

# **Summary of Comments**

**A-2025-061**

**208 Parkside Crescent**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-2025-061

**MEETING DATE:** December 11, 2025

**TO:** Sarah Burton Hopkins  
Secretary Treasurer Committee of Adjustment

**FROM:** Toomaj Haghshenas  
Development Planner

**SUBJECT:** Minor variance application A-2025-061 seeking relief from Section 3.3(b) of the Zoning By-law for an increase to the maximum permitted footprint for an accessory structure from 50m<sup>2</sup> to 111.48 m<sup>2</sup>.

---

### PROPERTY INFORMATION:

<b>Municipal Address</b>	208 Parkside Crescent
<b>Legal Description</b>	PLAN 1679 LOT 48
<b>Official Plan</b>	Village Residential (Schedule B7)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-2025-061, subject to the following conditions:

### CONDITIONS:

- 1.) That the variances only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
- 2.) That the existing trees be protected and maintained to the satisfaction of the Town. A tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction. If trees are removed along the north lot line, new planting shall be required in terms of soft scaping along the north boundary line adjacent to the structure as visual screening to the neighbouring property to the north.
- 3.) That the driveway be extended to the proposed garage to the satisfaction of Town staff.

Application Number	By-law Section	Requirements	Proposed	Difference
A-011-2024	3.3 b)	Max 50m <sup>2</sup>	111.48m <sup>2</sup>	+61.48 m <sup>2</sup>

#### REASON FOR APPLICATION:

The applicant is proposing to construct an accessory building in the rear yard. The proposed structure will be used as a garage, while the existing attached garage will be converted into habitable space. The proposed detached garage will result in a footprint of 111.48 m<sup>2</sup>, and an approximate height of 4.5m. The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which states that the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential zone, except in the Rural Residential zone. No other variances are required for the structure.

#### SURROUNDING LANDS:

North	Single-detached dwellings
East	Parkside Crescent and Single-detached dwellings
South	Single-detached dwellings
West	Town property (pump station and park)

#### ANALYSIS:

Site Inspection Date	December 3, 2025
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the settlement area of Stroud. The subject lands are designated Village Residential in the Town's Official Plan (Schedule B7). The Village Residential designation permits single detached dwellings and allows accessory structures including a detached garage. The detached garage is located in the rear yard and is considered of a reasonable scale proportionate to the lot that meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character. The proposed garage addition is considered reasonable in terms of location and size, relative to the size of the lot and existing structures, and represents appropriate development within the context of the character of the neighborhood. The proposed garage addition will result in a lot coverage below the permitted maximum lot coverage for accessory structures at approximately 8% (maximum permitted = 10%). The overall height of the proposed garage is below the maximum permitted 5m at approximately 4.5m measured to the midpoint of the roof. It is also lower than the existing dwelling.</p> <p>The proposal in general meets the purpose and intent of the Official Plan, subject to the proposed conditions.</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in the Town's Zoning By-law 080-13. The R1 zone permits single detached dwelling and accessory structures, including detached garages.</p> <p>Section 3.3(b) of the Town's Zoning By-law states the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential Zone. The proposed gross floor</p>

	<p>area of the detached garage is 111.48 m<sup>2</sup>. The purpose of the provision is to ensure the hierarchy of structures is maintained on the property and to reduce visual bulk and massing of structures on the property.</p> <p>The increase in floor area (+61.48 m<sup>2</sup>) will not provide a negative visual impact as far as massing and density. The principal dwelling footprint will remain dominant in terms of scale and use on the property. The property is also large enough that visual bulk and massing of the detached garage is not of significant concern. Furthermore, the proposed garage will be screened from the streetscape through existing trees and structures.</p> <p>The proposed detached garage will comply with all other provisions in the Zoning By-law, including lot coverage (17%), Landscaped Open Space (54%), setbacks (1m front and rear) and height (4.5m).</p> <p>Staff are of the opinion the variance is in keeping with the general purpose and intent of the Zoning By-law, subject to the proposed conditions.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>The garage is located in the northwest corner of the property within the rear yard, and adjacent to the neighbouring lot to the north, and a public park to the west. The proposed garage will take advantage of an existing driveway, and minimal paving would be required to connect the driveway to the proposed garage. Landscaped Open Space requirements will still be met. The proposal would have limited impacts to neighbouring properties due to adequate setbacks from property lines and compliance with all other zoning provisions including height. Any required tree removal will be addressed as a condition of approval. The property is located in a residential neighborhood; the proposed addition will not negatively impact the character of the neighborhood and will maintain consistency in terms of use.</p> <p>The reason for the new garage requirement in size, according to the applicant, is to replace the existing attached garage which will be converted into living space. The new structure will act as the only garage on the property and will provide indoor parking for multiple vehicles.</p> <p>Given the proposed location and scale of the accessory structure addition and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land.</p>
<p><b>The variance is minor in nature:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>Staff are of the opinion that the proposed variance could be considered minor, subject to the proposed conditions, due to the proposed scale and location of the structure which will have limited impacts to neighboring properties, scale of the existing lot, and the proposed development meeting all other provisions of the Zoning By-law.</p>

#### CONCLUSION:

The Planning Department recommends approval of application A-2025-061 subject to the listed conditions.

**PREPARED BY:**

Toomaj Haghshenas,  
Development Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Planning



Building Department

## MEMORANDUM TO FILE

**DATE:** December 3, 2025

**FROM/CONTACT:** Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

**FILE/APPLICATION:** A-2025-061

**SUBJECT:** 208 Parkside Cres.

---

**Comments to applicant/owner for information purposes** (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval)

1. All structures over 50m<sup>2</sup> will require a lot grading plan to be submitted at time of building permit application. The lot grading plan shall be prepared by an OLS or P.Eng and deemed satisfactory by the Building Department.

**Condition of Approval** (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application.)

1. No comments.



Engineering

## MEMORANDUM TO FILE

**DATE:** December 11, 2025

**FROM/CONTACT:** Adil Khan ex 3244 akhan@innisfil.ca

**FILE/APPLICATION:** A-061 -2025

**SUBJECT:** 208 Parkside Crescent

---

**Comments to applicant/owner for information purposes** (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comment.

**Condition of Approval** (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comment.