



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 Part of Park Lot 15, west side of Bradford Street, Lots 16, 17 & 18, west side of Bradford Street, Plan 15, City of Barrie, County of Simcoe, designated as Part 4, Plan 51R-7586, municipally known as 220 Bradford Street from General Commercial (C4) and Residential Multiple Second Density (RM2) to Transition Centre Commercial (C2-2) (SP-492) (H-124);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 13-G-250.

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 Park Lot 15, west side of Bradford Street, Lots 16, 17 & 18, west side of Bradford Street, Plan 15, City of Barrie, County of Simcoe, designated as Part 4, Plan 51R-7586, municipally known as 220 Bradford Street from General Commercial (C4) and Residential Multiple Second Density (RM2) to Transition Centre Commercial (C2-2) (SP-492) (H-124) 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 Section 4.6.1 of By-law 2009-141, a minimum of 1.2 parking spaces per residential unit shall be permitted in the Transition Centre Commercial (C2-2) (SP-492) (H-124) zone.
3. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a side yard setback of 3 metres shall be permitted and the side yard stepping provision requirements set out in footnote 1 of Table 6.3 shall not be required in the Transition Centre Commercial (C2-2) (SP-492) (H-124) zone.
4. **THAT** notwithstanding the provisions set out in Section 6.3.2 of By-law 2009-141, a minimum lot coverage of approximately 10% of the total lot area for the commercial use portion of the development shall be permitted in the Transition Centre Commercial (C2-2) (SP-492) (H-124) zone.
5. **THAT** the (H) 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 Transition Centre Commercial (C2-2) (SP-492) (H-124) zone 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:
 - a) An Air Quality and Noise Report with recommendations that clearly examine the impacts of introducing the proposed residential apartment building into the recommended Ministry of Environment Separation Distance from the City of Barrie Wastewater Treatment Plant (WwTP). Such recommendations must include, but not be limited to, construction measures for the proposed building at 220 Bradford Street to mitigate any impacts from the WwTP without placing undue hardship on the City or restricting the current and future operations of the WwTP;
 - b) The owner shall acknowledge and agree to a warning clause being placed on title, and subsequently placed in all agreements of purchase, sale and lease, to identify that the building is in close proximity to the City's WwTP and from time to time, activities at the plant may impede the enjoyment of the property;
 - c) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment for the introduction of a sensitive land use on the lands municipally known as 220 Bradford Street;

- d) Detailed urban design for the site at submission of the Site Plan Control application, including but not limited to, modified stepping provisions, low impact development techniques for stormwater management and exploration of opportunities for non-traditional amenity space such as green roofs; and
 - e) The owner's execution of a Site Plan Agreement with the City.
6. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law 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.

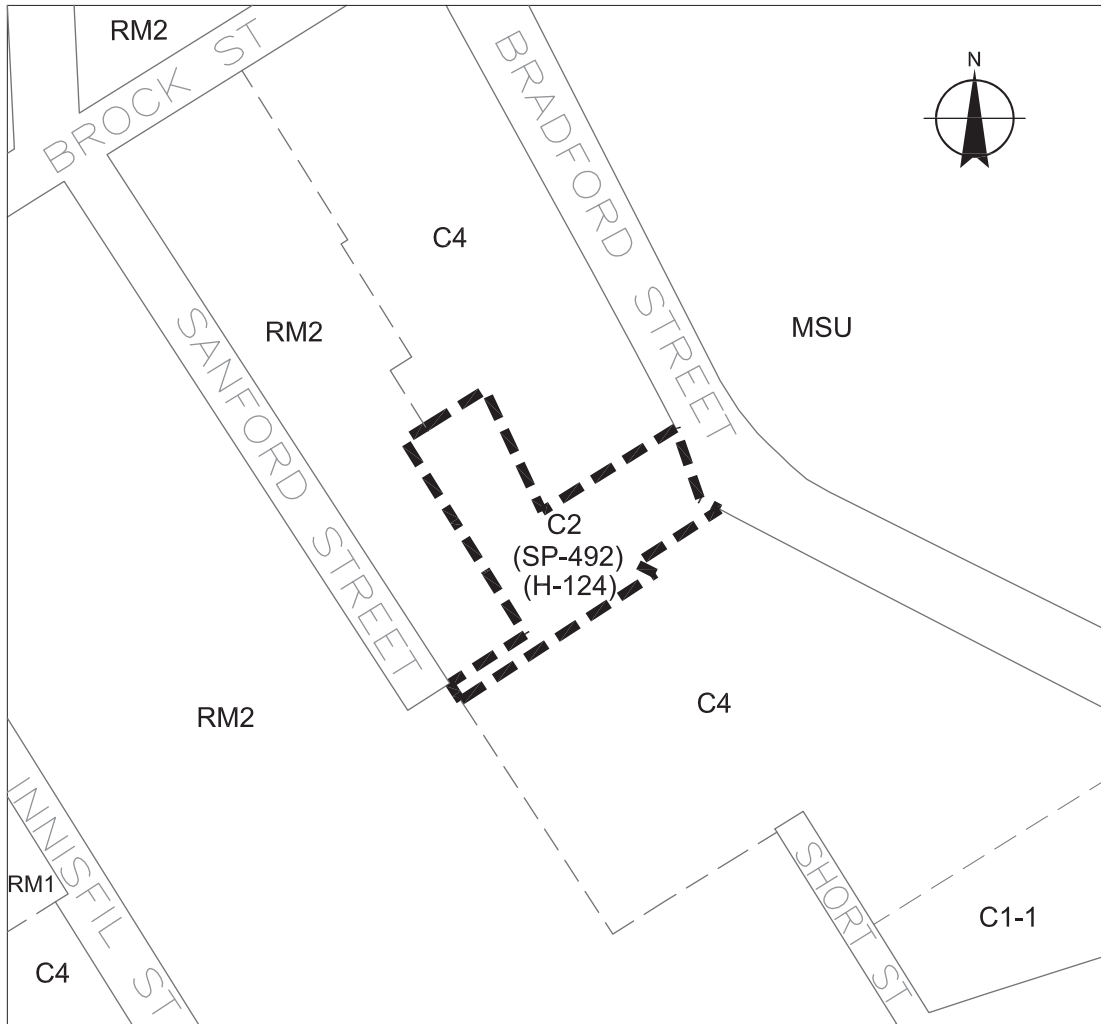
READ a first and second time this 2nd day of December, 2013.

READ a third time and finally passed this 2nd day of December, 2013.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



D14-1555
220 BRADFORD ST

Schedule "A" to the attached Bylaw 2013-

MAYOR - J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE