



APPLICATION FOR
ZONING BY-LAW AMENDMENT

286 ARDAGH ROAD
CITY OF BARRIE

PUBLIC MEETING

October 29, 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

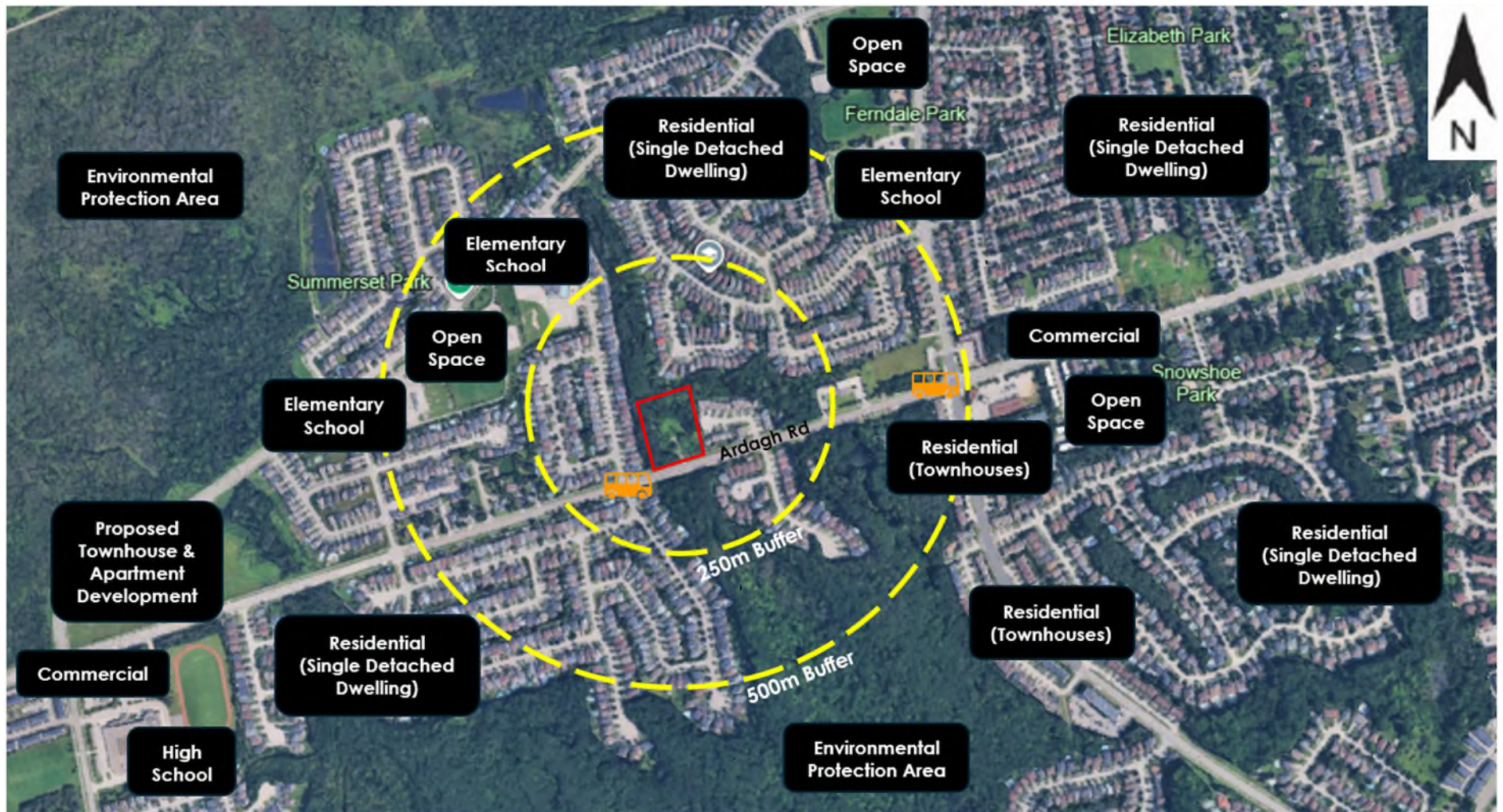
SUBJECT SITE



SITE STATISTICS

- Lot Area:
10,246 m² / 1.02 ha
- Frontage:
78m along Ardagh Road
- Existing Site Conditions:
Vacant

