

November 145, 2024
GS File No. 24-29

City of Barrie
Development Planning Department
70 Collier Street
Barrie, ON
L4M 4T5

**Reference: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
Part of Lots 5 & 6, Registered Plan 1192
334 and 340 Ardagh Road
City Reference: D28-071-2023**

Attention: Tyler Buttler, Planner

Groundswell Urban Planners Inc. acts on behalf of King Rich Homes Group, the Owner of the properties municipally known as 334 and 340 Ardagh Road, legally described as 'Part of Lots 5 & 6, Registered Plan 1192' (the 'subject properties'). We are pleased to submit for your consideration formal applications for Zoning By-law Amendment and Draft Plan of Subdivision.

The applications propose the redevelopment of the subject lands with twenty (20) street townhouse dwellings fronting onto Neva Road.

Plans and reports were previously reviewed through a pre-submission process. A pre-consultation meeting was held with the City of Barrie on November 10, 2022 and a Neighbourhood Meeting was held on May 11, 2023 to provide the community with details of the proposal. A pre-submission application (D28-071-2023) was submitted to the City on September 14, 2023 and comments were provided to the applicant in late 2023.

The materials provided with the current package reflect the formal submission of the applications for Zoning By-law Amendment and Draft Plan of Subdivision, and respond to comments received from the pre-submission circulation.



Please find enclosed the following materials for your review:

- Application Form (submitted online);
- Response to Comments Matrix, prepared by Groundswell Urban Planners;
- Site Plan, prepared by Vulcan Design, dated November 2023;
- OBC Data Matrix, prepared by Vulcan Design, dated November 30, 2023;
- Foundation Plan, prepared by Vulcan Design, dated May 22, 2024
- Floor Plans and Elevation Drawings, prepared by Vulcan Design, dated November 30, 2023;
- Foundation Plan, prepared by Vulcan Design, dated November 30, 2023;
- Phase 1 Environmental Site Assessment 334 Ardagh Road, prepared by Sirati and Partners, dated November 23, 2022;
- Phase 1 Environmental Site Assessment 340 Ardagh Road, prepared by Sirati and Partners, dated November 23, 2022;
- Phase 2 Environmental Site Assessment 334 Ardagh Road, prepared by Sirati and Partners, dated April 27, 2023;
- Phase 2 Environmental Site Assessment 340 Ardagh Road, prepared by Sirati and Partners, dated May 2, 2023;
- Designated Substance Survey Report 334 Ardagh Road, prepared by Maple Environmental Inc, dated September 24, 2024;
- Designated Substance Survey Report 340 Ardagh Road, prepared by Maple Environmental Inc, dated September 24, 2024;
- Hydrogeological Investigation Report, prepared by Sirati and Partners, dated November 8, 2024;
- Tree Inventory and Preservation Plan Report, Prepared by Kuntz Forestry Consulting Inc., dated July 14, 2023;
- Tree Injury/Removal Permission Letters from Neighbours;
- Topographic and Boundary Survey, prepared by Pearson and Pearson, dated July 7, 2022;
- Traffic Impact Study, prepared by TraffMobility, dated June 27, 2023;
- Pavement Design Plans, prepared by TraffMobility, dated May 10, 2024;
- Electrical Plans, prepared by e-Lumen, dated December 12, 2023;
- Block and Context Plan, prepared by Groundswell Urban Planners, dated October 25, 2024;
- Draft Plan of Subdivision, prepared by Groundswell Urban Planners, dated October 30, 2024;
- Planning Justification Report, prepared by Groundswell Urban Planners, dated October, 2024;
- Draft Zoning By-law Amendment, prepared by Groundswell Urban Planners, dated October, 2024;
- Functional Servicing and Stormwater Management Report, prepared by Aplin & Martin Consultants Ltd, dated November 12, 2024; and
- Engineering Drawings, prepared by Aplin & Martin Consultants Ltd, dated November, 2024.

334 and 340 Ardagh Road
King Rich Homes Group
November 14, 2024



We look forward to your review and comments and we would be pleased to respond to any questions you may have.

Sincerely,

GROUNDSWELL URBAN PLANNERS INC.

A handwritten signature in blue ink that reads 'Joanna Fast'.

Joanna Fast, MCIP, RPP

Senior Planner

joanna@groundswellplan.com