

August 24, 2026
File: D30-011-2026

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING
PURSUANT TO SECTIONS 34(10.4), 34(12), 51 (19.1) OF THE PLANNING ACT, R.S.O. 1990,
AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW
AND PLAN OF SUBDIVISION**

**Re: Applications for a Zoning By-law Amendment and Draft Plan of Subdivision
Celeste Phillips Inc. c/o Celeste Phillips on behalf of Snow Valley – Yorkwood Limited
3218 Wilson Drive and 816 Sunnidale Road, City of Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, August 17, 2026** for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, September 16, 2026 at 7:00 p.m.** to review an application submitted by Celeste Phillips Planning Inc., on behalf of Snow Valley – Yorkwood Limited, for an Amendment to the Zoning By-law to permit the future development of plan of subdivision with twenty-six (26) employment lots, one (1) future employment block, fifty-seven (57) residential lots, and associated roads and stormwater management facilities on lands described as Part Lot 18, Conc. 7 (Vespra), being Parts 1 & 2 on Plan 51R-42029; and Part Lots 18 & 19, Conc. 7 (Vespra) being Part 3 on Plan 51R-42029; formerly in the Township of Springwater, now in the City of Barrie, and known municipally as 3218 Wilson Drive and 816 Sunnidale Road.

A public meeting is not required for a Draft Plan of Subdivision under the *Planning Act*. Decision authority for Plans of Subdivision have been delegated to the Executive Director of Development Services. If approved, notification of the Draft Plan of Subdivision will be provided upon written request to the file manager noted below in the Development Services Department – Planning Division or cityclerks@barrie.ca.

The proposed Draft Plan of Subdivision is intended to create twenty-six (26) employment lots, one (1) future employment block, fifty-seven (57) residential lots, inclusive of 43 single detached lots and 14 townhouse blocks (70 units), and associated roads and stormwater management facilities.

The site is approximately 74.4 hectares in size and located on the north side of Sunnidale Road, east of Dobson Road and west of Wilson Drive.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Agricultural' (A) zoning of the property in accordance with Township of Springwater By-law XX-XX to 'General Industrial – Stormwater Management' (GI)(SWM), 'General Industrial – Special Provision' (GI)(SP-XXX), 'Residential Multiple Dwelling Second Density – Townhouse – Special Provision' (RM2-TH)(SP-XXX), 'Residential Single Detached Second Density' (R2), 'Residential Single Detached Dwelling Second Density – Special Provision' (R2)(SP-XXX) and 'Environmental Protection' (EP).

Proposed Zone	Required by Zoning By-law 2009-141	Special Provision Requested
R2 (SP-XXX)	Maximum Height (Table 5.3) - 10 metres.	Shall be used only for bungalow residential dwellings with a permitted maximum height of 8.0 metres.
RM2-TH (SP-XXX)	Only existing Single Detached Dwellings are permitted.	New Single Detached Dwellings shall be recognized as a permitted use on the lands.
	N/A	Two-storey residential dwellings shall only be permitted on the lands in compliance with approved Noise Reports for the adjacent industrial lands.
RM2 (SP-XXX)	Only existing Single Detached Dwellings are permitted.	New Single Detached Dwellings on the lands shall comply with the R2, R3 or R4 standards of Table 5.3.
GI (SP-XXX)	Commercial uses are permitted.	Shall be restricted to the following permitted uses: a) Concrete product manufacturing; b) Foundry; c) Manufacturing and processing in wholly enclosed buildings; d) Outdoor storage; e) Printing and publishing; f) Rail transfer facility; g) Industrial rental store; h) Research and development centre; i) Truck terminal; j) Warehousing in wholly enclosed buildings excluding self-storage; k) Wholesale establishment; l) Heavy Automotive and Equipment sales, rental and repair; m) Transmission establishment, cellular and electronic; n) Data Warehouse; o) Food/refreshment stand; p) Industrial use; q) Infrastructure;

		r) Restaurant as part of a multi-tenanted building; s) Industrial school; t) Heavy Construction Equipment dealer and repair; u) Agricultural Heavy Equipment dealer and repair; v) Materials Recovery Facility in a fully enclosed building; w) Outdoor display and sales; x) Accessory employment use; and, y) Service store.
	Definitions (Section 3.0) - Outdoor Display and Sales Area, Accessory Employee Use, and Service Store	That the below definitions be modified as follows: Outdoor Display and Sales Area <i>shall mean an area of land used in conjunction with a business located within a building or structure on the same lot, for the display or sale, rent or lease of produce, merchandise or the supply of services.</i> Accessory Employee Use <i>shall mean any accessory use which is used solely by the employees of the principal use of the building or lot as an amenity. The accessory use shall only be for the employees benefit and not open to the general public and may include, but not be limited to, an employee cafeteria, employee's daycare and an employee fitness centre.</i> Service Store <i>shall mean a building devoted primarily to the repair or servicing of goods, commodities, articles or materials, but not including the manufacturing of same.</i>
	Minimum lot frontage (Table 7.3) – 15 metres	60 metres
	Minimum lot area (Table 7.3) – 700 square metres	7,000 square metres

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 **September 16, 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 **September 16, 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.

