

August 20, 2025  
File: D30-006-2025

**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**

Dear Sir/Madam:

**Re: Application for a Zoning By-law Amendment**  
**DBZ Yonge Ltd., 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Tuesday, July 22, 2025** 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, September 10, 2025 at 6:00 p.m.**, to review an application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Yonge Ltd., for an Amendment to the Zoning By-law to permit a 6-storey, mixed-use development with 233 residential units and 6 commercial units on lands described as: Lots 32 to 37 on Registered Plan 885, and known municipally as: 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie.

The site is approximately 0.67 hectares in size and located on the northeast corner of MacMillan Crescent and Yonge Street. The property has a frontage of approximately 110 metres on Yonge Street and flankage of 61 metres on MacMillan Crescent. The surrounding uses of the subject property include single detached residential dwellings to the north and east, a vacant lot on the south side of MacMillan Crescent, and a Church and Retirement apartment building on the west side of Yonge Street.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Mixed Use Corridor with Special Provisions' (MU2) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The proposed amendment seeks to define the required Front Lot Line, increase the required interior side yard setback, and reduce the required first storey GFA coverage for commercial uses, drive aisle width, and parking to permit the proposed development in accordance with the following provisions:

<b>Mixed Use Corridor (MU2) Zone Standard</b>	<b>Required by Zoning By-law 2009-141 (MU2)</b>	<b>Proposed Zoning Standard (MU2)(SP-XXX)</b>
Front Lot Line	For a corner lot, the shorter lot line abutting a street	Yonge Street
Interior Side Yard Setback (max.)	3 metres	4.55 metres
Minimum Coverage for Commercial uses (% of first storey GFA)	50%	30.92%
Parking (Min.)	233 spaces 1 space per unit	161 spaces 0.69 spaces per unit
Drive Aisle (Min.)	6.4 metres	6.0 metres

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 Wednesday, **September 10, 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 Wednesday, **September 10, 2025, 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.

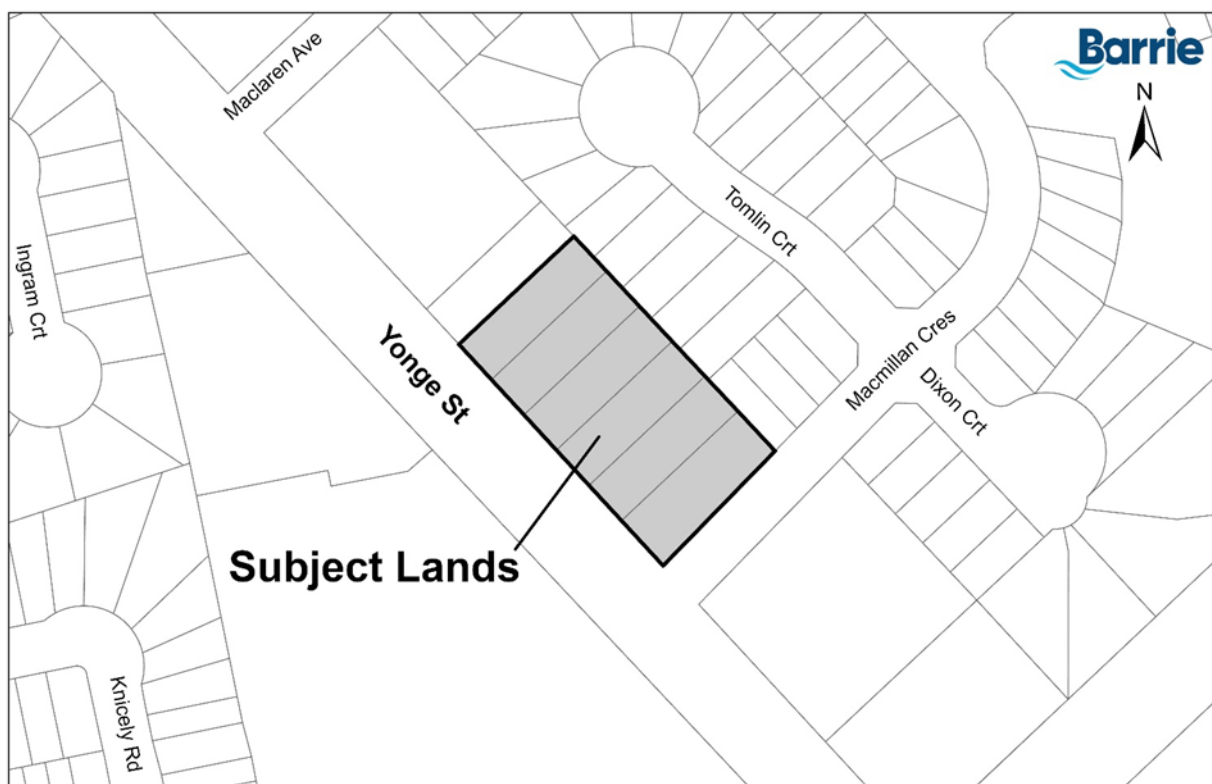
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 8 – 461-473 Yonge Street](#) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

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

Daniel Frangione, Planner  
705-739-4220, Ext. 5149  
[Daniel.Frangione@barrie.ca](mailto:Daniel.Frangione@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

