



Bill No. 123

BY-LAW NUMBER 2022-

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 legally described as Part Lot 19, Concession 11, being Parts 1 and 2, Plan 51R-35048, and Part 1, Plan 51R-11231, formerly in the Town of Innisfil, now in the City of Barrie, municipally known as 969, 979 and 989 Mapleview Drive East from 'Agricultural General' (AG), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones pursuant to Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP) pursuant to City of Barrie Zoning By-law 2009-141.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-P-051.

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), 'Rural Residential' (RR) and 'Environmental Protection' (EP) zones pursuant to Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623), 'Residential Neighbourhood' (R5), and 'Environmental Protection' (EP), pursuant to City of Barrie 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 the provisions in By-law 2009-141, private roads and a stormwater management pond are permitted uses in 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623) zone.
3. **THAT** notwithstanding the provisions of Section 4.1.4.5 of By-law 2009-141, where a lot has multiple frontages, "Lot Line, Front" shall be the shortest private road frontage, and vehicle access shall only be permitted from a private road in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623) zone.
4. **THAT** notwithstanding the provisions of Section 4.6.2.1 of By-law 2009-141, parking for both vehicles and bicycles may be provided on separate lots within the same subject zoned parcel in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623) zone.
5. **THAT** notwithstanding the provisions of Section 5.4.3.2 of By-law 2009-141, front yards are not required to be fully paved and seamlessly connected with an abutting sidewalk on lands zoned as 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623), with the exception of the units on Mapleview Drive East which shall include paving and/or a hard landscape treatment to accent and connect the ground floor commercial uses with each other and the municipal sidewalk.
6. **THAT** notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, the front yard setback shall not apply to lands zoned 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623), with the exception of units on Mapleview Drive East, which shall have a minimum setback of 2 metres and maximum setback of 5 metres, and the minimum setback to any daylighting triangle shall be a minimum of 1 metre and no maximum applies.
7. **THAT** notwithstanding the provisions of Table 14.6.2 of By-law 2009-141, balconies are permitted to be setback a minimum of 1 metre from any private road in the 'Neighbourhood Mixed Use with Special Provisions' (NMU)(SP-623) zone.
8. **THAT** for the purposes of this by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.

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

READ a first and second time this 14th day of December, 2022.

READ a third time and finally passed this 14th day of December, 2022.

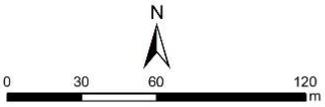
THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2022-XX



 <p>NEW ZONE D30-001-2022 969-989 Mapleview Dr E Barrie - ON</p>	<p> <input type="checkbox"/> Parcels <input type="checkbox"/> Zoning By-Law 2009-141 New Zone <input type="checkbox"/> Neighbourhood Residential - R5 <input type="checkbox"/> Neighbourhood Mixed Use with Special provision - NMU (SP-623) <input type="checkbox"/> Environmental Protection - EP </p>	 <p> <small>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey. Copyright © City of Barrie 2022. Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved; © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705 726 4242 or Service@barrie@barrie.ca</small> <small>Development Services 11/23/2022</small> </p>
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