

July 28, 2026
File: D30-010-2026

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 34(10.4) AND 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND PLAN OF SUBDIVISION

**Re: Application for a Zoning By-law Amendment and Plan of Subdivision
Kanterra Barrie Inc., 41 Royal Parkside Drive, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Thursday, July 16, 2026** for a proposed **Amendment to the Zoning By-law and Draft Plan of Subdivision**.

A public meeting will be scheduled in the future for public input on this proposal.

The application was submitted by The Jones Consulting Group, on behalf of Kanterra Barrie Inc., for an Amendment to the Zoning By-law and Draft Plan of Subdivision to permit 41 townhouse dwellings on lands described as Part of Lot 16, Concession 13, Part 3 on Reference Plan 51R-44753, and known municipally as 41 Royal Parkside Drive, Barrie.

The site is approximately 0.89 hectares in size and located on the south side of Britannic Lane, between Royal Parkside Drive and Queen Elizabeth Parkway, north of Big Bay Point Road. The property has a frontage of approximately 50 metres on Royal Parkside Drive, 41 metres on Queen Elizabeth Parkway, and 166 metres on Britannic Lane. The surrounding uses include single detached residential dwellings to the north and west, the City of Barrie Surface Water Treatment Facility and a mixed-use commercial/residential development to the west fronting Big Bay Point Road, institutional uses to the immediate south, and vacant lands in the Town of Innisfil to the east.

ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density – Townhouse with Special Provisions' (RM2-TH) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The following special provisions are being requested:

Residential Multiple Dwelling Second Density (RM2-TH) Zone Standard	Required	Proposed
Minimum Lot Area	200 m ²	130 m²
Minimum Lot Frontage	6 m	5.5 m
Minimum Front Yard Setback to Dwelling Unit	4.5 m	4 m
Minimum Front Yard Setback to Attached Garage	7 m	6 m
Minimum Side Yard Setback	1.8 m	1.2 m
Minimum Rear Yard Setback	7 m	5 m
Minimum Landscaped Open Space	35%	28%
Maximum Lot Coverage	45%	56%
Maximum Gross Floor Area	60%	150%
Maximum Height	10 m	12.5 m
Minimum Exterior Side Yard Setback	3 m	1.2 m

PLAN OF SUBDIVISION

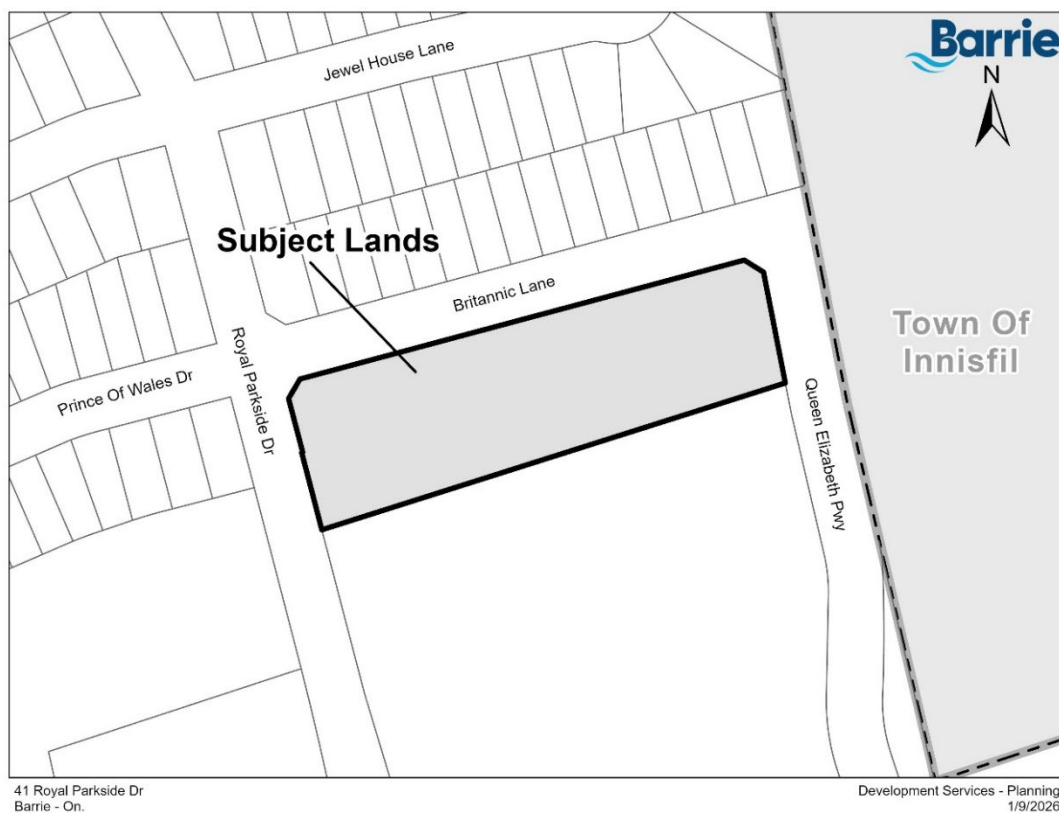
The proposed Draft Plan of Subdivision is intended to create six (6) townhouse blocks to be further subdivided for 41 townhouse dwellings, together with lands to accommodate a new municipal roadway internal to the development.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the City's [Proposed Developments](http://www.barrie.ca/ProposedDevelopments) website under **Ward 10 – 41 Royal Parkside Drive** at www.barrie.ca/ProposedDevelopments.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

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KEY MAP

PROPOSED DRAFT PLAN OF SUBDIVISION

