

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for a Zoning By-law Amendment – 89 Big Bay Point Road
Date	May 28, 2025
Ward	8
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of 1417788 Ontario Limited. The subject lands are legally described as Part of Lot 9, Concession 12, in the City of Barrie, and are known municipally as 89 Big Bay Point Road.

The Zoning By-law Amendment application proposes to amend the 'General Industrial' (GI) zone that applies to the subject lands to 'General Industrial with Special Provisions' (GI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendment is to facilitate the change of use of an existing building to a medical office.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 8 – 89 Big Bay Point Road](#).

Background

The subject lands are approximately 0.43 hectares in size and located on the southeast corner of Big Bay Point Road and Bayview Drive, east of Highway 400. The property has frontage of approximately 50 metres on Big Bay Point Road and flankage of approximately 90 metres on Bayview Drive.

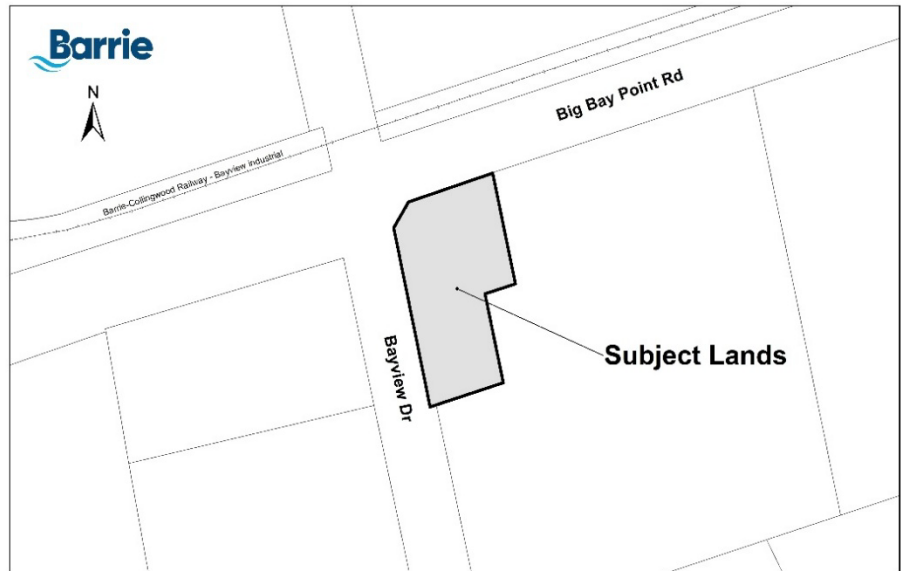
The subject lands contain an existing building totalling 148.5 square metres that is currently vacant. There are no changes proposed to the site or building to accommodate the proposed Amendments to the Zoning By-law. Surrounding land uses include:

North: General
Industrial Uses /
Barrie-
Collingwood
Railway

South: General
Industrial Uses

East: General
Industrial Uses

West: General
Commercial /
Business Park /
General
Industrial Uses



The subject property is located within an Employment Area as identified on Map 1 – Community Structure and is designated ‘Employment Area – Industrial’ on Map 2 – Land Use in the City of Barrie Official Plan. Lands designated ‘Employment Area – Industrial’ are intended to recognize and permit industrial-type uses which are sensitive to encroachment and must be protected over the long term to ensure the economic prosperity of the City.

The application was submitted to the City and deemed complete on April 17, 2025. In accordance with the *Planning Act*, notification of the filing of a complete application and public meeting was circulated via email to members of the public who attended the neighbourhood meeting and/or expressed interest in the application, a public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City’s website. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The Concept Plan is attached to this memorandum as Appendix A.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on February 6, 2025. There were approximately eight (8) attendees, including the Ward 8 Councillor Jim Harris, City Planning staff, the applicant and the applicant’s consultant in attendance.

No comments or concerns were raised at the meeting.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to amend the ‘General Industrial’ (GI) zone that applies to the subject lands to ‘General Industrial with Special Provisions’ (GI) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendment is to add ‘Medical Office’ as a permitted use in the (GI)(SP-XXX) zone in accordance with the following special provisions:

General Zoning Standard	Required	Proposed
Minimum Required Parking Aisle Width	6.4 metres	4 metres
GI Zoning Standard		
Minimum Side Yard Adjoining Street	7 metres	3.5 metres

The applicant is proposing to convert the existing building on the property to a medical (dental) office. No changes to the existing building or site are anticipated.

Planning and Land Use Matters Under Review

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Compatibility with surrounding land uses, including anticipated development in the area;
- Ensuring that the proposal meets the operational standards of all City Service Departments; and,
- The impact that the proposed use may have on traffic and parking in the area.

Next Steps

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments that are received, as well as any comments provided at the Neighbourhood and Public Meetings, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Rachel Mulholland, Planner, at 705-739-4220 ext. 4541 or by email at rachel.mulholland@barrie.ca

Appendix:

Appendix A – Existing Site Plan

Memo Author:

Rachel Mulholland, Planner, Development Services

File #:

D30-004-2025

Pending #:

Not Applicable

Appendix A – Existing Site Plan

