



Bill No. 073

BY-LAW NUMBER 2013-

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 Firstly: Lot 5, Plan 1037, save and except Part 42, Plan 51R-24730, formerly Township of Innisfil, now City of Barrie, and Secondly: Part of Lot 6, Plan 1037, being Part 6 on Plan 51R-33502, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 381-387 Mapleview Drive West, Barrie from General Commercial (C4) (SP-334) (H-78) to General Commercial (C4) (SP-334);

AND WHEREAS the Council of The Corporation of the City of Barrie pursuant to By-Law 99-312 authorizes removal of the Holding Provision;

AND WHEREAS all conditions dealing with the Holding Zone with respect to the property zoned General Commercial (C4) (SP-334) (H-78) being:

- (i) The owners prepare at their expense a comprehensive Traffic Study, to the satisfaction of the Engineering Department that addresses the traffic issues including equitable distribution of costs for required works with respect to the development of the lands;
- (ii) The owners prepare at their expense to the satisfaction of the City, a comprehensive overall Master Plan for the lands addressing such issues as access, servicing, overall grading, storm water management, parking, landscaping, urban design and integration of all properties within the area zoned and including equitable distribution of costs for required works ;
- (iii) That the proponent of any development has entered into a site plan agreement with the City consistent with (i) and (ii) above;
- (iv) In the alternative to subsections 4 (i), (ii) and (iii) herein, in the event that all of the landowners within the lands zoned General Commercial (C4)(SP-334)(H-78) are not ready to proceed or are unwilling to contribute to the funding of the required studies referred to above, the H symbol for a specific property or properties may be removed provided that studies, satisfactory to the City, have been completed for the specific property or properties and for other relevant lands to the extent necessary to permit the particular development of specific property or properties and where a continuous landscape buffer strip of a minimum of 6 metres in width is provided, on an interim basis, where such lands are abutting a property which continues to be used for residential purposes.

have been satisfied pursuant to Site Plan D11-1603.

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

1. **THAT** the zoning map be and the same is hereby amended in accordance with the zoning map attached hereto and forming part thereof which deletes reference to (H) in the General Commercial (C4) (SP-334) (H-78) on the property legally described Firstly: Lot 5, Plan 1037, save and except Part 42, Plan 51R-24730, formerly Township of Innisfil, now City of Barrie, and Secondly: Part of Lot 6, Plan 1037, being Part 6 on Plan 51R-33502, formerly Township of Innisfil, now City of Barrie, County of Simcoe, municipally known as 381-387 Mapleview Drive West, Barrie.

2. THAT this By-law shall come into force and effect immediately upon the final passing thereof.

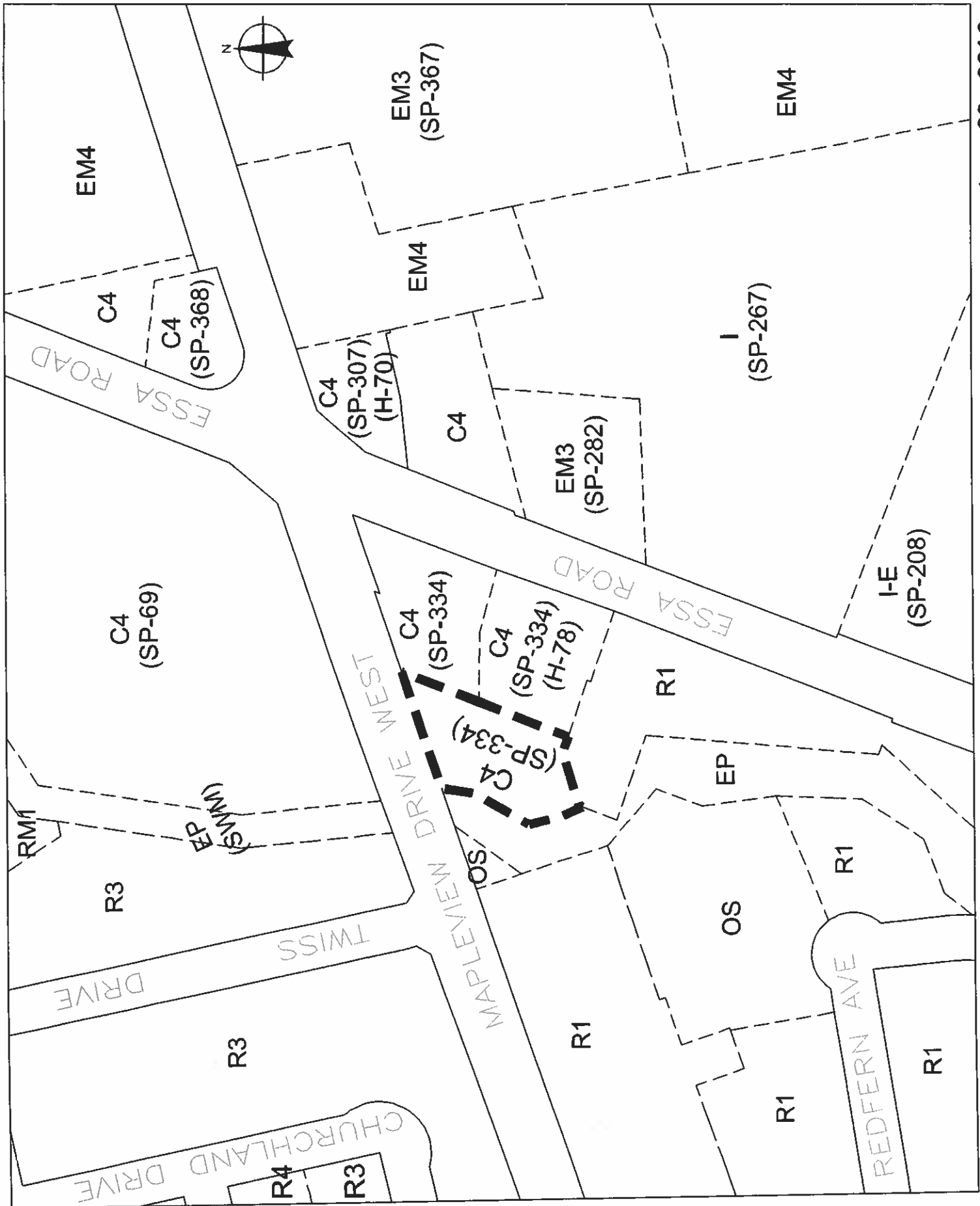
READ a first and second time this 15th day of April, 2013.

READ a third time and finally passed this 15th day of April, 2013.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



Aug. 28, 2012

N14-1520

Zoning Map attached to By-law 2013-

MAYOR - J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE