

October 21, 2025
File: D30-009-2025

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND 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

Re: Application for a Zoning By-law Amendment

Innovative Planning Solutions on behalf of Cal-Parc Ardagh Road Inc., **324 and 328 Ardagh Road, Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, September 15, 2025** 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, November 12, 2025 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions, on behalf of Cal-Parc Ardagh Road Inc., for an Amendment to the Zoning By-law to permit the development of three (3) blocks of four (4) storey back-to-back townhouses containing fifty-one (51) dwelling units on lands described as: Lots 7 & 8 on Plan 1192, S/E Parts 19 & 20 on Plan 51R-29800, City of Barrie; and known municipally as: 324 and 328 Ardagh Road.

The site is approximately 0.49 hectares in size and is located on the north side of Ardagh Road, east of Neva Road.

The proposed Zoning By-law Amendment would rezone the subject lands from 'Residential Single Detached Dwelling' (R1) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) to facilitate three (3) blocks of four (4) storey back-to-back townhouses containing fifty-one (51) units.

The following special provisions have been requested as part of the Zoning By-law Amendment:

Zoning By-law Provision	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2)(SP-XXX)
Front Yard Setback (min.) Table 5.3	7m	3.5m – Block 1

Front Yard Setback – Porch Encroachment (min.)	3m	2m – Block 1
Rear Yard Setback Table 5.3	7m	6m – Block 3
Secondary Means of Egress Section 5.3.3.2 d)	7m	2.1m – Block 1 and 2 6.4m – Block 3
Lot Coverage (max.) Table 5.3	35%	38.03%
Gross Floor Area (max.) Table 5.3	60%	122.03%
Building Height (max.) Table 5.3	10m	15m
Parking Requirements Table 4.6	1.5 spaces per dwelling unit – tandem parking not permitted 77 parking spaces required	73 parking spaces provided (1.43 spaces per dwelling unit)
Landscape Buffer Areas Section 5.3.7.1	3m	1.3m – East Side Yard
Waste Management Section 5.3.5.5	The storage of garbage, recyclables, and organic waste shall be within the main building or an accessory building that is weather tight; containing a solid roof, walls, roll-up door and an exterior finish consistent with that of the main building.	Molok/Earth Bins proposed

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 or calling 705-730-4220 x5500 during regular office hours prior to **November 5, 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 or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **November 5, 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 on the **Development Projects** webpage on the City's website under [Ward 6 – 324-328 Ardagh Road](#) at 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.

Riley Anderson, Planner
705-739-4220, Ext. 4820
riley.anderson@barrie.ca

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

KEY MAP



CONCEPT PLAN

