

Bill No. 091

**BY-LAW NUMBER 2023-**

**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 Part of Lot 19, Concession 11, Formerly in the Town of Innisfil, and known municipally as 947 Mapleview Drive East, Barrie, shown on Schedule "A" to this By-law from 'Rural Residential' (RR) to 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-158.

**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 the lands from 'Rural Residential' (RR) in the Town of Innisfil By-law 054-04 to 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) in City of Barrie By-law 2009-141, in accordance with Schedule "A" attached to this By-law.
2. **THAT** notwithstanding the provisions and definitions set out in Section 3.0 of By-law 2009-141, the Mapleview Drive East frontage shall be considered the front lot line in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
3. **THAT** notwithstanding any provisions set out in By-law 2009-141, architectural features such as awnings and canopies may project a maximum of 1 metre into a required front yard in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
4. **THAT** notwithstanding the provisions set out in Section 14.5.6 of By-law 2009-141, a minimum front yard setback of 2 metres is permitted for the principal building in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 1 metre is permitted adjacent to a driveway located along the rear lot line in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 2 metres is permitted along the rear lot line in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
7. **THAT** notwithstanding the provisions set out in Section 14.5.10.1 of By-law 2009-141, a maximum lot coverage of 46% is permitted for a surface parking area for an apartment building in the 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) zone.
8. **THAT** where a lot zoned 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) is developed collectively with a lot zoned 'Neighbourhood Residential Multiple – Special Provision No. 616' (RM3)(SP-616), the lands within the RM3(SP-616) zone may be included in the calculation of the lot area, landscaped open space, lot coverage, density, gross floor area, and parking area lot coverage for the RM3(SP-639) zone.
9. **THAT** lands zoned 'Neighbourhood Residential Multiple – Special Provision No. 639' (RM3)(SP-639) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B" to this by-law, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.

- 10. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
- 11. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 16<sup>th</sup> day of August, 2023.

**READ** a third time and finally passed this 16<sup>th</sup> day of August, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

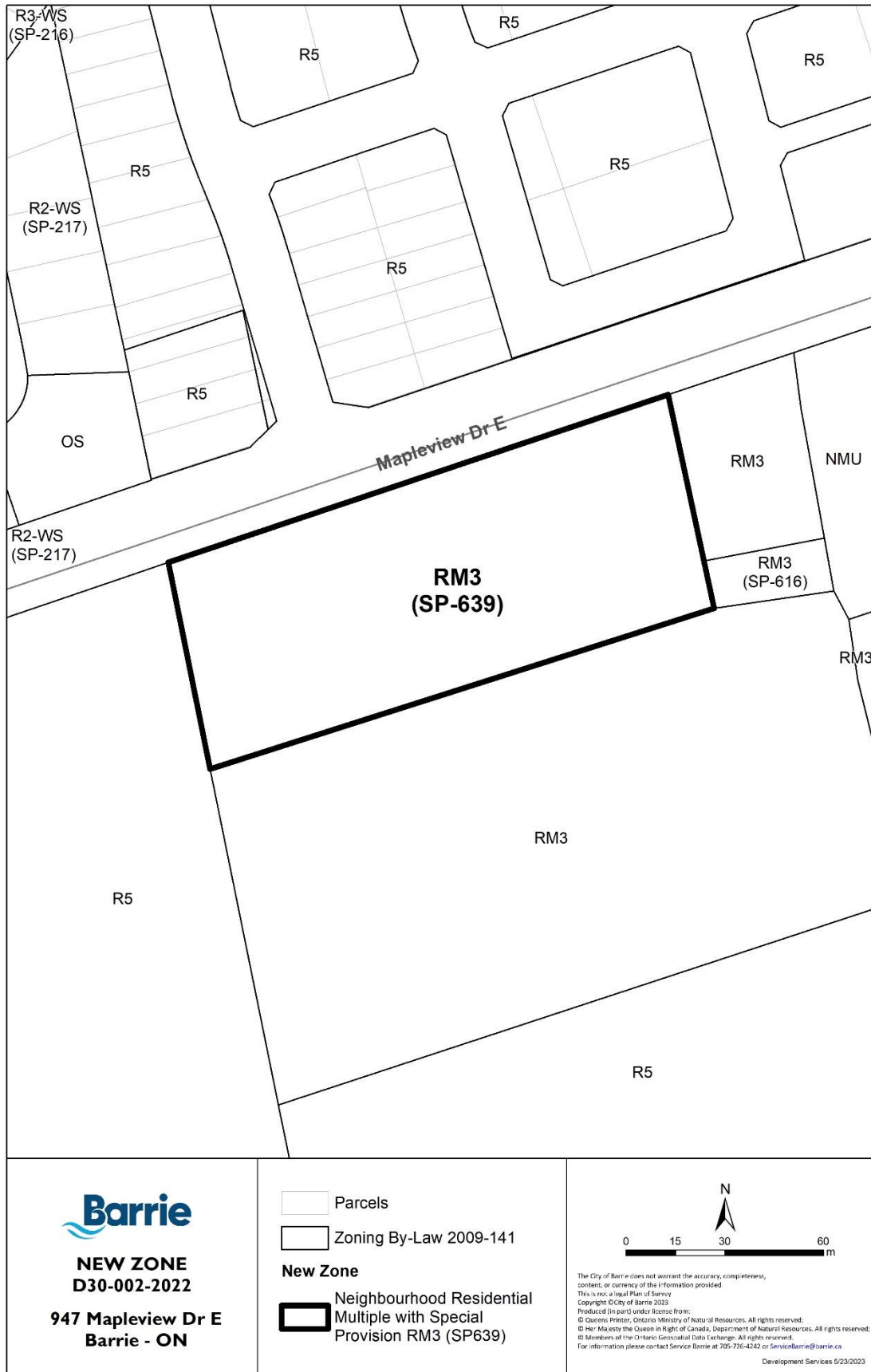
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**MAYOR – ALEX NUTTALL**

