



Bill No. 115

BY-LAW NUMBER 2015-

A By-law of The Corporation of the City of Barrie to repeal By-law 2015-105 and 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 repeal By-law 2015-105 and to amend By-law 2009-141 to rezone Part of Lot 21, Concession 3, formerly Township of Vespra, now City of Barrie, County of Simcoe, designated as Parts 1 - 7, 8, 10 - 14, 17, 18, 20 - 28, 30, 31 & 33 - 36 on Plan 51R-35759 from General Commercial (C-4) (SP-382) (SP-383) and General Commercial (C-4) (SP-382) to General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 15-G-188.

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

1. **THAT** By-law 2015-105 is hereby repealed.
2. **THAT** the zoning map is amended to change the zoning Part of Lot 21, Concession 3, formerly Township of Vespra, now City of Barrie, County of Simcoe, designated as Parts 1 - 7, 8, 10 - 14, 17, 18, 20 - 28, 30, 31 & 33 - 36 on Plan 51R-35759 from General Commercial (C-4) (SP-382) (SP-383) and General Commercial (C-4) (SP-382) to General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
3. **THAT** notwithstanding the provisions set out in Section 6.2.1 of By-Law 2009-141, used car lots, auto body and collision repair shops, adult entertainment parlours and marinas shall not be permitted in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
4. **THAT** notwithstanding the provisions set out in By-Law 2009-141, all internal lot lines shall be removed in order that the entire parcel may be treated as a single lot for zoning purposes in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
5. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-Law 2009-141, a maximum building height of 15 metres shall be permitted in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
6. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-Law 2009-141, a maximum gross floor area of 3,253 square metres for permitted automotive related uses shall be required in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
7. **THAT** notwithstanding the provisions set out in Section 6.3.2 of By-Law 2009-141, a maximum commercial gross floor area of 49,157 square metres shall be permitted in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
8. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-Law 2009-141, a parking standard of 1.1 spaces per residential dwelling unit shall be permitted in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
9. **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-Law 2009-141, a parking standard of 1 space per 24.4 metres squared shall be permitted for all commercial and institutional uses in the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.

10. **THAT** notwithstanding the provisions set out in Sections 6.2.5 and 6.3.3 of By-Law 2009-141, those provisions set out in Sections 6.2.5 and 6.3.3 shall not apply to the General Commercial (C-4) (SP-383) (SP-520) and General Commercial (C-4) (SP-520) zones.
11. **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.
12. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

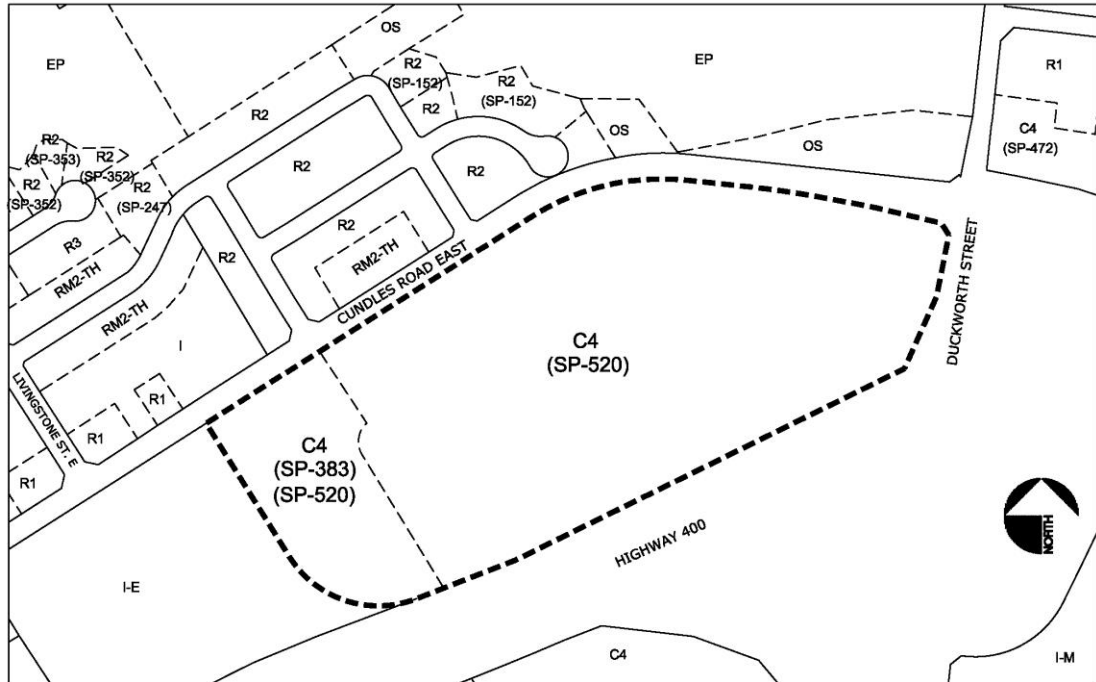
READ a first and second time this 9th day of November, 2015.

READ a third time and finally passed this 9th day of November, 2015.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

DEPUTY CITY CLERK – WENDY COOKE



D14-1587
October 15, 2015

Schedule "A" to the attached Bylaw 2015-

MAYOR - J. R. LEHMAN

DEPUTY CITY CLERK – WENDY COOKE