



## Meeting Agenda

### Affordability Committee

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Wednesday, November 12, 2025

6:00 PM

Council Chambers

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This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001*.

#### 1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually, please register in advance by emailing [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday, November 12, 2025, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the Planning Act and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500.

##### 1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 324 AND 328 ARDAGH ROAD (WARD 6) (FILE: D30-009-2025)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of Cal-Parc Ardagh Road Inc., for a Zoning By-law Amendment to permit the development of three (3) blocks of four (4) storey back-to-back townhouses containing fifty-one (51) dwelling units on lands 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.          | 7 metres                                                                                                                                                                         | 3.5 metres - Block 1                               |
| Front Yard Setback Porch Encroachment (min.) | 3 metres                                                                                                                                                                         | 2 metres - Block 1                                 |
| Rear Yard Setback Table 5.3                  | 7 metres                                                                                                                                                                         | 6 metres - Block 3                                 |
| Secondary Means of Egress Section 5.3.3.2.d) | 7 metres                                                                                                                                                                         | 2.1 metres - Block 1 and 2<br>6.4 metres - 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             | 10 metres                                                                                                                                                                        | 15 metres                                          |
| Parking Requirements Table 4.6               | 1.5 spaces per dwelling unit<br>tandem parking not permitted                                                                                                                     | 73 parking spaces provided                         |
|                                              | 77 parking spaces required                                                                                                                                                       | (1.43 spaces per dwelling unit)                    |
| Landscape Buffer Areas Section 5.3.7.1       | 3 metres                                                                                                                                                                         | 1.3 metres - 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 | Molok/Earth Bins proposed                          |

door and an exterior  
finish consistent with  
that of the main  
building

Presentation by representatives of Innovative Planning Solutions Inc.

Presentation by Riley Anderson, Planner of the Development Services Department.

See attached correspondence.

**Attachments:** PM Notice - 324 and 328 Ardagh Road  
PM Presentation - 328 and 324 Ardagh Road  
PM Memo - 324 and 328 Ardagh Road  
PM Correspondence - 324 and 328 Ardagh Road

## **2. OPEN DELEGATIONS**

Nil.

## **3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

Nil.

## **4. STANDING ITEMS/COMMITTEE UPDATES**

Nil.

## **5. DEFERRED/REFERRED ITEMS**

Nil.

## **6. REPORTS OF ADVISORY COMMITTEES**

### **6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED SEPTEMBER 23, 2025**

**Attachments:** Heritage Barrie Committee Report 250923

### **6.2 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED OCTOBER 28, 2025**

**Attachments:** Heritage Barrie Committee Report 251028

**7. REPORTS TO COMMITTEE**

Nil.

**8. ITEMS FOR DISCUSSION**

Nil.

**9. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) to ensure availability.**

