

March 26, 2026
File: D30-003-2026

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

Re: Application for a Zoning By-law Amendment

Innovative Planning Solutions on behalf of Found Group Development and 126 Ardagh Inc.
126 and 130 Ardagh Road, Barrie

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, March 04, 2026** for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, April 22, 2026 at 6:00 p.m.** to review application submitted by Innovative Planning Solutions, on behalf of Found Group Development and 126 Ardagh Inc., for an Amendment to the Zoning By-law to permit the development of a six (6) storey apartment building containing one hundred and fifty three (153) dwelling units on lands described as LOTS 2 & 3 ON PLAN 899 (INNISFIL) EXCEPT PARTS 18 & 19 ON PLAN 51R31981; CITY OF BARRIE, and known municipally as 126 and 130 Ardagh Road.

The site is approximately 1.06 hectares in size and is located on the north side of Ardagh Road, east of Crawford Drive and west of Patterson Road.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Apartment Dwelling Second Density-1 with Special Provisions' (RA2-1)(SP-XXX). The following special provisions have been requested as part of the Zoning By-law Amendment:

Zoning By-law Provision	Required by Zoning By-law 2009-141 (RA2)	Proposed Zoning Standard (RA2-1)(SP-XXX)
Lot Coverage (max.)	35%	40%
Secondary Means of Egress (min.)	7.0m and fully landscaped	12.0m and not landscaped
Drive Aisle Width (min.)	6.4m	6.0m

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 705-739-4220 x5500 during regular office hours prior to **April 22, 2026 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 **April 22, 2026 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment 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 Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

- (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 – 126 & 130 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.

Riley Anderson, Planner
705-739-4220, Ext. 4820
riley.anderson@barrie.ca

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

KEY MAP



CONCEPTUAL SITE PLAN

