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March 20, 2024

File No.: 1391751003

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, ON M7A 2J3

**Re: Official Plan Adjustment Act
106, 110 and 112 Saunders Road, Barrie, Ontario, L4N 9A8 (the "Properties")**

Dear Sir or Madam,

We are counsel to Cedar Hill Developments Inc. and Saunders Road Investments Inc. (together, the "**Clients**"). They are the owners of the properties located at 106 110 and 112 Saunders Rd. in Barrie, Ontario, which comprises 63 units in 5 buildings of a Commercial strip mall in south Barrie (the "**Properties**").

We are writing at the direction of the representatives of the City of Barrie to request a revision to the portions of the Official Plan that impact the Properties to Commercial District as part of the modifications review process that is current under way under the *Official Plan Adjustment Act*. More specifically, over the past several months, our Clients have had multiple discussions with Michelle Banfield, Executive Director Planning Services, Jennifer Roberts, Manager Strategic Initiative, Policy and Analysis Development Services and Chris Packham City Solicitor (all for the City of Barrie) in which it was made clear that the recent change in the official plan designation that relates to the Properties was changed from Commercial District as a result of an error or oversight. As part of these discussions, they directed us to bring this to your attention to revise the error as part of the current process.

By way of background, in 1997, the Clients were part of a group of 6 developers that contributed over \$2 million for the expansion of the Molson Park bridge over Highway 400 through an Infrastructure Improvement Agreement entered into in or around 1996 (the "**Agreement**"). Pursuant to the terms of the Agreement, all 6 developers received changes in the Official Plan to Commercial District and related Rezoning changes to C4 Commercial at that time. In reliance on the terms of the Agreement, our Clients spent considerable time, effort and money to establish and maintain their operations in conformity with the change to Commercial Designation that was granted in connection with the Agreement.

In the process of the City of Barrie preparing the new zoning bylaw, our Clients recently learned that there had been a change to the Official Plan without notification to our Clients or without them having the opportunity to raise the terms of the Agreement, which appear to have been overlooked. In addition, the change from Commercial designation only applied to our Clients; i.e., none of the other developers who were parties to the Agreement were subject to a similar change. As you would expect, our Clients immediately raised this with the City of Barrie (and in particular the representatives identified above), and they suggested that this issue be addressed by the Province as a written request from us as part of the

Official Plans Adjustments Act, 2023 process that is currently underway. The specific modification requested is on the attached Official Map 2 Land Use Designations February 2022 from Employment Area Non Industrial to Commercial District as delineated therein.

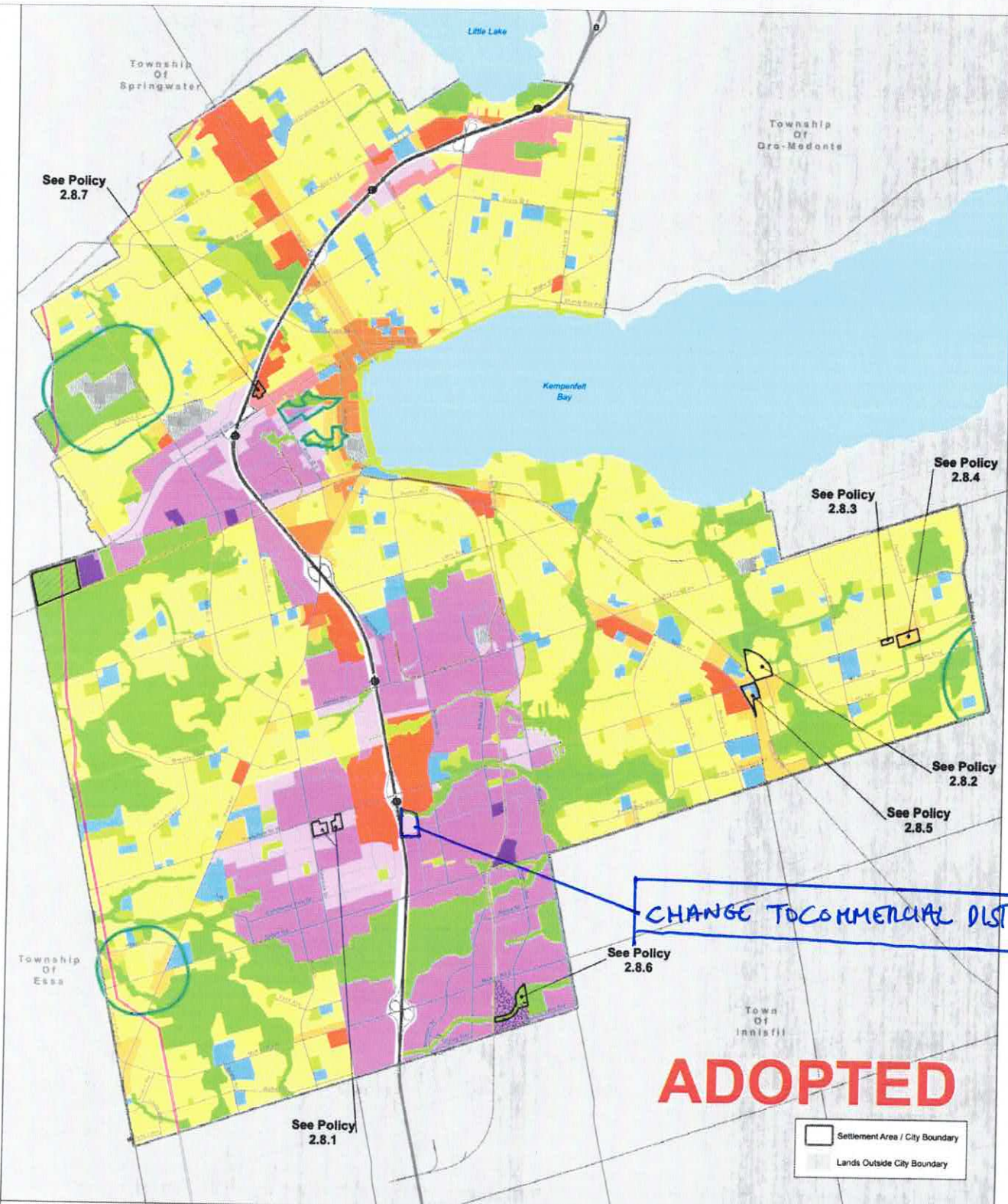
Given the serious impact the change would have on our Clients' rights and interests, we would appreciate it if you would please confirm receipt of this letter and let us know if there is any further information you require to properly consider our request. We look forward to hearing from you.

Yours Truly,



Aaron Kreaden

cc. Cedar Hill Developments Inc.
Saunders Road Investments Inc.
1170 Sheppard Ave W Unit 6
Toronto M3K 2A3
416 630 3636



OFFICIAL PLAN
MAP 2
Land Use Designations

February 2022

- | | | |
|---|--|--|
| Neighbourhood Area | Employment Area - Non Industrial | Waste Disposal Assessment Area |
| Medium Density | Employment Area - Industrial | Extractive Industrial |
| High Density | Employment Area - Restrictive Industrial | Defined Policy Area |
| Strategic Employment and Economic District (SEED) | Natural Heritage System | Application Before the Local Planning Appeal Tribunal (LPAT) |
| Commercial District | Greenspace | TransCanada Pipeline Right-of-way |
| Community Hub | Infrastructure and Utility | |

* All land use designations extend to the centre line of the right-of-way for streets. Land use designations, where applicable, extend to terminate at the boundary of the right-of-way for provincial highways, rail corridors and utility corridors.
 ** Certain features like roads, parks and trails within the undeveloped designated greenfield area are conceptual and subject to change.



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