



Architectural Program Delivery

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20250903

Mayor and Members of Council,

Subject: Impact to Bell Properties due to the Proposed Change in Zoning Designations in the City of Barrie

Please find attached correspondence originally submitted to the Planning Department on July 10, 2025, from Bell Canada regarding the City's New Comprehensive Zoning By-law. We are now requesting that this same letter be accepted as a written submission and included in the circulation list for Council's consideration under the Planning Act with respect to the New Comprehensive Zoning By-law Review.

Please also accept this email as Bell Canada's written request to be notified of all decisions arising from the New Zoning By-law Review, as considered by the City of Barrie's Affordability Committee, General Committee, and ultimately City Council.

We appreciate the City's work in undertaking this comprehensive review and look forward to ongoing dialogue as the continued progress on the New Zoning By-law advances towards Council adoption.

If you need any additional information, please do not hesitate to contact me directly.

Regards,



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20250710

Dear M David, Policy Planner, Development Services

Subject: Impact to Bell Properties due to the Proposed Change in Zoning Designations in the City of Barrie

On behalf of the property owner, Bell Canada, I am forwarding to you a summary of the impacts to the 7 Bell properties in the City of Barrie, due to the proposed zoning changes. In order to ensure that each property is addressed in detail, we have included a summary presentation showing each site in Appendix A. (attached)

It is also beneficial to provide key definitions to ensure that each occupancy and consequential uses are comprehensively described for each type of facility, as follows:

A "Bell CO" is a Central Office with a major occupancy F2 industrial uses, consisting of a cable vault, network telecommunications hubs, transmission equipment and data centre equipment. A CO will also include accessory offices, interior storage of equipment and supplies used by technicians on the road, exterior storage of large equipment and supplies, and parking for Bell cars and trucks. CO's may be very small structures. If the structure can host a repair staff access it is considered a "Hut".

A "Bell Work Centre" is a mixed-commercial/light industrial occupancy that includes offices, light industrial assembly of technical equipment, interior storage of equipment and supplies used by technicians on the road, exterior storage of large equipment and supplies, and parking for Bell cars and trucks. The building may also have a small network telecommunications hub and data centre equipment space.

A "Bell Work Centre with Automobile Services" is a mixed-commercial/light industrial occupancy that includes the above occupancies of a "Bell Work Centre" plus car repair bays for Bell vehicles (cars and trucks) and may include technical upgrades to these vehicles. The automobile services are not open to the public.

A "Bell Media Facility" is a media production facility that may include live and recording of tv, radio and online streaming services. It includes occupancies such as service shops, offices, storage, archives, production studios, data centres and parking. These facilities may also have telecommunication towers.



Bell owns 7 buildings/structures within the City of Barrie that are being affected by the new zoning by-law changes. Each property has been evaluated as to its current uses, its current zoning category and the proposed zoning designations. Also, we have included for each property clearly what are Bell's needs. Bell must ensure that the new zoning categories allow as-of-right quick expansion and/or a change of technology without approval delays. We understand that section 3.3.3.h) Permitted uses on all zones for a public utility applies but, we need to confirm that there will not be any approval delays.

The Summary of the properties and Bell needs are as follows:

1. **114 John Street** is a Bell Work Centre with Automobile Services and a large exterior parking area. This property is adjacent to residential properties on the west, and other light industrial properties along the north.

The existing zoning is GI General Industrial and permits the existing uses on the property.

The proposed zoning is EN Employment non-industrial which does not permit the automobile services provided on the site for Bell vehicles, unless this is considered an accessory use.

Bell requires that the new zoning designation allows for the existing uses to be maintained, renovated or expanded on the property.

2. **140 (150) Bayfield Street** is a Bell CO consisting of 3-storeys with a basement, with exterior parking on 2 levels.

The existing zoning is C2-1 Transition Centre Commercial.

The proposed zoning is MR2 Mid-Rise 2 which does not mention utility of telecommunication facilities as permitted use.

3. **591 Yonge Street** is a small Bell CO consisting of 1-storey with exterior parking.

The existing zoning is C4 General Commercial.

The proposed zoning is MR1 Mid-Rise which does not mention utility of telecommunication facilities as a permitted use.

4. **33 Beacon Road** is a Bell Media Facility, 1 storey with covered parking and a transmission tower.

The existing zoning is LI Light Industrial and permits the uses on the property with the exception of the tower.

The proposed zoning is EI Employment Industrial does not mention the existing uses on the property including the tower.



Bell requires that the new zoning designation allow for the existing transmission tower and supporting structures, exterior parking, all technology industries, including network and telecommunication hubs and data centres, as “as of right occupancies”.

5. **40 Beacon Road** is a Bell CO with 2 buildings, both 1 storey plus basements on the property and with extensive exterior parking.

The existing zoning is LI Light Industrial.

The proposed zoning is EI Employment Industrial which does not mention any of the existing uses permitted by LI.

Bell requires that the new zoning designation allow for exterior parking, all technology industries, including network and telecommunication hubs and data centres, as “as of right occupancies”.

6. **40 Harvie Road** is large land parcel severed from the property at 33 Beacon. This land is empty.

The existing zoning is LI Light Industrial.

The proposed zoning is EI Employment Industrial does not mention any of the existing uses permitted by LI. And a portion of the lands will be CD2 Commercial District 1 which does mention data centre facilities as a permitted use but does not mention utility, or telecommunication facilities as a permitted use.

Bell requires that the new zoning designation allow for Commercial uses for the entirety of the land parcel.

7. **128 Wellington Street** are Bell CO huts located in the parking lot of a campus of office buildings

The existing zoning is C4 General Commercial

The proposed zoning is CD1 Commercial District 1 which does mention data centre facilities but does not mention utility of telecommunication facilities as a permitted use.

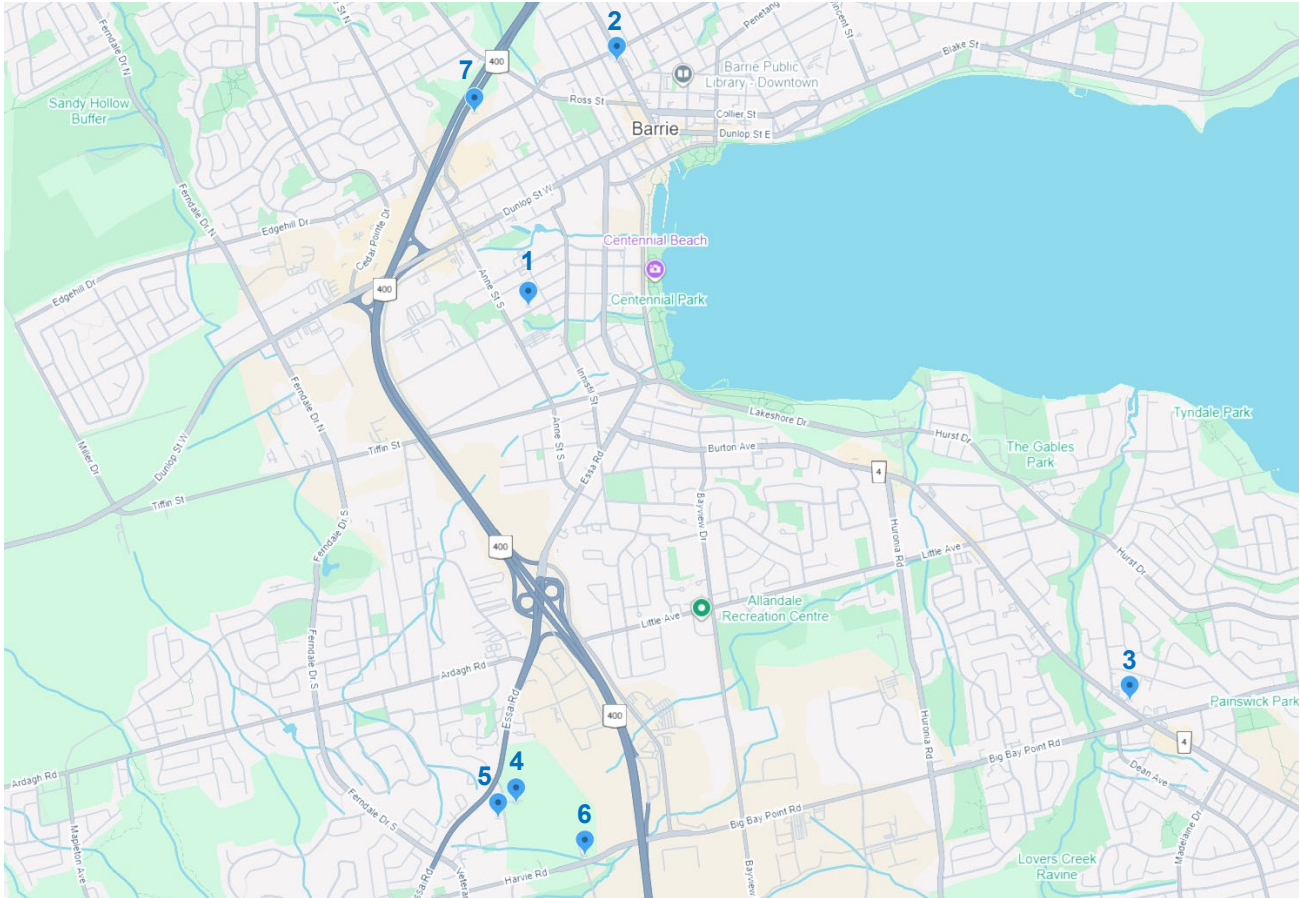
Bell requires to maintain these Bell CO huts as a permitted use.

I trust the above provides sufficient information to have you review the issues. If you need any additional information, please do not hesitate to contact me directly.

Regards,

Monica Contreras, Architect OAA

Bell Property Locations - Montreal



- 1 114 John Street
- 2 140 (150) Bayfield Street
- 3 591 Yonge Street
- 4 33 Beacon Road
- 5 40 Beacon Road
- 6 40 Harvie Road
- 7 128 Wellington Road West