

February 17, 2026  
File: D30-012-2025

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW.**

**Re: Application for an Amendment to the Zoning By-law**  
Barbay Holdings Incorporated and 683728 Ontario Limited – **580 and 582 Bayfield Street, City of Barrie.**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **January 18, 2026** for a proposed **Amendment to the Zoning By-law**.

**TAKE NOTICE** that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 11, 2026 at 6:00 p.m.** to review an application submitted by Innovative Planning Solutions, on behalf of Barbay Holdings Inc. and 683728 Ontario Ltd., for an Amendment to the Zoning By-law to permit a mixed use development on lands described as **FIRSTLY: Part Lot 18, Concession 5 (Vespra) as in RO922200, save and except Part 3 on Plan 51R-19194; SECONDLY: Part Lot 18, Concession 5 (Vespra) as in RO936290; THIRDLY: Part Lot 18, Concession 5 (Vespra) being Part 1 on Plan 51R-37785, in the City of Barrie and municipally known as 580 and 582 Bayfield Street.**

The application proposes the following buildings:

- One (1) mixed use building with three (3) towers ranging in heights of fifteen (15) storeys, seventeen (17) storeys and twenty (20) storeys) and including one thousand, three hundred and twenty-three (1323) square metres of ground floor commercial uses and a total of five hundred and sixteen (516) residential units.
- One (1) twelve (12) storey residential building with two hundred and seventy-two residential (272) units.
- Two (2) blocks of three (3) storey townhouse units with a total of twelve (12) residential units.

The subject lands comprise approximately 2.04 hectares of land on the northwest corner of Bayfield Street and Hanmer Street West and have approximately 104 metres of frontage on Bayfield Street and 208 metres of flankage on Hanmer Street West.

The application seeks re-zone the subject lands from 'General Commercial with Special Provisions' (C4)(SP-428) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX). The following special provisions are being requested:

Mixed Use Corridor (MU2) Zone Standard	Required	Proposed
Maximum Front Yard Setback	5m for 25% of frontage	11.32 metres
Maximum Side Yard Setback	3 metres	20 metres
Minimum Front Façade Step-back – Building 2	45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step backs	75 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs
Minimum Rear Façade Step-back – Building 1	45-degree angular plane above 7.5 metre using minimum 3 metre step-backs	50 degree angular plane above 7.5 metre using minimum 3 metre step-backs
Minimum Ground Floor Height	4.5 metres	4.25 metres
Maximum Building Height	16.5 metres unless ground floor area use is a commercial or institutional use, then the maximum building height permitted is 25.5 metres  Building 1 – 16.5 m Building 2 – 25.5. m	Building 1 – 41 metres Building 2 – 63 metres
Parking	Tandem parking not permitted	Tandem parking to be permitted
Maximum Front Yard Coverage for Driveway and Parking Spaces	0%	7%

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **March 11, 2026 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **March 11, 2026 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City will be provided upon 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) but the person or public body 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 Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

- (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 Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

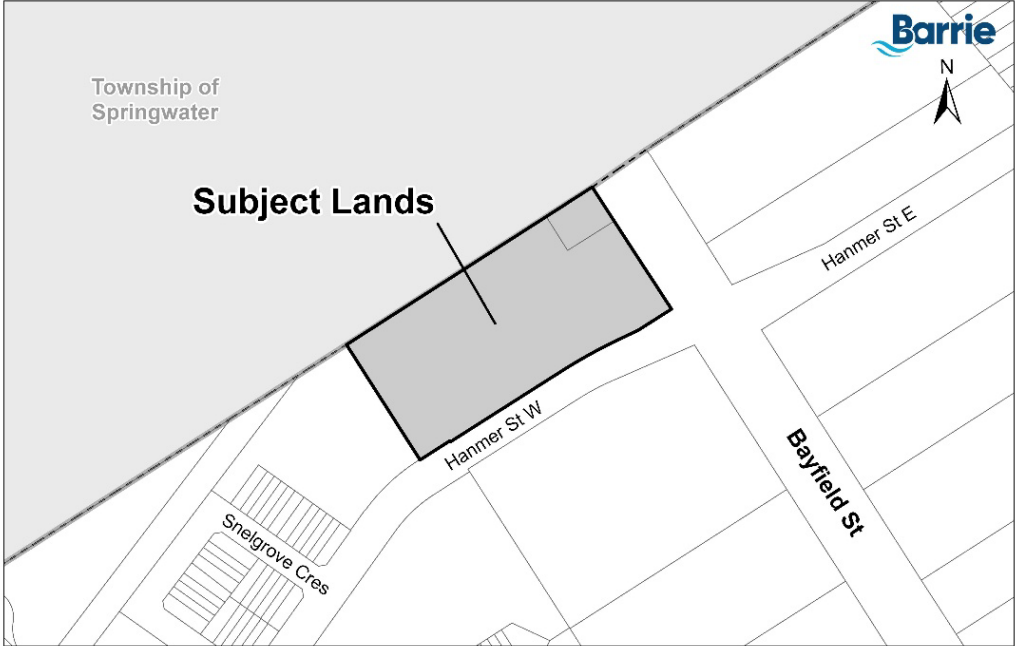
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under Projects webpage under [Ward 4 – 580 and 582 Bayfield Street](http://www.barrie.ca/DevelopmentProjects) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

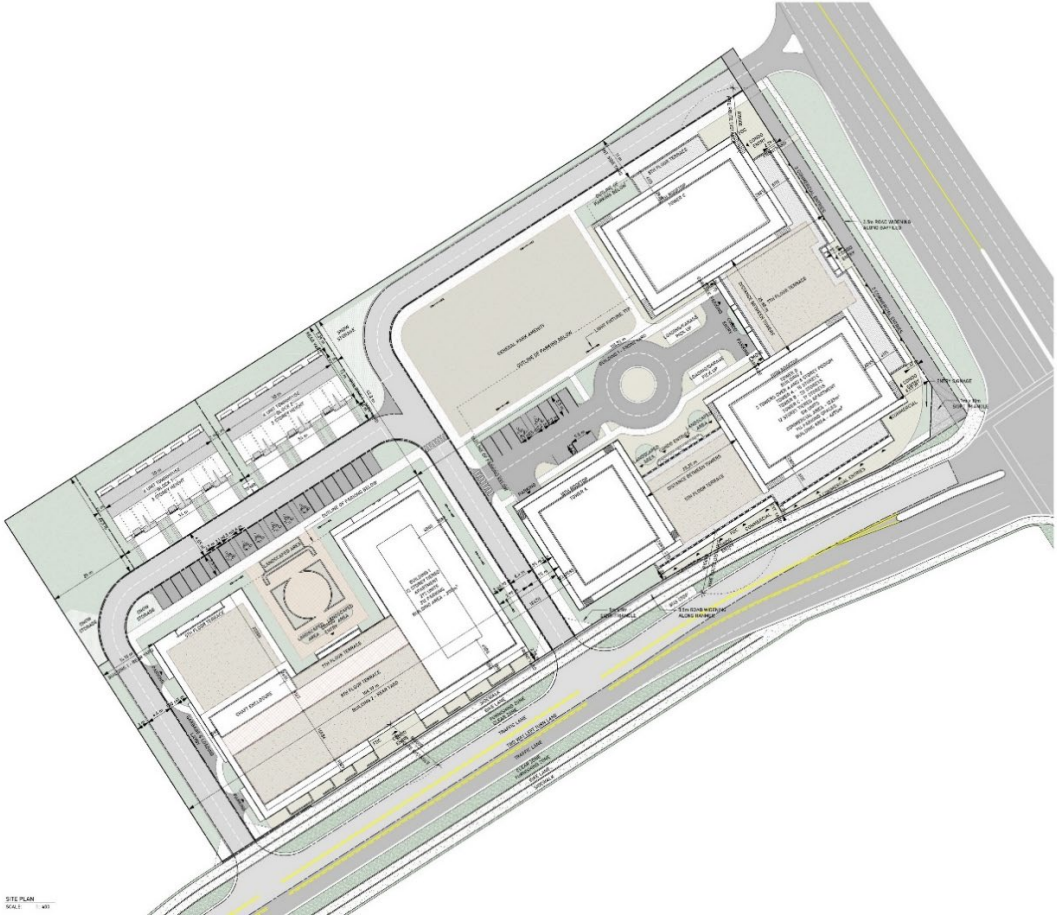
Michele Freethy, RPP  
705-739-4220, Ext. 4117  
[michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca)

Development Services Department - Planning  
City of Barrie, 70 Collier Street, P.O. Box 400  
Barrie, Ontario, L4M 4T5

**KEY MAP**



**CONCEPTUAL SITE PLAN**



## CONCEPTUAL BUILDING ELEVATIONS



### CONCEPTUAL BUILDING ELEVATIONS

