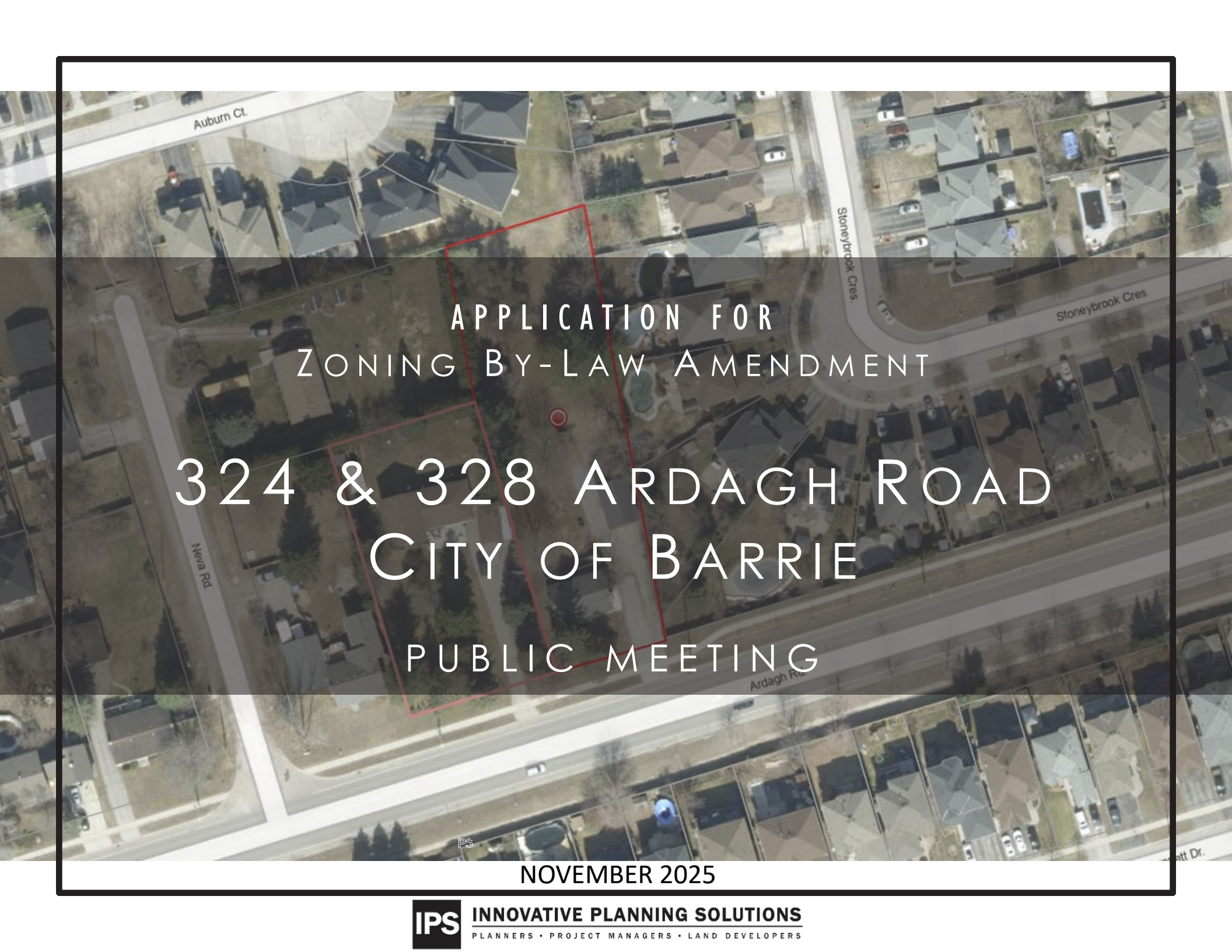




APPLICATION FOR
ZONING BY-LAW AMENDMENT

324 & 328 ARDAGH ROAD
CITY OF BARRIE
PUBLIC MEETING

NOVEMBER 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



Lot Area:

- 4910.59 m² (1.21 ac.)

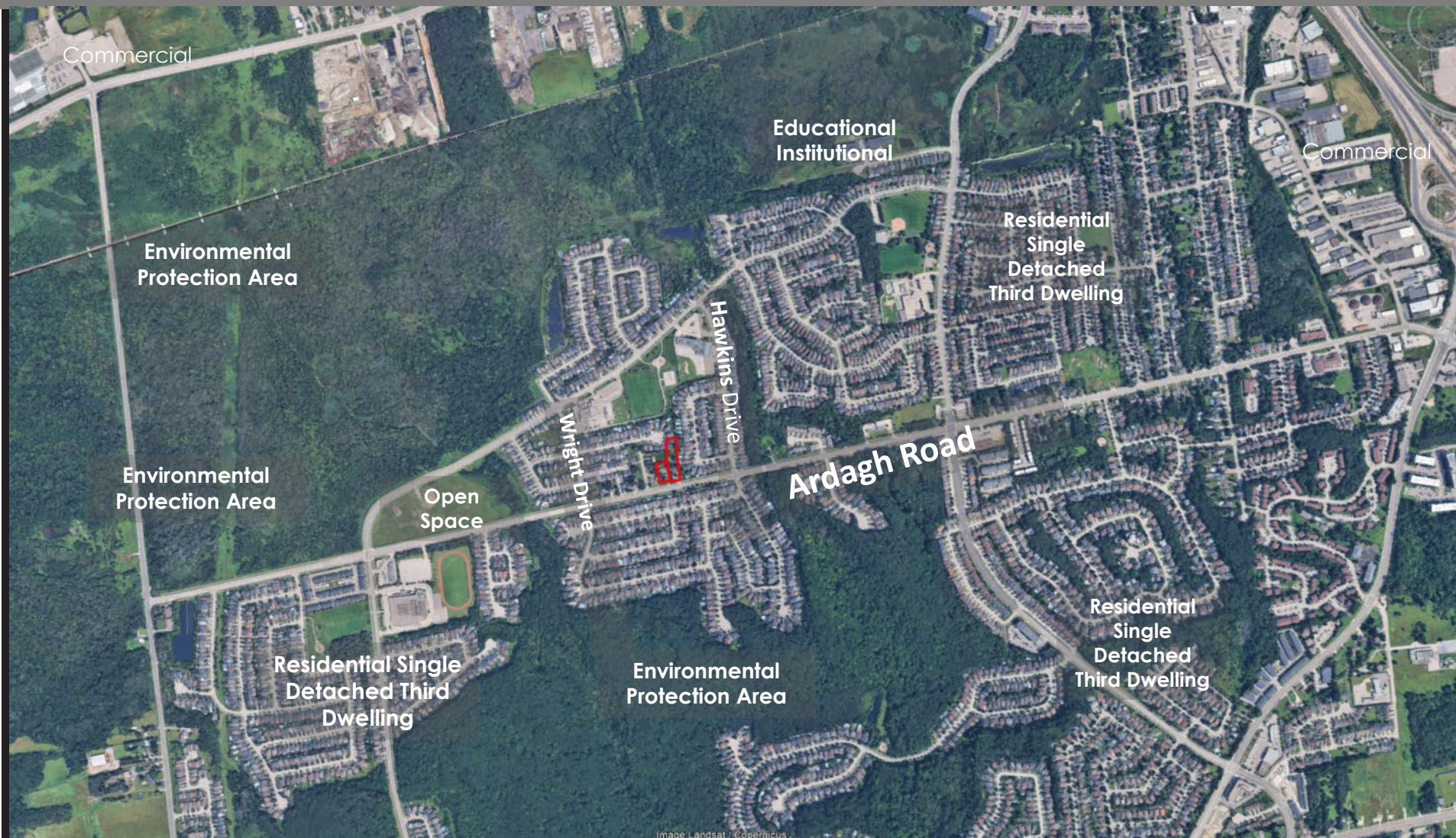
Frontage:

- 58.43 along Ardagh Road

Existing Site Conditions:

- Two (2) Existing Single-Detached Residential Dwellings, with associated garage structures.
- Generally flat
- Access via Driveways along Ardagh Road

SURROUNDING USES



Subject Lands



LAND USE DESIGNATION & ZONING

IPS
CONSULTING



City of Barrie Official Plan, 2024

- Neighbourhood Area



City of Barrie Zoning By-law 2009-141

- Residential Single Detached Dwelling First Density (R1)



Official Plan Map 4B: Mobility Network Arterial

DEVELOPMENT CONCEPT

- Maximum Four and a Half (4.5) Storey Back-to-Back Townhouses
- 51 total units across three blocks
- Includes 73 total parking spaces (1.43 per unit)
- Three amenity areas (1 to serve each block)
- Private roadway and landscaped areas



Building Elevations

IPS
CONSULTING



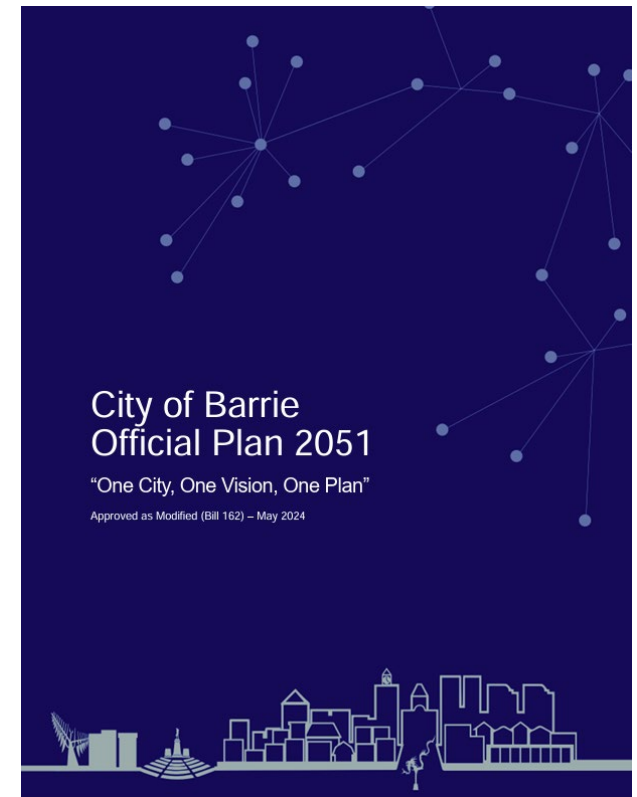
Building Elevations Ctd.

IPS
CONSULTING



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

- Designated “Neighbourhood Area”
- Permits: a) Residential;
- Ardagh Road – Classified Arterial



Zoning By-law Amendment

Residential Single Detached Dwelling First Density (R1)



RM2, SP - XXX

To permit Back-to-Back Townhouses – Multiple Dwelling
With site specific exceptions

CITY OF BARRIE
COMPREHENSIVE ZONING
BY-LAW 2009-141



August 2009
Office Consolidation January 2024

SITE SPECIFIC PROVISIONS-RM2

#	Provision	Provided
1.	Front Yard Setback (min.)	3.5m (Block 01)
2.	Front Yard Setback (Porch Encroachment)	2.0m (Block 01)
3.	Rear Yard Setback (min.)	6.0m (Block 03)
4.	Lot Coverage (max %).	38.03% (Buildings) 41.17% (Porches)
5.	Max. Height	15.44m
6.	Parking Spaces Per Unit (min.)	1.43/ Unit (73 Total)
7.	Landscape Buffer – Parking	1.3m (East Side Yard)
8.	Garbage Storage within main/ separate building	Non-Compliant
9.	Secondary Egress	2.1m (Block 01 & 02) 6.4m (Block 03)



CONCLUSION

- Lands are within the City of Barrie's Built-up Area.
- Located within an existing residential subdivision.
- Meets the policies of growth along arterial roads.
- The Proposed Development respects the existing low-rise character of the neighbourhood, while providing appropriate setbacks to surrounding uses
- Utilizes and promotes existing services and surrounding uses.
- Provides for a functional design contributing to residential housing market needs and City growth projections.

QUESTIONS & COMMENTS

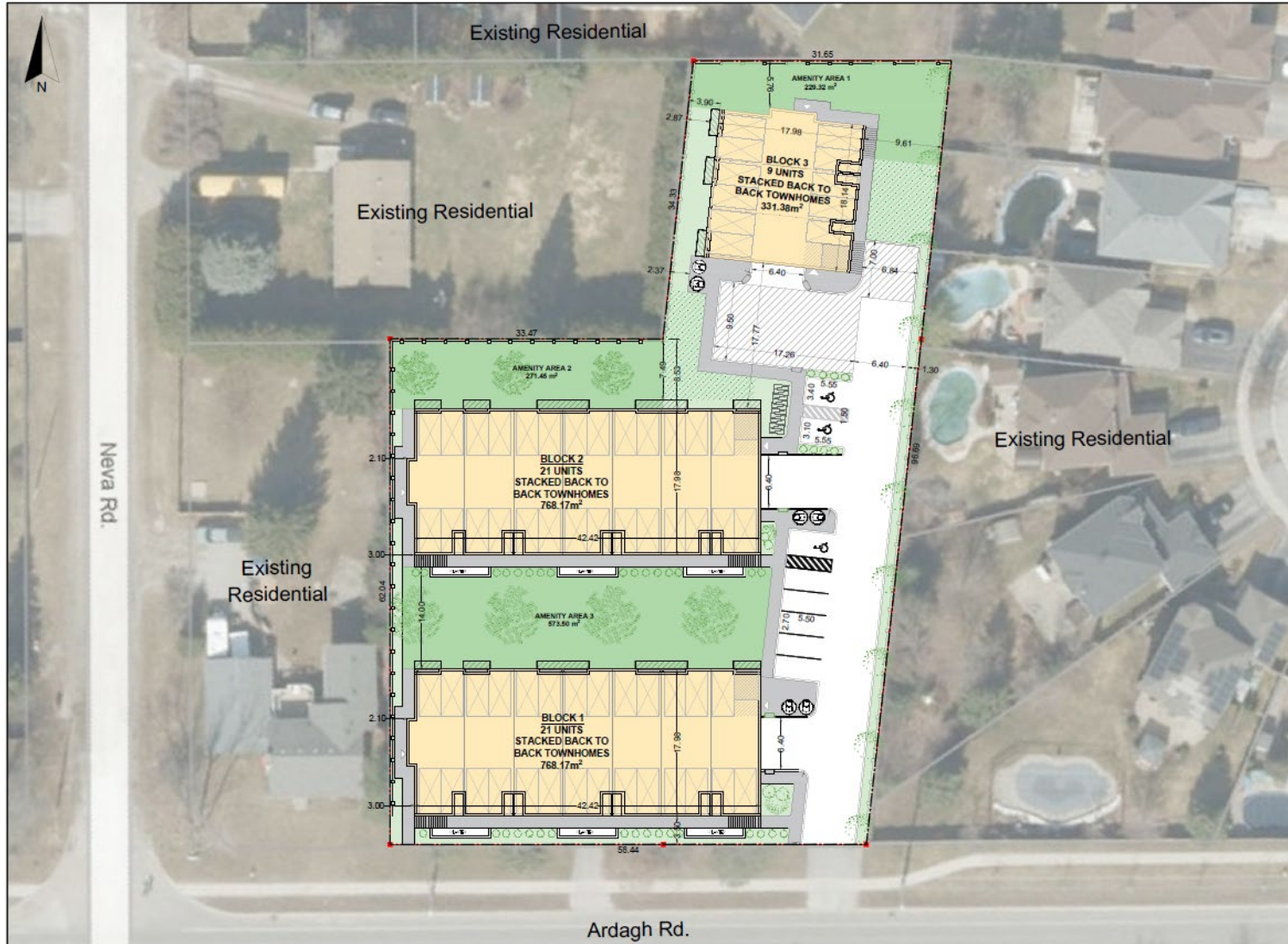


THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com

CONCEPT PLAN



CONCEPTUAL SITE PLAN - 51 UNITS
324 AND 328 ARDAGH RD., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By