



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-027-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Michael Harte, Applicant**, on behalf of **Friday Harbour Mid-Rise (Phase III) Inc., Owner**, for a minor variance from By-law 029-105, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **part of Block 1, Plan 51M-997 designated as Part 2, Plan 51R-41452** is known municipally as **415 Sea Ray Avenue** and is zoned as **“Residential 1 (R1)”** and **“Agricultural (AG)”**.

The applicant is proposing to reduce the net minimum width of parking spaces to 2.8 m. The applicant is seeking relief from section 3.10.1.2 of the site-specific Zoning by-law (029-05) which requires a minimum parking space width of 2.85 m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 18, 2023, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: <https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

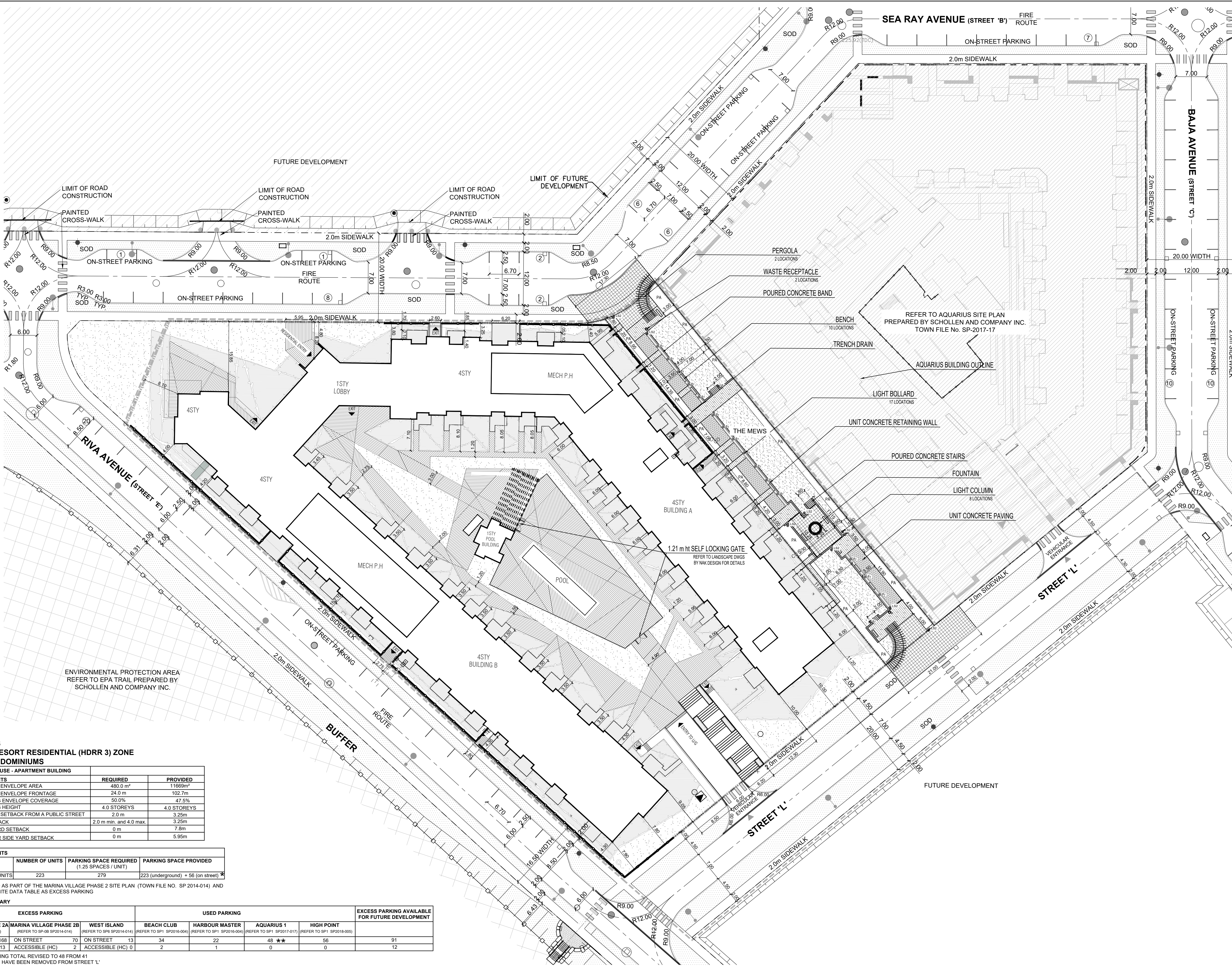
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.



Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **May 2, 2023**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



SITE STATISTICS
HIGH DENSITY RESORT RESIDENTIAL (HDRR 3) ZONE
HIGH POINT CONDOMINIUMS

PRINCIPAL PERMITTED USE - APARTMENT BUILDING		
BUILDING REQUIREMENTS	REQUIRED	PROVIDED
- MINIMUM BUILDING ENVELOPE AREA	480.0 m ²	11669m ²
- MINIMUM BUILDING ENVELOPE FRONTAGE	24.0 m	102.7m
- MAXIMUM BUILDING ENVELOPE COVERAGE	50.0%	47.5%
- MAXIMUM BUILDING HEIGHT	4.0 STOREYS	4.0 STOREYS
- MINIMUM BUILDING SETBACK FROM A PUBLIC STREET	2.0 m	3.25m
- FRONT YARD SETBACK	2.0 m min. and 4.0 max	3.25m
- MINIMUM REAR YARD SETBACK	0 m	7.8m
- MINIMUM EXTERIOR SIDE YARD SETBACK	0 m	5.95m

PARKING REQUIREMENTS			
UNIT TYPE	NUMBER OF UNITS	PARKING SPACE REQUIRED (1.25 SPACES / UNIT)	PARKING SPACE PROVIDED
APARTMENT BUILDING UNITS	223	279	223 (underground) + 56 (on street) *

* 56 PARKING PROVIDED AS PART OF THE MARINA VILLAGE PHASE 2 SITE PLAN (TOWN FILE NO. SP 2014-014) AND IDENTIFIED ON SP-0A SITE DATA TABLE AS EXCESS PARKING

EXCESS PARKING SUMMARY							
EXCESS PARKING			USED PARKING				EXCESS PARKING AVAILABLE FOR FUTURE DEVELOPMENT
MARINA VILLAGE PHASE 2A (REFER TO SP-0A SP2014-014)	MARINA VILLAGE PHASE 2B (REFER TO SP-0B SP2014-014)	WEST ISLAND (REFER TO SP6 SP2014-014)	BEACH CLUB (REFER TO SP1 SP2016-004)	HARBOUR MASTER (REFER TO SP1 SP2016-004)	AQUARIUS 1 (REFER TO SP1 SP2017-017)	HIGH POINT (REFER TO SP1 SP2018-005)	
ON STREET 168	ON STREET 70	ON STREET 13	34	22	48 **	56	
ACCESSIBLE (HC) 13	ACCESSIBLE (HC) 2	ACCESSIBLE (HC) 0	2	1	0	0	

** AQUARIUS USED PARKING TOTAL REVISED TO 48 FROM 41
7 ON-STREET PARKING HAVE BEEN REMOVED FROM STREET 'L'

POOL REQUIREMENTS		
	REQUIRED	PROVIDED
POOL ENCLOSURE FENCE	1.21m ht	1.21m ht
SELF LOCKING GATE FOR POOL ENCLOSE	1.21m ht	1.21m ht
POOL ELEVATION 228.00 - MATCHES FINISH GRADE	< 2.0m	0 m

Copyright Statement
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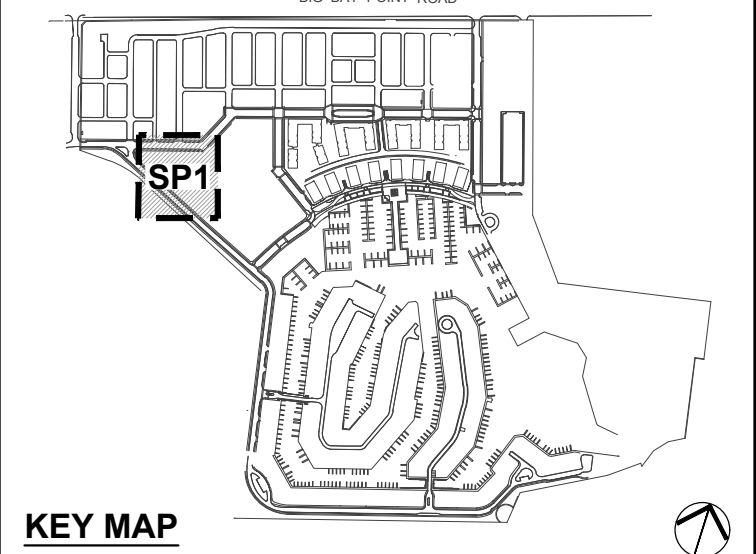
No.	Revision	Date	By
4	Site Plan Application - Submission 4	November 28, 2018	SKC
3	Site Plan Application - Submission 3	August 30, 2018	SKC
2	Site Plan Application - Submission 2	June 19, 2018	SKC
1	Site Plan Application	March 7, 2018	SKC

- LIMIT OF SITE PLAN
- PROPERTY LINE
- HYDRO TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SERVICE BLOW OFF VALVE
- BELL PEDESTAL
- ROGERS PEDESTAL
- AD / CB
- MH
- MARINA VILLAGE LIGHT STANDARD
- LIGHT BOLLARD
- LIGHT COLUMN
- WASTE RECEPTACLE
- BENCH
- BUILDING ENTRANCE
- FIRE ROUTE
- RETAINING WALL WITH GUARDRAIL
- CURB AND GUTTER (OPSD 600.090)
- DEPRESSED CURB AND GUTTER
- PATIO
- PLANTING AREA
- UNIT CONCRETE PAVING / POURED CONCRETE
- SOD
- PERGOLA / SHADE STRUCTURE
- RETAINING WALL
- FOUNTAIN
- STAIRS

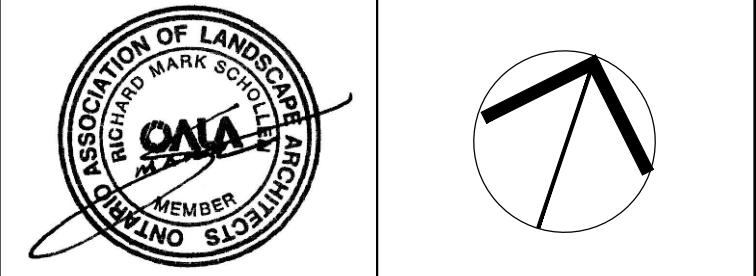
SITE PLAN DRAWING BASED ON THE FOLLOWING DRAWINGS BY OTHERS :

- * SURVEY DRAWINGS PREPARED BY: Remy, Penick & Edwards Surveying Ltd. DATE: April 16, 2015
- * ARCHITECTURE DRAWINGS BY: G + C Architects Inc. DATE: December 12, 2017
- * SERVICES DRAWINGS PREPARED BY: SCS Consulting Group Ltd. DATE: June 14, 2017

Innisfil
2301 INNISFIL BEACH ROAD
INNISFIL, ONTARIO L9S 1A1
TEL: (705) 436-3710
FAX: (705) 436-7120



KEY MAP
SCALE: N.T.S.



Drawing Prepared By:
SCHOLLEN & Company Inc.
30 Wertheim Court, Unit 15
Richmond Hill, Ontario L4B 1B9
T: 289-695-0000
F: 289-695-0010

Client:
FRIDAY HARBOUR
Resort Living
FRIDAY HARBOUR RESORT HOLDINGS INC.

Project Name:
HIGH POINT
415 SEA RAY AVENUE

Drawing Name:
SITE PLAN

Drawn:	Design:	Date:
Checked:	Approved:	Scale:
CADD File:		Dwg. No.:

Project No.:
17065

SP1

April 13, 2023

Michael Harte
Senior Project Manager, Land Development
Geranium Corporation
3190 Steeles Avenue East, Suite 300
Markham, ON L3R 1G9
Via Email: michaelh@geranium.com

RE: Minor Variance Application for Friday Harbour High Point Building

Dear Mr. Harte:

BA Group has been retained by Friday Harbour Mid-Rise (Phase III) Inc. to provide transportation advisory services related to the development of Friday Harbour Resort, located in the Town of Innisfil, and have completed numerous assessments to date.

Friday Harbour, a resort community in the Town of Innisfil, is currently being constructed in phases on the 600 acre site. Currently, the High Point residential building is under construction and near completion. During a recent survey of the completed parking garage, it was found that the widths of some parking stalls were constructed slightly less than the minimum width of 2.85m specified in the Friday Harbour Site-Specific Zoning By-law 029-05. The effective width of some spaces was measured to be approximately 2 to 5 cm narrower than the required 2.85m. As such, a minor variance application is sought to reduce the minimum parking stall width to 2.80m for 18 spaces. This represents 8% of the total number of parking spaces, which is 230 spaces.

The purpose of this letter is to provide a rationale in support of the proposed parking variance. Based on BA Group's review, the proposed variance is appropriate for the following reasons:

1. Site-Specific By-law Requirements Exceed Parent By-law Requirements

The Town of Innisfil Comprehensive Zoning By-law 080-13, which is the parent by-law to the site-specific by-law 028-05, stipulates a minimum width of 2.75m for each parking space. This indicates that a 2.75m wide parking space is functional for the majority of vehicles in the Town. As the minor variance proposes a larger minimum width of 2.80m per parking space, the proposed dimension is deemed acceptable.

2. Site-Specific By-law Requirements Exceed Other Municipalities

The minimum width requirement set by Zoning By-law 029-05 is greater than the requirements in other nearby municipalities, with most permitting widths between 2.6m and 2.7m. The following list provides the minimum width for each unobstructed parking space in nearby municipalities:

- City of Toronto = 2.6m
- City of Mississauga = 2.6m

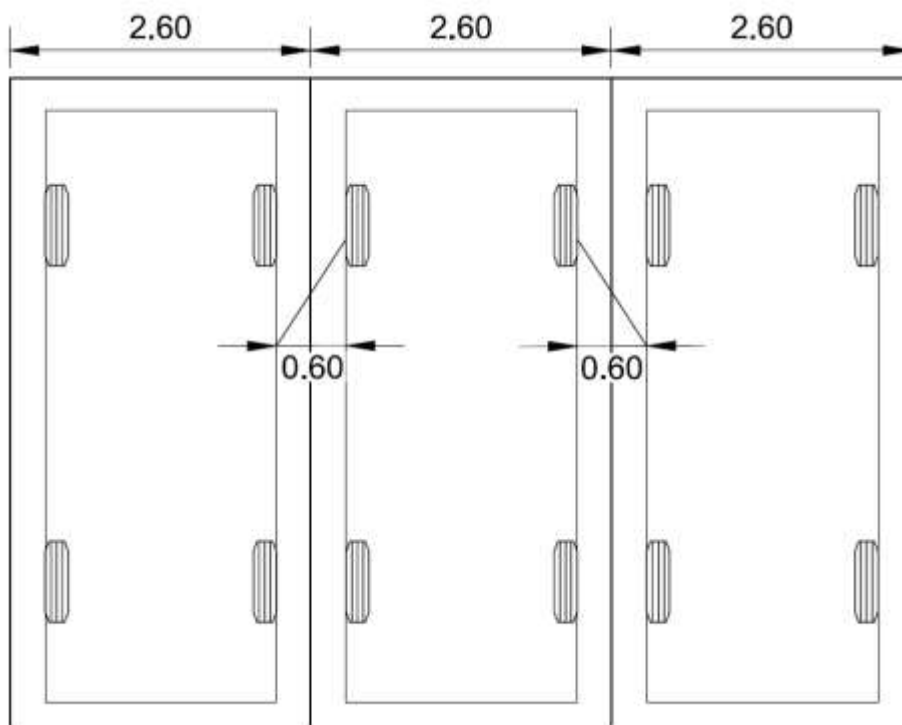
- Town of Newmarket = 2.6m
- City of Vaughan = 2.7m
- City of Barrie = 2.7m
- Town of Oakville = 2.7m
- Town of Bradford West Gwillimbury = 2.7m

In comparison, the minor variance proposes a minimum width of 2.80m for a small number of spaces. This is a greater width than what is required at other area municipalities and indicates that the parking space will remain functional despite a narrower width than what is prescribed in the Site-specific Zoning By-law 029-05.

3. Proposed Width of Parking Space Can Accommodate Typical Door Swing

An aspect governing the width of a parking space is whether the provided space can accommodate a typical vehicle and its door swing clearance. A typical vehicle is 2.0m wide, with a door opening clearance of 0.60m. This causes the effective width of the parking space to be equal to 3.2m (i.e., 2.0m vehicle width and 0.60m door swing clearance on each side). However, the door swing can be accommodated by sharing the space with the adjacent parking stall. Essentially, if each parking space has 0.3m of buffer along both sides of the vehicle, an open door can use the 0.3m in its own parking stall as well as the 0.3m in the adjacent stall to fully accommodate the total 0.6m opening clearance. Thus, a typical 2.0m wide vehicle can comfortably fit in a 2.6m wide parking stall. As the width of parking stall is proposed to be 2.80m, the door swing can be easily and sufficiently accommodated.

FIGURE 1: VEHICLE DOOR SWING ACCOMODATION WITHIN TYPICAL PARKING SPACE

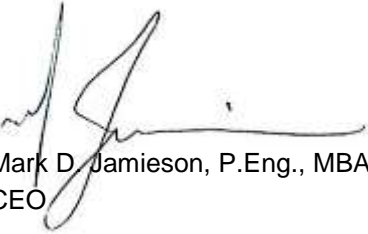


Therefore, in conclusion, BA Group reviewed the proposed variance and found that it is appropriate per reasons noted above. Specifically, the proposed width of 2.8m is still wider than the requirement in the parent Town of Innisfil Comprehensive Zoning By-law, as well as what is required in area municipalities. The proposed width is also sufficient to accommodate the typical door swing of a vehicle.


I trust the foregoing justification is acceptable. Should you have any questions, please feel free to contact me directly.

Sincerely,

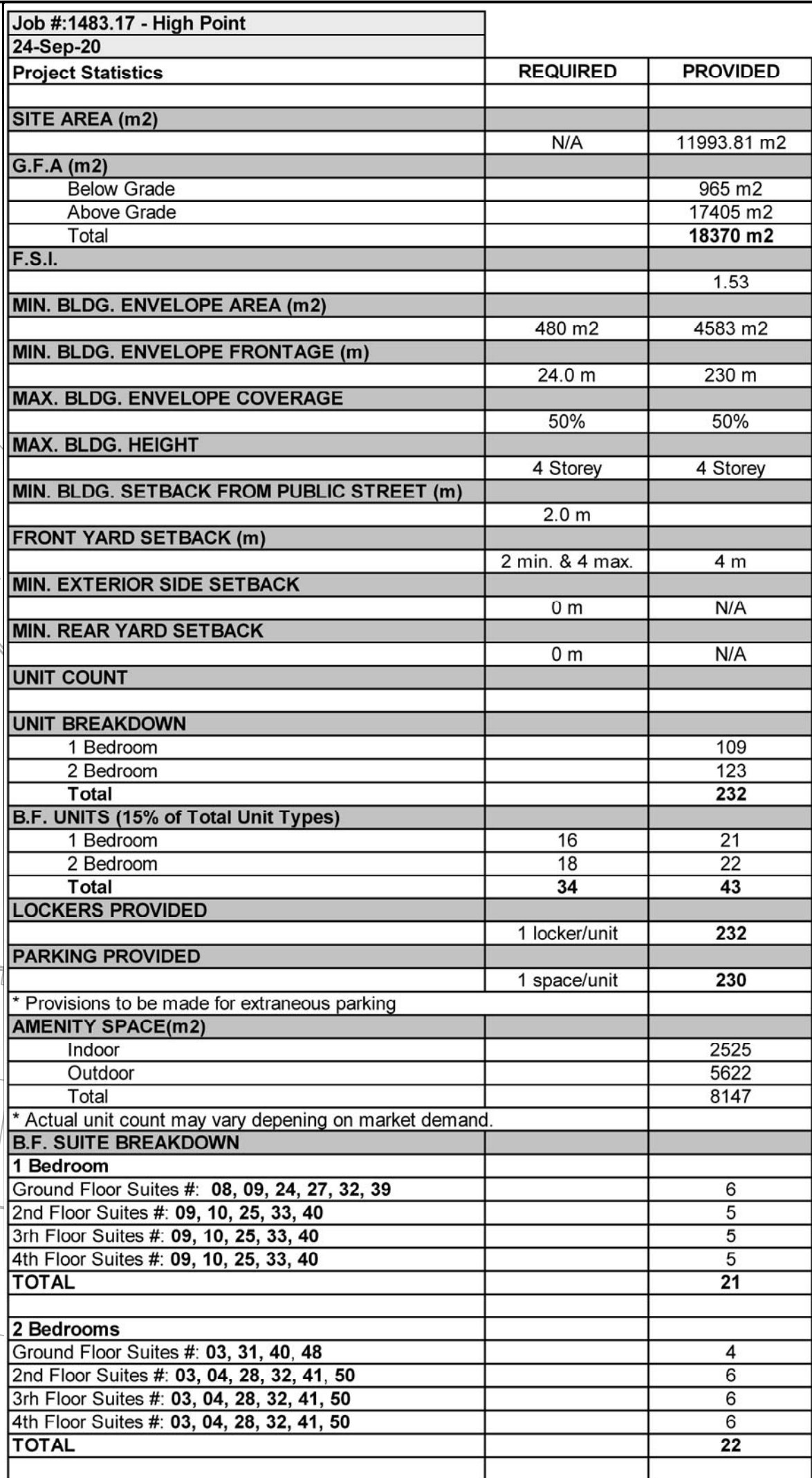
BA Consulting Group Ltd.



Mark D. Jamieson, P.Eng., MBA
CEO



Natalie Tsui, P.Eng.
Transportation Engineer



Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their activities. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Enkelnet + Coscia Architects Inc. shall not be responsible for:

1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01.	FEB.16.2018	issued for Building Permit	08
02.	DEC.17.2019	issued for city comments	09
03.	DEC.19.2019	issued for below grade tender	10
04.	FEB.21.2020	issued for tender tier #2	11
05.	JUN.25.2020	issued for progress	12
06.	JUL.08.2020	issued for progress	13
07.	JUL.1.7.2020	re-issued for tender tier #2	14
08.	JUL.24.2020	FC (below grade only)	15
09.	AUG.10.2020	issued for construction	16
10.	SEP.09.2020	issued for window tender	17
11.	SEP.25.2020	re-issued for Building Permit	18

DRAWINGS ISSUED FOR CONSTRUCTION:
THE FOLLOWING CONSTRUCTION DOCUMENTS
ISSUED August 10, 2020 ONLY INCORPORATES
COMMENTS RECEIVED FROM AUTHORITIES
HAVING JURISDICTION UP TO AND INCLUDING
THIS ISSUANCE DATE.

LEVEL A
UNITS 1 TO , INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE
(No.51) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2023

SCALE 1:250
0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT, 1998, THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2023.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____, 2023

C. P. EDWARD
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

NOTES

- DENOTES BOUNDARIES OF UNITS AND THE COMMON ELEMENTS
--- DENOTES EXTERIOR FACE OF BUILDING WALLS OR STRUCTURE
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
COMM. DENOTES COMMUNICATIONS
MECH. DENOTES MECHANICAL
F.H.C. DENOTES FIREHOSE CABINET
E.C. DENOTES ELECTRICAL CLOSET
P. DENOTES PATIO
ELEV. DENOTES ELEVATOR
ST. DENOTES STAIRS

