THE CORPORATION OF THE CITY OF BARRIE

November 18, 2026
File: D30-013-2026

NOTICE OF PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE *PLANNING ACT*, R.S.O. 1990, AS AMENDED, IN RESPECT OF A PROPOSED AMENDMENT TO ZONING BY-LAW 2009-141

Re: 'Housing Forward' amendment to Zoning By-law 2009-141

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, December 9, 2026, at 6:00 p.m.** to consider a city-initiated amendment to Zoning By-law 2009-141.

THE PURPOSE of the 'Housing Forward' amendment to Zoning By-law 2009-141 is to reduce regulatory barriers to housing development, modernize zoning standards and support the creation of housing units. The amendment addresses practical implementation issues identified through development review and recurring site specific zoning requests and Committee of Adjustment applications, responds to changes in provincial legislation, and supports the City's ongoing housing affordability initiatives.

The proposed amendment would include:

- Permitting a wider range of housing types: semi-detached dwellings, duplexes, and street townhouses in all residential single detached zones; all townhouse types, including back to back townhouses, in higher density single detached residential zones; and low-rise apartment buildings in the Residential Multiple (RM2)(RM2-TH) zones only. No new built-form standards will be introduced, and existing standards that support good design and community character, such as lot size, building height, number of storeys, parking and setbacks, will be maintained.
- Allowing an increase in the maximum density to 70 units per net hectare in the (RM2)(RM2-TH) zone only, creating the opportunity for a variety of unit types and sizes (bachelor, 1 bdrm, 2 bdrm, 2+ bdrm) inside of the permitted medium-density housing types. The existing standards for building height, minimum lot size and setbacks remain unchanged to support well-designed sites.

- Reducing the amount of required shared outdoor amenity space from 12m² to 8m² per unit and changing the way this requirement can be met by permitting a combination of shared and private amenity space, provided a minimum size ($100m^2$-$150m^2$) of consolidated outdoor amenity space is available and dedicated to meet the needs of future residents.
- Clarifying the standard parking requirements for residential zones outside of the Salem and Hewitt's communities by more clearly specifying the number of required spaces, setting a maximum driveway width of 6m at the property line for lots with 4 units or less, and confirming that each lot is limited to one driveway access to a municipal street, unless additional access is required for traffic circulation or safety. Parking stacker has also been defined and could count as a space towards the required parking standard.
- Reducing the minimum width for the unobstructed access path to an additional residential unit (ARU) from 1.2m to 0.8m. This reflects real-world site conditions, where features such as air conditioners, vents and window wells often encroach into the path of travel but do not limit the ability for residents and emergency services to access the side and rear yard on a stable surface.
- Permitting stand alone residential buildings in the Shopping Centre Commercial (C3) zone, with a maximum building height of 20m (approximately 6 storeys). This change is intended to encourage a mix of uses on existing properties and facilitate the future redevelopment of these areas for a range of uses and built form.

The proposed text amendments are outlined in more detail on the City's website at Zoning By-law | City of Barrie.

The public meeting will be held in person at City Hall, 70 Collier Street, Barrie, and virtually through electronic participation. The meeting will also be livestreamed on the City's YouTube channel at http://youtube.com/citybarrie.

If you wish to provide oral comments at the public meeting, either virtually or in person, please register in advance by emailing cityclerks@barrie.ca or by calling 705-739-4220, Ext. 5500, during regular office hours. Registration must be received by **12:00 p.m. on Wednesday, December 9, 2026**. Once you have registered, the Legislative Services Branch will provide you with information on how to make your submission. To participate virtually, you will need access to a computer with internet service or a telephone.

Any person may attend the meeting and make representations or present submissions respecting this matter. Written comments may be submitted by email to cityclerks@barrie.ca or by mail to City Hall, 70 Collier Street, P.O. Box 400, Barrie, ON L4M 4T5 (Attention: City Clerk). Written comments must be received by **12:00 p.m. on Wednesday, December 9, 2026**.

If you wish to be notified of the decision of the Council of the City of Barrie on the proposed Zoning By-law Amendment, you must make a 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) 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 Zoning By-law Amendment before the Corporation of the City of Barrie gives or refuses to give approval to the Zoning By-law Amendment:

(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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

All information, including opinions, studies, presentations and reports, is considered part of the public record. Because the proposed text amendments would apply City-wide, no key map is included with this notice.

Any person wishing further information or clarification regarding the proposed 'Housing Forward' amendment to Zoning By-law 2009-141 can contact the undersigned directly:

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705-739-4220, Ext. 4430

Development Services Department
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