

# Staff Memorandum



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To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for an Amendment to the Zoning By-law 126 and 130 Ardagh Road
Date	April 22, 2026
Ward	6
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

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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 Innovative Planning Solutions (IPS), on behalf of Found Development Group and 126 Ardagh Incorporated. The subject lands are legally described as Lots 2 and 3 on Plan 899 (Innisfil) Except Parts 18 and 19 on Plan 51R-31981, in the City of Barrie and are known municipally as 126 and 130 Ardagh Road.

## **Overview**

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Apartment Dwelling Second Density-1 with Site-Specific Provisions' (RA2-1)(SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of a six (6) storey apartment building containing one hundred and fifty-three (153) residential dwelling units. The proposed amendment seeks to increase the maximum lot coverage, reduce the required drive aisle width, and permit a secondary means of egress that is not landscaped in accordance with the following provisions:

<b>Residential Apartment Dwelling Second Density (RA2-1) Zone Standard</b>	<b>Required by Zoning By-law 2009-141 (RA2-1)</b>	<b>Proposed Zoning Standard (RA2-1) (SP-XXX)</b>
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

The complete submission package is available for viewing on the City's **Development Projects** webpage under [Ward 6 – 126 & 130 Ardagh Road](#).

## **Background**

The subject property is located on the north side of Ardagh Road, east of Crawford Drive and west of Patterson Road. The site is approximately 1.06 hectares in size with frontage of approximately 59 metres along Ardagh Road. The subject lands are currently occupied by two (2) single-detached residential dwellings.



The subject property is designated 'Neighbourhood Area' on Map 2 – Land Use Designations in the City of Barrie Official Plan and is zoned 'Residential Single Detached Dwelling Second Density' (R2) in Comprehensive Zoning By-law 2009-141.

Lands designated as 'Neighbourhood Area' area are intended to recognize new and existing neighbourhoods and communities while permitting appropriate levels of intensification that is compatible with and sensitive to the character of the surrounding neighbourhood.

The application was submitted to the City and deemed complete on March 4, 2026. Notification of the filing of a complete application and public meeting was circulated in accordance with the *Planning Act*. A public notification sign was posted on the property, and the notice was published on the Public Notices webpage on the City's website. The application has been circulated to all applicable City departments and external agencies for review and comment.

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

## **Neighbourhood Meeting**

A neighbourhood meeting was held virtually through the Zoom platform on December 15, 2025. There were approximately twenty-six (26) attendees including Ward 6 Councillor Nigussie, the applicant’s agent, and City Planning staff.

Comments and concerns were provided by residents at the meeting and are summarized as follows:

- Concerns with the proposed built form and potential impacts the development may have on current property values;
- Concerns regarding the premature removal of existing mature trees on site;
- Concerns regarding the proposed parking ratio, and increased demand for on-street parking;
- Concerns about access onto Ardagh Road, traffic impacts, and fire safety access;
- Concerns about the proposed height and loss of privacy on neighbouring properties;
- Concerns about the increased density and number of proposed units;
- Concerns about the impact on the Ardagh Road streetscape;
- Concerns about drainage onto surrounding properties and the impacts on the existing environmental features on site; and,
- Questions pertaining to surrounding school accommodations for all existing and new residents.

**Planning and Land Use Matters Under Review**

The application is currently under 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;
- Appropriateness of the requested site-specific provisions to accommodate the proposed development;
- Integration of the proposed development concept into the existing neighbourhood, and conformity with the envisioned development and character of the area;
- Ensuring that any shared boundary trees and private vegetation is protected from proposed development activities, in accordance with City standards;
- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and
- The impacts that the development may have on traffic operations and pedestrian safety.

**Next Steps**

Staff will continue to work with the applicant and members of the public 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 Neighbourhood and Public Meetings, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report is anticipated to be brought forward in Quarter 3 of 2026 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Riley Anderson, Planner, at 705-739-4220 ext. 4820 or by email at [riley.anderson@barrie.ca](mailto:riley.anderson@barrie.ca).

**Appendix:**

Appendix A – Conceptual Site Plan  
Appendix B – Conceptual Building Elevations

**Memo Author:**

R. Anderson, Planner, Development Services

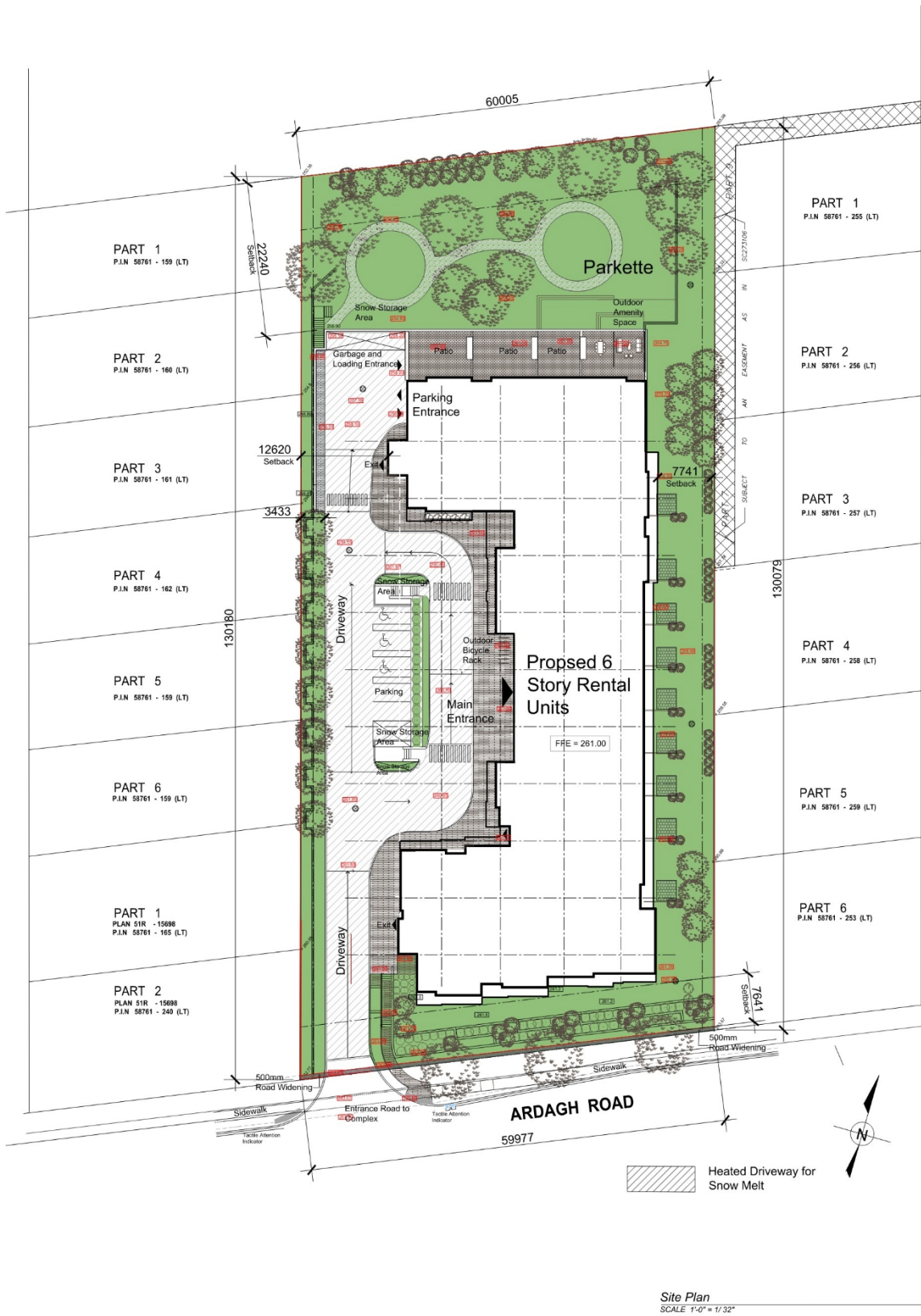
**File #:**

D30-003-2026

**Pending #:**

Not Applicable

# Appendix A – Conceptual Site Plan



**Appendix B – Conceptual Building Elevation  
(South Elevation Fronting Ardagh Road)**



*Front Elevation*  
SCALE 1'-0" = 1/16"

4  
A-8