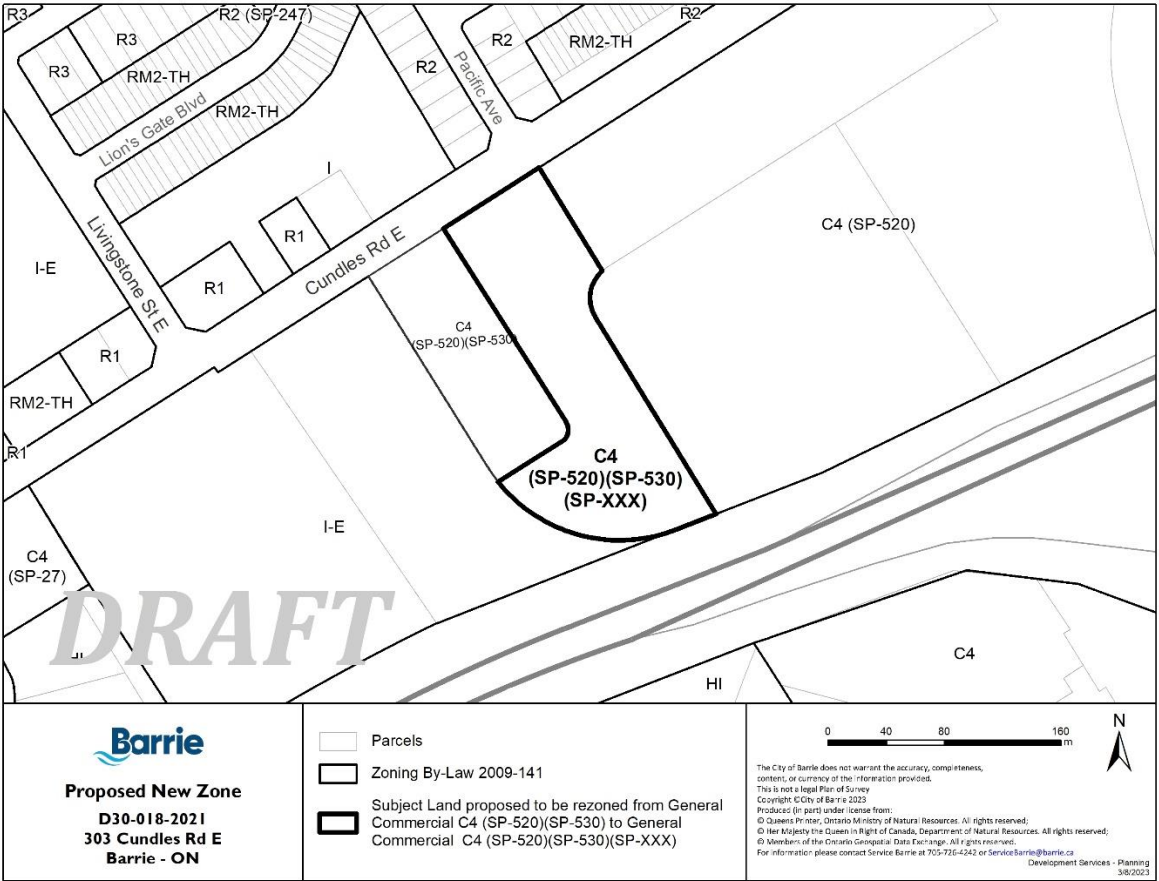
READ a third time and finally passed this 19th day of April, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2023-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE