

March 2, 2026
File: MDIR002-26

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW

Re: Proposed Zoning By-law Amendment
0/348, 201 Georgian Drive; 1, 5, 31 Quarry Ridge Road; 15 Gallie Court; 135, 145 Dunsmore Lane; 384 Penetanguishene Road, Barrie

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 25, 2026 at 6:00 p.m.** to review an Amendment to the Zoning By-law to support Royal Victoria Regional Health Centre's redevelopment and future expansion legally described as

- 201 Georgian Drive: VESPRA CON 1 WPR PT LOT 5 RP 51R12324 PT PARTS 1 AND 2
- 1 Quarry Ridge Road: PLAN 51M689 PT BLK 351 RP 51R40612 PARTS 1 3 TO 10
- 5 Quarry Ridge Road: PLAN 51M689 PT BLK 351 RP 5143292 PART 2
- 31 Quarry Ridge Road: PLAN 51M689 PT BLK 351
- 15 Gallie Court: PLAN 51M689 PT BLK 351 RP 51R40612 PART 2
- 135 Dunsmore Lane: PLAN M689 BLK 14
- 145 Dunsmore Lane: PLAN M689 BLK 13
- 348 Georgian Drive and 366 Penetanguishene Road: BLOCK 27, PLAN 51M737; T/W EASE OVER PT 6 51R30753 AS IN RO304088, S/T EASEMENT AS IN SC91917; BARRIE, PIN # 583610655 and PT LT 6 CON 1(VESPRA) PT 5 51R30753; T/W EASE PT 6 51R30753 AS IN RO304088; BARRIE, PIN #583610627, now in the City of Barrie by operation of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, S.O. 2025, c. 28; and
- 384 Penetanguishene Road: PT LT 6 CON 1 VESPRA PTS 1 & 2 51R15184 EXECT PT1 51R16470; S/T RO304088 (PARTIALLY RELEASED BY SC1192842) & LT483461; now in the City of Barrie, pursuant to the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, S.O. 2025, c. 28

TAKE NOTICE that the proposed Zoning By-law Amendment was introduced by Mayor Nuttall pursuant to Bill 3, the *Strong Mayors, Building Homes Act, 2022*, in accordance with subsection 284.3(b) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

The Zoning By-law Amendment proposes to amend the City of Barrie Comprehensive Zoning By-law 2009-141 to rezone the subject lands from:

- i. 'Major Institutional' (I-M) and 'Major Institutional with Special Provisions' (I-M)(SP-505) to 'Major Institutional with Special Provisions' (I-M)(SP-XXX); and,
- ii. 'Business Park' (BP), and 'Business Park with Special Provisions' (BP)(SP-420), to 'Business Park with Special Provisions' (BP)(SP-XXX).

The Zoning By-law Amendment also proposes to amend the former Township of Springwater Comprehensive Zoning By-law 5000 to rezone the subject lands from:

- i. 'Agriculture' (A) to 'Major Institutional with Special Provisions' (I-M)(SP-XXX), in accordance with City of Barrie Comprehensive Zoning By-law 2009-141.

The lands are required to be rezoned prior to lands being redeveloped to support the hospital's redevelopment and expansion of uses through subsequent Site Plan Control applications. The site specific zoning provisions are being contemplated as part of the subject Zoning By-law Amendment to permit the following additional uses: Health Services Facility, Research and Development Facility, Training and Rehabilitation Centre, Hospice, Medical and Family Support Accommodation, Parking Lot, Office, Office (Medical), Accessory Employee Use and Accessory Retail Use. The parking minimum has been removed for the 'Major Institutional Zone with Special Provisions' (I-M)(SP-XXX) and reduced to 1 space per 50 square metres gross floor area in the 'Business Park Zone with Special Provisions' (SP)(SP-XXX). The proposed standards are as follows:

Major Institutional (I-M)(SP-XXX) Lot and Yard Standards

		Major Institutional (I-M) (SP-XXX)
Lot Standards	Lot Area (<i>Minimum</i>)	-
	Lot Coverage (<i>Minimum</i>)	-
	Lot Frontage (<i>Minimum</i>)	-
	Landscaped Open Space (<i>Minimum</i>)	20%
Yard Standards	Front Yard Setback	Minimum 0.5 m (Non-Residential Uses) Minimum 3.0 m (Residential Uses) Maximum 7.0 m (All Uses)
	Exterior Side Yard Setback (<i>Minimum</i>)	3.0 m
	Interior Side Yard Setback (<i>Minimum</i>)	3.0 m
	Rear Yard Setback (<i>Minimum</i>)	3.0 m

Major Institutional (I-M)(SP-XXX) Building Standards

	Major Institutional (I-M) (SP-XXX)		
Building Height	201 Georgian Drive	135, 145 Dunsmore Lane	0 Georgian Drive 366, 384 Penetanguishene Road
	n/a	Maximum 8 Storeys (30 m)	n/a

Business Park (BP)(SP-XXX) Lot and Yard Standards

		Business Park (BP) (SP-XXX)
Lot Standards	Lot Area (<i>Minimum</i>)	-
	Lot Coverage (<i>Minimum</i>)	-
	Lot Frontage (<i>Minimum</i>)	-
	Landscaped Open Space (<i>Minimum</i>)	20%
Yard Standards	Front Yard Setback	Minimum 0.5 m (Non-Residential Uses) Minimum 3.0 m (Residential Uses) Maximum 7.0 m (All Uses)
	Exterior Side Yard Setback (<i>Minimum</i>)	3.0 m
	Interior Side Yard Setback (<i>Minimum</i>)	3.0 m
	Rear Yard Setback (<i>Minimum</i>)	3.0 m

Business Park (BP)(SP-XXX) Building Standards

	Business Park (BP) (SP-XXX)
	1, 5, 31 Quarry Ridge Road 15 Gallie Court
Building Height	Minimum - Maximum 8 Storeys (30 m)

1. Notwithstanding the provisions set out in Section 4.0, the following General Provisions and General Standards shall apply:

- a) Angular Plane is required for all buildings higher than four storeys in height in the 'Business Park with Special Provisions' (BP)(SP-XXX) Zone and 'Major Institutional with Special Provisions' (I-M)(SP-XXX) Zone, when:
 - i) They are located on a lot with a shared lot line with a residential property in which case the building height above the fourth (4th) storey, excluding any mechanical penthouse or mechanical levels, shall not exceed an angular plane of 45 degrees, as measured from an elevation of 7.5 metres
- 2. Notwithstanding the provisions set out in Table 4.6 of City of Barrie Comprehensive Zoning By-law 2009-141, the following Parking Standards shall apply:
 - a) a minimum of one (1) parking space per 50 square metres of gross floor area (GFA), but in no case less than two (2) parking spaces, shall be provided in the 'Business Park with Special Provisions' (BP)(SP-XXX) Zone
 - b) minimum parking ratios shall not apply in the 'Major Institutional with Special Provisions' (I-M)(SP-XXX) Zone.

The proposed uses shall be defined as follows:

a) **Health Services Facility**

- i) Shall mean establishments primarily engaged in providing medical, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services. This would include a hospital.

b) **Hospice**

- i) Shall mean a building or structure where care is provided for the sick or terminally ill.

c) **Medical and Family Support Accommodation**

- i) A facility providing temporary accommodation and supportive services for individuals or families who require short-term lodging due to a relative's hospitalization or medical treatment. The use is intended for stays of limited duration and may include shared or private sleeping rooms and common areas.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **March 25, 2026 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **March 25, 2026 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person seeking further information or clarification about the proposal, including the draft zoning by-law, should contact the undersigned during regular office hours.

Michelle Banfield, RPP
Executive Director of Development Services
705-739-4220, Ext. 5466
michelle.banfield@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP

