



Bill No. 085

**BY-LAW NUMBER 2020-**

**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 lands known municipally as 443 Bayview Drive and 447 Bayview Drive, as shown on Schedule "A" to this By-law, from 'Light Industrial' with Special Provisions – Hold (LI) (SP-408) (H1-102) (H2-103) to 'Light Industrial' with Special Provisions – Hold (LI)(SP-408)(H2-103).

**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 outlined in By-law 2010-130 as amended, dealing with the Stage 2 Hold (H1-102) with respect to the portions of this property zoned 'Light Industrial' with Special Provisions – Hold (LI) (SP-408)(H1-102)(H2-103) have been satisfied, or will be satisfied by Site Plan Application File, D11-011-2018, with these conditions being:

- i. A Traffic Impact Study has been prepared to the satisfaction of the City establishing that the traffic infrastructure necessary to support the proposed development is in place, or an agreement(s) satisfactory to the City and/or Ministry of Transportation, where required, has been entered into, which agreements ensure completion of same prior to building occupancy;
- ii. The City has circulated the Traffic Impact Study to the owners of the west side of Highway 400 being part of the south half of Lot 7, Concession 13 and Part of Lots 1 to 5, inclusive of Plan 51M-446, designated as Part 4 on Plan 51R-33220 and Part of Barrie View Drive on Plan 51M-446, designated as Part 2 and 7 on Plan 51R-33220, City of Barrie, County of Simcoe, and has consulted with these specified land owners regarding the traffic infrastructure required to support the proposed level of development. In determining whether the traffic impact study is satisfactory, the City shall consider comments received on the traffic impact study from the specified landowners;
- iii. A Site Plan pursuant to Section 41 of the *Planning Act*, R.S.O. 1990 c. P.13 has been approved for all or part of the lands identifying the mix of proposed land uses specified in subsection 13.4 (a)(i), location of buildings, landscaping, servicing and provisions of infrastructure;
- iv. A Site Plan Agreement satisfactory to the City has been entered into with the owner of the lands specifying the mix of proposed land uses, which shall be consistent with the mix replied upon for purposes of completing the traffic impact study referenced in 13.4 (a)(i).

**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 443 Bayview Drive and 447 Bayview Drive from Light Industrial with Special Provisions – Hold (LI) (SP-408) (H1-102) (H2-103) to 'Light Industrial' with Special Provisions – Hold (LI)(SP-408)(H2-103).
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 5<sup>th</sup> day of October, 2020.

**READ** a third time and finally passed this this 5<sup>th</sup> day of October, 2020.

**THE CORPORATION OF THE CITY OF BARRIE**

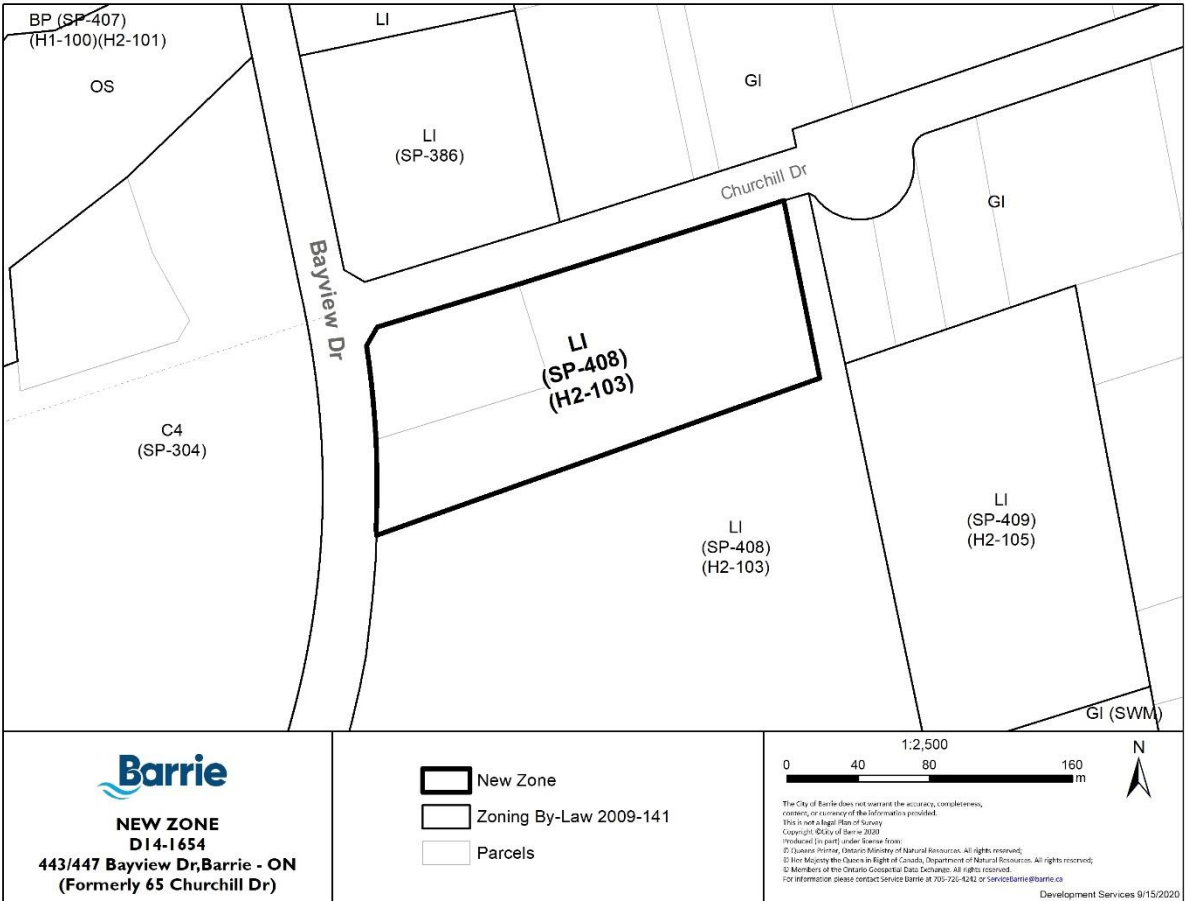
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**MAYOR – J. R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

Schedule “A” attached to By-law 2020-



THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE