

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. XXX-21

A By-law of the Corporation of the Town of Innisfil to amend the site-specific Zoning By-law No. 029-05, as amended for the Big Bay Point Resort Secondary Plan Lands, as amended, to permit the relocation of one hotel site, to establish zone-specific building height permissions for a new High Density Resort Residential 3-1 (HRR3-1) Zone and a new High Density Resort Residential 2-2 (HRR2-2) Zone, to modify provisions regarding building setbacks for buildings with heights greater than four storeys in the High Density Resort Residential 2-2 (HRR2-2), High Density Resort Residential 3-1 (HRR3-1) and Resort Recreational Hotel Commercial (RRHC) Zones, and permit an additional 150 units within Phase 2.

WHEREAS the Council of The Corporation of the Town of Innisfil deems it desirable to approve an application to amend the provisions of Zoning By-law 029-05, as amended, related to the Friday Harbour Resort in the Big Bay Point Resort Secondary Plan area in the Town of Innisfil;

AND WHEREAS authority to pass this By-law is provided pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended;

NOW THEREFORE the Council of The Corporation of The Town of Innisfil enacts as follows:

1. Schedule "A" attached hereto forms part of this By-law.
2. Schedule "B" to By-law No. 029-05, as amended, is hereby further amended by rezoning those lands shown on Schedule "A" attached hereto from:
 - a. "Resort Recreational Hotel Commercial (RRHC(H)) Holding Zone" to "High Density Resort Residential 3-1 (HRR3-1(H)) Holding Zone";
 - b. "Resort Recreational Commercial-3 (RRC-3(H)) Holding Zone" and High Density Resort Residential 3 (HRR3(H)) Holding Zone" to "Resort Recreational Hotel Commercial (RRHC(H)) Holding Zone" and High Density Resort Residential 2-2 (HRR2-2(H)) Holding Zone.
3. By-law No. 029-05, as amended, is hereby further amended by making the following text deletions shown in ~~strikeout~~, and text additions shown in underline:
 - a. Adding a new Section 4.5.4 "Special Provisions" f) that reads "**Notwithstanding the uses permitted under Section 4.5.1, Hotel and Conference facilities shall be permitted uses in the HRR2-2 zone, subject to the provisions of the Resort Recreational Hotel Commercial (RRHC) Zone. Notwithstanding the height regulation in section 4.5.3, a flexbuilding in the HRR2-2 zone may have a maximum building height of 5 storeys. Any storey above the fourth storey shall be setback a minimum of 1.5 m from the storey below, on one building face.**"

- b. Modifying Section 4.6.4 “Special Provisions” by adding a new provision d) that reads **“For lands zoned HRR3-1, notwithstanding the provisions in Sections 4.6.3 and 3.3.1, the maximum building envelope coverage shall be 55.0%, the minimum building height shall be 2.0 storeys and the maximum height shall be 6.0 storeys. Notwithstanding the minimum building height of 2 storeys, the portion of the building consisting of the lobby may be a maximum of 1 storey with a maximum height of 5.6 m as measured from the lobby floor elevation to its roof elevation. For buildings over four storeys, a setback of a minimum 1.5 m shall be provided at any storey above the second storey, on one building face.”**
- c. Modifying Section 5.2.4 “Special Provisions” c) such that it reads “Notwithstanding the height regulations in Section 5.2.3, a *hotel* may have a maximum *building height* of 6 storeys provided, however, that it is located a minimum of 50 metres from any *existing* residential zone. Any storey above the fourth storey shall be setback a minimum of 1.5 m from the storey below, **on one building face.**”
- d. Modifying Section 8.1 Holding Symbol provision (b) such that it reads “Prior to lifting the holding provisions on each sub-phase up to a maximum of ~~1,350~~ **1,500** resort residential units in Phase 2, the following shall be satisfied:”
- e. Modifying Section 8.1 Holding Symbol provision (d) such that it reads “Prior to lifting the holding provisions on each sub-phase up to a maximum of ~~950~~ **800** resort residential units in Phase 3, the following shall be satisfied:”

All other provisions of this By-law shall apply.

4. This By-law shall come into force, and take effect on the day it is passed subject to the appeal provisions set out in Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

READ THIS ___ DAY OF _____, 2021

Lynn Dollin

MAYOR

Lee Parkin

CLERK



LEGEND

ZONES

- MDRR1 - MEDIUM DENSITY RESORT RESIDENTIAL 1
- MDRR2 - MEDIUM DENSITY RESORT RESIDENTIAL 2
- MDRR3 - MEDIUM DENSITY RESORT RESIDENTIAL 3
- HDRR2 - HIGH DENSITY RESORT RESIDENTIAL 2
- HDRR3 - HIGH DENSITY RESORT RESIDENTIAL 3
- RRC - RESORT RECREATIONAL COMMERCIAL
- RRHC - RESORT RECREATIONAL HOTEL COMMERCIAL
- RC - RESORT COMMERCIAL
- RS - RESORT SERVICE
- RRCV - RESORT RECREATIONAL CIVIC
- UOS - URBAN OPEN SPACE
- ROS - RURAL OPEN SPACE
- EPA - ENVIRONMENTAL PROTECTION AREA
- GOS - GENERAL OPEN SPACE

OTHER

- PUBLIC STREET
- PRIVATE STREET

Schedule 'A' to
 Zoning Bylaw
 Amendment xxx-21
 to Bylaw 029-05