



**BY-LAW NUMBER 2020-**

**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 272 Innisfil Street, as shown on Schedule "A" to this By-law, from Transition Centre Commercial with Special Provisions (C2)(SP-113) to Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595)(H-149).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 20-P-024.

**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 272 Innisfil Street from Transition Centre Commercial with Special Provisions (C2)(SP-113) to Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595)(H-149), be approved.
2. **THAT** notwithstanding the provisions of Section 6.3.2 – Additional Standards for Commercial Zones, the lands known municipally as 272 Innisfil Street, zoned as Transition Centre Commercial – 2 with Special Provisions (C2-2)(SP-595), the following standards shall apply:
  - a) A maximum height of 52 metres shall be permitted;
  - b) Commercial uses are not required; and,
  - c) A minimum 5 metre side yard setback shall be required adjacent Jacob's Terrace.
3. **THAT** the (H-149) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act, R.S.O. 1990, c.P.13*. This indicates that the lands so zoned cannot be used for a purpose permitted by the Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595) until the (H-149) symbol is removed pursuant to Section 36 of the Planning Act. The (H-149) provision shall be lifted upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
  - a) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and
  - b) That the owner enters into a Site Plan Agreement with the City.

4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 10<sup>th</sup> day of August, 2020.

**READ** a third time and finally passed this this 10<sup>th</sup> day of August, 2020.

**THE CORPORATION OF THE CITY OF BARRIE**

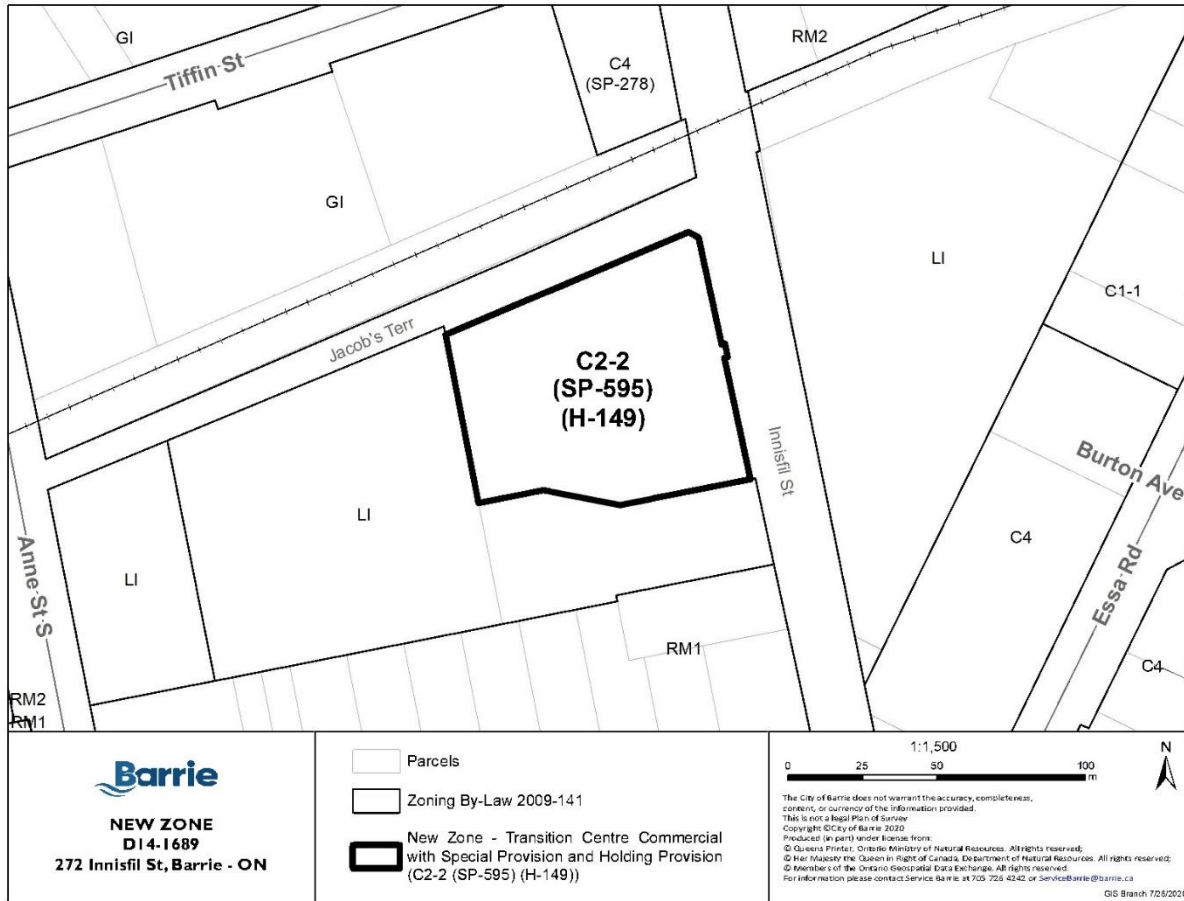
---

**MAYOR – J. R. LEHMAN**

---

**CITY CLERK – WENDY COOKE**

## SCHEDULE "A"



## SCHEDULE "A" ATTACHED TO BY-LAW 2020-

---

MAYOR – J. R. LEHMAN

---

CITY CLERK – WENDY COOKE