

Summary of Comments

A-2026-005

2180 Victoria St E



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-2026-005
MEETING DATE: March 19, 2026
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Ingrid Li, Development Planner
SUBJECT: Minor variance applications seeking relief from Section 3.35 of the Zoning By-law 080-13 to decrease the required minimum number of parking spaces from 56 parking spaces to 16 parking spaces for a place of worship(existing) and day nursery (proposed Montessori)

PROPERTY INFORMATION:

Municipal Address	2180 Victoria St
Legal Description	PLAN M33 LOT 7
Official Plan	Community Space (Schedule B7)
Zoning By-law	Community Service Zone

RECOMMENDATION:

The Planning Department recommends approval of A-2026-005, 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 Bylaw.
2. That a final site plan showing proposed parking be submitted and approved to the satisfaction of the Planning Department.
3. That no trees be removed during construction. Should tree removal be required, 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.

REASON FOR APPLICATION:

The applicant is proposing a day nursery (childcare centre) within the basement of the existing church, which will share the washroom facilities located within the basement. The proposal includes the construction of four (4) new washroom facilities, which would increase the design capacity of the building as a place of worship. Since the number of parking spaces required in the

zoning by-law for a place of worship is calculated based on the building’s design capacity, the increased capacity caused by the shared washrooms results in a higher parking requirement. Therefore, the applicant is seeking relief from Section 3.35 of the Zoning By-law with respect to the deficient parking spaces, as listed below.

Application Number	By-law Section	By-law Requirement	Proposed	Difference
A-067-2023	Section 3.35	Minimum Parking Spaces: 56 (50 spaces for the church, 6 spaces for the day nursery)	16 spaces (existing)	40 spaces

SURROUNDING LANDS:

North	Land zoned Commercial Village (201 Sunnybrae Avenue)
East	Residential Lands zoned R1
South	The Stroud Innisfil Community Centre and Residential Lands zoned R1
West	Retail Plaza (Commercial Neighbourhood)

ANALYSIS:

Site Inspection Date	March 4, 2026
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Community Space on Schedule B7 in the Town Official Plan. Section 8.2 of the Official Plan identifies places of worship and day nurseries as permitted uses within this designation. The proposed day nursery is to be located within the basement of the existing place of worship.</p> <p>The subject lands are located within the Village Settlement Area of Stroud, where variety of public spaces are intended to serve the surrounding neighbourhood and support the daily needs of residents. The proposed day nursery represents an appropriate community service within the settlement area. In addition, the Official Plan encourages community spaces to function as community hubs that support health, wellness and social cohesion within the Town. The introduction of a day nursery within an existing place of worship contributes to this objective by expanding community services within an established facility.</p> <p>The applicant has noted in the Planning Justification report that “during Sunday morning services, congregants are able to park across Victoria Street at the Stroud Community Centre. There are typically very few users of the community centre parking lot at the time our services are held, and this arrangement has functioned smoothly and respectfully for many years.”</p> <p>Section 5.6.2 states that Cash-in-lieu may be accepted where development cannot provide required off-street parking on the site. There is no addition or increased footprint to the existing structure, the increased parking spaces is mainly triggered by the installation of new washroom facilities, which would increase the design capacity up to 200 persons under the Ontario Building Code.</p>

	<p>The church currently contains 200 seats, and no additional seating is proposed as part of the application. As such, the practical occupancy of the church is not expected to significantly increase as a result of the proposed development. Considering the variance is technical in nature, the cash-in-lieu are not considered necessary in this instance.</p> <p>Considering the above, Staff are of the opinion the applications maintain the Town of Innisfil Official Plan, subject to the proposed conditions.</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>The subject land is zoned Community Service (CS) in Zoning By-law 080-13, which permits place of worship and day nursery.</p> <p>Section 3.35.1.1 of the Zoning By-law provides the minimum parking space rates as follows:</p> <ul style="list-style-type: none"> • The parking rate for place of worship is 1 parking space for every 4 persons to be accommodated in the design capacity of the buildings. With the installation of new washroom facilities, the church will be permitted to increase its occupant load to up to 200 persons, based on the number of fixed seats, in compliance with the Ontario Building Code. Therefore, Minimum 50 parking spaces are required. • The parking rate for day nursery 1 parking space per 30 square metres of gross floor area. Minimum 6 parking spaces are required. <p>Section 3.25.2.e states that “where a lot, building or structure accommodates more than one type of use, the parking space requirements shall be the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses. Based on these provisions, a total of 56 parking spaces would be required to accommodate both uses on the property. The subject lands currently contain 16 parking spaces, and the application seeks relief from the Zoning By-law to permit continued use of the existing parking spaces to accommodate both the place of worship and the proposed day nursery.</p> <p>The intent of the zoning by-law for requiring a minimum number of parking spaces is to ensure an adequate number of parking spaces are provided for the uses on the site and to minimize potential impacts on surrounding lands. Under the current configuration, the church’s approved occupant load is 50 persons in accordance with the Ontario Building Code. The increased parking requirement is primarily triggered by the installation of new washroom facilities, which increases the permitted design capacity of the building to up to 200 persons, based on the number of fixed seats under the Ontario Building Code. The church currently contains 200 seats, and no additional seating or expansion of the building is proposed. The existing on-site parking, together with the off-site arrangement at the nearby community centre, has historically accommodated the parking demand for the church with 200 seats as noted in the PJR. While the By-law requires additional 37 parking spaces for the church, this</p>

	<p>increase is considered technical in nature, as there is no expansion of the floor area and the practical occupancy of the church is not expected to increase significantly as a result of the proposed development.</p> <p>With respect to the proposed day nursery, the applicant has noted that “The church and the Montessori Academy will never occupy the church simultaneously, as this would be unsafe for the children in daycare. The church and the Montessori Academy will share the bathrooms and basement area, but at different times of the day/week.” Staff note that 6 parking spaces are required for the proposed day nursery use. As the day nursery and place of worship are not expected to operate concurrently, staff have no concerns with the reduced parking spaces.</p> <p>Staff note that the parking area on the subject lands appears to be existing and paved with asphalt. However, line painting would be required to delineate the proposed parking spaces. As such, Planning has included a condition that a final site plan showing proposed parking be submitted and approved to the satisfaction of the Planning Department.</p> <p>Overall, in consideration of the above, the requested variance maintains the purpose and intent of the Zoning By-law, subject to the proposed conditions.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the proposed conditions. The shared use of the building between the place of worship and the day nursery represents an efficient use of the existing community facility. The proposed reduction in parking spaces will not negatively impact the surrounding area and will allow the continued use of the property for community-serving purposes. The proposed day nursely has been approved by Ministry of Education</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>While the reduction in the number of parking spaces appears significant numerically, the practical impact of the variance is limited. The proposed variance is not expected to cause any substantial impact to surrounding properties as detailed herein. Staff are of the opinion that the variances are minor in nature.</p>

CONCLUSION:

The Planning Department recommends approval of application **A-2026-005** , subject to the proposed conditions

PREPARED BY:

Ingrid Li
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: March 12, 2026

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

FILE/APPLICATION: A-2026-005

SUBJECT: 2180 Victoria St. E.

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)

No comments.

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

No comments.



Engineering

MEMORANDUM TO FILE

DATE: March 19, 2026

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

FILE/APPLICATION: A-005-2026

SUBJECT: 2180 Victoria Street East

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.