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October 7, 2025  
File: D30-007-2025

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING  
PURSUANT TO SECTIONS 34(10.4), 34(12), 22(6.1) AND 17(15) OF THE PLANNING ACT,  
R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE  
OFFICIAL PLAN AND ZONING BY-LAW**

Dear Sir/Madam:

**Re: Application for an Official Plan and Zoning By-law Amendment**  
Innovative Planning Solutions on behalf of 1000658096 Ontario Inc.  
**51 – 59 Tiffin Street, Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, August 27, 2025** for a proposed **Official Plan Amendment and 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, October 29, 2025 at 6:00 p.m.** to review an application submitted by Innovative Planning Solutions, on behalf of 1000658096 Ontario Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit a thirty (30) storey residential building on lands described as Lots 6, 7 and 8, South Side of Tiffin Street, Registered Plan 29, and known municipally as 51, 53, 55 & 59 Tiffin Street.

The site is located on the south side of Tiffin Street, between Essa Road and Innisfil Street and is approximately 0.28 hectares in size with a frontage of 60.7 metres on Tiffin Street.

**Official Plan Amendment**

The Official Plan Amendment application proposes to re-designate the subject lands from Medium Density to High Density to facilitate the development of a 30 storey standalone residential building with 285 residential units comprising a range of bachelor, one- and two-bedroom units.

## **Zoning By-law Amendment**

The Zoning By-law Amendment application proposes to re-zone the subject lands from Residential Multiple Dwelling Second Density (RM2) to Residential Apartment Dwelling Second Density with Special Provisions, (RA2-2)(SP-XXX). The following table outlines the proposed site-specific zoning standards requested by this application:

| <b>Zoning Standard</b>                              | <b>Required by Zoning By-law 2009-141 (RA2-2)</b> | <b>Proposed Zoning Standard (RA2-2)(SP-XXX)</b> |
|-----------------------------------------------------|---------------------------------------------------|-------------------------------------------------|
| Side Yard Setback (min)                             | 5 m                                               | 0 m                                             |
| Interior Side Yard Setback to Attached Garage (min) | 0.6 m                                             | 0 m                                             |
| Rear Yard Setback (min)                             | 7 m                                               | 0.4 m                                           |
| Landscaped Open Space (min)                         | 35%                                               | 7%                                              |
| Lot Coverage (max)                                  | 35%                                               | 93%                                             |
| Gross Floor Area (max)                              | 200%                                              | 656%                                            |
| Building Height (max)                               | 45 m                                              | 92.5 m                                          |
| Parking (min)                                       | 1.5 spaces per unit                               | 1 space per unit                                |

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 **October 29, 2025 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 **October 29, 2025 by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and 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 Official Plan and Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan and 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 – 51 – 59 Tiffin Street](#) 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, Senior Planner  
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**



## CONCEPT PLAN