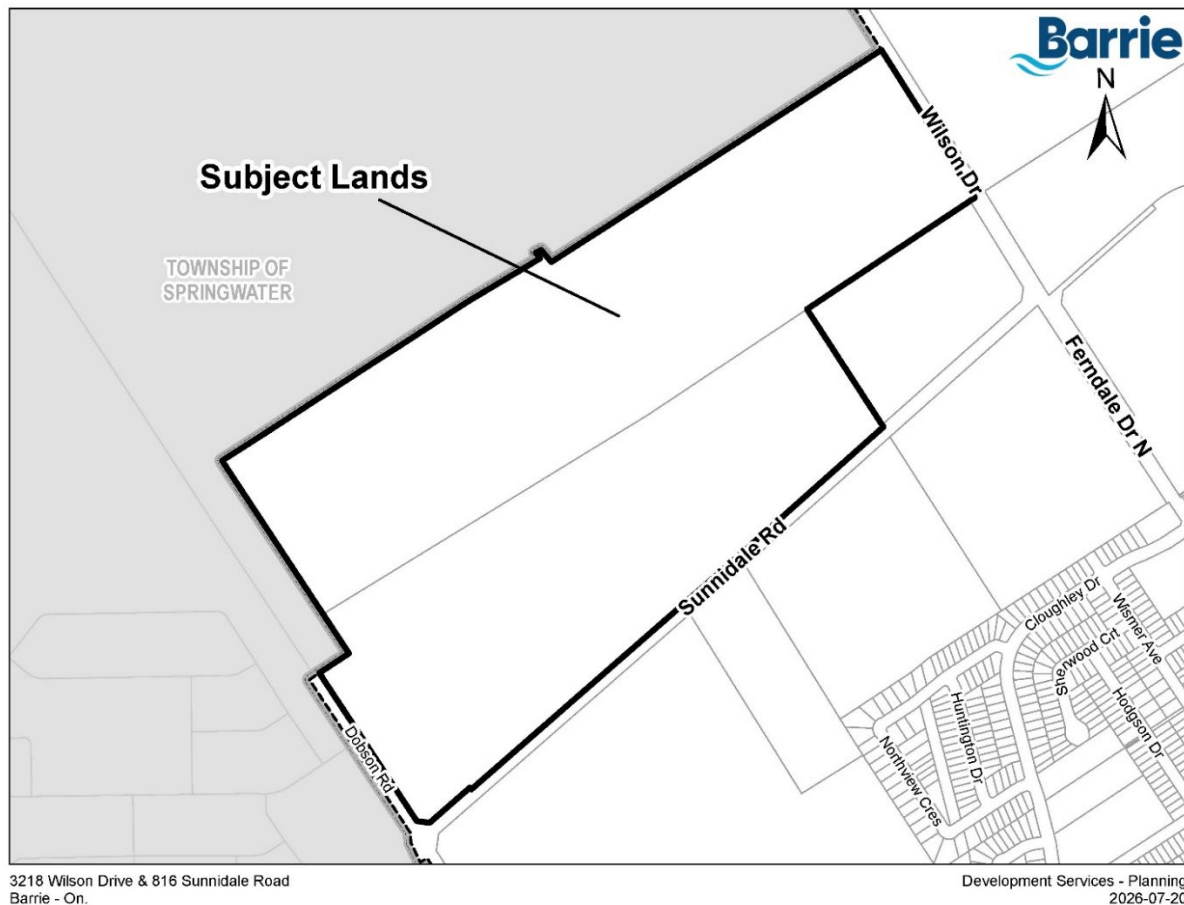
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Proposed Developments** webpage on the City's website under **Ward 4 – [3218 Wilson Drive and 816 Sunnidale Road](http://www.barrie.ca/ProposedDevelopments)** at www.barrie.ca/ProposedDevelopments.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Dana Suddaby, RPP, Senior Planner
705-739-4220, Ext. 4473
Dana.suddaby@barrie.ca

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

KEY MAP



PROPOSED PLAN OF SUBDIVISION

