

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for an Amendment to the Zoning By-law 324 and 328 Ardagh Road
Date	November 5, 2025
Ward	6
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions (IPS), on behalf of Cal-Parc Ardagh Road Incorporated. The subject lands are legally described as Lots 7 & 8 on Plan 1192, s/e Parts 19 & 20 on Plan 51R-29800, in the City of Barrie and are known municipally as 324 and 328 Ardagh Road.

Overview

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density with Site-Specific Provisions' (RM2)(SP-XXX) in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of three (3) blocks of four and a half (4.5) storey back-to-back townhouses containing fifty-one (51) dwelling units in total. The proposed amendment seeks to reduce the required front yard setback, front yard porch encroachment, secondary means of egress, landscape buffer areas, and required minimum parking ratio, increase the maximum permitted lot coverage and gross floor area, as well as allow for Molok/Earth Bin underground waste containers to be permitted in accordance with the following provisions:

Residential Multiple Dwelling Second Density (RM2) Zone Standard	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2) (SP-XXX)
Front Yard Setback (min.)	7 metres	3.5 metres – Block 1
Front Yard Setback – Porch Encroachment (min.)	3 metres	2 metres – Block 1
Secondary Means of Egress (min.)	7 metres	2.1 metres – Block 1 and 2 6.4 metres – Block 3
Lot Coverage (max.)	35%	38.03%
Gross Floor Area (max.)	60%	122.03%

Residential Multiple Dwelling Second Density (RM2) Zone Standard	Required by Zoning By-law 2009-141 (RM2)	Proposed Zoning Standard (RM2) (SP-XXX)
Building Height (max.)	10 metres	15 metres
Parking (Min.)	77 spaces 1.5 spaces per unit (tandem parking not permitted)	73 parking spaces 1.43 spaces per unit
Landscape Buffer Areas (min.)	3 metres	1.3 metres – East Side Yard
Waste Management	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 (Underground Waste Containers) Proposed

The complete submission package is available for viewing on the City's **Development Projects** webpage under [Ward 6 – 324 & 328 Ardagh Road](#).

Background

The subject lands are located on the north side of Ardagh Road, east of Neve Road and are approximately 0.49 hectares in size with frontage of approximately 95 metres along Ardagh Road. The subject lands both contain a single detached dwelling.

The subject lands are designated 'Neighbourhood Area' on Map 2 – Land Use Designations in the City of Barrie Official Plan and are zoned 'Residential Single Detached Dwelling First Density' (R1) in Comprehensive Zoning By-law 2009-141.



Lands designated as 'Neighbourhood Area' area are intended to recognize new and existing neighbourhoods and communities while permitting appropriate levels of intensification that is compatible with and sensitive to the character of the surrounding neighbourhood.

The application was submitted to the City and deemed complete on September 15, 2025. Notification of the filing of a complete application and public meeting was circulated to all

property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. A public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City's website. The application has been circulated to all applicable City departments and external agencies for review and comment.

The conceptual site plan is attached to this memorandum as Appendix A.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on May 5, 2025. There were approximately twenty (20) attendees including Ward 6 Councillor Nigussie and City Planning staff.

Comments and concerns were provided by residents at the meeting and are summarized as follows:

- Concerns about the increased density and number of proposed units;
- Concerns about the proposed height and loss of privacy on neighbouring properties;
- Protection and preservation of existing mature boundary trees;
- Concerns with reduced landscape buffer areas and development setbacks; and
- Concern regarding the proposed parking ratio, and increased demand for on-street parking.

Planning and Land Use Matters Under Review

The application is currently under review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the requested site-specific provisions to the City's Comprehensive Zoning By-law to accommodate the proposed development;
- Integration of the proposed development concept into the existing neighbourhood, and conformity with the envisioned development and character of the area;
- Ensuring that any shared boundary trees and private vegetation is protected from proposed development activities, in accordance with City standards;
- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and
- The impacts that the development may have on traffic operations and pedestrian safety.

Next Steps

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments that are received, as well as any comments provided at the Neighbourhood and Public Meetings, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report is anticipated to be brought forward in Quarter 1 of 2026 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Riley Anderson, Planner, at 705-739-4220 ext. 4820 or by email at riley.anderson@barrie.ca.

Appendix:

Appendix A – Conceptual Site Plan

Memo Author:

Riley Anderson, Planner, Development Services

File #:

D30-009-2025

Pending #:

Not Applicable

Appendix A – Conceptual Site Plan

