



Development & Building Approvals

INDUSTRIAL / COMMERCIAL

What to know before you start

Before buying or leasing a property, or starting a construction or renovation project, it's important to understand and comply with development and building permit requirements.

investbarrie

The logo for the City of Barrie, featuring the word 'Barrie' in a bold, blue, sans-serif font with a stylized blue wave graphic underneath the letters 'a' and 'r'.



Development Approvals



Land Use

Ensure the use of the property or building design aligns with the appropriate zone for your business. The Zoning By-law establishes specific land-use zones that identify the permitted uses on a property, along with the standards for developing the property such as building setbacks, height restrictions and parking requirements. For more information, visit barrie.ca/zoning. Full information about how to apply for Permitted Use Letters and Property Compliance Letters is available by searching at barrie.ca/applications.



Planning Approvals

Planning approvals may be required for new construction, renovation/expansion, or changes to a building or property. Approvals need to be in place prior to applying for a Building Permit.



Site Plan Approval

Much of the land within the city is subject to Site Plan Control. If a property is located within a designated Site Plan Control Area, an Application for Site Plan Control is needed before development can take place on the property. A renovation/expansion may require a Site Plan Amendment (if an existing Site Plan Agreement is registered on title) or a Site Plan Exemption (scoped site plan review).

Site Plan Control:

- helps ensure development takes place in a safe and efficient manner and is compatible with existing neighbouring properties; and
- guides the placement of buildings and structures on a lot and the overall development of a property.



Site Plan Pre-Consultation

Prior to submitting a formal Site Plan Application, Pre-Consultation is strongly encouraged. Pre-Consultation allows the applicant to present their development proposal(s) and concept plan(s) to City staff. This allows for staff and external agencies to:

- identify key issues and provide preliminary written comments on the proposal;
- clarify the application process and fees for the applicant; and
- identify and confirm the plans, supporting studies, and other information that will need to be provided for the full development application to be considered complete.



Not sure what types of development approvals are required? Contact our Planner of the Day to discuss your project prior to submitting any applications.

planneroftheday@barrie.ca



Building Safety



Building Permits

Building Permits grant legal permission for construction, contingent on necessary municipal and provincial approvals. They ensure compliance with the Building Code's minimum life and fire safety requirements. Securing a permit is mandatory, enabling Building staff to verify crucial life safety aspects of your project.

For projects that are subject to Site Plan Control, an executed Site Plan is required prior to the issuance of a Building Permit. Municipal departments review Building Permit Applications to confirm compliance with By-laws, design guidelines, and other applicable legislation. The scope of the review depends on whether the property is subject to Site Plan Control. For information, visit barrie.ca/BuildingPermits.



Building Inspections

Building projects are subject to mandatory inspections at specific stages of construction or demolition to confirm building standards are met. New buildings and additions are required to be inspected at various stages prior to occupancy. This verifies that all items related to occupant and building safety are completed to the minimum requirements. Depending on the project, other inspections may need to be satisfied through other City departments including Barrie Fire & Emergency Service and/or Water Operations. For information, visit barrie.ca/BuildingInspections.



Development Concierge Programs

These programs provide enhanced customer service and streamlined development and building permit processes for strategic housing and employment projects. For information, visit barrie.ca/DevelopmentConciergePrograms.



Fees

- Site Plan Pre-consultation Application fees
- Site Plan Application fees
- Site Servicing Application fees
- Building Permit fees
- Securities
- Development Charges and Parkland Dedication
- Right of Way Activity Permit fees
- Tree Removal Permit fees
- Encroachment Agreement fees

For more information, visit barrie.ca/FeesBylaw.



Not sure what type of Building Permit is required? Contact Building Services to discuss your project prior to submitting a Building Permit Application.

Building.Official@barrie.ca

APPLICATION PROCESS



Site Plan Pre-Consultation

For new builds and renovations/expansions if property is under Site Plan Control

- Pre-Consultation is strongly encouraged and helps to avoid delays in the formal application process
- Pre-Consultation Application (APLI)
- Plan review by City Staff and external agencies*
- Pre-Consultation Meeting to assess application, identify key issues, need for other approvals or supporting documentation, clarify process and fees



Site Plan Application

For new builds or renovations/expansions if property is under Site Plan Control

- Site Plan Application (APLI)
- Submission reviewed by City staff /external agencies*
- Site Plan Meeting to discuss comments
- Site Plan revisions/re-submission(s)
- Site Plan Agreement sign-off, fees are received
- Site Plan Registration on title



Site Servicing Application

For new builds

- Site Servicing Application (APLI)
- Plan Review by City staff and comments provided
- Site Servicing Approval



Building Permit Application

For new builds and renovations

- Building Permit Application (APLI)
- Drawing review by City staff
- Pre-approvals check (Site Plan and external agencies*)
- Payment required for permit acceptance

*External agencies may include: Conservation Authority (LSRCA or NVCA) | Ministry of the Environment, Conservation and Parks (MECP) | Ministry of Transportation (MTO) | Metrolinx



HOW TO APPLY

APLI is the City's online application tool for applications, permits, licences, and inspections. Visit eservices.barrie.ca to get started on a Site Plan Pre-Consultation, Site Plan Application, Site Servicing Application, or Building Permit Application.

GET IN TOUCH

Service Barrie

ServiceBarrie@barrie.ca
705-726-4242

Building Services

building.official@barrie.ca

Planner of the Day

planneroftheday@barrie.ca

Invest Barrie

Invest@barrie.ca
705-728-9850

investbarrie