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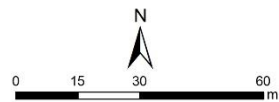
**DEPUTY CITY CLERK – TARA MCARTHUR**

Schedule "A" to attached By-law 2023-



**NEW ZONE**  
**D30-002-2022**  
**947 Maplevue Dr E**  
**Barrie - ON**

-  Parcels
-  Zoning By-Law 2009-141
- New Zone**
-  Neighbourhood Residential Multiple with Special Provision RM3 (SP639)



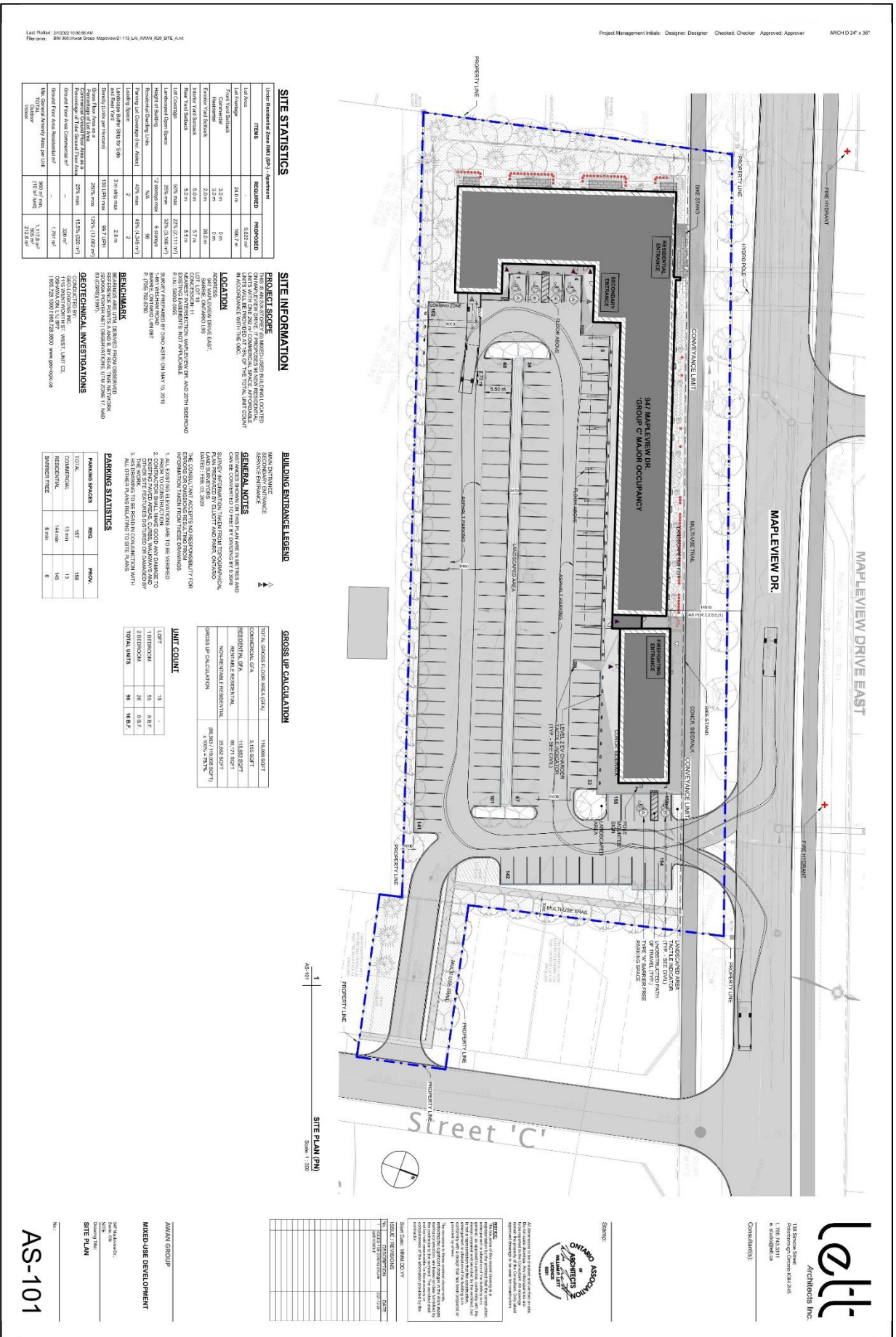
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Development Services 5/23/2023

