Bill No. 044

BY-LAW NUMBER 2025-

A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04 and City of Barrie By-law 2009-141, land use control by-laws to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures, formerly in the Town of Innisfil, now in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands described as: Part of Part Lots 17, 18 & 19, Concession 11 (INNISFIL); being Part 1 on 51R-39932; Part 1 on 51R-34222; Parts 1-4 on 51R-30892; Part 1 on 51R-19847; save & except Plan 51M-1176, now in City of Barrie, known municipally as: 830, 864, 894 and 912 Lockhart Road, Barrie, and as shown on Schedule "A" to this By-law from 'Agricultural General' (AG), 'Environmental Protection' (EP) and 'Rural Residential' (RR), to the 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3), 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675), 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-676), 'Environmental Protection' (EP) and 'Open Space' (OS) in City of Barrie Comprehensive By-law 2009-141, as amended;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-126.

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 'Agricultural General' (AG), 'Environmental Protection' (EP) and 'Rural Residential' (RR) in the former Town of Innisfil Zoning By-law 054-04, to 'Neighbourhood Residential' (R5), 'Neighbourhood Residential Multiple' (RM3), 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675), 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-676), 'Environmental Protection' (EP) and 'Open Space' (OS) in City of Barrie Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map.

2. **THAT** notwithstanding Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.2 parking spaces per dwelling unit shall be provided in the 'Neighbourhood Residential Multiple' (RM3)(SP-675) zone.

3. **THAT** notwithstanding the definition of 'Lot Line, Front' in Section 3.0 of By-law 2009-141, the front yard lot lines related to the following blocks identified on the associated Draft Plan of Subdivision attached as Schedule "B" to this By-law shall be identified as follows within the 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675) zone:

    a. Block 74: Terry Fox Drive
    b. Block 75: Street 'C'
    c. Block 76: Terry Fox Drive and Prince William Way

4. **THAT** notwithstanding any future severance, partition or division of the lands shown on Schedule "A", the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred within the 'Neighbourhood Residential Multiple with Special Provisions' (RM3)(SP-675) zone.

5. **THAT** notwithstanding Section 5.4.3.2 (a) of By-law 2009-141, that the front yard setback areas are not required to be fully paved and seamlessly connected with the abutting sidewalk within the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-676) zone;

6. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.

7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 4th day of June, 2025.

READ a third time and finally passed this 4th day of June, 2025.

THE CORPORATION OF THE CITY OF BARRIE

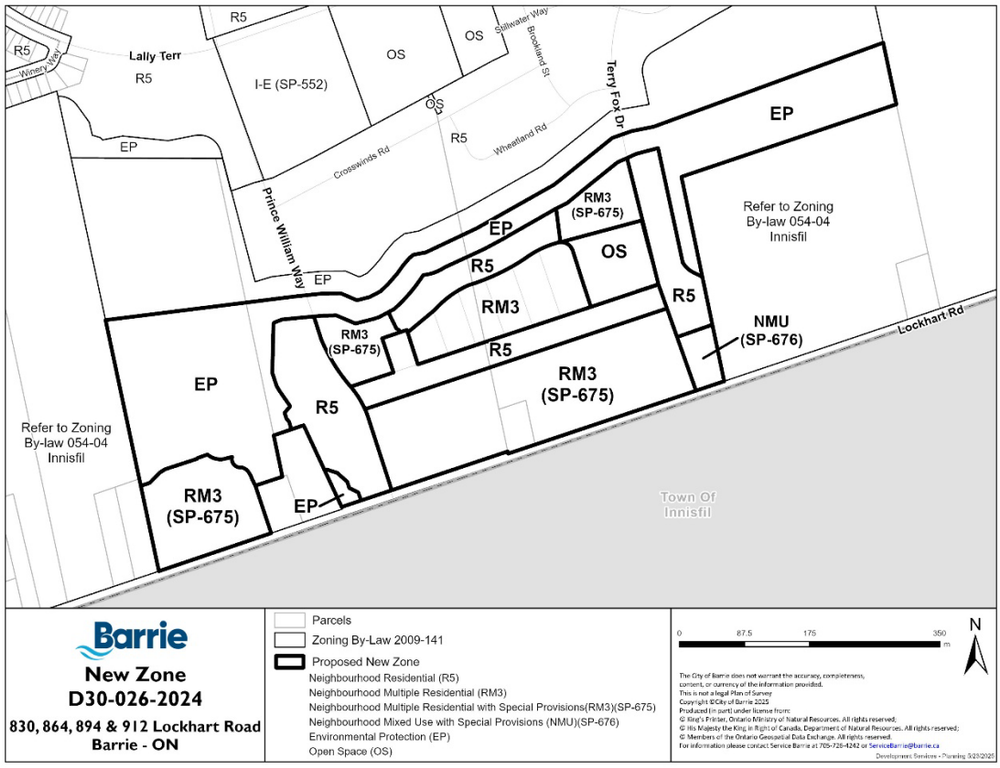
_____

MAYOR – ALEX NUTTALL

_____

CITY CLERK – WENDY COOKE

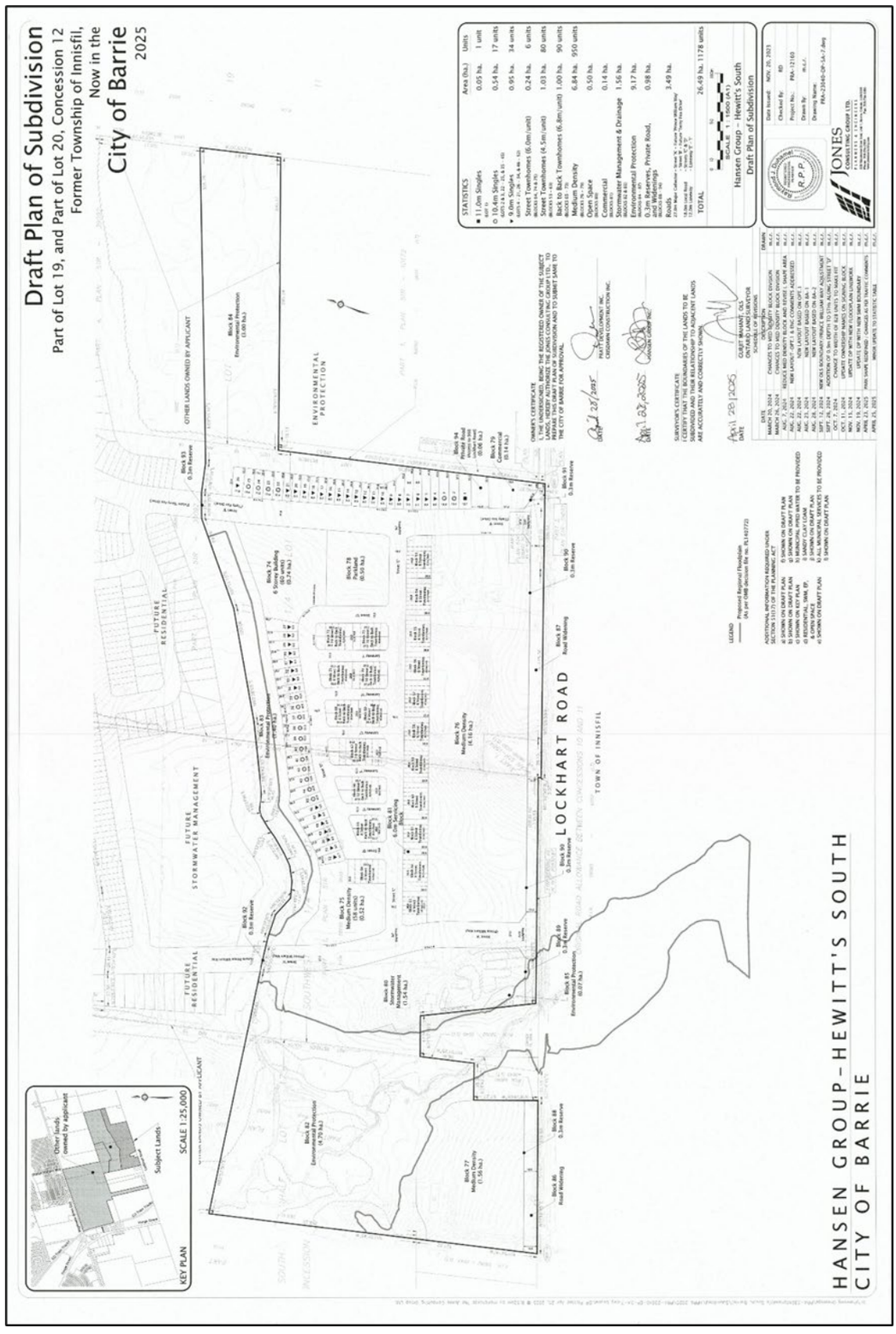
Schedule "A" to attached By-law 2025-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "B" to attached By-law 2025-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE