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December 18, 2024  
File: D30-027-2024

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A 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 on behalf of 375 Yonge Street Inc.  
375, 389 and 393 Yonge Street, City of Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, December 02, 2024** 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, January 08, 2025 at 6:00 p.m.** to review an application submitted by MHBC Planning Ltd., on behalf of 375 Yonge Street Inc., for an Amendment to the Zoning By-law to permit a six (6) storey mixed-use, residential apartment building with 111 rental apartment units and 1 ground floor commercial unit. The lands are described as: Part South Part Lot 11, Concession 11 (formerly Town of Innisfil) being Part 1 on Plan 51R-31214 and Part Lots 1 to 5 and Lots 7 & 8 on Plan 1046 and Part South Part Lot 11, Concession 11 (formerly Town of Innisfil) being Parts 1 & 3 on Plan 51R-19750, in the City of Barrie, and known municipally as: 375, 389 and 393 Yonge Street.

The subject lands are approximately 1.07 hectares in size and located on the east side of Yonge Street between Lakeshore Drive and Little Avenue.

The application is intended to amend the current zoning from General Commercial (C4) and General Commercial with Site Specific Provisions (C4)(SP-264) to Mixed Use Node with Site Specific Provisions (MU1)(SP-XXX). The proposed Zoning By-law Amendment proposes site specific provisions including:

Mixed Use (M1) Zone Standard	Required	Proposed
Minimum Coverage for Commercial Uses	20%	8%
Front Yard Landscaping	Fully Paved	Not Fully Paved
Location of Accessory Buildings and Structures	Shall not occupy any part of the front yard	Permit an encroachment of 1.5 m into the front yard.
Minimum Landscaped Buffer adjacent to Residential Zone	3 m	1.2 m
Maximum parking lot coverage for apartment dwellings	35%.	48%
Parking Spaces	1 space per residential unit	0.89 spaces per residential 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 705-730-4220 x5500 during regular office hours prior to **Wednesday, January 8, 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, January 8, 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.

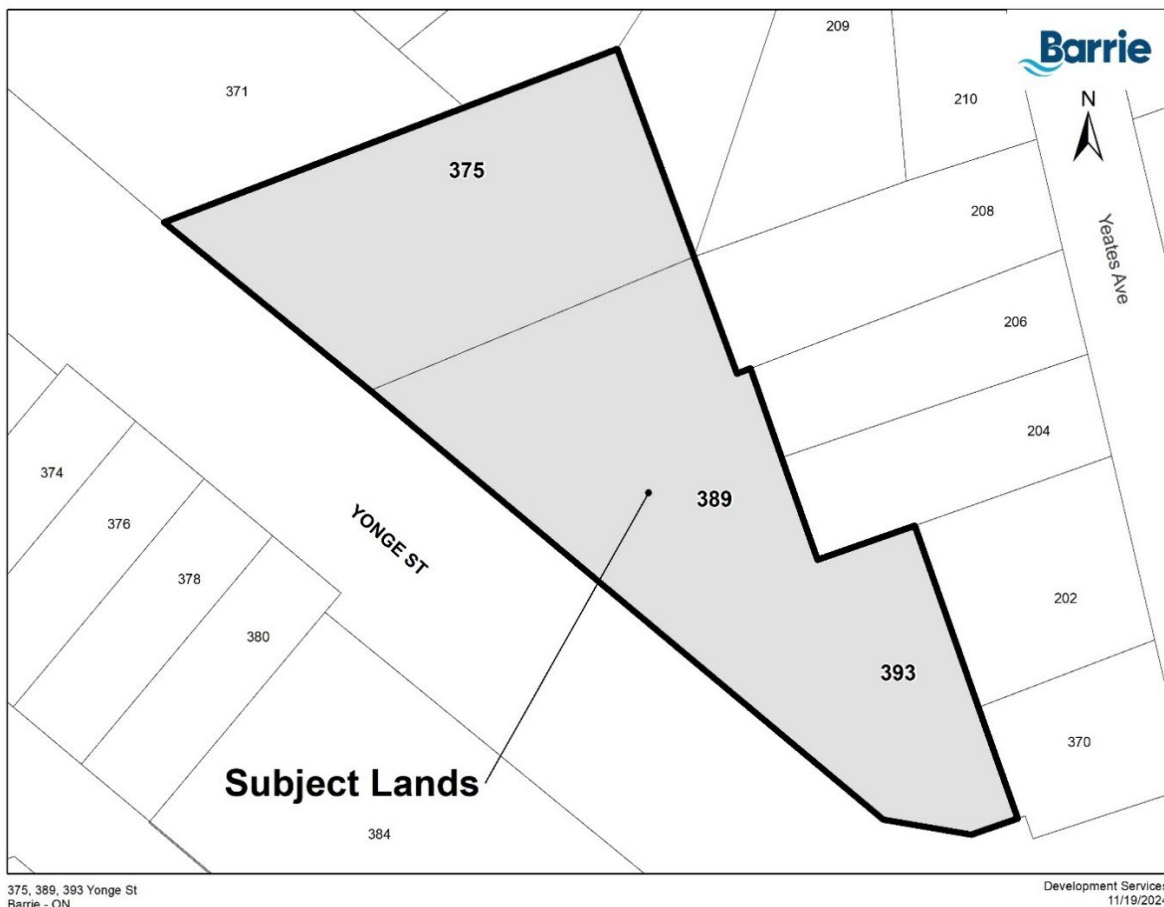
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted under **Development Projects** on the City's website under [Ward 8 - 375 – 393 Yonge Street](#) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

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

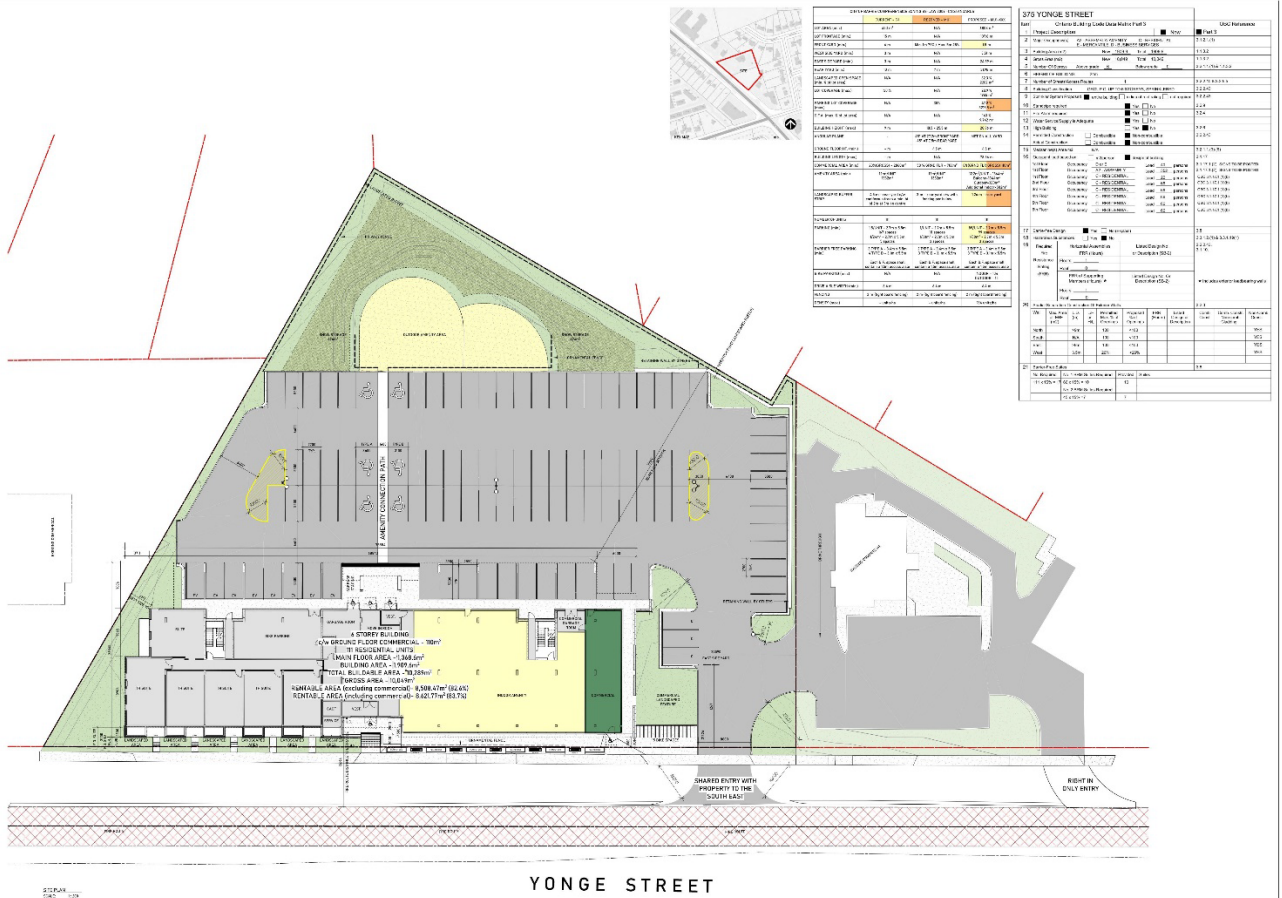
Michele Freethy, Senior Planner, RPP  
705-739-4220, Ext. 4117  
[michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca)

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

### KEY MAP



# CONCEPT PLAN



### ELEVATIONS



375 YONGE STREET DEVELOPMENT

