



Bill No. 071

BY-LAW NUMBER 2017-

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 establish zones and provisions that will apply to lands legally described as Part of Part Lots 6 & 7, Concession 9, (formerly Town of Innisfil), located in the Salem Secondary Plan (Official Plan Amendment No. 38), in the City of Barrie, County of Simcoe being part of PIN: 58098-0256 (LT) and substantially in accordance Schedule "A" attached to this By-Law.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-142.

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 from Agriculture (AG) to Highway Industrial with Site Specific exceptions HI (SP-545) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the following additional uses shall also be permitted on the lands designated HI (SP-545):
 - i. Fitness or Health Club;
 - ii. Self-Storage;
 - iii. Outdoor Display and Sales Area;
 - iv. Automotive Repair and Sales;
 - v. Funeral Service Provider;
 - vi. Recreational Establishment; and,
 - vii. Personal Service Store.
3. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the Bank, Fitness or Health Club, and Personal Service Store uses be:
 - i. Located on the ground floor of an industrial, office, or research and development building at a key intersection; and,
 - ii. The use is clearly ancillary to the primary use of the land and/or building.
4. **THAT** notwithstanding Section 7.2.1 and Table 7.2, the Outdoor Storage use:
 - i. Not be permitted in any yard adjacent to Highway 400; and,
 - ii. Be screened from Highway 400 regardless of location.
5. **THAT** notwithstanding Section 7.2.1 and Table 7.2, Self-Storage shall not be permitted on parcels that front onto or abut Highway 400, McKay Road West, or Veteran's Drive.
6. **THAT** notwithstanding Section 7.3.1 and Table 7.3, the following development standards shall apply to lands zoned HI (SP-545):

i.	Lot Area (minimum):	1300m ²
ii.	Lot Frontage (minimum):	30m
iii.	Front Yard (minimum):	7m ⁽²⁾
iv.	Front Yard (adjacent to Highway 400) (maximum):	7m
v.	Side Yard (minimum):	3m
vi.	Side Yard Adjoining:	
	a. Residential Zone (minimum):	10m
	b. Street (minimum):	7m
vii.	Rear Yard (minimum):	7m
viii.	Rear Yard Adjoining:	
	a. Residential Zone (minimum):	15m
	b. Street (minimum):	7m
ix.	Lot Coverage (minimum):	60%
x.	Building Height (maximum):	-- ⁽³⁾

7. **THAT** the remaining provisions of By-law 2009-141, as amended, applicable to the above described lands as shown in Schedule "A" to this By-law shall continue to apply to the said lands except as varied by this By-law.

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

READ a first and second time this 19th day of June, 2017.

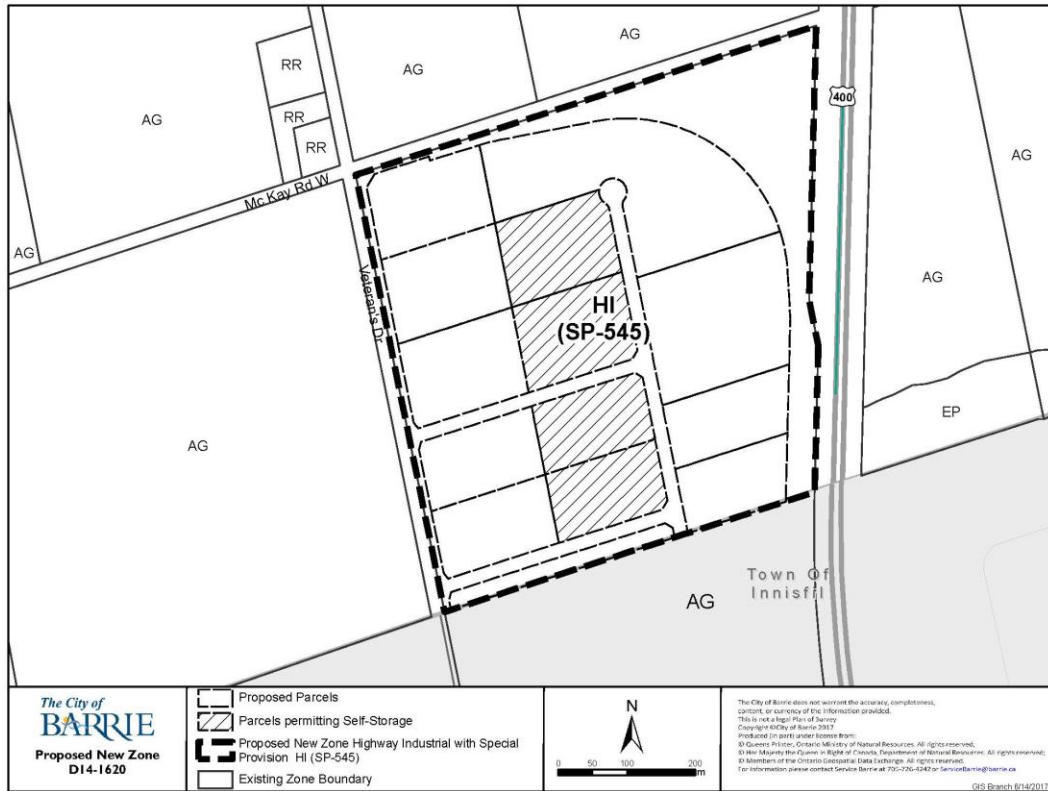
READ a third time and finally passed this 19th day of June, 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



Schedule "A" to attached By-law 2017-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE