

Bill No. 081

**BY-LAW NUMBER 2024-**

**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 being described as: Part Lots 7 and 8, N/S Rose Street, on Plan 114, being Part 2 on Plan 51R-42272, in the City of Barrie, County of Simcoe, known municipally as: 20 Rose Street, and as shown on Schedule "A" to this By-law, from 'Institutional' (I) to 'Institutional – Special Provision, Hold' (I)(SP-666)(H-169); and,

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

**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 'Institutional' (I) to 'Institutional – Special Provision, Hold' (I)(SP-666)(H-169) in City of Barrie Comprehensive 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 set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking ratio for residential dwelling units shall be 0.45 parking spaces per unit in the 'Institutional – Special Provision, Hold' (I)(SP-666)(H-169) zone.
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking ratio for Business, Professional or Administrative Offices shall be 1 parking space per 45 square metres in the 'Institutional – Special Provision, Hold' (I)(SP-666)(H-169) zone.
4. **THAT** notwithstanding the provisions set out in Table 8.3 of Comprehensive Zoning By-law 2009-141, a maximum building height of 39 metres is permitted in the 'Institutional – Special Provision, Hold' (I)(SP-666)(H-169) zone.
5. **THAT** a holding provision be placed on the subject lands to be removed when the following policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
  - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
6. **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.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 14<sup>th</sup> day of August 2024.

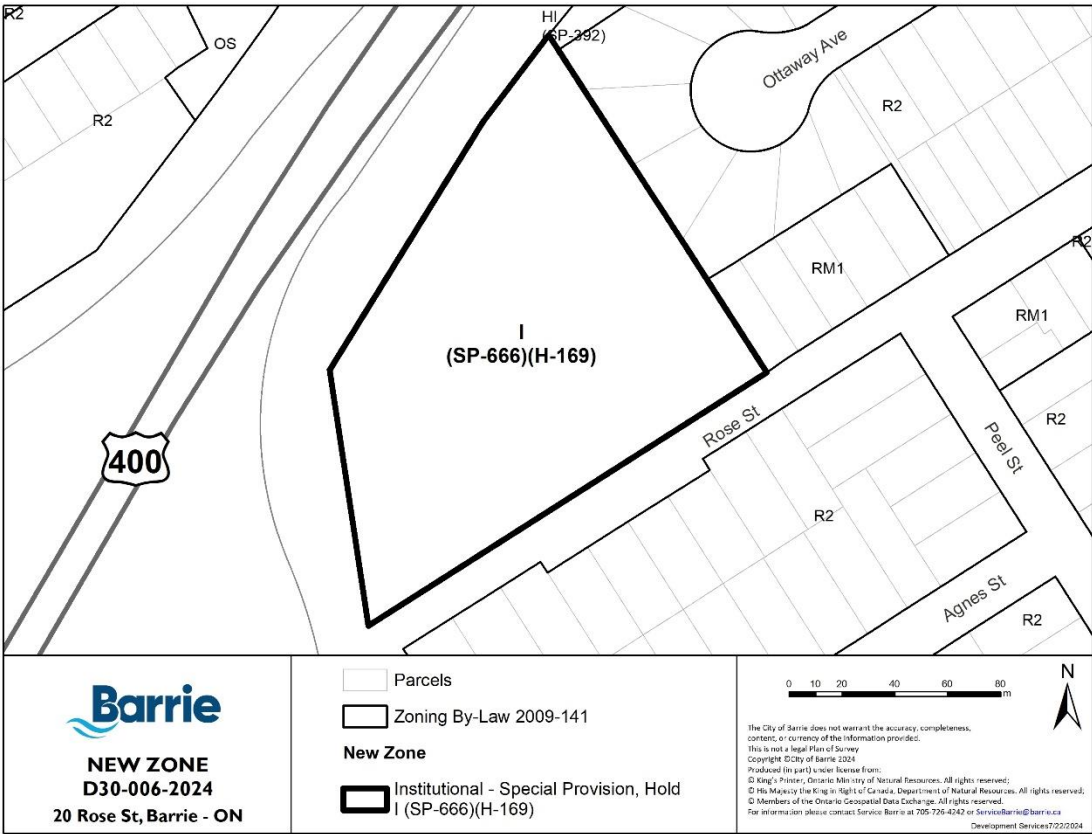
**READ** a third time and finally passed this 14<sup>th</sup> day of August 2024.

**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 2024 - XXX



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE