



APPLICATION FOR
ZONING BY-LAW AMENDMENT

89 BIG BAY POINT ROAD
CITY OF BARRIE

PUBLIC MEETING

MAY 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE & SURROUNDING USES



Lot Area:

- L-Shaped
- 0.43 hectares (1.05 acres)

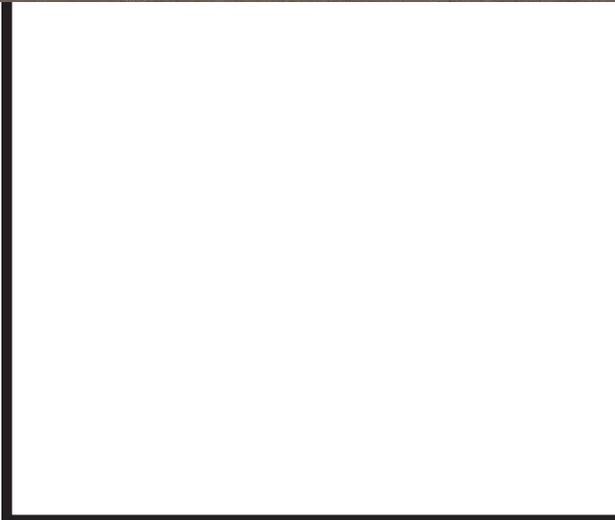
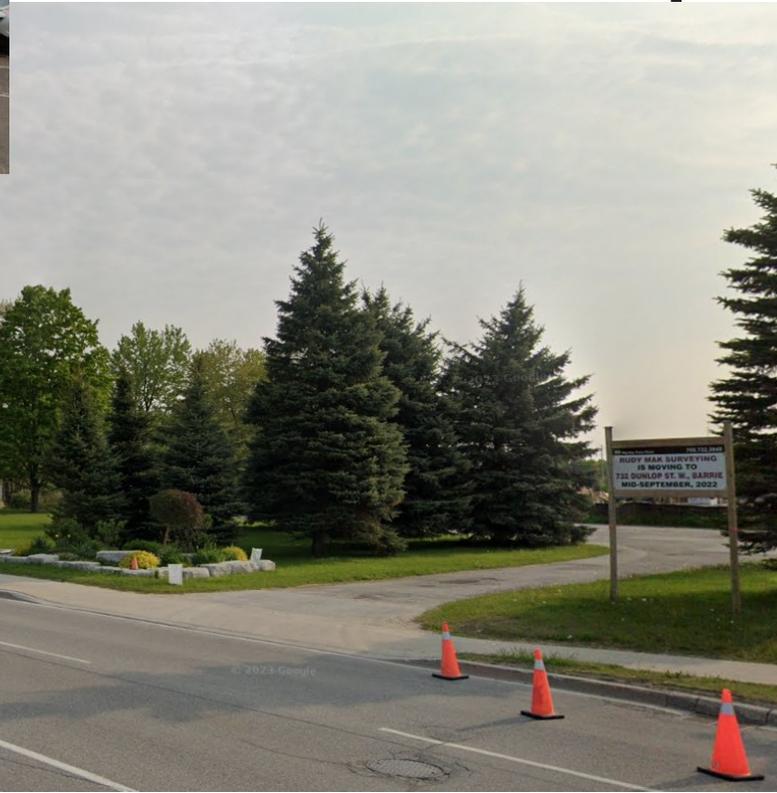
Frontage:

- Dual Frontages along Big Bay Point Road and Bayview Drive (40 and 80m respectively)

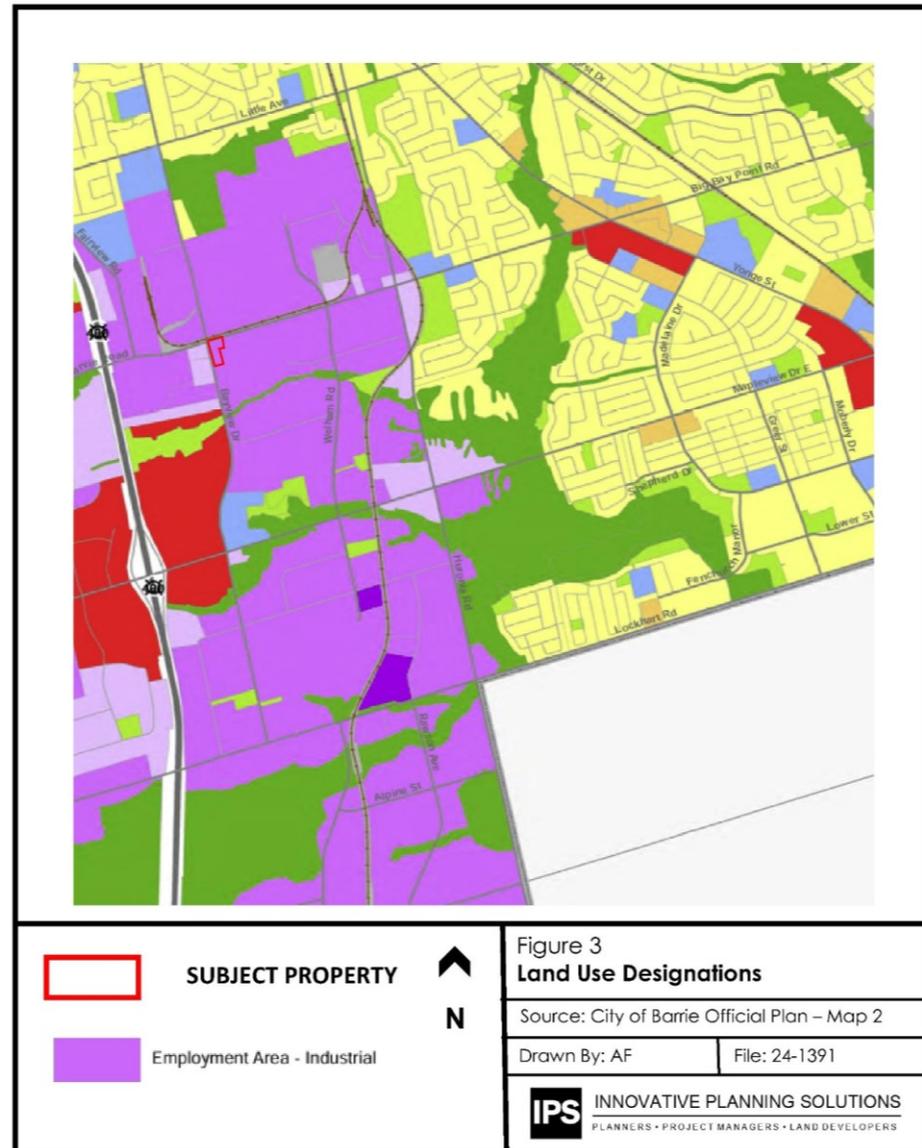
Existing Site Conditions:

- Existing office building
- Access Points to Big Bay Point Road & Bayview Drive
- No proposed alteration to site conditions

STREET VIEW



- Currently Designated “Employment Area — Industrial”
- Permits: Stand-alone Office use (excluding major office)
- A Medical Office conforms to the Official Plan, with no Amendment required

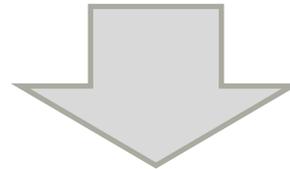


SITE SPECIFIC PROVISIONS

GI – General Industrial Zoning Provisions Compliance Review

Relevant Provision	Required	Proposed	Compliance (Y/Site-specific)
Permitted Use	Office	Medical Office	Site-specific
Min. Lot Area (m ²)	700 m ²	3,870.50 m ²	Yes
Min. Lot Frontage (m)	30.0 m	46.34 m	Yes
Min. Front Yard (m)	7.00 m	10.10 m	Yes
Min. Rear Yard (m)	7.00 m	69.75 m	Yes
Min. Interior Side Yard (m)	3.00 m	32.52 m	Yes
Min. Exterior Side Yard (m)	7.00 m	3.80 m	Site-specific
Max. Lot Coverage	60.00%	3.84%	Yes
Min. Req'd Parking	10 Spaces	13 Spaces	Yes
Min. Req'd Barrier Free Parking Space	1 Type A Space	1 Type A Space	Yes
Min. Parking Aisle Width (m)	6.4 m	4 m	Site-Specific

General Industrial (GI)



General Industrial with Site Specific Provisions
(GI-XX)

To permit an additional use of a Medical Office;

To permit reduced Exterior Side Yard; and,

To recognize existing condition pertaining to Parking Aisle width.

THANK YOU

Questions & Comments Welcome

Email: bshinoda@ipsconsultinginc.com

SUPPLEMENTARY SLIDES



BIG BAY POINT ROAD

BAYVIEW DRIVE



SUMMARY

- Lands are within the City of Barrie's Built-up Area
- Long-standing office use on the subject property
- No proposed alteration to site conditions