



**COMMITTEE OF ADJUSTMENT
PUBLIC NOTICE OF HEARING
SUBMISSION NO. A49/25**

TAKE NOTICE that an application has been received from **Skydevco (Sarah Reeve) on behalf of 2558179 Ontario Inc.** for a minor variance from Zoning By-law 2009-141, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

IN THE MATTER OF the premises legally described as PART PARK LOTS 6 AND 7 PLAN 135, PARTS 4 AND 6 RP 51R43671 and known municipally as **18 Grove Street West** in the City of Barrie.

This property is zoned Residential Apartment Dwelling Second Density – 2 – Special Provision No. 553 (RA2-2) (SP-553).

This application, if granted by the Committee of Adjustment, will serve to permit the construction of a multi-residential building with five additional storeys.

The applicant is seeking the following minor variance(s):

- 1. A building height of 104 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 13.1.223(d), permits a maximum building height of 80 metres.**

TAKE FURTHER NOTICE that the Committee of Adjustment public hearing has been scheduled for **Tuesday, September 23, 2025**. This public meeting will be held in a virtual forum with electronic participation. The application and others will be heard commencing at **5:00 p.m. via ZOOM**.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone. For information on how to register for the meeting please go to: www.barrie.ca/cofa.

Although this is a public hearing, you are not required to attend unless you wish to speak to the application. If you have specific comments regarding this application, you may submit comments to the Secretary-Treasurer of the Committee of Adjustment at cofa@barrie.ca.

Every attempt should be made to file your submission six days prior to the Public Hearing date. Notice of the decision will be provided to each person who appeared in person or by authorized representative at the hearing and who files with the Secretary-Treasurer a written request for notice of the decision. If you do not attend, the hearing will proceed in your absence, and you will receive no further notice. You must register and attend the hearing to receive further notice.

For more information on the application, including plans filed with the application, please email cofa@barrie.ca.

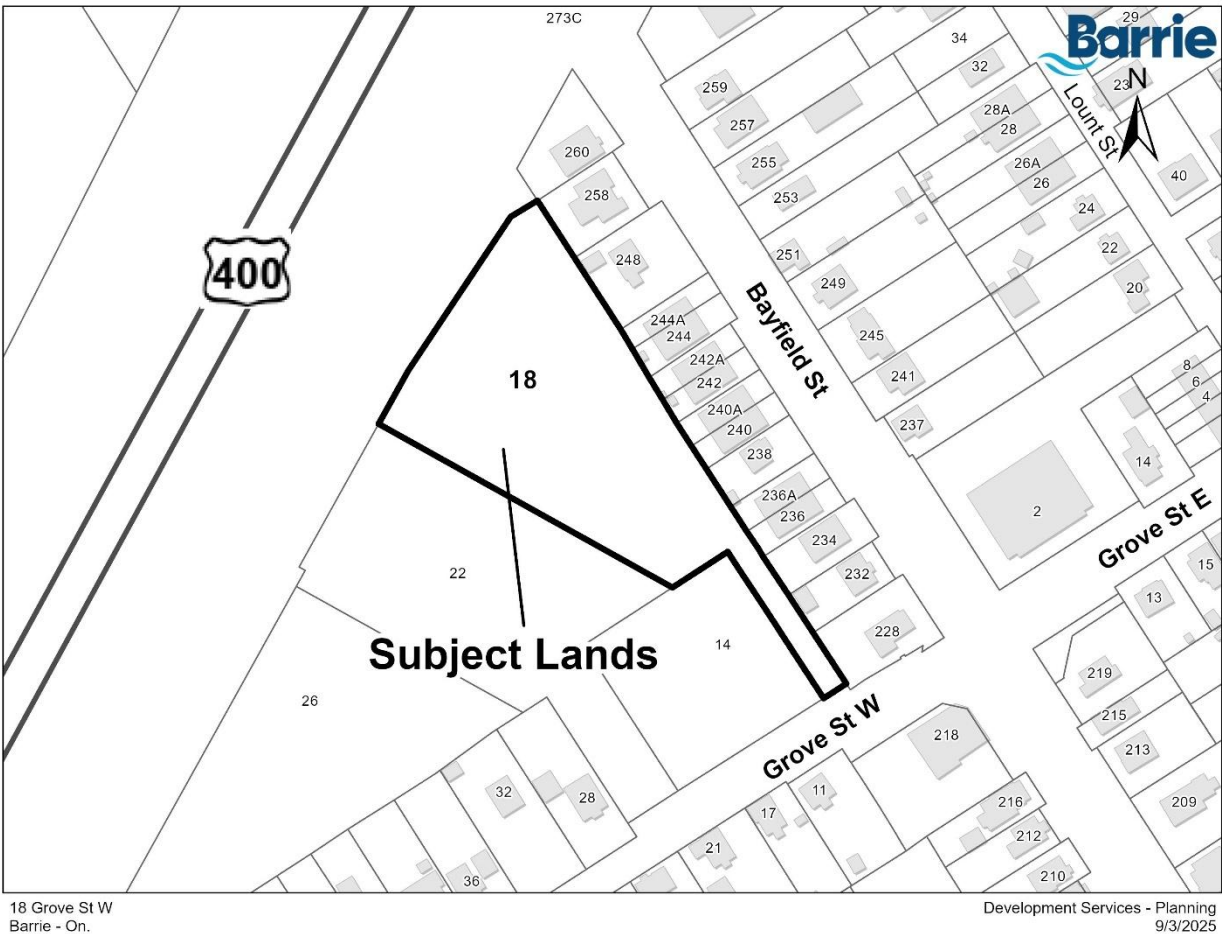
Inquiries by phone can be made through Service Barrie at (705) 726-4242 during regular business hours. If you require any language interpreters, the City of Barrie, upon request, will provide language interpreters at the public hearing.

This notice is available via www.barrie.ca/cofa.

Dated: September 8, 2025

Janice Sadgrove
Secretary-Treasurer

KEY MAP



SITE PLAN

HIGHWAY 400 - BAYFIELD EXIT

2 KEY PLAN

26 Grove Street

22 Grove Street

18 Grove Street

TOWER A
25 STOREYS
271 UNITS
FFE-269.5

BUILDING 1
7 STOREY PODIUM
FFE-269.5
OUTDOOR AMENITY TERRACE
(REFER TO LANDSCAPE DRAWINGS)

TOWER B
27 STOREYS
270 UNITS
FFE-269.5

TOWER C
29 STOREYS
300 UNITS
FFE-269.5

BUILDING 2
9 STOREYS
162 UNITS
FFE-267.34

OUTDOOR AMENITY TERRACE
(REFER TO LANDSCAPE DRAWINGS)

1 SITE PLAN - OVERALL
1:500