

October 29, 2026
File: D30-010-2026

NOTICE OF PUBLIC MEETING PURSUANT TO SECTIONS 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
Kanterra Barrie Inc., 41 Royal Parkside Drive, Barrie**

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 25, 2026 at 6:00 p.m.** to review the application submitted by The Jones Consulting Group Ltd., on behalf of Kanterra Barrie Inc., for an Amendment to the Zoning By-law that would facilitate the future development of a residential plan of subdivision with 41 townhouse units 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 associated Draft Plan of Subdivision is intended to create six (6) townhouse blocks to be further subdivided for 41 townhouse unit, together with lands to accommodate a new municipal roadway internal to the development.

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 705-739-4220 x5500 during regular office hours prior to **November 25, 2026 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 25, 2026 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 City's [Proposed Developments](#) website under **Ward 10 – 41 Royal Parkside Drive** at www.barrie.ca/ProposedDevelopments.

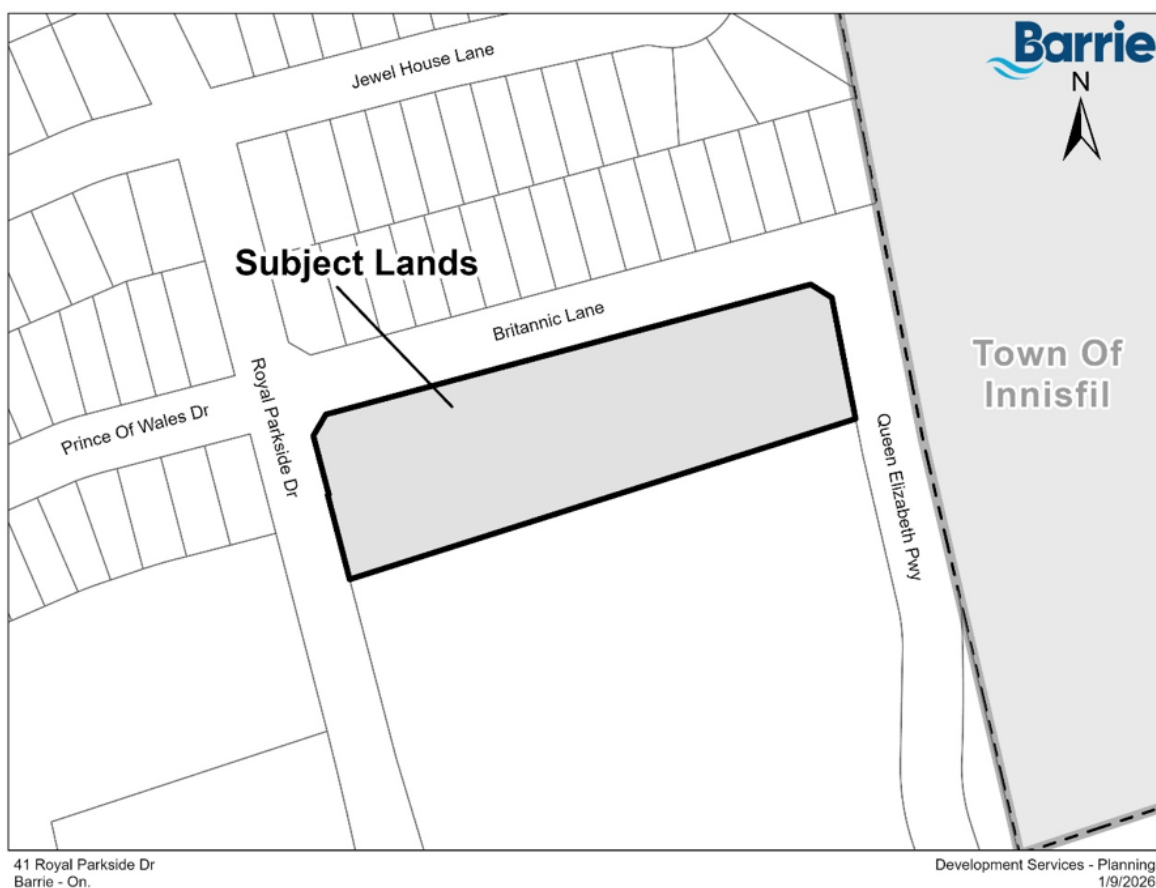
Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Senthurran

Senthurran Sivan, Planner
705-739-4220, Ext. 4728
Senthurran.Sivan@barrie.ca

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

KEY MAP



PROPOSED DRAFT PLAN OF SUBDIVISION

