
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 6

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 334 AND
340 ARADGH ROAD**

DATE: JANUARY 8, 2025

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Groundswell Urban Planners, on behalf of King Rich Homes Group. The subject lands are legally described as Lots 5 and 6, Registered Plan 1192 in the City of Barrie, and are municipally known as 334 and 340 Ardagh Road.

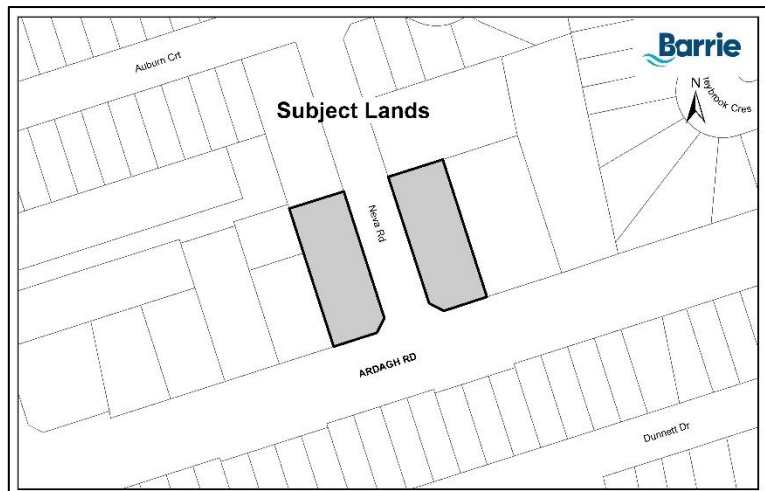
The Zoning By-law Amendment Application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density – Townhouse' with Special Provisions (RM2-TH)(SP-XXX) in accordance with the City's Comprehensive Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of twenty (20) residential townhouse units fronting Neva Road through an associated Draft Plan of Subdivision application.

The complete submission package is available for viewing on the City's [Development Projects](#) webpage under [Ward 6 – 334 & 340 Ardagh Road](#).

Background

The subject lands are each rectangular in shape and are located along the east and west sides of Neva Road at the intersection of Neva Road and Ardagh Road. The total area of the subject lands is approximately 0.74 hectares. Each lot has approximately 24.0 metres of frontage along Ardagh Road and 60.0 metres of frontage along Neva Road. The properties are currently developed with a single detached dwelling on each lot that will be required to be demolished should the application for rezoning be approved.

The subject lands are identified as 'Neighbourhood Area' within the City's Official Plan.



Neighbourhood Areas are planned to provide most of the City's low-rise housing stock, accommodate appropriate levels of intensification along arterial and collector streets, and provide a mixture of uses. In this regard, new development on local streets in Neighbourhood Areas shall be kept to four (4) storeys or less, while new development of up to six (6) storeys may be permitted on arterial and collector streets.



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Pending #:

The application was submitted to the City and deemed complete on November 29, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The submitted conceptual site plan is attached to this memorandum as Appendix “A”.

Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested 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) in accordance with the City’s Comprehensive Zoning By-law 2009-141. A table that identifies the Zoning By-law requirements and the requested Special Provisions is below:

Table 1: Special Provisions Requested

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%
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.

Neighbourhood Meeting

A Neighbourhood Meeting was held on May 11, 2023, for the subject application and was attended by approximately 10 residents, Ward 6 Councillor Nigussie, the applicant's planning consultant, the owner of the property, and City Planning staff. The comments received from residents concerning the proposed development are summarized as follows:

- Traffic concerns regarding increased traffic utilizing the intersection at Neva Road and Ardagh Road;
- Concerns were expressed regarding the provision of adequate parking within the development so as to avoid on street parking; and,
- Potential impacts on adjacent properties as it relates to groundwater and stormwater management.

Planning and Land Use Matters Under Review

The application is 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 the City's Official Plan and Zoning By-law;
- Site Servicing, grading, and stormwater management as it relates to conformity with City standards;
- Efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- An understanding of the functionality of the site as proposed, including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as any comments provided at the public meeting will be considered during the review of this application.

A Staff Report to the General Committee is anticipated to be brought forward in the Spring of 2025 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca.

Attached: Appendix "A" – Conceptual Site Plan

APPENDIX "A"
Conceptual Site Plan