SURROUNDING USES



Subject Lands



Transit Stops



250m & 500m Radiuses

LAND USE DESIGNATION & ZONING



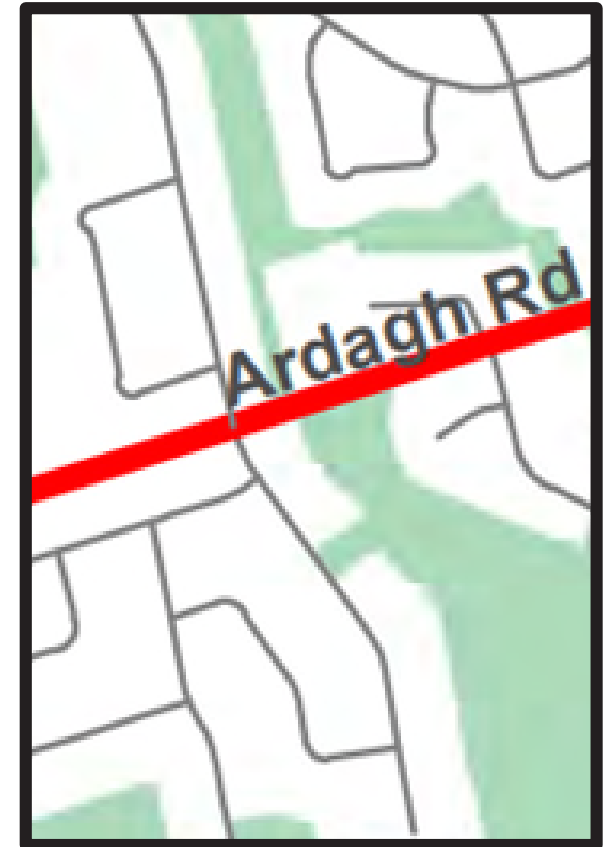
City of Barrie Official Plan, 2023

- Neighborhood Area



City of Barrie Zoning By-law 2009-141

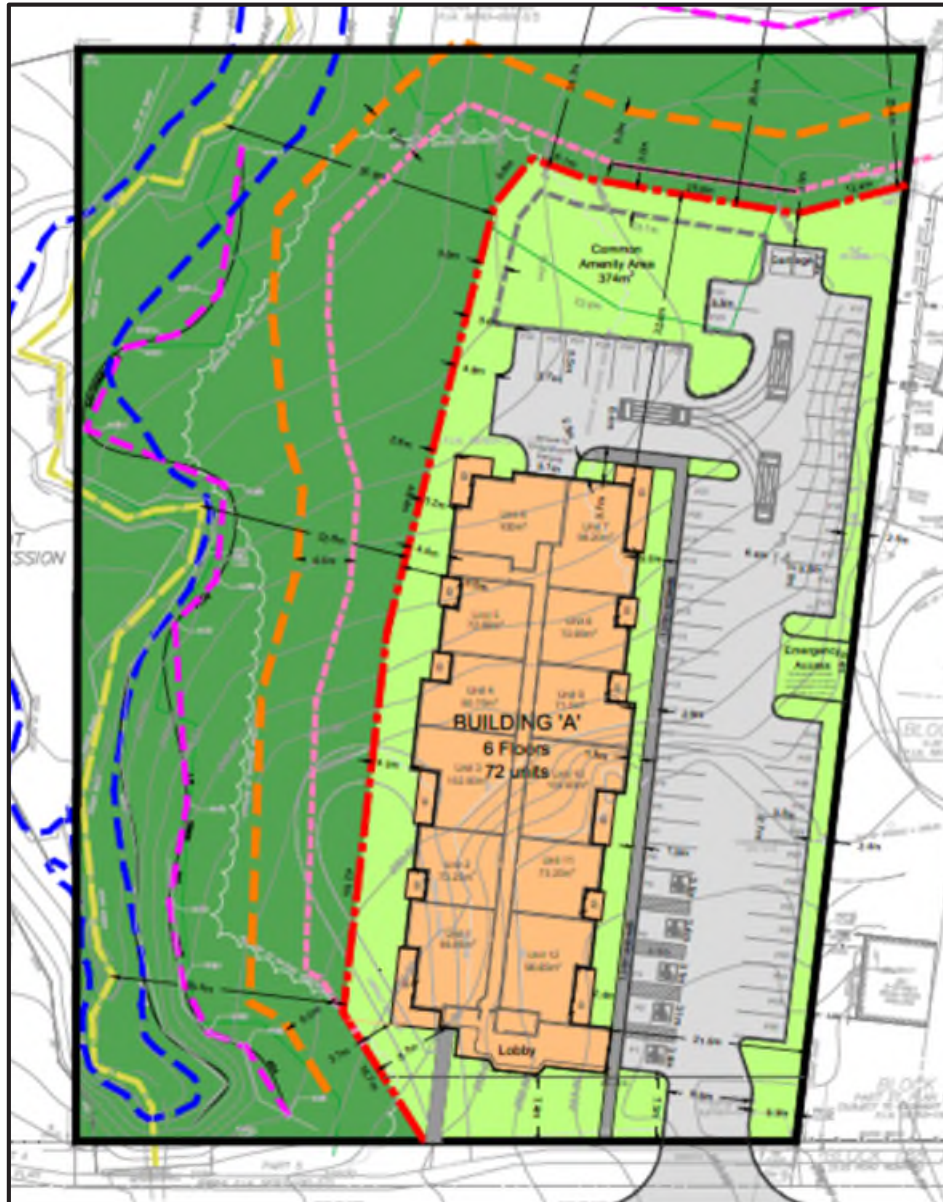
- Agriculture (A)



Official Plan Map 4B: Mobility Network

— Arterial

DEVELOPMENT CONCEPT



Proposed:

- 6-storey 72-unit walk up apartment building

Outdoor Amenity Space:

- 1,362 m2 Total

Parking:

- 93 total parking spaces:
 - 37 underground / 56 subsurface
 - 2 Type 'A' & 3 Type 'B' B.F. spaces

Constraints Legend:

- Centrelines of Bear Creek
- Regional Flood Limit
- Top of Slope
(staked by Environmental Consultant & Surveyor)
- Erosion Hazard Limit (6.0m offset)
- Long Term Stable Top of Slope

IPS
CONSULTING

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CONCEPTUAL RENDERINGS



View from Ardagh Road (northwest)



View of building's east side (Pass Court)



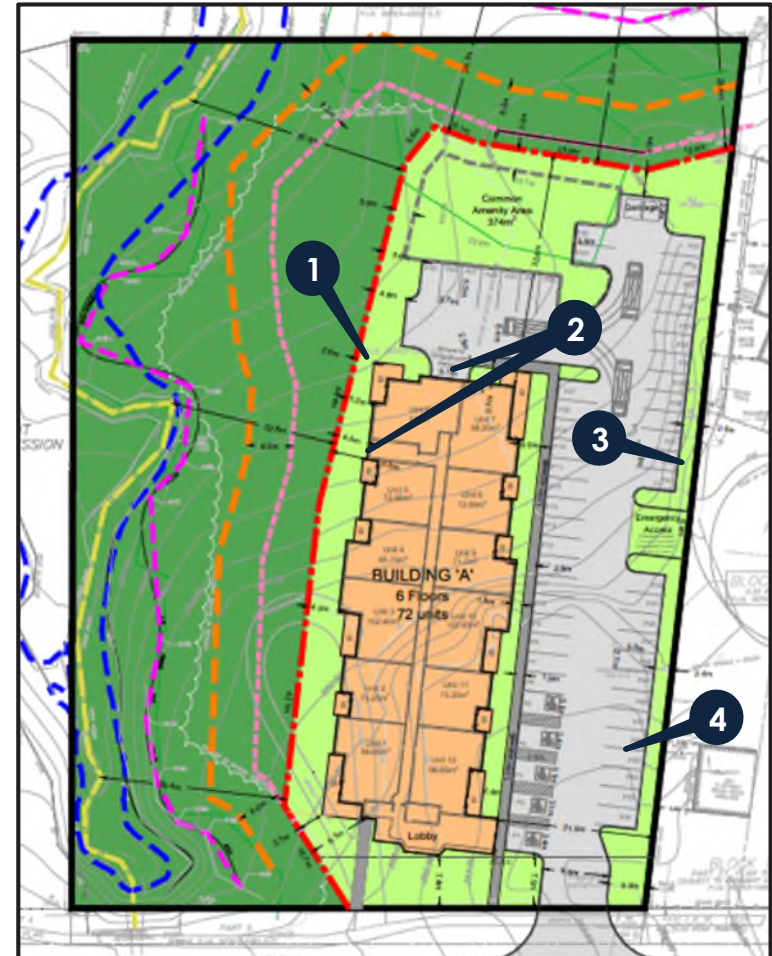
View from property rear looking (southwest)



View from Ardagh Road (northeast)

SITE SPECIFIC PROVISIONS

#	Provision	Provided
1.	Interior Side Yard Setback (min.)	3.7m (west)
2.	Secondary Means of Access (min.)	4.4m (west door) 3.8m (north door)
3.	Landscape Buffer Area – Parking (min.)	2m (east of parking area) 0m for emergency access
4.	Parking for Residential Building containing more than 3 dwelling units	93 spaces 37 underground / 56 surface (1.29 spaces per unit) Incl. 2 Type 'A' & 3 Type 'B' B.F. spaces



REQUIRED STUDIES & REPORTS



Environmental Studies

Environmental Impact Study

Phase 1 Environmental Site Assessment

Hydrogeological Study

Groundwater Monitoring Assessment

Tree Inventory, Analysis, Preservation Plan & Canopy Survey

Natural Hazards Study

Archaeological Assessment

Technical Studies

Functional Servicing Report

Geotechnical Report

Traffic Impact Brief

Parking Justification Study

Topographic Survey

Underground Floor Plans and Elevations

Planning & Design Studies

Planning Justification Report

Shadow Study

Wind Study

IRVIN HERITAGE
INC.

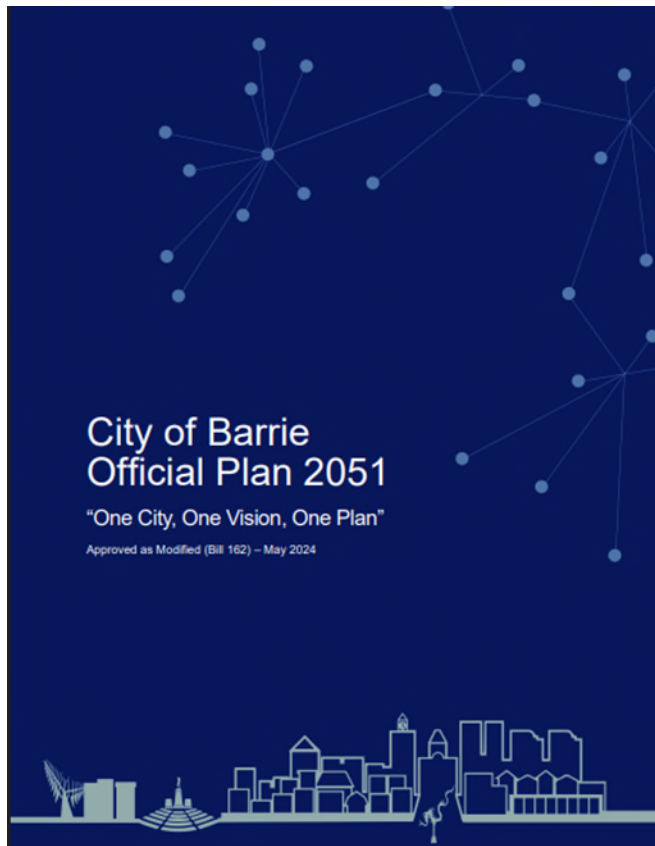


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ISM ARCHITECTS
INC.





- Subject Lands are within the built boundary of the Settlement Area and fronts onto an Arterial Road.
- Supports residential density targets by providing a compact form of housing and diversifying the area from single detached residential dwellings.
- A portion of the Subject Lands are to be rezoned and dedicated to the City of Barrie Environmental Protection Lands contributing to the trail and greenspace network.

CONCLUSION

- This proposal seeks to facilitate a Zoning By-law Amendment in support of a 6-storey 72-unit walk-up apartment building.
- The development provides a variety of housing to Ardagh Road, an Arterial Road.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.



QUESTIONS & COMMENTS



THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com