**MAYOR ALEX NUTTALL**

**DEPUTY CITY CLERK – TARA MCARTHUR**

Schedule "B" to attached By-law 2023-



Lot File: 202302 10:36 AM  
 File name: BM 200 (shar) 010 Mapleview Dr. 119, L4, L5A, R20, SITE, A11

Project Management Initials: Designer: Designer Checked: Checker Approved: Approver ARCH D 24" x 36"

**SITE STATISTICS**

TYPE	REQUIREMENT	PROPOSED
Overall Residential Zone (R1) - Apartment		
Lot Area	24.6 m <sup>2</sup>	102.27 m <sup>2</sup>
Front Yard Setback	1.0 m	1.0 m
Corner Setback	3.0 m	0 m
Front Yard Setback	3.0 m	3.0 m
Side Yard Setback	0.5 m	0.5 m
REAR YARD SETBACK	0.5 m	0.5 m
Lot Coverage	50% max	22% (22/111%)
Height of Building	12 stories max	8 stories
Residential Building Units	N/A	86
Parking (per Coverage Limit - Allow)	40% max	35% (45/127%)
Landscaping	2	2
Overall Floor Area (Commercial or Industrial)	3,184.00 m <sup>2</sup>	2,218 m <sup>2</sup>
Overall Floor Area (Residential)	100.00 m <sup>2</sup>	99.71 m <sup>2</sup>
Overall Floor Area (Total)	3,284.00 m <sup>2</sup>	2,317.71 m <sup>2</sup>
Overall Floor Area (Commercial or Industrial) per Lot	130.17 m <sup>2</sup>	158.91 m <sup>2</sup> (12.02%)
Overall Floor Area (Residential) per Lot	4.17 m <sup>2</sup>	3.00 m <sup>2</sup>
Max. Overall Floor Area per Lot	112.00 m <sup>2</sup>	2,317.71 m <sup>2</sup>

**SITE INFORMATION**

**PROJECT SCOPE**  
 The proposed building location is shown on the site plan. The building footprint and parking lot are shown in grey. The site is bounded by Mapleview Drive East to the north, Street 'C' to the south, and property lines to the east and west.

**LOCATION**  
 The site is located at the intersection of Mapleview Drive East and Street 'C'. The site is bounded by Mapleview Drive East to the north, Street 'C' to the south, and property lines to the east and west.

**BENCHMARK**  
 The benchmark is located at the intersection of Mapleview Drive East and Street 'C'. The benchmark is a concrete slab with a height of 1.0 m above the ground level.

**GEOTECHNICAL INVESTIGATIONS**  
 The geotechnical investigations were conducted by [Name] on [Date]. The results of the investigations are shown in the geotechnical report.

**BUILDING ENTRANCE LEGEND**

MAIN ENTRANCE	SECONDARY ENTRANCE	GENERAL NOTES
1	2	1. ALL BUILDING ELEVATIONS ARE TO BE FINISHED.
3	4	2. EXISTING PAVED MEDIAN CURBS, WALLS AND ANY OTHER STRUCTURES TO BE DEMOLISHED AND RECONSTRUCTED TO BE SHOWN IN CONNECTION WITH THE SITE PLAN.
5	6	3. ALL OTHER PLANS RELATING TO THE SITE PLAN.

**GROSS UP CALCULATION**

TYPE	AREA (m <sup>2</sup> )	AREA (sq ft)
TOTAL GROSS FLOOR AREA (GFA)	3,184.00	3,184.00
COMMERCIAL GFA	2,317.71	2,317.71
RESIDENTIAL GFA	100.00	100.00
NON-RESIDENTIAL RESIDENTIAL	2,218.00	2,218.00
GROSS UP CALCULATION	3,184.00	3,184.00

**UNIT COUNT**

TYPE	COUNT	AREA (m <sup>2</sup> )	AREA (sq ft)
1 BEDROOM	56	8.16	8.16
2 BEDROOM	26	8.16	8.16
TOTAL UNITS	86	16.32	16.32

**PARKING STATISTICS**

PARKING SPACES	REQ.	PROV.
TOTAL	137	150
COMMERCIAL	13	13
RESIDENTIAL	144	145
BIKE	6	6

**AWAY GROUP**

**MIXED USE DEVELOPMENT**

AS-101

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**Stamp:**  
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 DEPUTY CITY CLERK - TARA MCARTHUR