



Bill No. 035

**BY-LAW NUMBER 2025 - XXX**

**A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, 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, 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 being North Part Lot 9, Concession 10, Part 1 and Part 2 on Registered Plan 51R-17759, Formerly Town of Innisfil, known municipally as 131 Lockhart Road, as shown on Schedule "A" to this By-law from 'Agricultural General' (AG) and 'Environmental Protection' (EP) to 'General Industrial' (GI) and 'Environmental Protection' (EP) in City of Barrie By-law 2009-141.

**AND WHEREAS** in accordance with Direction Number MDIR003-25, under Bill 3, the *Strong Mayors, Building Homes Act 2022*, in accordance with subsection 284.3 (b) of the Municipal Act, 2001.

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

1. **THAT** the Zoning map be amended to change the zoning from 'Agricultural General' (AG) and 'Environmental Protection' (EP) in Town of Innisfil By-law 054-04 to 'General Industrial' (GI) and 'Environmental Protection' (EP); pursuant to 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 Section 4.1.4 Interpretation, of Comprehensive Zoning By-law 2009-141, as amended, the following shall apply:
  - a) That boundary lines unless coinciding with specific major features such as roads, watercourses or railways, shall be construed as representing relationships between land uses, not exact geographic locations; and
  - b) Where new information becomes available, for example, through floodplain mapping, Natural Heritage System mapping, or as a result of a more detailed environmental impact study, the most up-to-date environmental protection area mapping shall take precedence in considering development applications. Under these circumstances, mapping or development limits may be amended without amendment to Comprehensive Zoning By-law 2009-141.
3. **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.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this XXXX day of XXX 2025.

**READ** a third time and finally passed this XXXX day of XXX 2025.

**THE CORPORATION OF THE CITY OF BARRIE**

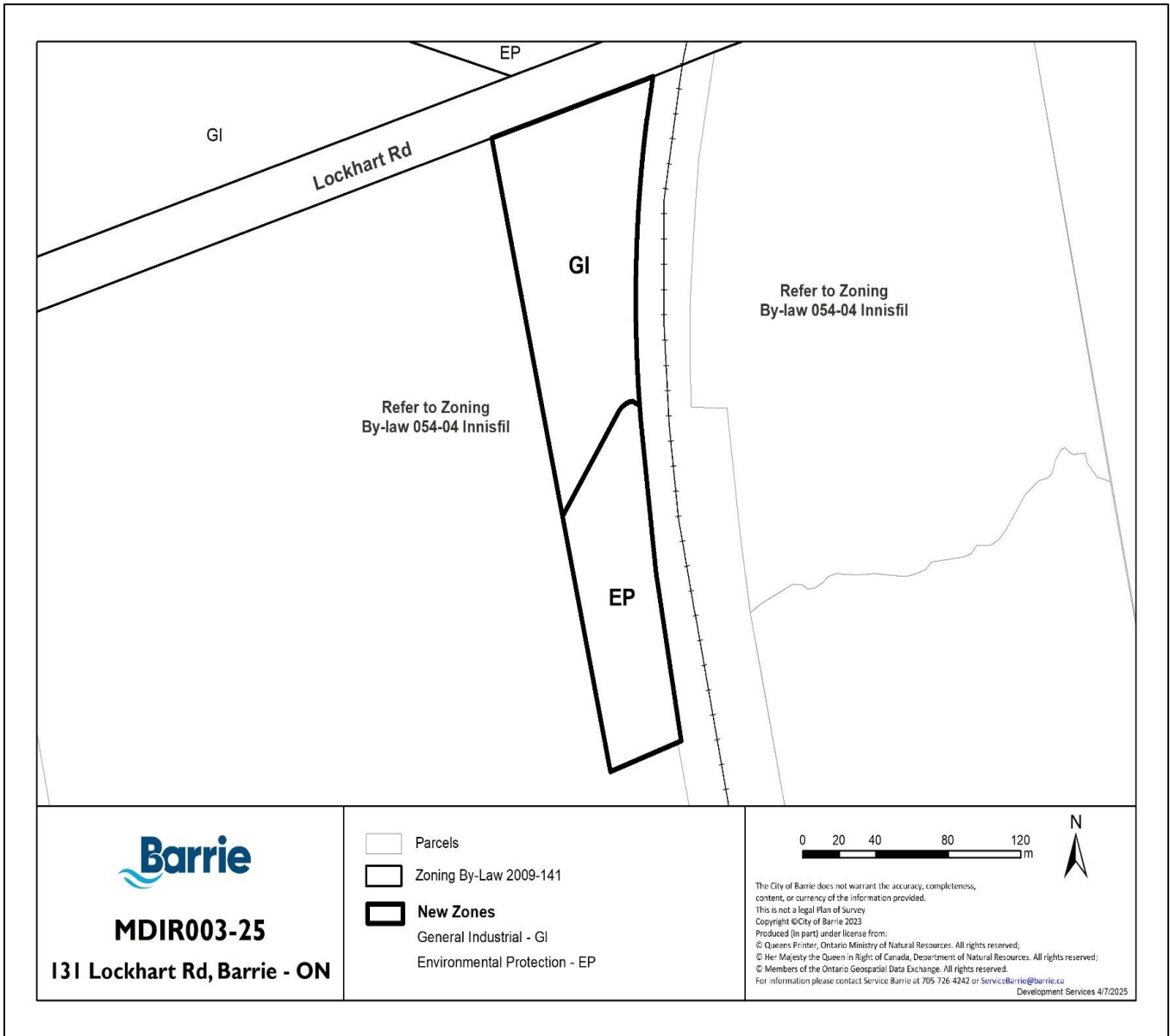
---

**MAYOR – ALEX NUTTALL**

---

**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2025 - XXX



DRAFT

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE