



Bill No. 074

BY-LAW NUMBER 2020-073

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 272 Innisfil Street, as shown on Schedule "A" to this By-law, from Transition Centre Commercial with Special Provisions (C2)(SP-113) to Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595)(H-149).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-024.

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 272 Innisfil Street from Transition Centre Commercial with Special Provisions (C2)(SP-113) to Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595)(H-149), be approved.
2. **THAT** notwithstanding the provisions of Section 6.3.2 – Additional Standards for Commercial Zones, the lands known municipally as 272 Innisfil Street, zoned as Transition Centre Commercial – 2 with Special Provisions (C2-2)(SP-595), the following standards shall apply:
 - a) A maximum height of 52 metres shall be permitted;
 - b) Commercial uses are not required; and,
 - c) A minimum 5 metre side yard setback shall be required adjacent Jacob's Terrace.
3. **THAT** the (H-149) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by the Transition Centre Commercial – 2 with Special Provisions, Hold (C2-2)(SP-595) until the (H-149) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H-149) provision shall be lifted upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - a) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and
 - b) That the owner enters into a Site Plan Agreement with the City.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 10th day of August, 2020.

READ a third time and finally passed this this 10th day of August, 2020.

THE CORPORATION OF THE CITY OF BARRIE



MAYOR - J. R. LEHMAN



CITY CLERK - WENDY COOKE

Barrie

NEW ZONE
D14.1689

272 Innisfil St, Barrie - ON

Parcels

Zoning By-Law 2009-141

New Zone - Transition Centre Commercial with Special Provision and Holding Provision (C2-2 (SP-595) (H-149))

Scale: 1:1,500

North Arrow

Map Legend:

- GI** General Industrial
- LI** Light Industrial
- RM1** Residential Medium Density
- RM2** Residential Medium Density
- C4** Community Office
- C1-1** Community Office

Streets: Tiffin St, Jacob's Terr, Anne St S, Innisfil St, Burton Ave, Essa Rd

Parcel Labels: C4 (SP-278), C2-2 (SP-595) (H-149), C1-1, C4

~~MAYOR - J. R. LEHMAN~~

CITY CLERK - WENDY COOKE