

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 19<sup>th</sup> day of April, 2023.

**READ** a third time and finally passed this 19<sup>th</sup> day of April, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

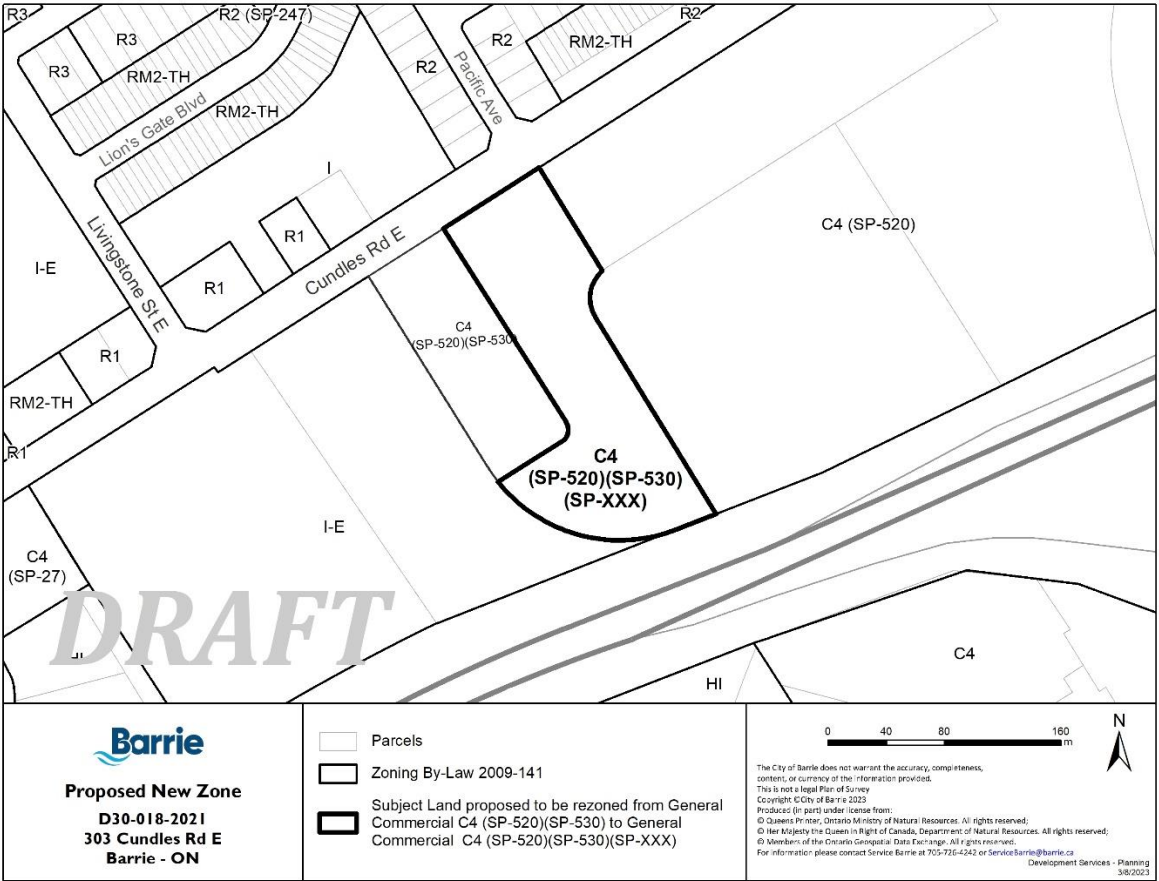
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule “A” to attached By-law 2023-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE