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**TO:** PLANNING COMMITTEE

**SUBJECT:** APPLICATION FOR ZONING BY-LAW AMENDMENT – 157 ARDAGH ROAD

**WARD:** 6

**PREPARED BY AND KEY CONTACT:** S. WHITE, RPP, SENIOR PLANNER, EXT. 4517

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Data Tamer Inc. (c/o Michael Lato), to rezone the lands known municipally as 157 Ardagh Road from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1), be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV018-22.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (D30-027-2021)

### **PURPOSE & BACKGROUND**

#### **Report Overview**

4. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Data Tamer Inc. (c/o Michael Lato), for lands known as 157 Ardagh Road (see Appendix "A" – Proposed Zoning By-law Amendment).
5. The application seeks to rezone 157 Ardagh Road from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1) to permit the future development of one (1) semi-detached residential building. The applicant has indicated that should the subject application be approved, they intend to submit a consent application to sever the property into two (2) parcels, so that each half of the semi-detached dwelling will be on a separately conveyable lot. Staff are recommending approval of the rezoning application as no dwelling unit currently exists on the subject lands, and the lands meet the locational criteria for intensification and the minimum zoning standards for this type of residential use and built form.

6. With the conclusion of the technical review and public consultation process, which included a public meeting on March 8, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010). As such, this application is being recommended for approval.

#### Site and Location

7. The lands subject to the application are legally described as Plan 914, Part Lot 12, Registered Plan 51R28705 Part 4 in the City of Barrie and known municipally as 157 Ardagh Road. The lands are 986.9 square metres (0.24 acres) in area with approximately 24.4 metres (80 feet) of frontage on Ardagh Road. They are rectangular in shape and located on the south side of Ardagh Road between Snowshoe Trail and Patterson Road.
8. 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.

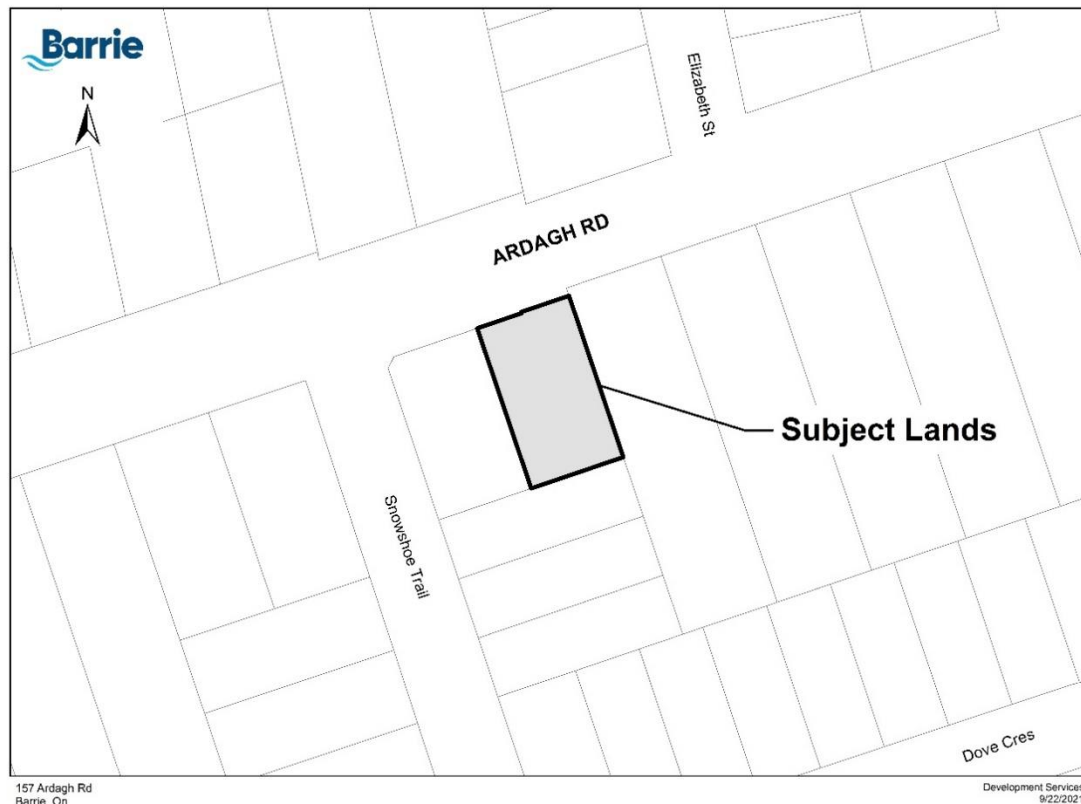


Figure 1: Location Map

9. The existing land uses surrounding the subject property 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.

#### Existing Policy

10. The subject lands are designated 'Residential' on Schedule "A" – Land Use in the City's Official Plan and zoned 'Residential Single Detached Dwelling Second Density' (R2) pursuant to Zoning By-law 2009-141. The property is located within the City's Built-up Area as per Schedule "I" - Intensification Areas of the Official Plan and located within the Ardagh Planning Area on Schedule "B" – Planning Areas.

#### Supporting Information

11. In support of the application, the applicant has submitted a concept plan attached to Staff Report DEV018-22 as Appendix "B", as well as the following information to provide details about the requested rezoning and the future development of the site:
- a) Planning Justification Report (Innovative Planning Solutions Inc., December 2021)
  - b) Stage 1-2 Archaeological Study (Amick Consultants Ltd., October 15, 2021; entered into the Ontario Public Register of Archaeological Reports on October 17, 2021).
  - c) Functional Servicing Report (WMI & Associates Ltd., November 2021)
  - d) Geotechnical Investigation (GEI Consultants, November 17, 2021)
  - e) Hydrogeological Investigation (GEI Consultants, November 17, 2021)
  - f) Construction Management and Parking Plan (JD Engineering, November 5, 2021)
  - g) Tree Inventory, Analysis and Preservation Report (Landmark Environmental Group Ltd., December 2021)
  - h) Arborist Drawing Set (Landmark Environmental Group Ltd., October 22, 2021)
  - i) Landowner Consent – Boundary Trees – 153 Ardagh (December 18, 2021)
  - j) Landowner Consent – Boundary Trees – 159 Ardagh (December 21, 2021)

- k) Topographical and Legal Survey (KRCMAR Surveyors Ltd., August 25, 2021)

#### Public Consultation

12. 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.
13. A Public Meeting was held on March 8, 2022. A memorandum was provided by planning staff and one (1) resident provided verbal comments regarding the proposed amendment and the future development of the property. There were no written submissions from members of the public.
14. The comments and concerns expressed by the residents at the neighbourhood meeting and the public meeting and through correspondence provided to staff are outlined in the Public Comment section of this report. This section provides a list summarizing the comments and includes a corresponding response from staff to demonstrate that the issues have been included in the review of this application to the greatest extent possible.

#### Public Comments

15. **Clarification of Proposed Use and Lot Fabric**

Residents sought clarification on the proposed use, density, and lot layout of the site. The subject application, being a rezoning, seeks to change the zoning from 'Residential Single Detached Dwelling Second Density' (R2), which only permits a single detached dwelling (one dwelling unit), to 'Residential Multiple Dwelling First Density' (RM1), which permits the proposed semi-detached dwelling building (two dwelling units). The 'Residential Multiple Dwelling First Density' (RM1) zone also permits as of right a maximum of one (1) second suite and one (1) detached accessory dwelling unit as an accessory use to a semi-detached dwelling unit, provided all applicable development standards can be met; a maximum total of one (1) second suite and one (1) detached accessory dwelling unit is permitted per lot. Considering this, should the rezoning be approved, there would be a net increase of one (1) dwelling unit permitted on the subject lands in comparison to the existing R2 zoning (given it also permits one second suite and one detached accessory dwelling unit per single detached dwelling as of right).

The applicant has indicated that if the rezoning is approved, they intend to apply for a consent application to sever the existing lot in half, so that each half of the proposed semi-detached dwelling building will be on its own separately conveyable parcel (i.e., one dwelling unit per new lot), as shown on the concept plan in Appendix "B". This proposed lot configuration complies with the lot sizes, frontages, and setbacks of the RM1 zone. To create two separately conveyable lots, a separate application to the Committee of Adjustment is required. Should the Committee of Adjustment approve that application, a maximum total of three (3) dwelling units would be permitted per lot as of right by the RM1 zone in the configuration of one (1) semi-detached dwelling unit (i.e., one half of the building), one (1) second suite, and one (1) detached accessory dwelling unit per lot, provided all zoning standards could be met. This could result in a maximum of six (6) dwelling units between the two lots, in that specific configuration, on the subject lands.

16. **Affordable and Rental Housing Options (including second suites and detached accessory dwelling units)**

Residents inquired about the potential for more affordable or rental housing options. The applicant has indicated that subject to the ownership of the lands, the owner could consider selling or renting the two semi-detached units. In addition, as noted above, a second suite and a detached accessory

dwelling unit are both permitted accessory uses in the 'Residential Multiple Dwelling First Density' (RM1), subject to meeting zoning standards, Ontario Building Code requirements, and scoped site plan review (only applicable to the detached accessory dwelling unit).

17. **Location on an Arterial Road and Traffic Considerations**

A comment was received regarding general opposition to the proposed semi-detached dwelling because the subject lands are located on an arterial road. Transportation Planning staff have reviewed the proposed application, including the provided Construction Management and Parking Plan, which assessed the existing traffic conditions and the traffic generation for the proposed development, as well as a site distance review for the driveway locations. Transportation Planning had no concerns with the proposed development but did request the inclusion of a hammerhead for the proposed driveway to ensure vehicles could enter and exit Ardagh Road in a forward motion. This has been incorporated on the concept plan provided in Appendix "B".

18. **Tree Removal and Preservation Measures**

Residents posed questions regarding the development limits of the site and proposed tree removals. The subject lands are currently part of an identified woodlot (contiguous tree canopy cover), equal to, or greater than, 0.20 hectares (0.5 acres), and therefore a Tree Removal Permit is required before any tree removal can occur. Where boundary trees are proposed to be impacted, written authorization from the adjacent owner to potentially harm or remove the tree(s) is required. In support of the application, the applicant prepared a Tree Inventory, Analysis and Preservation Report and associated plans. They also provided written authorization from the owners of 153 and 159 Ardagh Road respecting boundary trees and have demonstrated that tree preservation fencing will be provided around neighbouring and boundary trees that are to be retained. These plans were reviewed by Parks Planning, who had no concerns with the proposed development limits, and provided information about Tree Removal Permit application requirements.

Department & Agency Comments

19. The application to change the zoning on the subject lands was circulated to staff in various departments and to several external agencies for review and comment. No significant issues were identified through the review of this application and the supporting information provided. Detailed infrastructure requirements, including the relocation of water servicing and removal of the existing retaining wall, will be confirmed and implemented through the building permit process.
20. **Transportation Planning** requested that the applicant provide a hammerhead for the proposed driveways to allow for internal circulation for vehicles to enter and exit in a forward motion given Ardagh Road is classified as an Arterial Road. This has been provided on the revised concept plan in Appendix "B". They also noted that a Construction Management Plan will be required, which will be addressed through a future Right of Way Activity Permit application. Lastly, Transportation Planning noted that should Council approve the proposed rezoning, there is a required road widening, being a 0.5 metre dedication along the entire frontage of Ardagh Road, which would be required to be conveyed to the City through a subsequent consent (severance) application. This road widening has been identified on the concept plan in Appendix "B" and accounted for in the proposed site design.
21. **Parks Planning** reviewed the proposed application, including the Tree Protection and Removals Plan, as the vegetation present on and surrounding the subject site is identified as part of a woodlot (contiguous tree canopy cover), equal to, or greater than, 0.20 hectares (0.5 acres). They noted no concerns with the proposed development limits of the site, and identified that a future Tree Removal Permit will be required as part of the proposed development.

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## **ANALYSIS**

### **Policy Planning Framework**

22. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

### **Ontario Planning Act, R.S.O. 1990**

23. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation, sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate.
24. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>.
25. The potential for developing an alternate form of low density residential use at this location is consistent with this policy as it will contribute to the availability of a variety of housing types, is located within the settlement area of Barrie, will utilize existing and available municipal infrastructure (water and wastewater) and public service facilities such as transit and schools.

### **Provincial Policy Statement (2020) (PPS)**

26. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.
27. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
28. Policies 1.1.3.1 and 1.1.3.2 identify settlement areas as the focus of growth and development with land use patterns based on densities and a mix of land uses that efficiently use land and resources, infrastructure, and public service facilities, minimizes negative impacts to air quality and climate change, and supports active transportation.
29. The proposed amendment is consistent with these policies as the subject lands are located within the settlement area of Barrie, will utilize existing and available infrastructure, and will provide the opportunity for an alternative type of low density residential development on an existing lot that has a direct connection to an active transportation linkage and the local transit network.
30. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the Provincial Policy Statement (2020).



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A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

31. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow.
32. The Growth Plan can be found in its entirety at the following link: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>
33. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
34. The Growth Plan further requires that by the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, 50% of all residential development occurring annually within the City must be within the existing built boundary. In addition, the Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.
35. The proposed Zoning By-law Amendment will permit an alternate form of low density residential development within the existing built boundary, will utilize existing municipal servicing infrastructure, public facilities and is directly located on an active transportation link and transit route. Permitting intensification at this location will make a small contribution to the City's intensification targets as required by the Growth Plan.
36. Staff have reviewed the relevant policies and are of the opinion that the proposed development conforms to the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

City of Barrie Official Plan (OP)

37. The Official Plan provides guidance for the consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded.
38. The Official Plan can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>.
39. As noted above, the subject lands are designated 'Residential' in Schedule "A" – Land Use of the City's Official Plan. Lands that are designated Residential are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria. There are several policies in the Official Plan that support the proposed development. These policies relate to directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.

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40. Section 3.3.1 encourages the development of complete communities with an appropriate range of housing types; building design and densities which efficiently use land, resources, infrastructure, and public service facilities; contributes to safe, vibrant and pedestrian friendly streetscapes; and directs development toward locations where infrastructure and public service facilities are available. The proposed development is consistent with this policy in that it proposes gentle residential intensification in an area where existing infrastructure (water, stormwater, and sanitary services) and transit are available.
41. Sections 3.3.2.1 (a), (b), (c) and (g) of the Official Plan encourage the maintenance of reasonable housing costs by encouraging a wide range of housing opportunities to meet identified housing needs where it is recognized to be in accordance with good land use planning principles. The Official Plan further encourages residential intensification in built-up areas to support the viability of neighbourhoods and provide opportunities for a variety of housing types at densities consistent with the Official Plan. Staff are satisfied the proposal conforms to these policies given that the proposed development meets the density permissions in the Official Plan, would contribute to the efficient use of land and resources, supports transit, and optimizes the use of existing infrastructure and services as an infill development within the built-up area of the City.
42. Section 4.2.2.2 c) states that low density residential development shall consist of single detached, duplexes, or semi-detached dwellings on a public street. Subsequently, the application to rezone from single detached residential permissions to a zone that permits duplexes and semi-detached dwellings does not change the density category for the properties, however it is considered intensification.
43. Given the subject lands are located outside of an intensification node or corridor, Section 4.2.2.6 d) provides policies for the evaluation of suitable intensification proposals outside of delineated intensification areas as follows:
- i) that the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighbourhood;
  - ii) that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems;
  - iii) that public transit is available and accessible;
  - iv) that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused;
  - v) that sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment; and,
  - vi) that consideration is given to the preservation of heritage resources.
44. Staff are satisfied that these policies are met, as the built form remains low density with a similar lot size and development permissions as the surrounding neighbourhood, will utilize existing municipal infrastructure, is on an active transportation linkage and transit route, will not detract from the City's intensification areas, and is in proximity to community amenities including commercial uses, schools, and parks.
45. It is a goal of the Official Plan to ensure that all development within the City is serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities. Policies 5.1.2.1(j), (m), (n), and (o) detail how development of these services will occur. The proposal conforms to these policies as the development will be entirely serviced by municipal and other public utilities.
46. The Official Plan identifies goals to protect and enhance water quality, encourage effective stormwater management, and ensure stormwater management practices minimize stormwater



peak flows and other negative impacts. Policies 5.3.2.2(a) and (b), and 5.3.2.3 detail how development shall achieve these goals and outline applicable design criteria. Staff are satisfied that stormwater management for the proposed development can be adequately addressed in accordance with these policies.

47. The Official Plan further identifies goals to promote healthy communities, active living, public transit, all forms of active transportation, and the safe integration and connectivity between the various modes of transportation. Policies 5.4.2.3 (a), (c), and (f) detail how new development shall encourage and promote public transit. The development of these lands conforms to these policies as the lots are directly adjacent to an active transportation linkage (sidewalk), transit route, and have added units on an arterial road without increasing the number of access points which could impede the intended flow of traffic.
48. Staff have reviewed the relevant policies and are of the opinion that the proposed development conforms to the applicable policies of the City's Official Plan.

#### City of Barrie Comprehensive Zoning By-law 2009-141

49. As noted in the recommendation for this application, as well as identified in previous sections, the applicant has proposed to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling First Density' (RM1).
50. Zoning By-law 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Zoning-Bylaw/Zoning-By-Law-2009-141.pdf>
51. The 'Residential Multiple Dwelling First Density' (RM1) zone has been requested to facilitate the future construction of semi-detached built form on the subject lot. The minimum lot size of 300 square metres for each unit and minimum frontage of 9 metres per unit can be met for each of the two (2) units proposed. No special provisions are required to facilitate the construction of semi-detached units on the lands. The zoning standards outlined in Zoning By-law 2009-141 would apply to the subject lands should Council approve the subject application.

#### Site Plan Control

52. Site Plan Control is not applied to development on lands with direct access to a municipal road that are zoned 'Residential Multiple Dwelling First Density' (RM1).

#### Summary

53. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant provincial policies and the City's Official Plan. In staff's opinion, the proposed amendment to permit semi-detached built form is considered appropriate and is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City's Official Plan.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

54. The proposed rezoning would facilitate the future development of one (1) semi-detached residential building on the subject lands, which would contribute to the efficient use of land and resources, support transit, and optimizes the use of existing infrastructure and public services as an infill

development within the built-up area of the City. More efficient use of land and resources and intensification that supports transit usage helps address climate change.

## **ALTERNATIVES**

55. The following alternatives are available for consideration by Planning Committee:

### **Alternative #1**

Planning Committee could refuse the subject Zoning By-law Amendment application to rezone the subject lands to 'Residential Multiple Dwelling First Density' (RM1) and maintain the current 'Residential Single Detached Dwelling Second Density' (R2) Zone on the subject lands.

This alternative is not recommended as the development of the subject lands for an alternative low density residential use provides for a more efficient use of land, use of existing services and infrastructure and the provision of a range and mix of housing types in this neighbourhood.

## **FINANCIAL**

56. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed, if required.
57. The current annual municipal tax revenue from 157 Ardagh Road is \$1,755.30 (2021 rate). An increase in municipal property tax revenue will be realized through the construction of one (1) semi-detached dwelling (2 units) on the subject lands.
58. If approved, building permit fees would be collected at the time of submission of building permit applications, based on the size (square metres) of the proposed semi-detached dwelling units. For current building permit rates, see Schedule "K" of Fees By-law 2022-013, available online here: <https://www.barrie.ca/City%20Hall/ByLaws/GeneralDocuments/FeesByLawSchedules/SCHEDULE%20K%20PLANNING%20AND%20BUILDING%20-%202022.pdf>.
59. Current (2022) development charges for the proposed development are \$76,581.00 per semi-detached dwelling unit. The amount of development charges is determined on the day the application for an amendment to the zoning by-law was made and will remain crystallized for a maximum of two (2) years. The crystallized development charge amount will be indexed and become payable at the time development charges are due. The indexing amount will accrue from the date of complete application, being January 21, 2022. The hard services component of the residential development charges would be paid at the time of entering into a consent agreement, unless an agreement is not application, in which case they would be paid at building permit issuance. The other "soft" services component is payable at building permit issuance.
60. The education levy for residential uses is currently \$3,983.00 per unit (2022 rate), which represents a total levy of \$7,966.00. Education levies will be calculated and collected at the time of issuance of the building permit.
61. A cash in lieu of parkland dedication will be required. The current amount per residential unit is \$6,390.00 per residential unit, to be paid at the time of building permit issuance. (2022 rate, subject to annual inflation adjustments on January 1<sup>st</sup> of each year)

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62. A Finance Administration Fee of \$80.00 per dwelling unit will be calculated and collected at the time of issuance of the building permit.

**LINKAGE TO 2018–2022 STRATEGIC PLAN**

63. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

☒ Building Strong Neighbourhoods

a) Build walkable, diverse neighbourhoods that encourage community connections

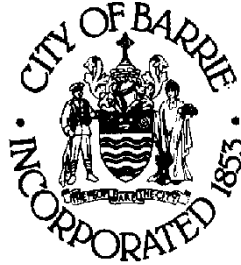
b) Grow responsibly

Attachments: Appendix "A" – Draft Zoning By-law Amendment

Appendix "B" – Concept Plan

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2022-XX

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as Plan 914, Part Lot 12, Registered Plan 51R28705 Part 4 and known municipally as 157 Ardagh Road, as shown on Schedule "A" to this By-law, from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling First Density (RM1).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of 157 Ardagh Road from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling First Density (RM1) pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the Zoning Map Schedule.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this **date** day of **month**, 2022.

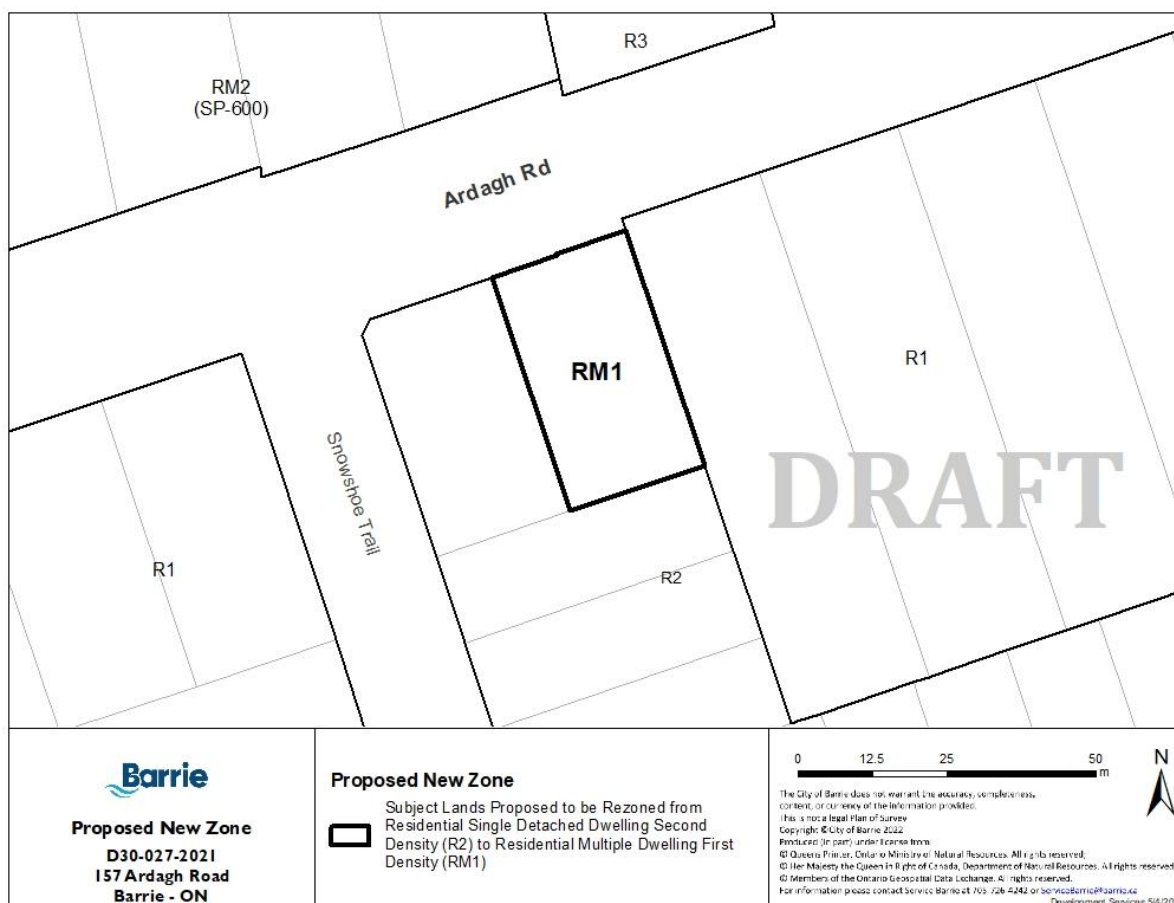
**READ** a third time and finally passed this this **date** day of **month**, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**DEPUTY MAYOR – BARRY WARD**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

**Schedule "A" attached to By-law 2022-XXX**



## Concept Plan

