
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: S. WHITE, RPP, PLANNER, EXT. 4517

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P.ENG., PMP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 157
ARDAGH ROAD; WARD 6**

DATE: MARCH 8, 2022

The purpose of this Memorandum is to advise members of Planning Committee of a Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovation Planning Solutions on behalf of Data Tamer Inc. (c/o Michael Lato) for lands known municipally as 157 Ardagh Road and legally described as Plan 914, Part Lot 12, Registered Plan 51R28705 Part 4 in the City of Barrie.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1) to create one (1) semi-detached residential dwelling with two (2) units, that will be further subdivided into two (2) separate lots. A conceptual site plan showing the proposed location of the semi-detached dwelling and lot configuration has been provided in Appendix "A".

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 6 – 157 Ardagh Road](#).

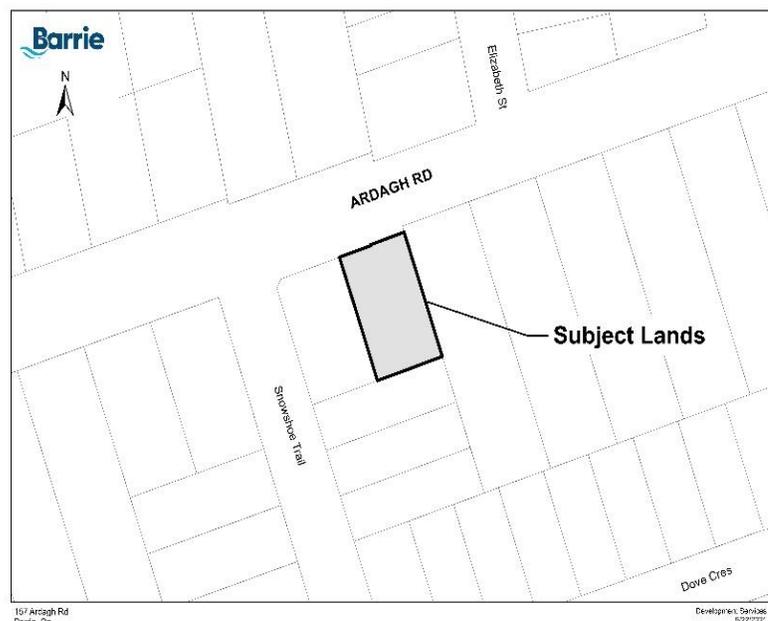
Background

The subject lands are rectangular in shape and are located on the south side of Ardagh Road between Snowshoe Trail and Patterson Road.

The property is 986.9 square metres (0.24 acres) in area, with approximately 24.4 metres (80 feet) of frontage on Ardagh Road.

The subject lands were previously severed from 159 Ardagh Road, immediately to the west. They currently contain an asphalt parking area, a single storey accessory structure, and several trees that form part of a woodlot.

The subject lands are located directly on a transit line and surrounded by a mix of low-rise residential uses including single



detached dwellings, semi-detached dwellings, and townhouses that are either existing, approved or under construction.

The immediate surrounding land uses are as follows:

- North: Ardagh Road, single detached dwellings, two semi-detached dwellings located at 178, 180, 198, and 200 Ardagh Road approved through a Zoning By-law Amendment (File: D14-1685), and the development of 27 street townhouses, 19 block/cluster townhouses, and 12 back-to-back townhouses at 158, 162, 166, & 170 Ardagh Road approved through Zoning By-law Amendment (File: D14-1684) with the Plan of Subdivision currently under review (File: D12-448).
- South: Single detached dwellings along Snowshoe Trail and Dove Crescent, including dwellings with registered second suites.
- East: Single detached dwellings along Ardagh Road, including dwellings with registered second suites.
- West: Single detached dwellings along Ardagh Road and Snowshoe trail, including dwellings with registered second suites.

The subject lands are designated 'Residential' on Schedule 'A' of the Official Plan and located within the Ardagh Planning Area on Schedule 'B'.

The property is currently zoned Residential Single Detached Dwelling Second Density (R2).

The applications were submitted to the City and subsequently deemed complete on January 21, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A virtual neighbourhood meeting was held on October 20, 2021. Five (5) members of the public attended the Neighbourhood meeting, along with the Ward Councillor, planning staff, the applicant, and the applicant's planner.

Questions posed were related to tree preservation measures, affordable and rental housing options (including second suites and detached accessory dwelling units), and the proposed use, density, and lot fabric of the subject lands. The applicant has provided a summary of these questions and provided responses in their Planning Justification Report, which is available to download from the City's Proposed Developments webpage.

Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1) to create one (1) semi-detached residential dwelling with two (2) units. No special provisions or textual amendments are being sought to permit the development, as the proposed lot frontage, lot area, and semi-detached dwelling will meet the RM1 zones standards. A Zoning By-law Amendment is required because the R2 zone does not permit semi-detached residential dwelling units and this is the only appropriate planning application to permit a building other than a single detached dwelling unit.

The applicant has also indicated that they intend to subdivide the existing lot into two (2) separately conveyable parcels so that each half of the semi-detached dwelling (i.e., one unit) is on its own lot and can



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be sold individually. This will be completed through an application for Consent or Part Lot Control Exemption should the Zoning By-law Amendment be approved. A copy of the proposed zoning schedule has been included in Appendix "B".

Planning and Land Use Matters Under Review:

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and City's Official Plan;
- Compatibility and integration with the surrounding uses;
- Review of the development limits of the site and proposed tree removal, which will require a Tree Removal Permit;
- Impacts on traffic including the proposed driveway configuration and access to Ardagh Road; and
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment by staff and agency partners.

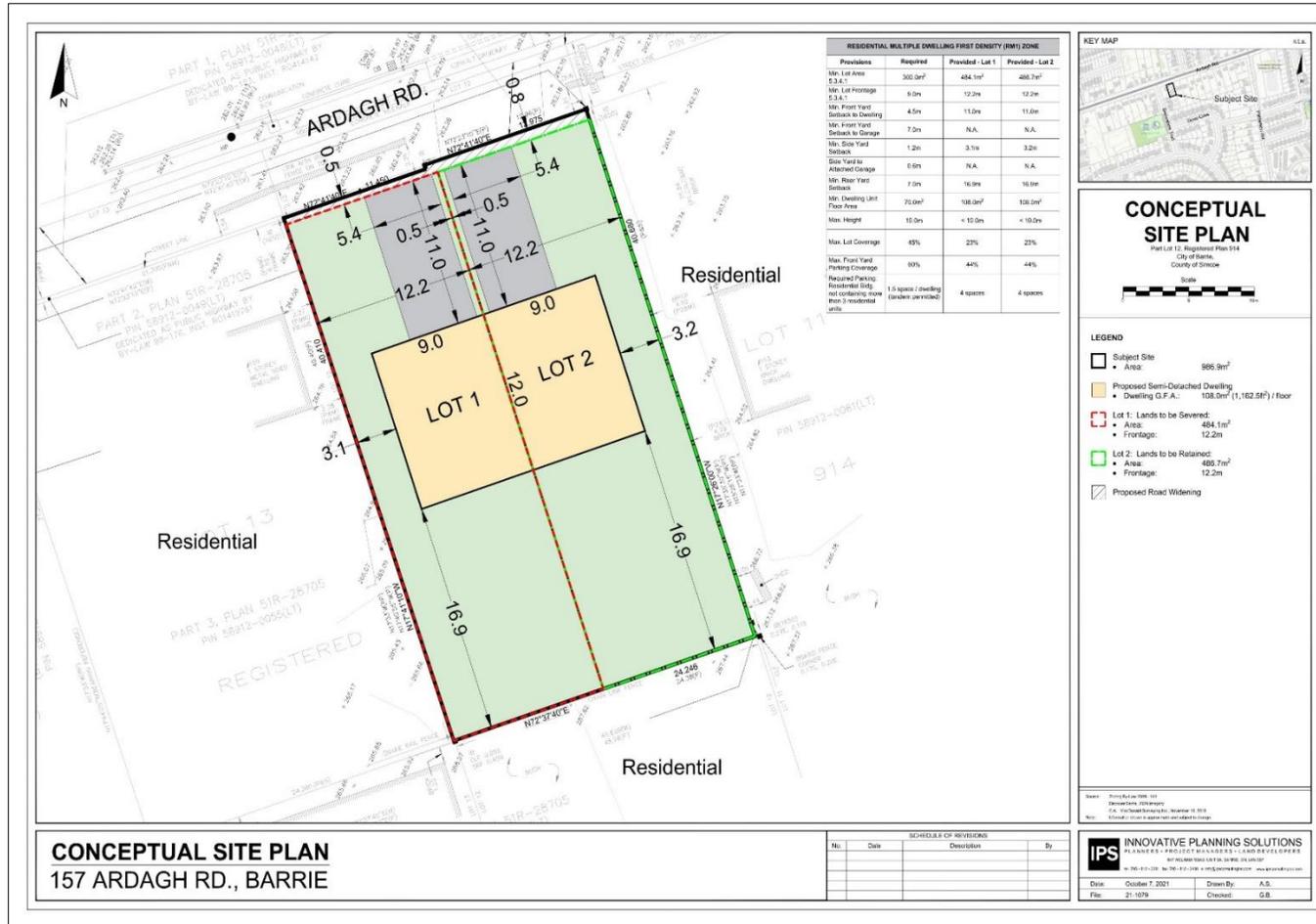
All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the second quarter of 2022 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, a subsequent application for Consent or Part Lot Control Exemption will be required.

If you have any questions, please contact the planning file manager, Shelby White at 705-739-4220 ext. 4517 or via email at shelby.white@barrie.ca.

Attached: Appendix "A" – Conceptual Site Plan
 Appendix "B" – Proposed Zoning Schedule

APPENDIX "A"

Conceptual Site Plan



APPENDIX "B"

Zoning Schedule

