

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

**Re: Official Plan Amendment and Amendment to the Zoning By-law – Innovative Planning Solutions Inc. on behalf of AuroEdge Ltd., 70 & 76 Edgehill Drive, Barrie – FILE REF.: D30-023-2022**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Friday, October 7, 2022, for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, November 29, 2022 at 7:00pm** to review applications for an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of AuroEdge Ltd. for lands known municipally as 70 & 76 Edgehill Drive, Barrie.

**Official Plan Amendment**

The application proposes to amend Defined Policy Area 'HH' of the Official Plan to increase the permitted height from 12 storeys to 16 storeys to facilitate the development of a residential apartment building with three hundred and ninety-six (396) units.

**Zoning By-law Amendment**

The application proposed to amend the zoning on the subject lands from 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Apartment Dwelling Second Density with Special Provisions – Hold' (RA2-2)(SP-508)(H-128) and 'Environmental Protection Area' (EP) to 'Residential Apartment Dwelling Second Density with Special Provisions' (RA2-2)(SP-XXX) and 'Environmental Protection Area' (EP). The requested special provisions are outlined in the table below.

Zoning Standard	RA2-2 (SP-508) (H-128) Zone	Proposed
Interior Side Yard Setback (Min.) * As per Section 13.1.190.d	35.0m west side yard setback to main building	6.0m (west side yard)
Height (Max.) * As per Section 13.1.190.b	39.0m	51.0m
Gross Floor Area (Max.)	200%	345%
Required Parking * As per Section 4.6.1	594 spaces	432 spaces
Barrier Free Parking * As per Section 4.6.4	19 spaces	15 spaces

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and 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 **Monday, November 28, 2022 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 **Monday, November 21, 2022 by 12:00 p.m.**

Notification of the Official Plan Amendment and Amendment to the Zoning By-law if approved by Council will be provided upon written request to the to the undersigned file manager in the Development Services Department – Planning Division.

If a 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 Official Plan Amendment and Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Official Plan Amendment and 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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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.

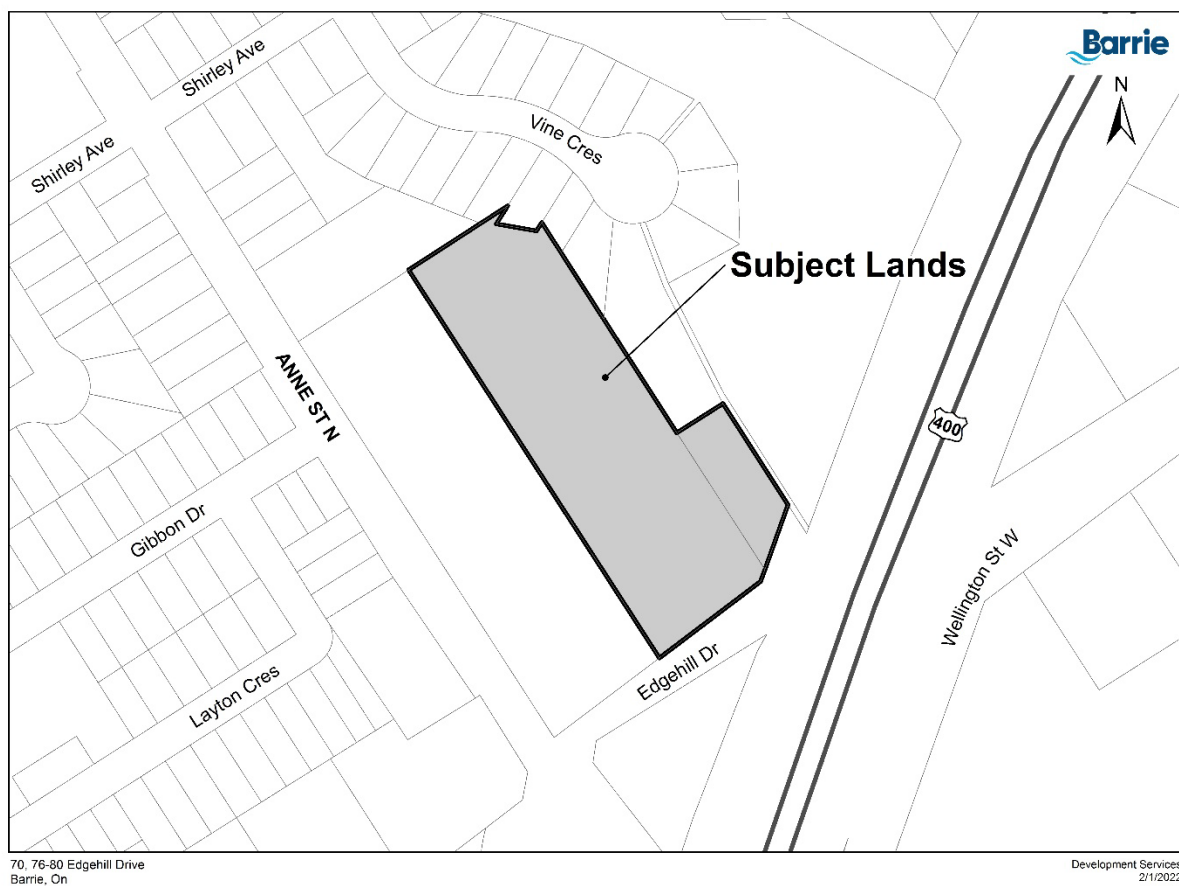
Any person wishing further information or clarification with regard to the Official Plan Amendment and Zoning By-law Amendment should contact the file manager noted below during regular office hours.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is available on the [Proposed Developments](#) webpage on the City's website under **Ward 4 – 70-76 Edgehill Drive** at the following link: [www.barrie.ca/ProposedDevelopments](http://www.barrie.ca/ProposedDevelopments).

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

### KEY MAP



### PROPOSED CONCEPT PLAN

