THE CORPORATION OF THE CITY OF BARRIE

November 18, 2026
File: D30-014-2026

**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: Housekeeping Amendments to Comprehensive 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 proposed amendments is to update and refine the intent of Zoning By-law 2009-141. They are intended to address inconsistencies, provide clarity to implementation, and rectify errors and omissions that have become apparent through use of the By-law since its approval on August 10th, 2009. The amendments include both text and mapping changes and may also trigger related revisions to standard requirements in other sections of the By-law to reflect the amended standard(s).

The proposed text amendments will include changes to the following sections of the By-law:

- Section 3 – Definitions
    - Adding Food/Refreshment Vehicle as a use.
    - Clarifying that Tandem Parking is a parking space behind a single parking space.
- Section 4 – General Provisions
    - Removing the measurements for sight triangles, as they are more accurately defined by the Transportation Association of Canada (TAC).
    - Adding locational criteria for food/refreshment vehicles to ensure accurate review for permitting the use.
    - Adding a reduced parking ratio of 1 parking space to 100m2 parking standard for multiple industrial uses in the General Industrial (GI) and Light Industrial (LI) zones to better reflect the needs for employee and office use.

- Section 5 – Residential
    - Removing the identified uses and restriction of 25% GFA for commercial uses in apartment buildings to allow flexibility for size and variety of ground floor uses.
    - Clarifying that a carport is to be attached to the principal building to ensure detached accessory structures are not permitted in the front yard.
    - Adding a standard to require recreational vehicles to be parked on a stable surface.
    - Adding a standard to identify that GFA does not apply for accessory residential units based on the interpretation of O. Reg. 299/19.

- Section 6 – Commercial
    - Removing the restriction on arcade or game establishments within 300m of a school as the stigma for this type of use and target customer has changed over time.
    - Clarifying in this section that Outdoor Storage is not a standalone use which is how it is defined.

- Section 7 – Industrial
    - Clarifying in this section that Outdoor Storage is not a standalone use which is how it is defined.
    - Removing the minimum parking standard for a single industrial use on a lot zoned as General Industrial (GI) or Light Industrial (LI) to allow the number of employee and office spaces to accurately reflect those required for the use.

In addition, staff are proposing to rezone all or a portion of the following properties to a more applicable zone category:

- 90 Ardagh Road – from Light Industrial (LI) to Environmental Protection (EP) to refine the limits of the identified natural heritage feature.
- 487 Dunlop Street West – from General Industrial (GI) to General Commercial (C4) following land dedication to the City, with the City owned lands rezoned to Environmental Protection (EP) for the realignment of Dyment's Creek.
- 100 Ferndale Drive North – from General Commercial (C4) to Light Industrial (LI) on a small portion of the east side of the lands to keep the applicable zoning standards consistent for the existing and future use of the property for a (LI) use.
- 833 Yonge Street – from Agriculture (A) to General Commercial (C4) to represent the Barrie South GO Station and associated Metrolinx lands.
- 19 Ardagh Road – from Residential Hold (RH) to General Commercial (C4) as it is more reflective of any future development potential and the surrounding land uses.
- 264 Salem Road – from Agricultural General (AG) and Environmental Protection (EP) in Innisfil By-law 054-04 to Residential (R5) and Environmental Protection (EP) as an extension of Mayoral Direction, MDIR007-25.

- 280 McKay Road East – from Agricultural General (AG) and Environmental Protection (EP) in Innisfil By-law 054-04 to Open Space (OS) to recognize the future use as a City Recreational Facility.
- Several City owned properties from Agricultural (A) and Residential Hold (RH) to Environmental Protection (EP) to represent protection and preservation efforts, including; 120 JC Massie Way, and lands in the Benson Natural Area, Hewitts Creek Wetland, and Ardagh Bluffs, and from General Commercial (C4) and Light Industrial (LI) to Environmental Protection (EP) in the Beacon Glen Natural Area.

The proposed text amendments and proposed zoning changes to site-specific properties 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. The properties proposed for site-specific rezoning are identified on the City's website, as noted above.

Any person wishing further information or clarification regarding the proposed Housekeeping Amendment to Zoning By-law 2009-141 can contact the undersigned directly:

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705-739-4220, Ext. 4430

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