



**DEVELOPMENT SERVICES  
MEMORANDUM**

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**TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL**

**FROM: J. ROBERTS, MANAGER OF STRATEGIC INITIAITIVES, POLICY AND ANALYSIS EXT. 4705**

**WARD: ALL**

**NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: NEW COMPREHENSIVE ZONING BY-LAW PROJECT UPDATE**

**DATE: AUGUST 21, 2024**

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The purpose of this Memorandum is to provide members of Council with an update concerning the new Comprehensive Zoning By-law and our upcoming public education and consultation opportunities.

With the last final approval of the Official Plan in May 2024, staff are ready to move forward with the formal public process for the new By-law that provides the standards to implement this future policy direction for the City. The draft By-law will be released for **statutory consultation, in accordance with the *Planning Act*, in late August 2024.**

**Background**

The first draft of the new Comprehensive Zoning By-law was shared with the public in March 2023. Taking into consideration the feedback from residents and development community, a second draft was developed and released for further consultation in July 2023. This early consultation is in addition to the statutory consultation as required by the *Planning Act*. Understanding the importance of the Zoning By-law, the community engagement for the project always was intended to extend beyond what was required.

In December 2023, the Ministry and Municipal Affairs and Housings (MMAH) reversed the modifications made to the approved Official Plan (April 2023), seeking feedback from the heads of council on which modifications should be retained and which should be removed. This work was undertaken in Winter 2024, delaying the release of draft 3 of the Zoning By-law. On May 16, 2024, Bill 162, Get It Done Act, 2024 received Royal assent, being into effect the MMAH approved Official Plan.

The Zoning By-law is the primary tool used to implement the vision set out in the Official Plan and to regulate the use of land in the city. This is the first new Zoning By-law for the City of Barrie in 13 years, modernizing and bringing forward new, progressive approaches to community planning. The changes proposed in the first draft of the Zoning By-law provide more permissive and flexible zoning categories, high quality public realm while responding to zoning trends and best planning practices

**Upcoming Public Consultation and Community Engagement**

- Direct mail out to all properties within the City notifying of the new Zoning By-law and opportunities to learn more and participate in the process – Late August
- Update to Building Barrie website and email blast to project registrants – Late August
- In Person Open House – September 17, 2024, City Hall Rotunda, 5:00 – 7:00pm
- Virtual (online) Open House – September 19, 2024, 3:00 – 4:15pm  
[https://barrie-ca.zoom.us/webinar/register/WN\\_iAE\\_vLGpT921IRuSIGT3Ew#/registration](https://barrie-ca.zoom.us/webinar/register/WN_iAE_vLGpT921IRuSIGT3Ew#/registration)



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- Pop up events at City Facilities during the month of September – providing an opportunity for residents to learn more and talk with staff about the new By-law.
  - Public Meeting – October 1, 2024, Affordability Committee, City Hall Council Chambers

### **Next Steps**

Comments heard through the public meeting will be considered and presented in the final Zoning By-law for Council's consideration for adoption in early 2025.

Please visit <https://www.buildingbarrie.ca/zoning> for more information and register to stay informed of future project updates.

### **Previous Stakeholder Engagement**

A public education campaign was launched in fall 2022, featuring information on the [Building Barrie](#) platform, and virtual and in-person public information sessions were held on:

November 9, 2022 – In-Person Public information Centre (South Shore Center)

November 10, 2022 – Virtual Public Information Centre (Zoom)

April 19, 2023 – In Person Open House (City Hall, Rotunda)

April 20, 2023 – Virtual Meeting (Zoom)