



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 <sup>2</sup>
ii.	Lot Frontage (minimum):	30m
iii.	Front Yard (minimum):	7m <sup>(2)</sup>
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):	-- <sup>(3)</sup>

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 19<sup>th</sup> day of June, 2017.

**READ** a third time and finally passed this 19<sup>th</sup> day of June, 2017.

**THE CORPORATION OF THE CITY OF BARRIE**

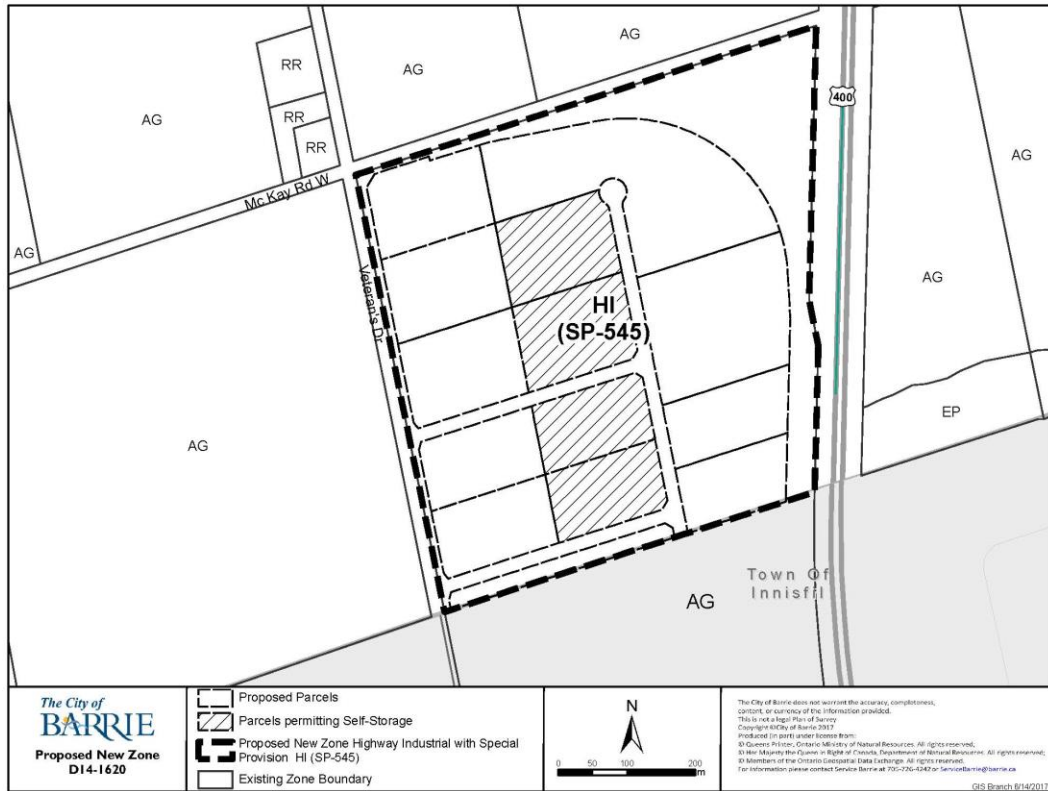
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**

Schedule "A"



Schedule "A" to attached By-law 2017-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE