THE CORPORATION OF THE CITY OF BARRIE

November 17, 2026
File: D30-015-2026

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

Dear Sir/Madam:

Re: Application for an Amendment to the Zoning By-law
Yonge Huronia Inc., 306 Yonge Street, City of Barrie

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **November 3, 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, December 9, 2026 at 6:00 p.m**. to review an application submitted by YYZed Project Management, on behalf of Yonge Huronia Inc., for an Amendment to the Zoning By-law to permit a mixed use development comprising two (2) twenty (20) storey apartment buildings with a total of three hundred and eighty-nine (389) residential apartment units and one hundred and fifty-six (156) square metres of ground floor retail space on lands described as: PART LOT 10, CONCESSION 14 (INNISFIL) AS IN RO904753, SAVE AND EXCEPT PART 1 ON PLAN 51R-19000 & PART 2 ON PLAN 51R-21716; CITY OF BARRIE, and known municipally as: 306 Yonge Street, City of Barrie.

The subject lands are approximately 10.4 hectares in size and are located on the southwest corner of Yonge Street and Huronia Road. The property has a frontage of approximately 32 metres on Yonge Street and 127 metres of flankage on Huronia Road and currently contains a single storey commercial building and surface parking/vehicle storage.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to rezone the subject lands from General Commercial (C4) to Mixed Use Node with Special Provisions (MU1)(SP-XXX). The following special provisions are being requested:

Zone Standard	Required by Zoning By-law 2009-141	Proposed (MU1)(SP-XXX)
Parking Ratio (Table 4.6)	1 space/dwelling unit	**0.81 spaces/dwelling unit**
Minimum Drive Aisle Width (Section 4.6.2.5)	6.4 metres	**6 m**
Minimum Setback from the Street Line to the nearest part of a parking structure underground (Section 4.6.5.2)	1.8 m	**0.6 m**
Minimum Outdoor Amenity Area (Section 5.4.2.2 b)	12 m2/unit	**11.5 m2/unit**
Minimum/Maximum Front Yard Setback (Table 5.4.2)	Minimum of 1 m for 75% of frontage, and maximum of 5 m for 25% of frontage	**9 m for 100% of the frontage**
Minimum Front Façade Step-Back (Tabe 5.4.2)	45 degree angular plane at height above 80% equivalent ROW using a 3 m minimum stepbacks is required	**Shall not apply**
Rear Façade Step-Back (Table 5.4.2)	45-degree angular plane above 7.5 m using a minimum of 3m step-backs is required	**Shall not apply**
Minimum Coverage for Commercial Uses (% of first storey GFA) (Table 5.4.2/Section 5.4.3.4)	50%	**Block A – 15% of first storey GFA Block B – 0% for the first storey GFA**
Maximum Building Height (Table 5.4.2)	25.5 m	**66 m**
Front Yard Setback (Section 5.4.3.2 a)	Shall be fully paved and seamlessly connected with abutting sidewalks	**Shall not apply**
Yard Variations (Section 5.4.3.6 b)	Any part of any required yard shall be open and unobstructed by any structure from grade level to the sky	**architectural features such as a canopy may project a maximum 1.0 metres into a required setback**
Parking for Apartment Dwellings - Maximum Lot Coverage (Section 5.4.4.1)	35%	**51%**
Landscape Buffer Area (Section 5.4.4.0)	Where any lot in a Mixed Use zone abuts a lot in Residential Zone, a continuous landscape buffer area of a minimum width of 3 m shall be provided along the abutting lot line of the lot	**A continuous landscape buffer area of a minimum width of 1.0 m shall be provided abutting a lot line of a Residential Zone.**

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 **December 9, 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 **December 9, 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.

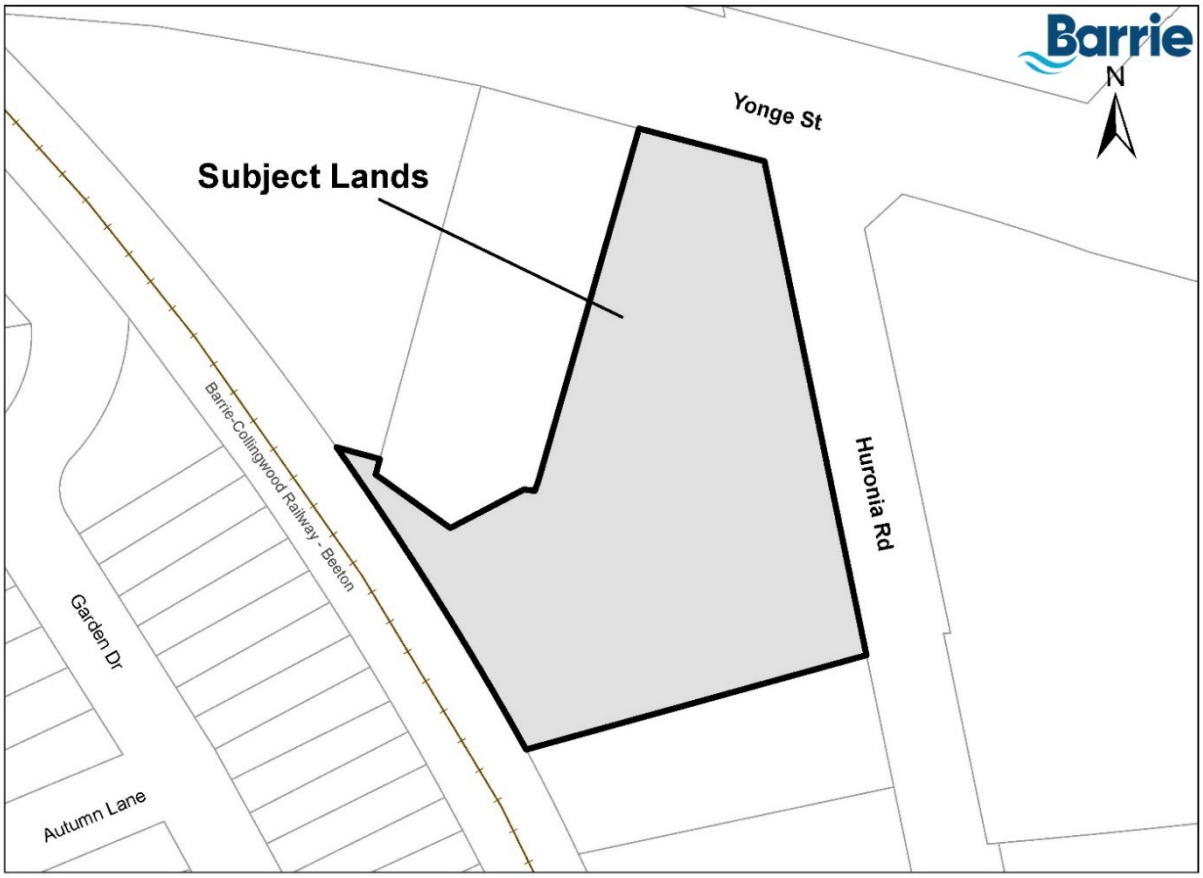
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under **Ward 8 – 306 Yonge Street** at www.barrie.ca/DevelopmentProjects.

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

Michele Freethy, Senior Planner
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


Barrie
N
Yonge St
Subject Lands
Barrie-Collingwood Railway - Beeton
Huronia Rd
Garden Dr
Autumn Lane
306 Yonge St
Barrie - On.
Development Services - Planning
2026-07-14

CONCEPT PLAN

