

February 17, 2026
File: D30-011-2025

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
948392 ONTARIO LIMITED – 49 Hanmer Street West, 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., for an Amendment to the Zoning By-law to permit a mixed use development on lands legally described as Block 106 on Plan 51M-975, subject to easements as in SC9422753 and SC9422755, in the City of Barrie and municipally known as 49 Hanmer Street West. The application proposes one (1) 10-storey residential building with one hundred and eighty-eight (188) residential units, one 20-storey mixed use building with two hundred and seventy-eight (278) residential units and approximately seven hundred and ninety-five (795) square metres of ground floor commercial space and thirty (30) townhouse residential units.

The subject lands are approximately 1.9 hectares in size with approximately 234 metres of frontage along Hanmer Street West. The site currently is vacant and is located on the south side of Hanmer Street West between Kozlov Street and Bayfield Street.

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

Mixed Use Corridor (MU2) Zone Standard	Required	Proposed
Maximum Side Yard Setback	3 metres	7.5 metres (Building 2) 37 metres (Townhouse Units)
Minimum Front Façade Step-back	45 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs	Building 1 – 50 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs Building 2 – 81 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step backs
Minimum Ground Floor Height	4.5 metres	Building 1 - 3 metres
Maximum Building Height	16. metres, unless ground floor area use is commercial or institutional, maximum permitted building height is 25.5m. Building 1 - 16.5 metres Building 2 - 25.5 metres	Building 1 – 26 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%	1%
Front Yard Landscaping	Fully Paved	Not Fully Paved

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 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 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.

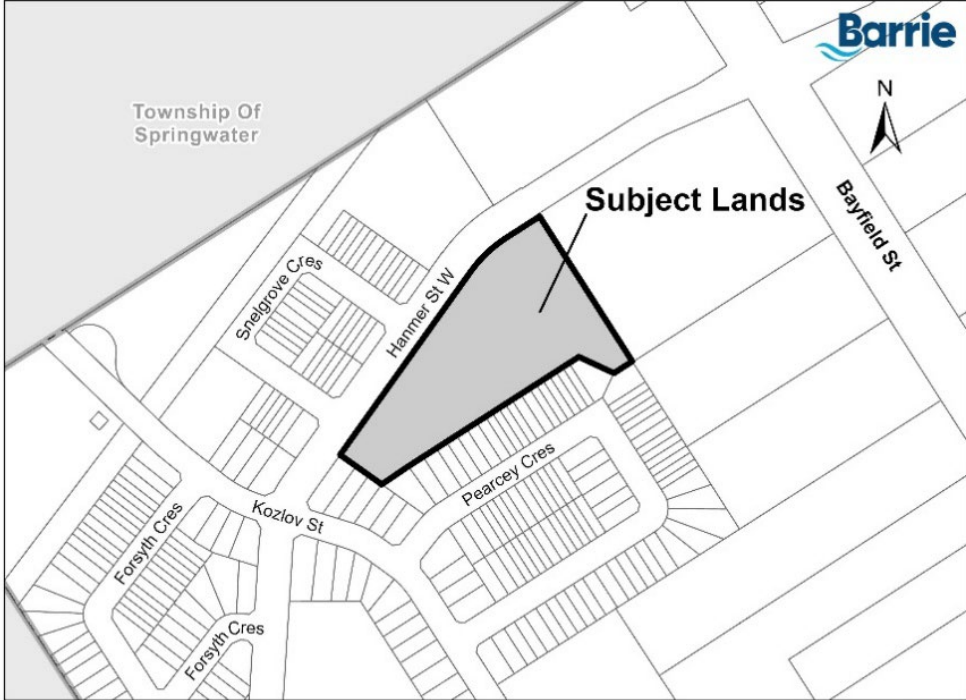
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 4 – 49 Hanmer Street West](#) at www.barrie.ca/DevelopmentProjects.

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

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

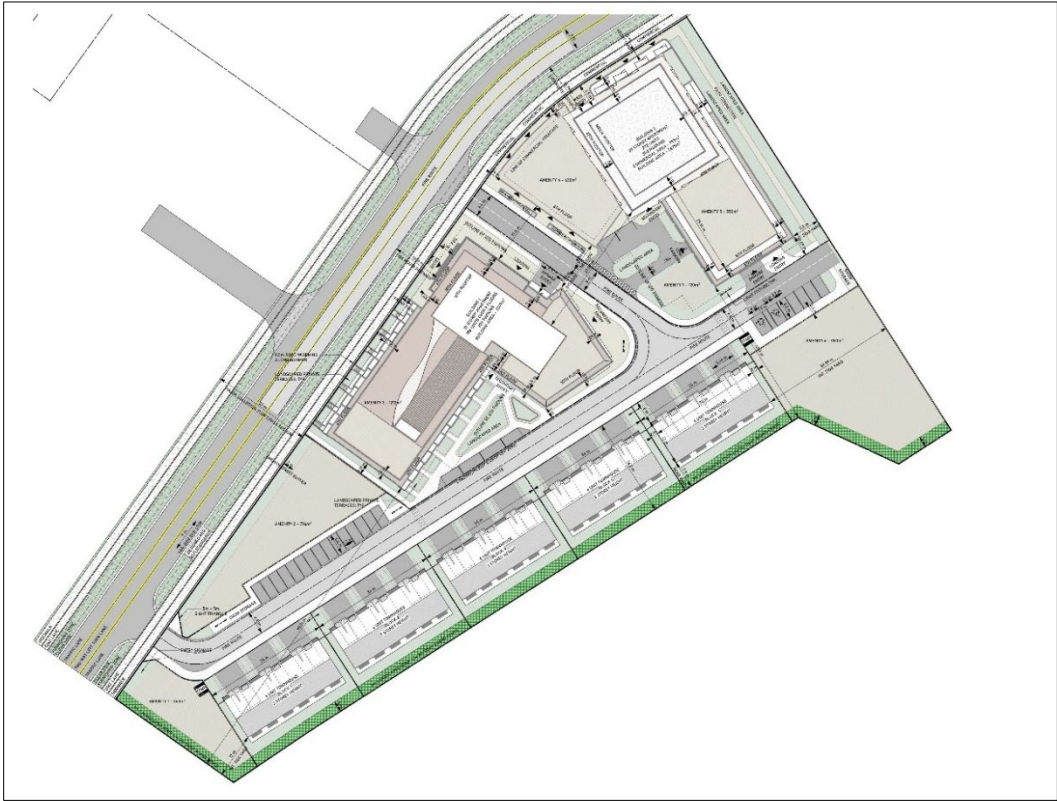
KEY MAP



48 Hanmer Street West
Barrie - Ont.

Development Services - Planning
6/30/2025

CONCEPTUAL SITE PLAN



CONCEPTUAL BUILDING ELEVATIONS

