



By-Law 99-312

This By-law is printed under and by authority of the Council of the City of Barrie, Ontario, Canada

To establish site plan control areas and processing of site plans within the City of Barrie.

Disclaimer:

The following consolidation is an electronic reproduction made available for information only. It is not an official version of the By-law. The format may be different, and plans, pictures, other graphics or text may be missing or altered. The City of Barrie does not warrant the accuracy of this electronic version.

This consolidation can not be distributed or used for commercial purposes. It may be used for other purposes, only if you repeat this disclaimer and the notice of copyright. Official versions of all By-laws can be obtained from the City Clerk's Office by calling (705) 739-4204.

BY-LAW NUMBER 99-312

A by-law of The Corporation of the City of Barrie to designate Site Plan Control Areas within the City of Barrie, and to delegate Council's power for approval of site plan agreements and to direct minor amendments to site plan control agreements to the Director of Planning, and to repeal Bylaw 90-166 as amended

WHEREAS s. 41(2) of the *Planning Act*, R.S.O. 1990, e.P.13, provides that where an Official Plan is in effect in a municipality, the Council of the municipality may by by-law designate the whole or any part of the area covered by the Official Plan as a site plan control area;

AND WHEREAS there is an Official Plan in effect in the City of Barrie and the total area of the City of Barrie is included in the Official Plan;

AND WHEREAS by the provisions of s. 41(3) of the said *Act*, a by-law passed under s.41(2) may designate a site plan control area by reference to one or more land use designations contained in a by-law passed under s. 34 of the said *Act*;

AND WHEREAS the Council of Barrie has passed a by-law under s.34 of the said *Act*, being by-law 85.95;

AND WHEREAS by s. 41(13) of the said *Act*, the Council of a municipality may delegate to either a committee of the Council or to an appointed officer of the municipality identified in the by-law either by name or position occupied, any of the Council's powers or authority under this section;

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

1. THAT all properties that are zoned Residential Multiple Family Dwelling Second Density (RM2), Apartment Dwelling First Density (RA1) and Apartment Dwelling Second Density (RA2) be and they are hereby designated as site plan control areas;
2. THAT all properties that are zoned Central Area Commercial (C1), Commercial Transition (C2), Shopping Centre Commercial (C3), General Commercial (C4) and Convenience Commercial (C5) be and they are hereby designated as site plan control areas;
3. THAT all properties that are zoned Special Industrial (M3) and Business Park (BP) be and they are hereby designated as site plan control areas;
4. THAT all properties that are zoned Environmental Protection (EP) be and they are hereby designated as site plan control areas;
5. THAT all properties that are zoned Institutional (I) be and they are hereby designated as site plan control areas;
6. THAT all properties that are zoned in an Industrial category which are adjacent to lands designated or used for residential purposes be and they are hereby designated as site plan control areas;

7. THAT all properties abutting on or adjacent to the following streets and Highways are hereby designated as site plan control areas:
- a. Highway 400
 - b. Ferndale Drive between Edgehill Drive and Tiffin Street
 - c. Dunlop Street between Ferndale Drive and the City limits
 - d. Highway 27 between Dunlop Street and the CNR line
 - e. Tiffin Street between Dunlop Street and Innisfil Street
 - f. Anne Street between Dunlop Street and Tiffin Street
 - g. Essa Road between Coughlin Road and the City limits
 - h. Harvie Road between Veteran's Road and Highway 400
 - i. Mapleview Drive West between Essa Road and Highway 400
 - j. Mapleview Drive East between Lover's Cheek and Highway 400
 - k. Bayview Drive between Little Avenue and Mapleview Drive East
 - l. Big Bay Point Road between the railway tracks at Huronia Road and Highway 400
 - m. Fairview Drive between Big Bay Point Road and Little Avenue
 - n. Huronia Road between the railway line at Truman Road and the City limits
 - o. Bryne Drive between Mapleview Drive West and Essa
8. THAT the following uses in all residential zones be designated as uses subject to site plan control;
- libraries
 - places of worship
 - day nurseries
 - rest homes
 - nursing homes and group homes
9. THAT the following properties listed below be and the same are hereby designated as site plan control areas:
- (a) Part of Lot 17, and the whole of Lot 18, and part of Hillcrest Avenue, all according to Plan 622, as shown on Schedule "A", which is attached hereto and forms part of this by-law;
 - (b) The property municipally known as 160 Lockhart Road, and being Part Lot 9, Concession 11, formerly Township of Innisfil, now City of Barrie, being located on the north side of Lockhart Road, the west side of Huronia Road and east of the CNR right-of-way as shown on Schedule "B" which is attached hereto and forms part of this by-law;
 - (c) The property municipally known as 55 Bradford Street and being part of Lot 24, Concession 5, formerly in the Township of Vespra, now in the City of Barrie, and part of Lots 89 and 90 on the west side of High Street and part of Lot 65 on the east side of High Street all accordingly to Registered Plan 115 and being known as the "Barrie Tannery Property" as shown on Schedule "C" which is attached hereto and forms part of this by-law;
 - (d) The property municipally known as 471 Tiffin Street and being Blocks J and K, Registered Plan 845, City of Barrie, as shown in Schedule "D" which is attached hereto and forms part of this by-law;
 - (e) The property municipally known as 506 Tiffin Street and being part of Lot 25, Concession 7, formerly Township of Innisfil, now in the City of Barrie as shown in Schedule "E" which is attached hereto and forms part of this by-law;

- (f) The property known as Part of North half Lot 5, Concession 14, formerly Innisfil Township, now in the City of Barrie and more particularly described as Part 1 on Reference Plan 51R-16874 as shown in Schedule "F" which is attached to and forms part of this by-law;
- (g) The property known as Part Lot 1, Lots 2, 3, 4, 5, 6, 7, 8, 9, Part Lot 10, Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, and Part Lots 20, 21, Lots 22, 23, 24, 25, 26, 27, 28, Plan 27, north side Dunlop Street West (formerly Elizabeth Street), being municipally known as 172, 176, 178, 182, 184, 186, 190, 194, 196, 202, 204, 210, 214, 218, 226, 228, 232, 236, 238, 240, 244, 250, 252, 256, 258, 262, 264, 266, 268, 270, Dunlop Street West, Part Lot 1, Plan 27, north side Dunlop Street West (formerly Elizabeth Street) being municipally known as 8 Eccles Street North, Part Lot 1, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, Part Lots 11, 12, Lots 13, 14, 15, 16, 17, 18, 19, Part Lot 20, Lots 21, 22, 23, 24, 25, 26, 27, Plan 27, south side of Dunlop Street West (formerly Elizabeth Street) being municipally known as 173, 177, 181, 183, 185, 191, 195, 197, 201, 203, 209, 211, 215, 219, 223, 225, 229, 233, 237, 241, 245, 249, 255, 259, 261, 263, 265, and 267 Dunlop Street West, Part Lot 10, Plan 27, south side Dunlop Street West (formerly Elizabeth Street) being municipally known as 11 Frances Street, Part Lot 11, Plan 27, south side Dunlop Street West (formerly Elizabeth Street) being municipally known as 8 Frances Street and Part Lot 20, Plan 27, south side Dunlop Street West (formerly Elizabeth Street) being municipally known as 1 Boys Street as shown on Schedule "G" which is attached to and forms part of this by-law.
- (h) The property known as part of Lot 11, Concession 11, formerly Township of Innisfil, now City of Barrie, County of Simcoe as shown on Schedule "H" which is attached to and forms part of this by-law.
- (i) Part of Lots 15 and 16, Plan 67 being Parts 5 and 6 on Reference Plan 51R-18640, as shown on Schedule "I", which is attached hereto and forms part of this by-law;
- (j) Part of Lots 9 and 10, Plan 67, being Part 4 on Reference Plan 51R-30022 as shown on Schedule "J", which is attached hereto and forms part of this by-law;
- (k) The property municipally known as 76 Mapleview Drive West and being Part of Lots 9 and 10, Plan 67, being Parts 1 and 4 on Reference Plan 51R-22853 and Part 1 on Reference Plan 51R-28599 as shown on Schedule "K", which is attached hereto and forms part of this by-law;
- (l) The property municipally known as 57 Caplan Avenue and being Part Lot 10, Plan 67, being Part 1 on Reference Plan 51R-20308 as shown on Schedule "L", which is attached hereto and forms part of this by-law;
- (m) Part Lots 8, 9 and 10, Plan 67, being Part 15 on Reference Plan 51R-19533 and Parts 3 and 4 on Reference Plan 51R-29971 as shown on Schedule "M", which is attached hereto and forms part of this by-law;
- (n) The property municipally known as 82 Caplan Avenue being Part of Lots 8 and 9 and Part of Centre Road, Plan 67, being Parts 1 and 2, Reference Plan 51R-20473 as shown on Schedule "N", which is attached hereto and forms part of this by-law;
- (o) Part Lots 16 and 17, Plan 67 as shown on Schedule "O", which is attached hereto and forms part of this by-law;

10. THAT approval of site plans with respect to site plan applications for buildings or structures not exceeding 5000 square metres, which comply with development standards for the Corporation of the City of Barrie be delegated to the Director of Planning Services or the Manager of Development Planning.
 - (a) In addition to the provisions of section 10 herein, the approval of site plans with respect to site plan applications for buildings or structures located on property being part of Blocks A and C and part of Caplan Avenue and Reid Drive all according to Registered Plan 51M-495 as shown on Schedule "P" which is attached hereto and forms part of this by-law be delegated to the Director of Planning Services or the Manager of Development Planning.
11. THAT the Council delegates to the Director of Planning Services or the Manager of Development Planning, Council's authority to direct minor amendments to be made to site plan control agreements.
12. THAT the Mayor and Clerk are hereby authorized to execute any agreement pursuant to a site plan application approved by the Director of Planning Services or the Manager of Development Planning in accordance with paragraph 10 above.
13. THAT By-law 90-166 for the Corporation of the City of Barrio as amended be and the same is hereby repealed.
14. THIS by-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time this 13th day of December, 1999.

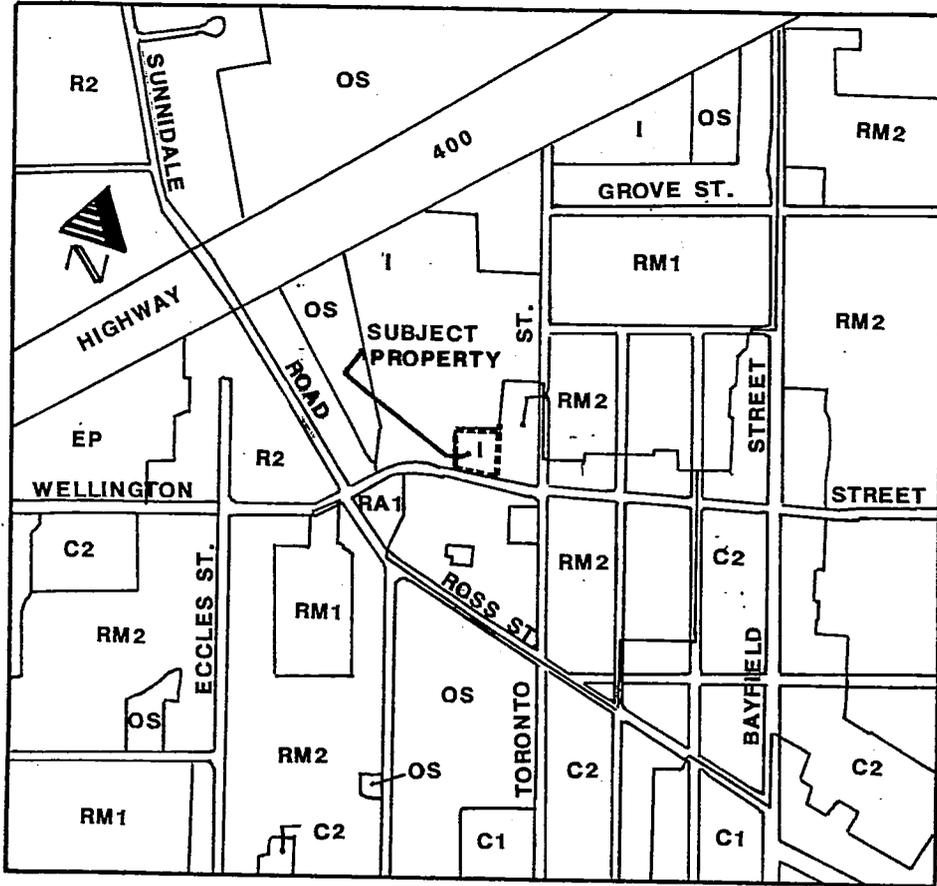
READ a third time and finally passed this 13th day of December, 1999.

THE CORPORATION OF THE CITY OF BARRIE

"ORIGINAL SIGNED"
MAYOR

"ORIGINAL SIGNED"
CLERK

SCHEDULE A

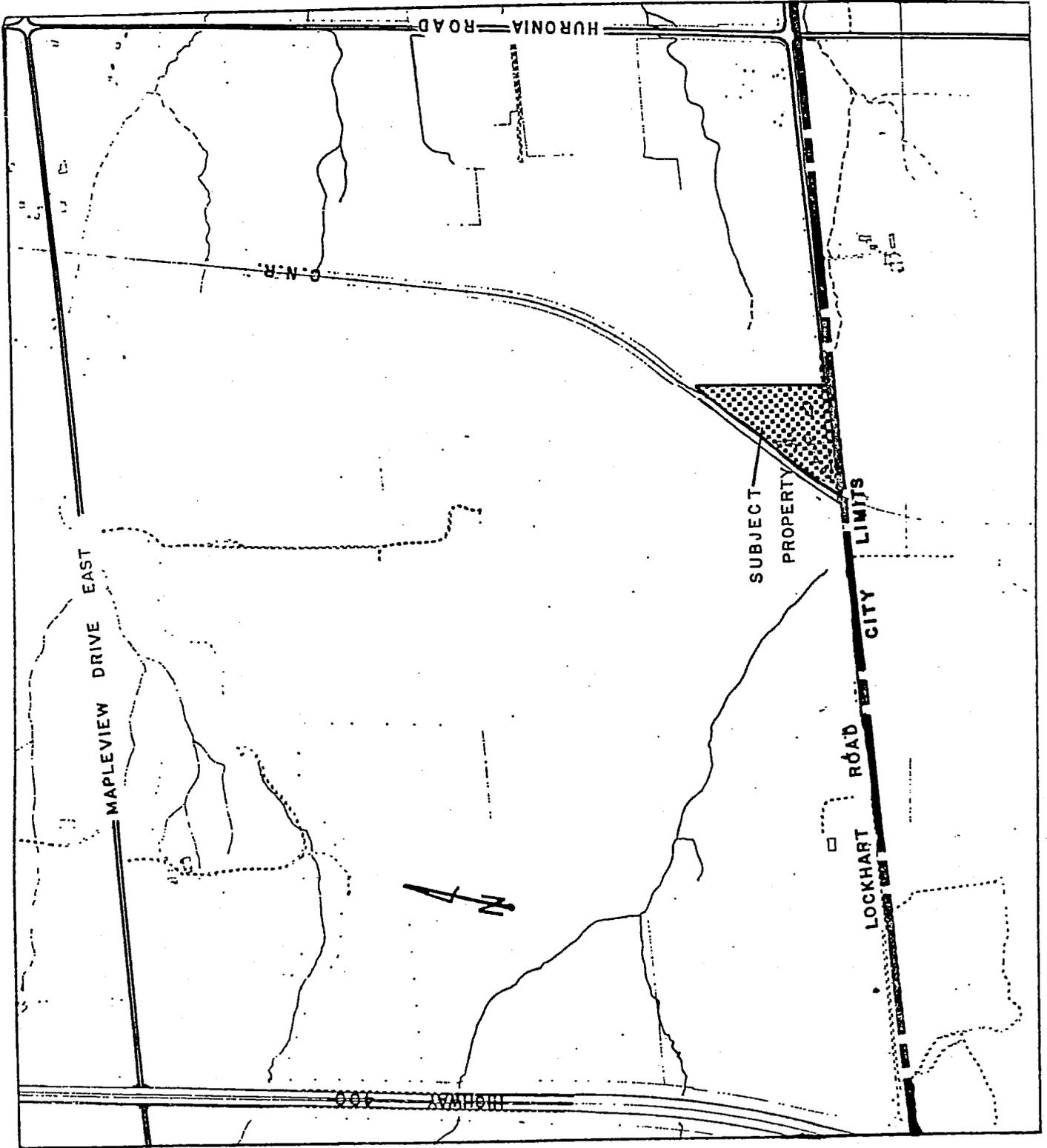


Schedule "A" to By-law 99-312

Mayor *Janice Laking*

Clerk *[Signature]*

SCHEDULE B

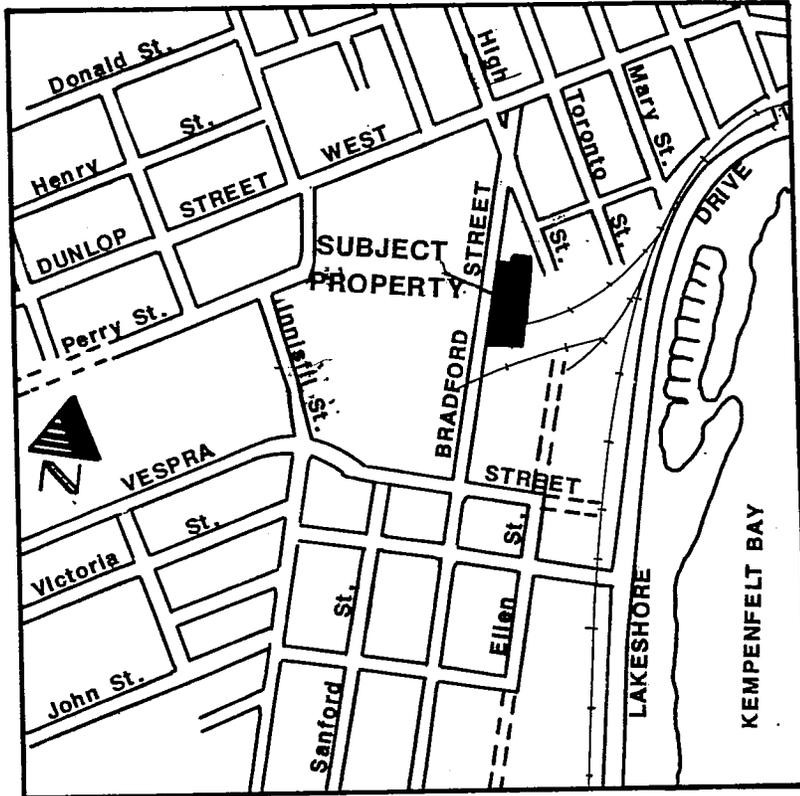


Schedule "B" to By-law 99-312

Mayor *James Laing*

Clerk *[Signature]*

SCHEDULE C

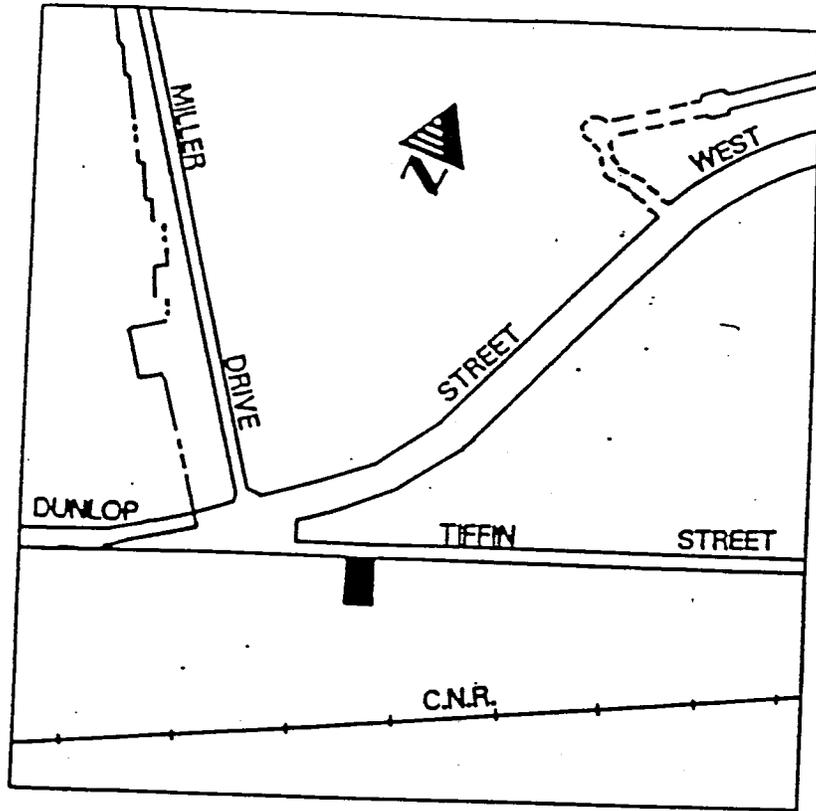


Schedule "C" to By-law 99-312

Mayor *Janice Labey*

Clerk *[Signature]*

SCHEDULE D



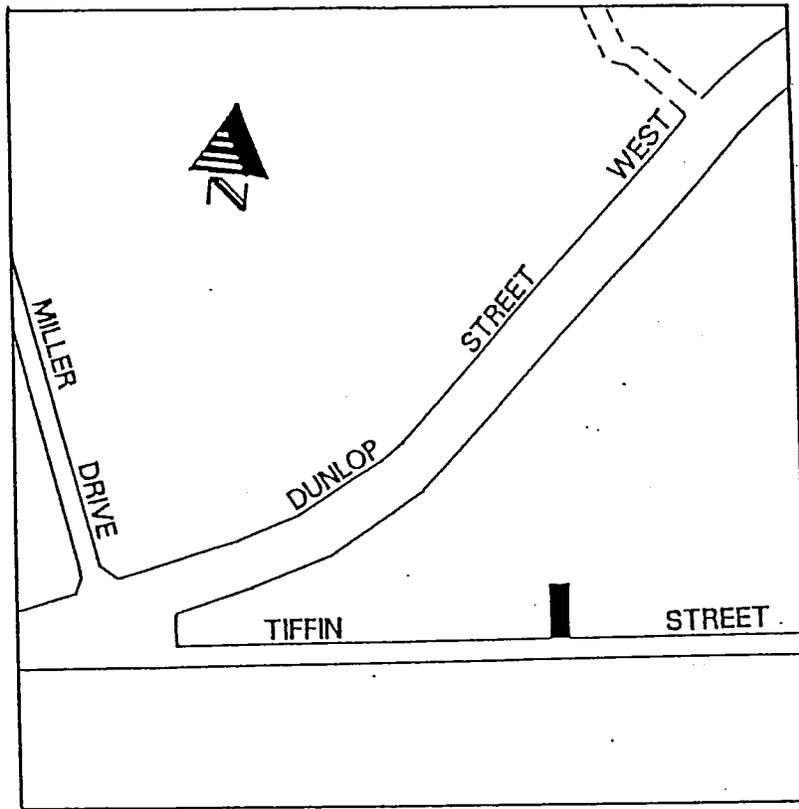
Schedule "D" to By-law Number 99-312

Mayor James Laberg

Clerk [Signature]

ZI-854
Drenfeld / Weisz

SCHEDULE E

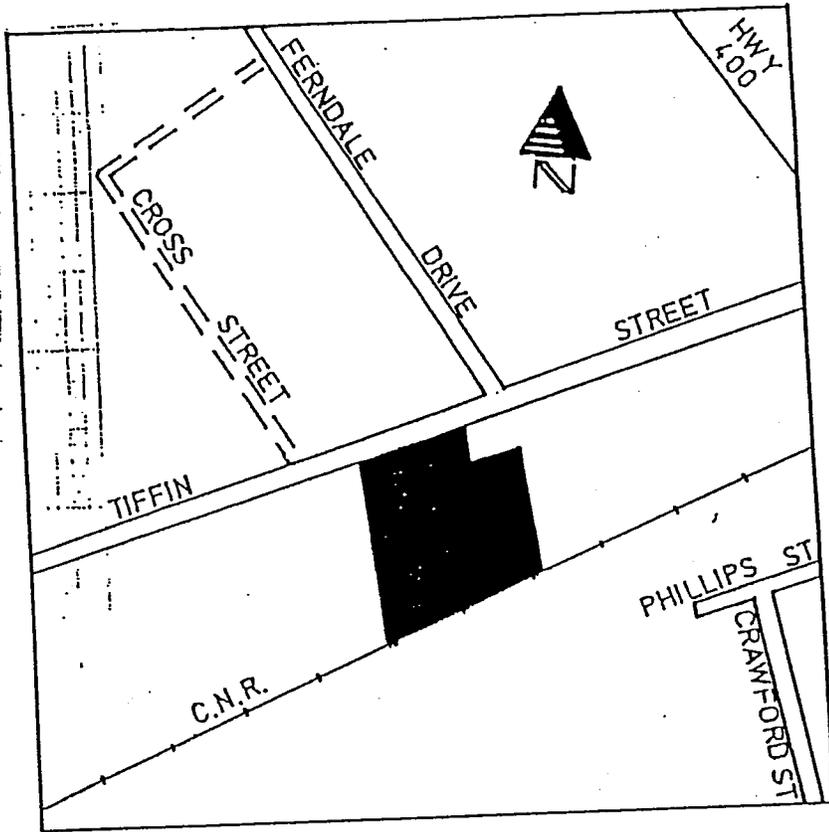


Schedule "E" to By-law Number 99-312

Mayor *James Lubing*

Clerk *[Signature]*

SCHEDULE F

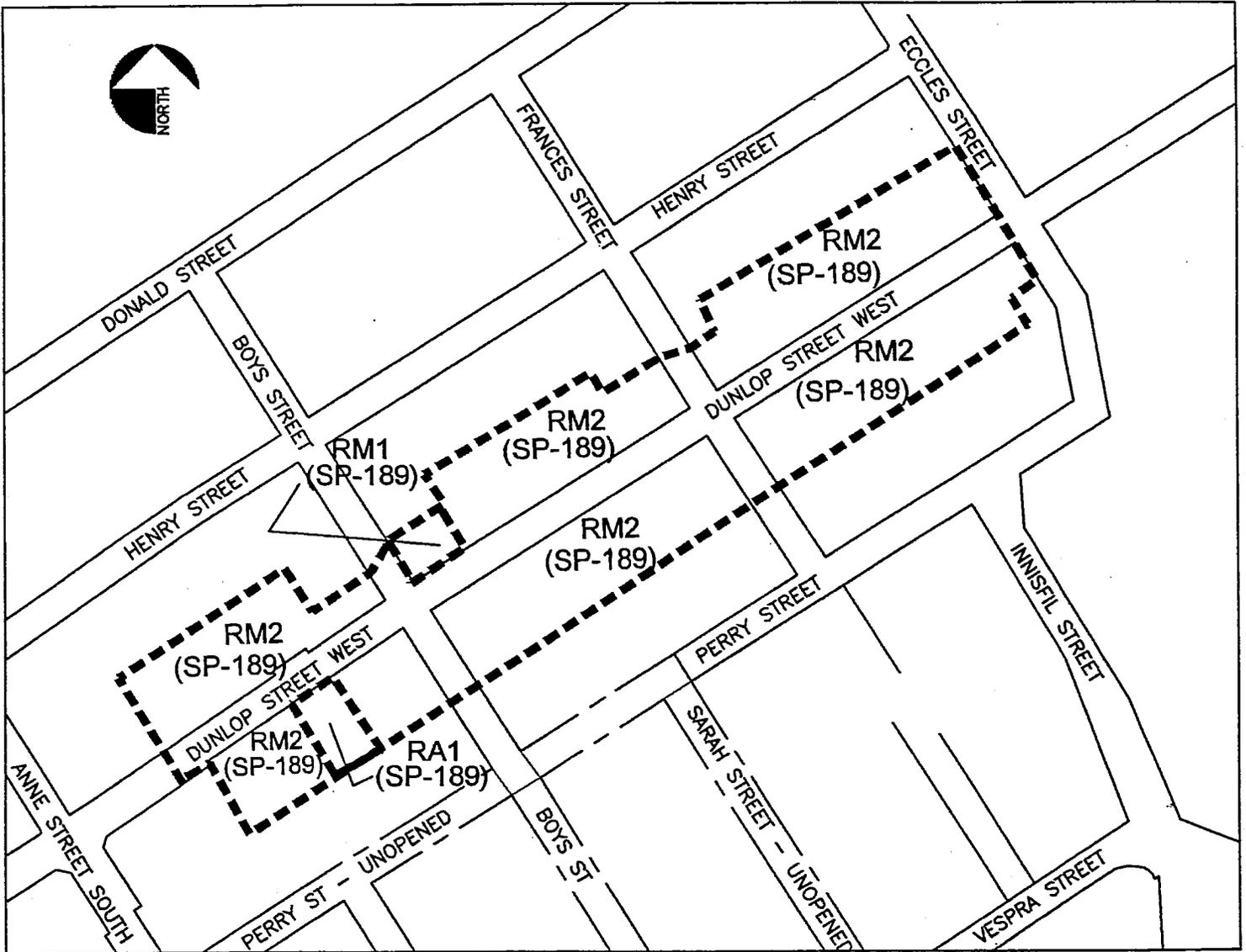


Schedule "F" to By-law Number 99-312

Mayor

Clerk

SCHEDULE G



D14-1139
P-14-7
DUNLOP STREET

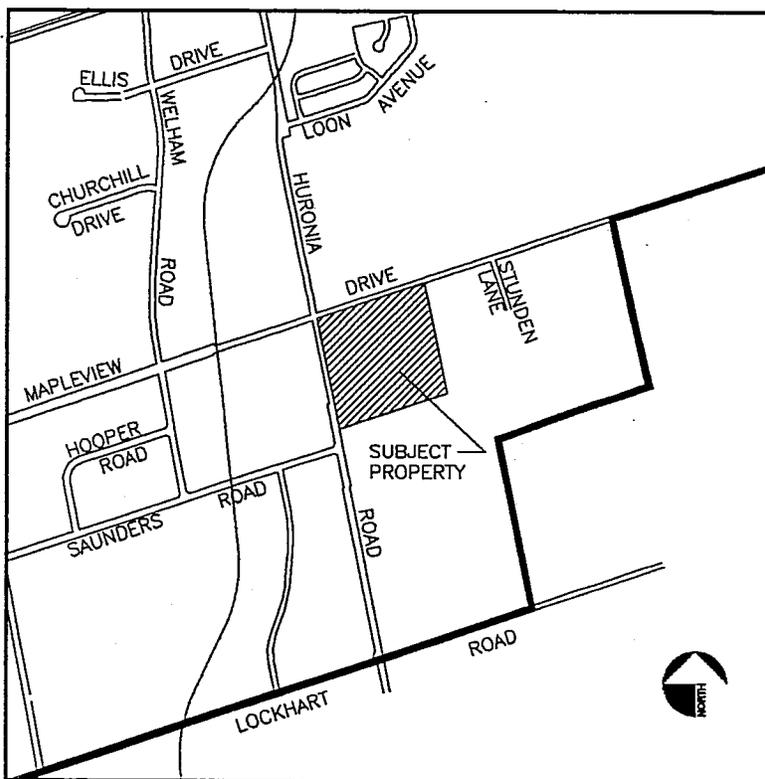
November 3, 1999

Schedule "G" to By-law Number 99-312

James Luking
Mayor

[Signature]
Clerk

SCHEDULE H



D14-1140_P
INNISGREEN INVESTMENTS LTD.

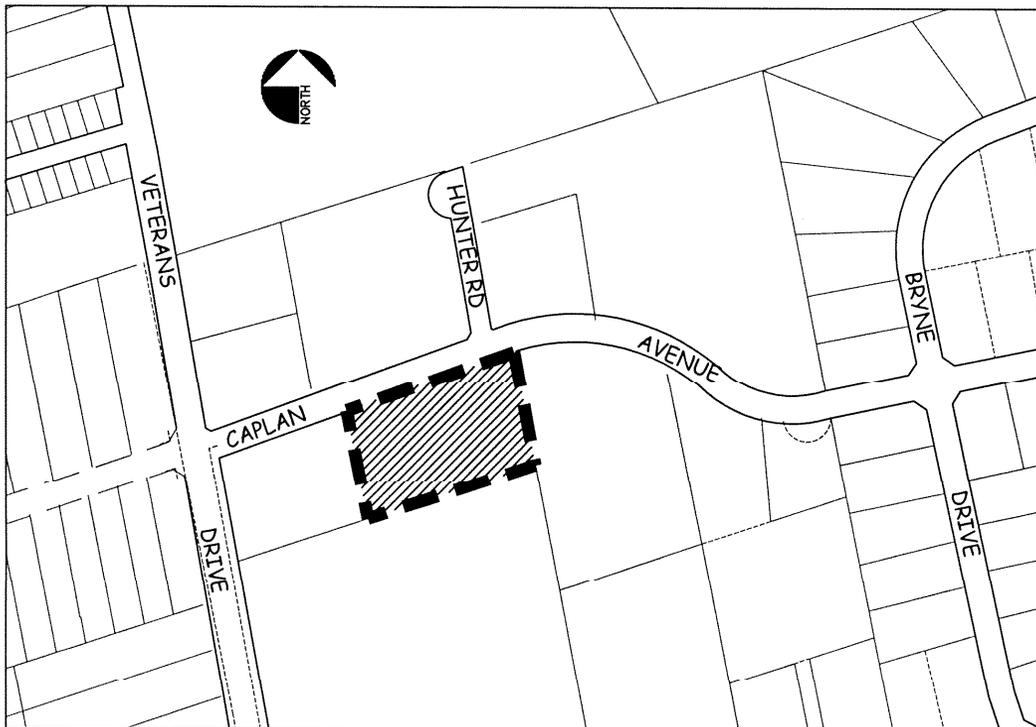
KEY MAP

Schedule "H" to By-law Number 99-312

Mayor *Janice Lukens*

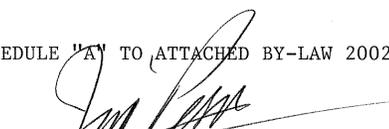
Clerk *[Signature]*

Schedule "I" (consolidated version)



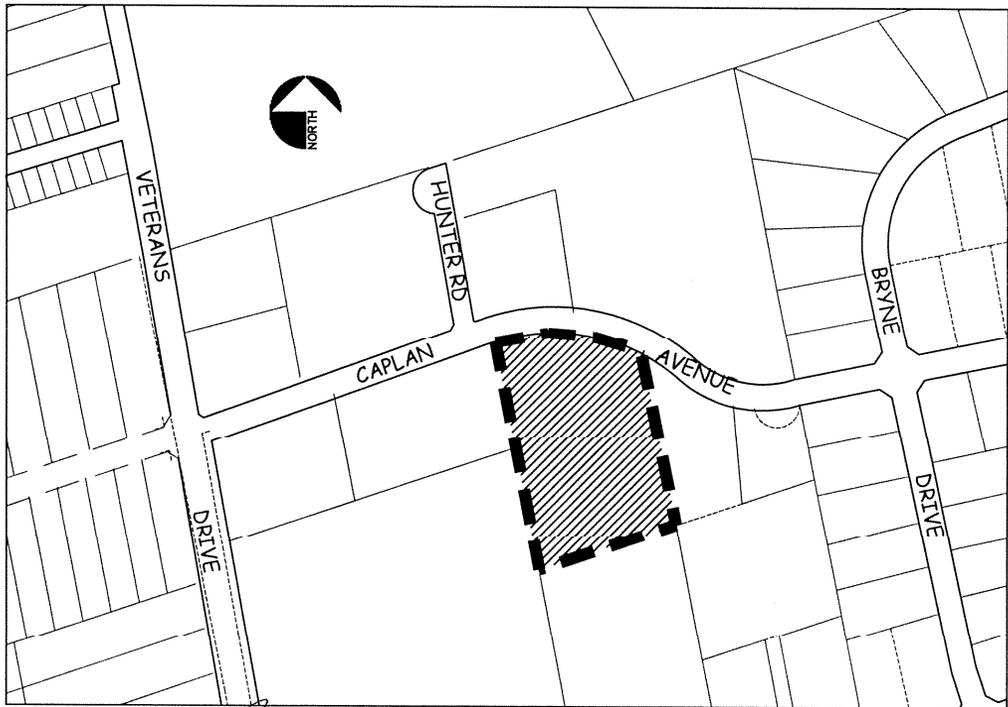
SCHEDULE A JANUARY 31, 2002

SCHEDULE "A" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRY

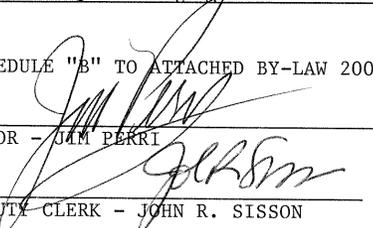

DEPUTY CLERK - JOHN R. SISSON

SCHEDULE "J" (consolidated version)



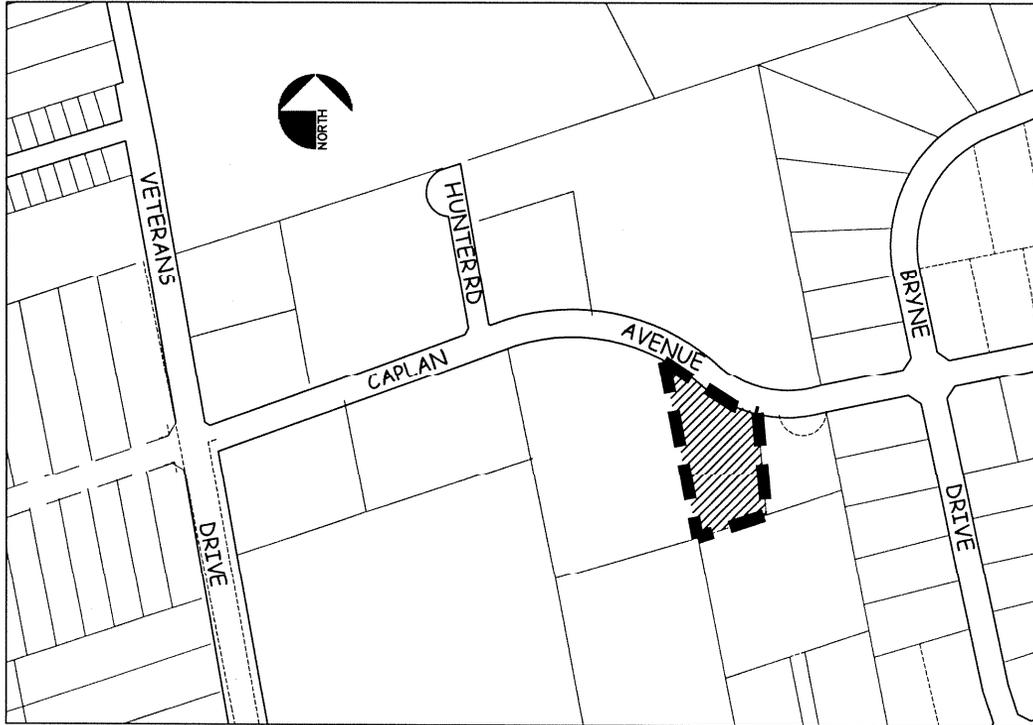
SCHEDULE B JANUARY 31,2002

SCHEDULE "B" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRI

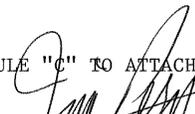

DEPUTY CLERK - JOHN R. SISSON

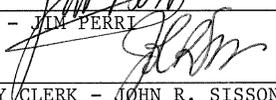
SCHEDULE "K" (consolidated version)



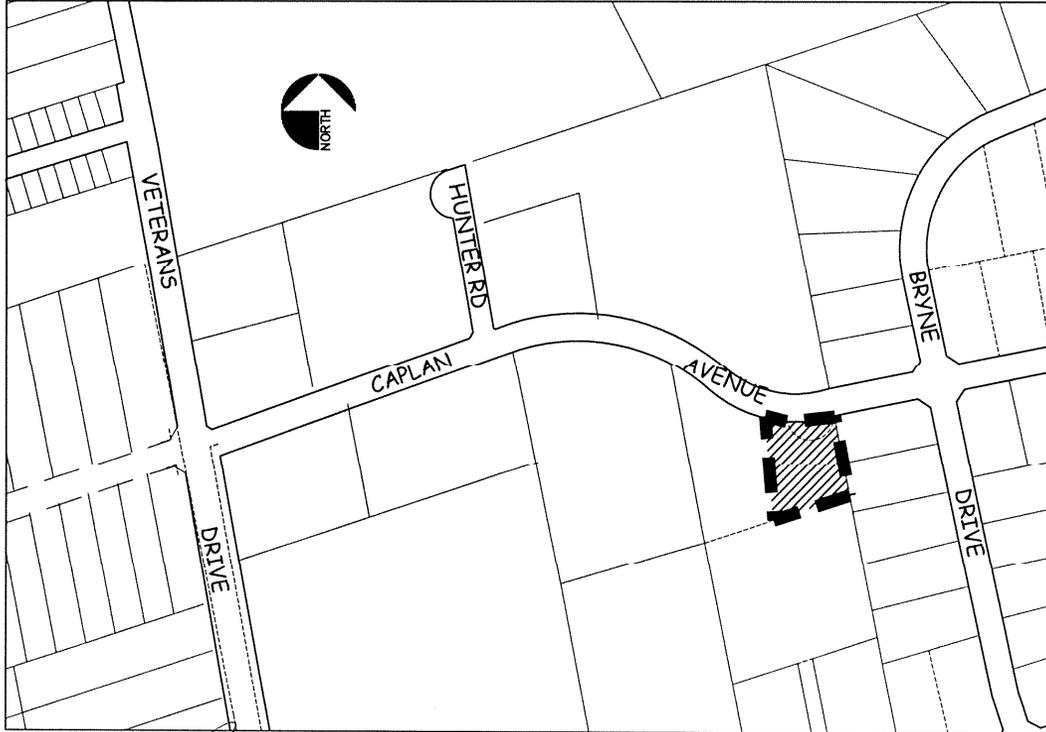
SCHEDULE C JANUARY 31, 2002

SCHEDULE "C" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRA

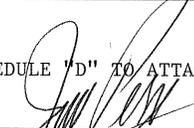

DEPUTY CLERK - JOHN R. SISSON

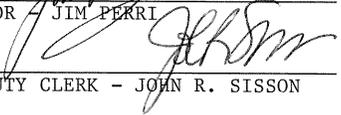
SCHEDULE "L" (consolidated version)



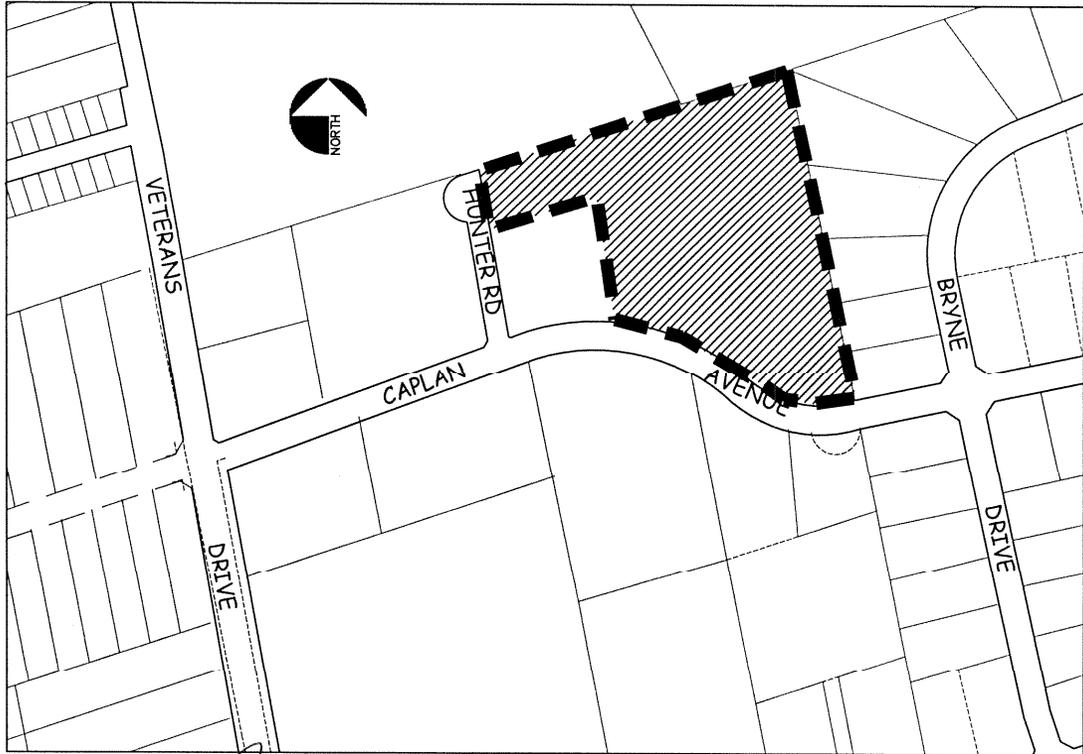
SCHEDULE D JANUARY 31, 2002

SCHEDULE "D" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRI

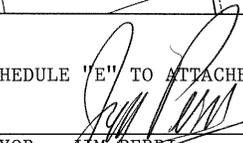

DEPUTY CLERK - JOHN R. SISSON

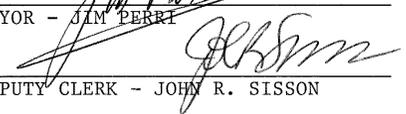
SCHEDULE "M" (consolidated version)



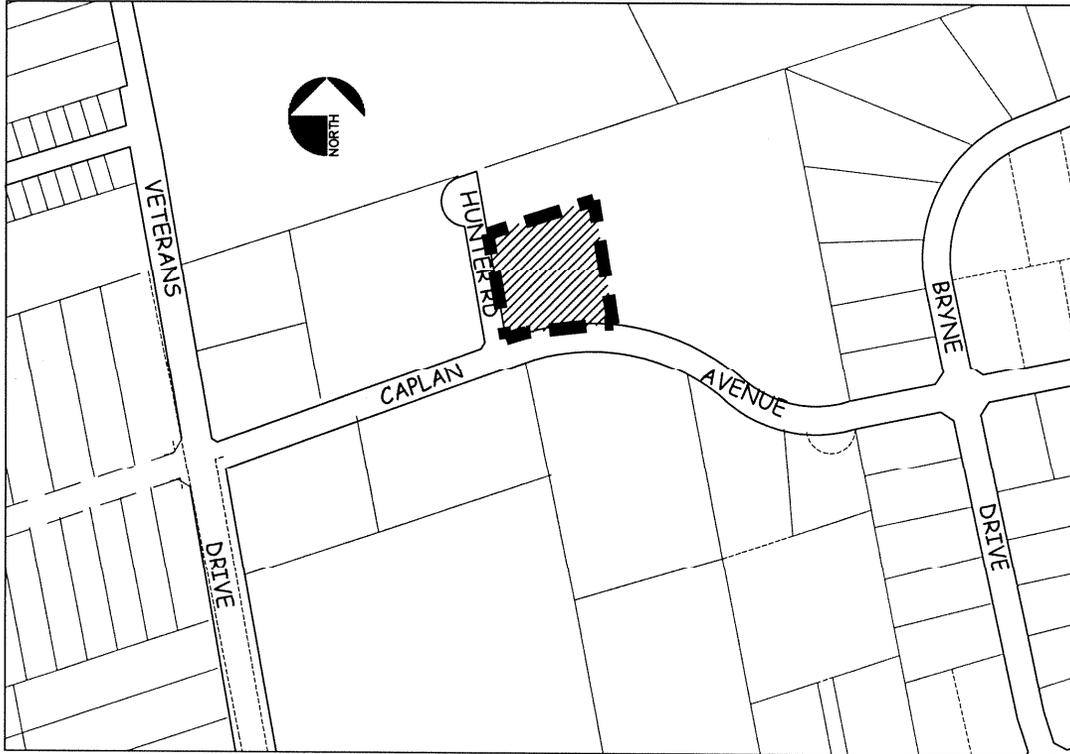
SCHEDULE E JANUARY 31, 2002

SCHEDULE "E" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRI

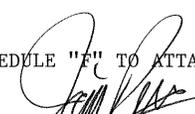

DEPUTY CLERK - JOHN R. SISSON

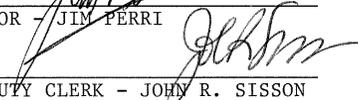
SCHEDULE "N" (consolidated version)



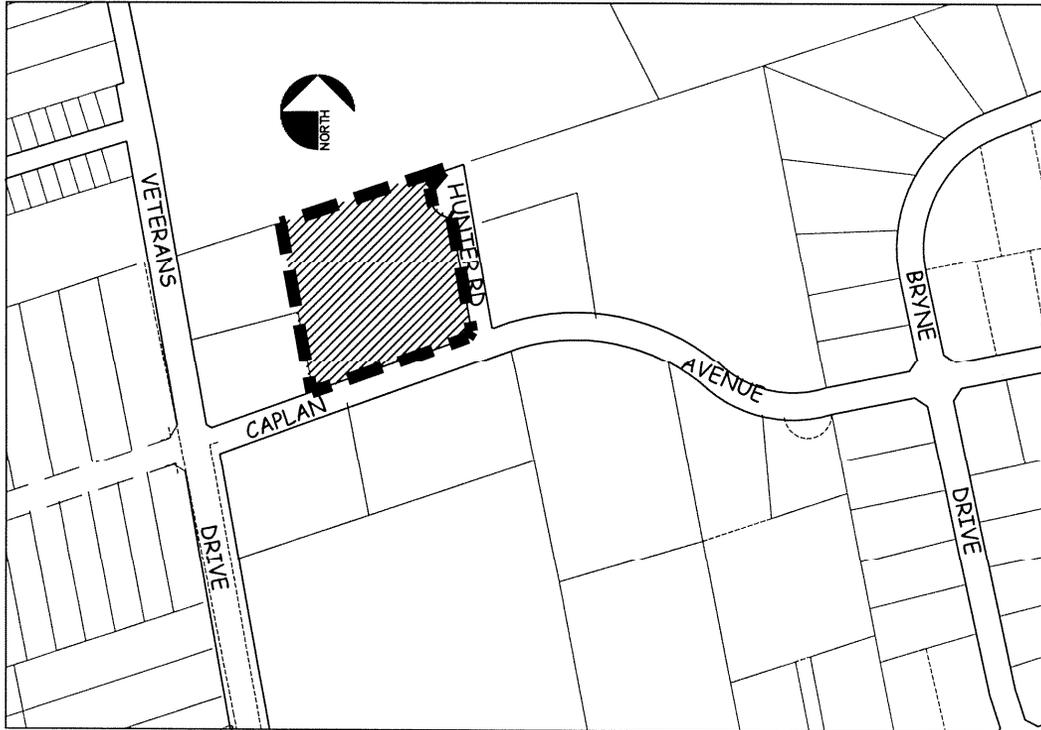
SCHEDULE F JANUARY 31, 2002

SCHEDULE "F" TO ATTACHED BY-LAW 2002-29


MAYOR - JIM PERRI


DEPUTY CLERK - JOHN R. SISSON

SCHEDULE "O" (consolidated version)



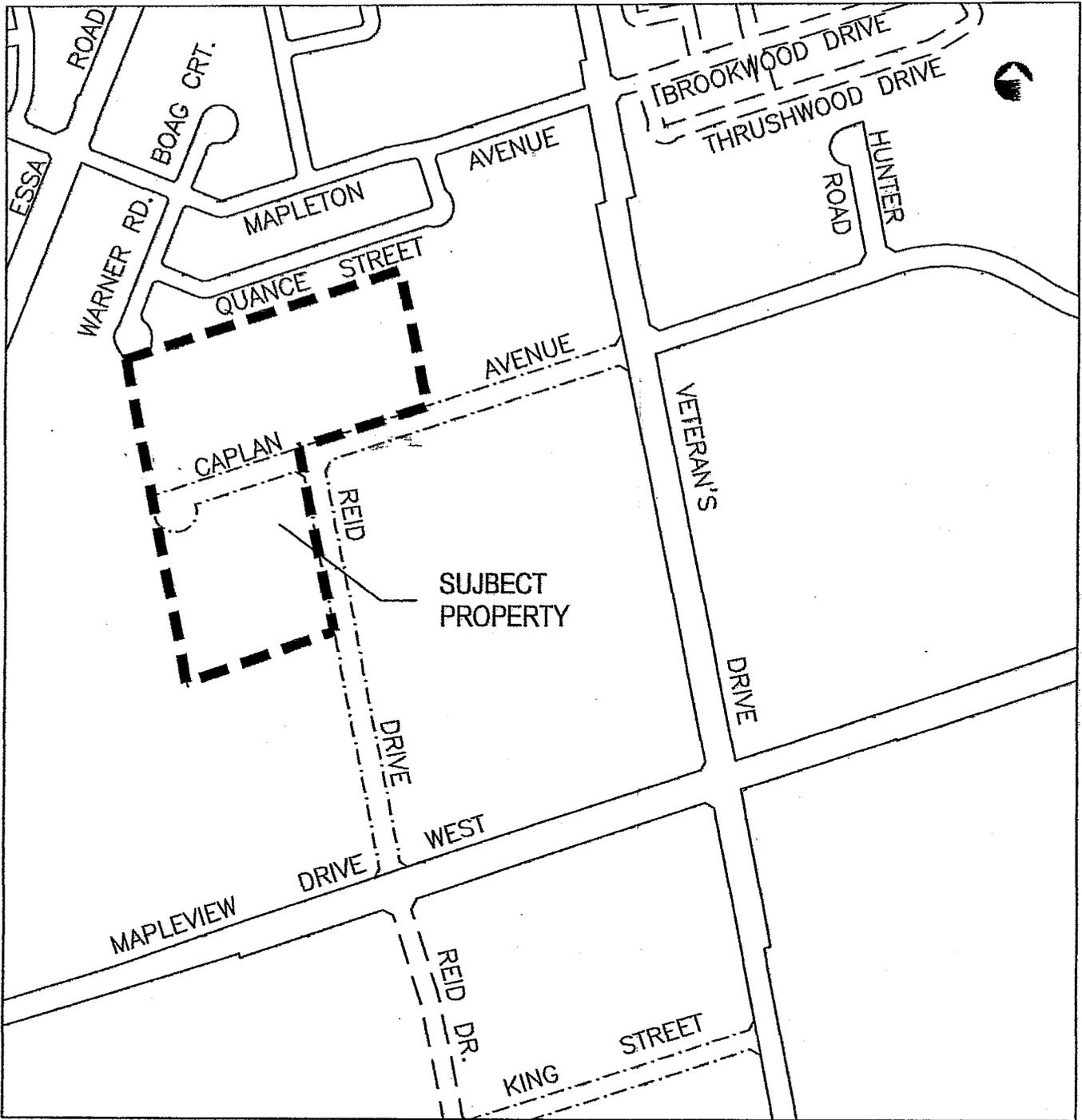
SCHEDULE "G" TO ATTACHED BY-LAW 2002-29

SCHEDULE G JANUARY 31, 2002

MAYOR - *Jim Perri*
JIM PERRI

DEPUTY CLERK - *John R. Sisson*
JOHN R. SISSON

SCHEDULE I



D12-195_D14-TE-Bus_Site_Plan-Bylaw

September 23, 2004

Schedule "I" attached to By-law

MAYOR - R.J. HAMILTON

CLERK - JOHN R. SISSON

AMENDING BY-LAWS

<u>By-law Number</u>	<u>Amendment</u>
2002-29	<p>Adding the following Site Plan Control Areas (Paragraph 9)</p> <ul style="list-style-type: none"> (i) Part of Lots 15 and 16, Plan 67 being Parts 5 and 6 on Reference Plan 51R-18640, as shown on Schedule "A", which is attached hereto and forms part of this by-law; (j) Part of Lots 9 and 10, Plan 67, being Part 4 on Reference Plan 51R-30022 as shown on Schedule "B", which is attached hereto and forms part of this by-law; (k) The property municipally known as 76 Mapleview Drive West and being Part of Lots 9 and 10, Plan 67, being Parts 1 and 4 on Reference Plan 51R-22853 and Part 1 on Reference Plan 51R-28599 as shown on Schedule "C", which is attached hereto and forms part of this by-law; (l) The property municipally known as 57 Caplan Avenue and being Part Lot 10, Plan 67, being Part 1 on Reference Plan 51R-20308 as shown on Schedule "D", which is attached hereto and forms part of this by-law; (m) Part Lots 8, 9 and 10, Plan 67, being Part 15 on Reference Plan 51R-19533 and Parts 3 and 4 on Reference Plan 51R-29971 as shown on Schedule "E", which is attached hereto and forms part of this by-law; (n) The property municipally known as 82 Caplan Avenue being Part of Lots 8 and 9 and Part of Centre Road, Plan 67, being Parts 1 and 2, Reference Plan 51R-20473 as shown on Schedule "F", which is attached hereto and forms part of this by-law; (o) Part Lots 16 and 17, Plan 67 as shown on Schedule "G", which is attached hereto and forms part of this by-law;
2003-221	<p>"Director of Planning Services and Manager of Development Planning" substituted for "Director of Planning and Development".</p>
2004-275	<p>Section 3 – adding "and Business Park (BP)"</p> <p>Section 10 – adding</p> <ul style="list-style-type: none"> a. In addition to the provisions of section 10 herein, the approval of site plans with respect to site plan applications for buildings or structures located on property being part of Blocks A and C and part of Caplan Avenue and Reid Drive all according to Registered Plan 51M-495 as shown on Schedule "P" which is attached hereto and forms part of this by-law be delegated to the Director of Planning Services or the Manager of Development Planning.