



Bill No. 068

BY-LAW NUMBER 2019-

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 described as Part of Lots 23 & 24, Concession 6, geographic Township of Vespra, City of Barrie, County of Simcoe, municipally known as 40,42,44, & 50 Anne Street North and 124, 128 & 130 Henry Street from Multiple-Family Dwelling First Density (RM1) Zone and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)) Zone to Environmental Protection Special Provision (EP-X) Zone and Mixed Use Node (MU1-X) Zone..

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 19-G-180.

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 Part of Lots 23 & 24, Concession 6, geographic Township of Vespra, City of Barrie, and County of Simcoe, municipally known as 40, 42, 44 & 50 Anne Street North and 124, 128 & 130 Henry Street from Multiple-Family Dwelling First Density (RM1) Zone and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)) Zone to Environmental Protection Special Provision (EP)(SP-570) Zone and Mixed Use Node Special Provision with Hold (MU1)(SP-571)(H-140) Zone in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the following additions shall be made to Environmental Protection Special Provision (EP (SP-570)) Zone:
 - a) In addition to the uses permitted in the Environmental Protection (EP) Zone, a bioretention cell and associated stormwater management controls shall be permitted.
3. **THAT** the following modifications and additions shall be made to Mixed Use Node (MU1(SP-571)(H-140)) Zone:
 - a) The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the Planning Act. The (H) provision shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - i. A scoped Environmental Impact Study (EIS) (restoration plan for watercourse corridor, SAR, ELC) is required to be completed, to LSRCA satisfaction, prior to site plan approval.
 - b) Shall have a minimum 50% first storey coverage for commercial and/or institutional uses (as a percentage of first storey Gross Floor Area).
 - c) A 3m front yard setback shall be permitted.
 - d) Soft landscape treatments shall be permitted in the front yard setback.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 24th day of June, 2019.

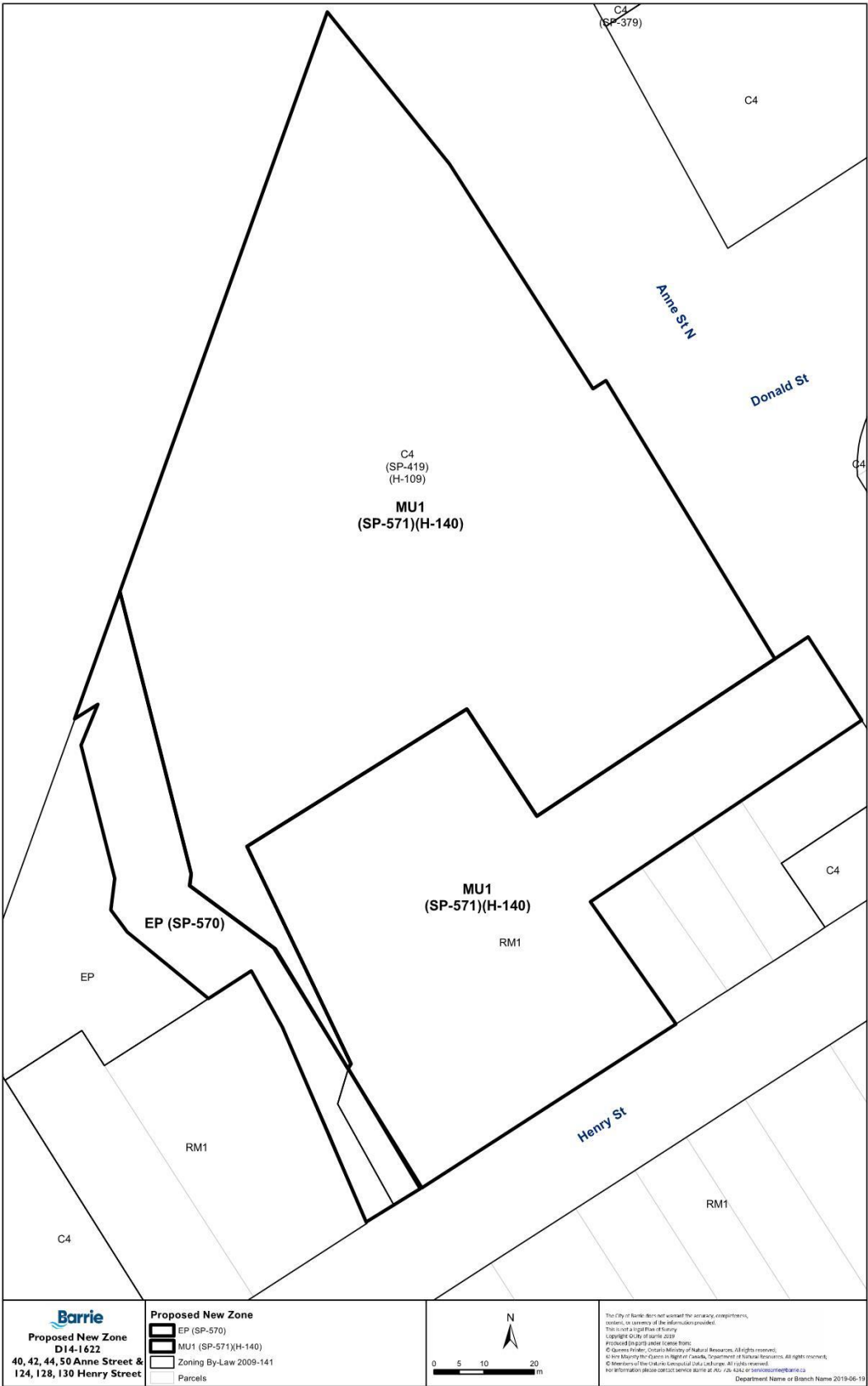
READ a third time and finally passed this 24th day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “A”



Schedule “A” to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE