

December 18, 2024
File: D30-023-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) AND 34(12) AND 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION

Dear Sir/Madam:

**Re: Application for a Zoning By-law Amendment and Draft Plan of Subdivision
King Rich Homes Group Ltd., 334 & 340 Ardagh Road, Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, November 29, 2024** for a proposed **Zoning By-law Amendment** and **Draft Plan of Subdivision**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, January 08, 2025 at 6:00 p.m.** to review application submitted by Groundswell Urban Planners, on behalf of King Rich Homes Group Ltd., for an Amendment to the Zoning By-law that would facilitate the development of 20 residential townhouse units on lands described as: Lot 5 on Plan 1192, except Parts 17 & 24 on Plan 51R-29800 and Lot 6 on Plan 1192, except Parts 18 & 23 on Plan 51R-29800, in the City of Barrie, and known municipally as: 334 and 340 Ardagh Road.

The site is approximately 0.3 hectares in size and is located at the intersection of Neva Road and Ardagh Road.

Zoning By-law Amendment

The Zoning By-law Amendment Application Proposes to rezone the subject lands from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX) to facilitate the development of the lands through a Draft Plan of Subdivision. The requested Special Provisions are identified below:

Zoning Standard	Required by Zoning By-law 2009-141 (RM2-TH)	Proposed Zoning Standard (RM2-TH)(SP-XXX)
Lot Area (min.)	200.0m ²	134.0m ²
Lot Frontage (min.)	6.0m	5.5m
Front Yard Setback (min.)	4.5m	3.5m
Rear Yard Setback (min.)	7.0m	6.5m
Front Yard Setback to Attached Garage (Min)	7.0m	6.0m
Minimum Driveway Length	11.0m	6.0m
Side Yard Setback – Interior (min.)	1.8m	1.2m
Side Yard Setback – Exterior (min.)	3.0m	2.5m
Lot Coverage (Max.)	45%	55%
Landscaped Open Space (min. % of lot Area)	35%	30%
Building Height (mid point)	10.0m	10.0m (mid point) 11.5m (roof peak)
Driveway Length (Min)	11.0m	6.0m

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development of twenty (20) residential townhouse units fronting Neva Road on the properties municipally known as 334 Ardagh Road and 340 Ardagh Road. The Draft Plan of Subdivision includes the urbanization of a portion of Neva Road. The associated Draft Plan of Subdivision is attached.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **January 8, 2025 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **January 8, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment or Draft Plan of Subdivision by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Zoning By-law and Draft Plan of Subdivision before the Corporation of the City of Barrie gives or refuses to give approval of the Zoning By-law Amendment or Draft Plan of Subdivision:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 6 – 334 & 340 Ardagh Road](#) at www.barrie.ca/DevelopmentProjects.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Tyler Butler, Planner
705-739-4220, Ext. 5446
Tyler.butler@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



