

**THE CORPORATION OF THE TOWN OF INNISFIL**

**DRAFT BY-LAW NO. \_\_\_\_ -XX**

**A By-law of the Corporation of the Town of Innisfil to amend Zoning By-law No. 080-13, as amended, by rezoning the lands legally described as Part of Lots 21 and 22, Concession 15, in the Town of Innisfil**

WHEREAS the Council of the Corporation of the Town of Innisfil deems it desirable to approve an application to rezone the lands described as Part of Lots 21 and 22, Concession 15, Town of Innisfil from Agricultural General (AG) Zone and Environmental Protection (EP) Zone to Residential One Exception (R1-XX) Zone, Environmental Protection (EP) Zone and Open Space Exception (OS-XX) Zone.; and,

WHEREAS the provisions of this By-law conform to the Official Plan 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; and,

WHEREAS the Council of the Corporation of the Town of Innisfil have reviewed a recommendation to amend the Zoning By-law and has approved the recommendation.

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

1. Section 4.3.3 Residential One Zone (R1) of Zoning By-law No. 080-13 is hereby amended by adding:

**“4.3.3.\_\_\_\_R1-XX – Map No. \_\_\_\_**

Notwithstanding and other provisions of this by-law to the contrary, the following shall apply to those lands zone R1-XX

- a. Maximum building height 11 m”

2. Section 7.3.2 Open Space (OS) Zone of Zoning By-law No. 080-13 is hereby amended by adding the following:

**“7.3.2.\_\_\_\_OS-XX – Map No. \_\_\_\_**

Permitted Uses:

- a) A stormwater management pond.
- b) Site alteration and engineering works including, but not limited to, grading, fill, and floodplain work to the satisfaction of the Town and the LSRCA.”

3. Schedule “A” – Map No. \_\_\_\_ forms part of this by-law as attached hereto.
4. Notwithstanding the provisions of this by-law, any contradictions hereto under By-law 080-13 shall not apply.
5. This by-law may be further amended upon the approval at anytime, notwithstanding Section 34(10) of the Planning Act.
6. 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.

September 18, 2019

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 2019.

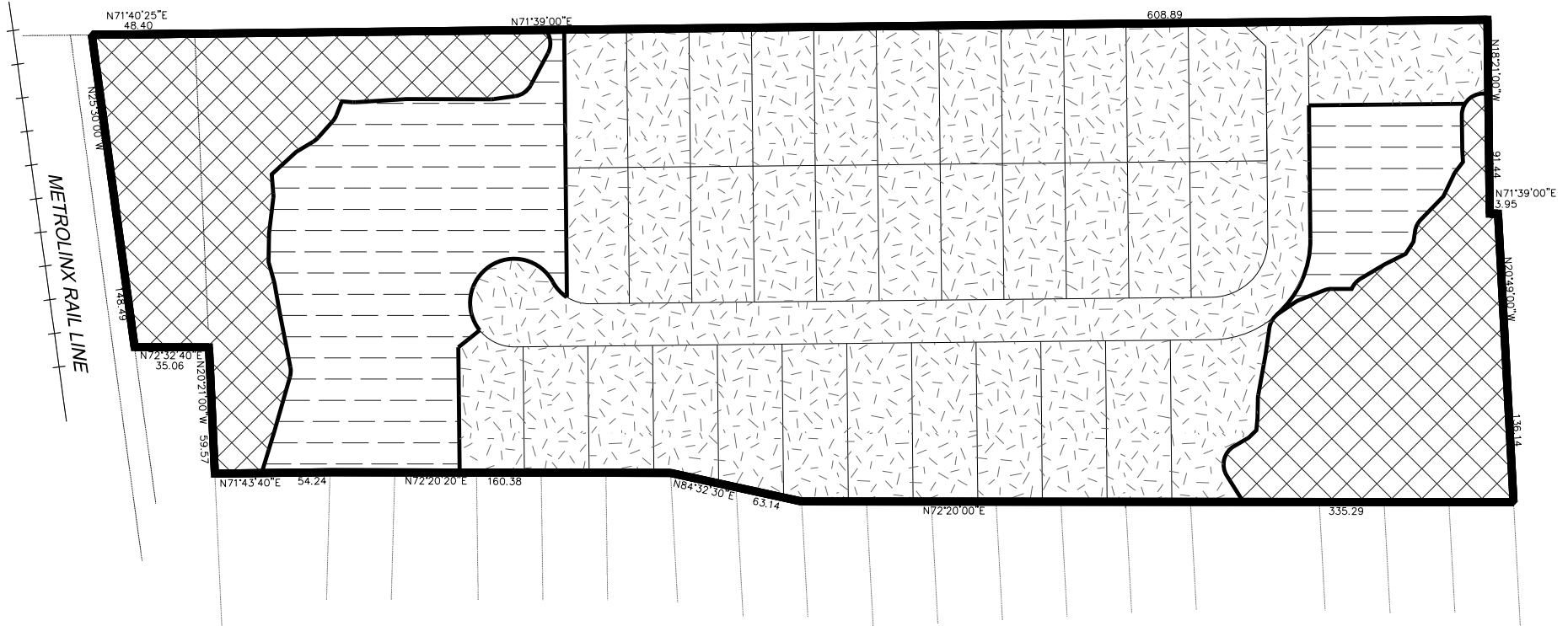
\_\_\_\_\_  
**Gord Wauchope, Mayor**

\_\_\_\_\_  
**Lee Parkin, Clerk**

DRAFT

# SHORE ACRES DRIVE





ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP OF INNISFIL AND WEST GWILLIMBURY



## SCHEDULE 'A'

### DRAFT ZONING BY-LAW AMENDMENT

PART OF LOTS 21 AND 22  
 CONCESSION 15  
 TOWN OF INNISFIL  
 COUNTY OF SIMCOE

-  LANDS SUBJECT TO ZONING BY-LAW AMENDMENT
-  LANDS TO BE ZONED RESIDENTIAL ONE SPECIAL EXCEPTION ZONE (R1-XX)
-  LANDS TO BE ZONED ENVIRONMENTAL PROTECTION ZONE (EP)
-  LANDS TO BE ZONED OPEN SPACE EXCEPTION ZONE (OS-XX)