UNIT BOUNDARY DEFINITIONS

- THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION. AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.
- DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
 - DENOTES THE PLANE 1.90 METRES ABOVE AND PARALLEL TO THE UPPER SURFACE OF THE UNFINISHED CONCRETE FLOOR SLAB MEASURED PERPENDICULARLY THEREFROM.
 - DENOTES LOWER FACE AND PLANE OF THE STEEL WIRE MESH AND FRAME.
 - DENOTES BACKSIDE SURFACE AND PLANE AND PRODUCTION OF THE DRYWALL SHEATHING.
 - DENOTES UPPER SURFACE AND PLANE OF THE UNFINISHED CONCRETE FLOOR SLAB AND THE PRODUCTION THEREOF.
 - DENOTES UNITSIDE SURFACE AND PLANE OF THE CONCRETE/CONCRETE BLOCK WALL AND/OR THE PRODUCTION THEREOF.
 - DENOTES VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE CONCRETE COLUMN AND/OR THE PRODUCTION THEREOF.
 - DENOTES UPPER SURFACE AND PLANE AND PRODUCTION OF THE DRYWALL SUSPENDED CEILING.
 - DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELNE OF COLUMNS AND PERPENDICULAR TO THE FACE OF CONCRETE/CONCRETE BLOCK WALL OR ITS PRODUCTION.
 - DENOTES LOWER SURFACE AND PLANE OF THE UNFINISHED CONCRETE CEILING SLAB AND ITS PRODUCTION ACROSS OPENINGS.
 - DENOTES UNFINISHED UNITSIDE SURFACE AND PLANE OF THE EXTERIOR DOORS, DOOR AND WINDOW FRAMES AND UNITSIDE SURFACE OF ALL GLASS PANELS LOCATED THEREIN.
 - DENOTES UNITSIDE SURFACE AND PLANE OF THE STEEL WIRE MESH AND THE UNITSIDE SURFACE OF THE STEEL WIRE MESH DOOR IN CLOSED POSITION.
 - DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS AND PERPENDICULAR TO THE FACE OF CONCRETE/CONCRETE BLOCK WALL OR ITS PRODUCTION.
 - DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELNE OF COLUMNS AND/OR PRODUCTION THEREOF.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT:

DATE _____, 2023.

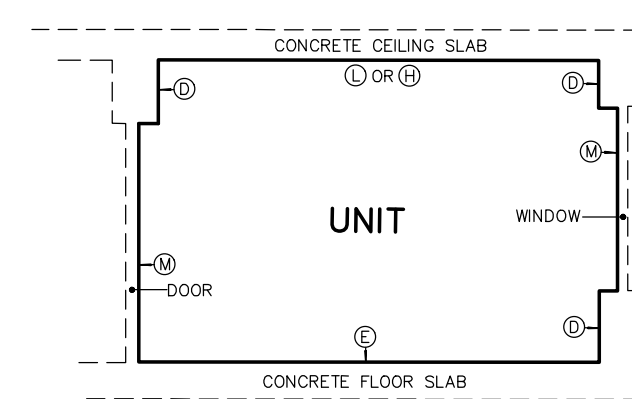
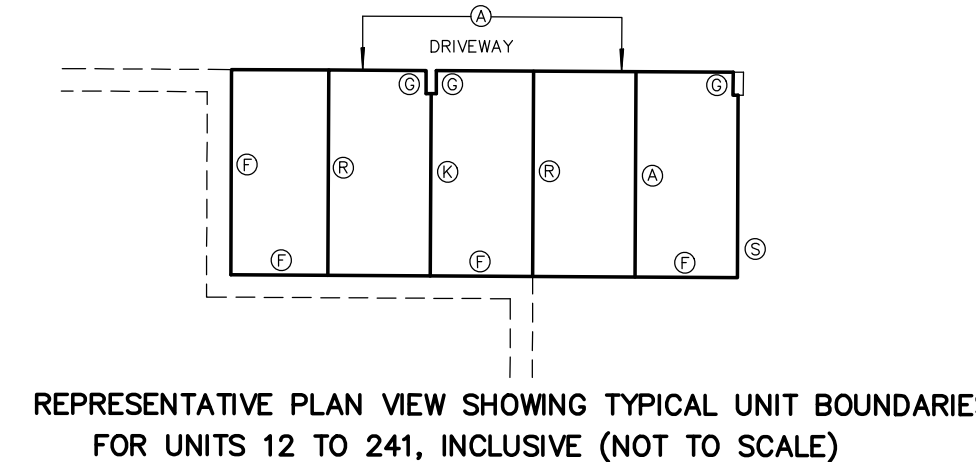
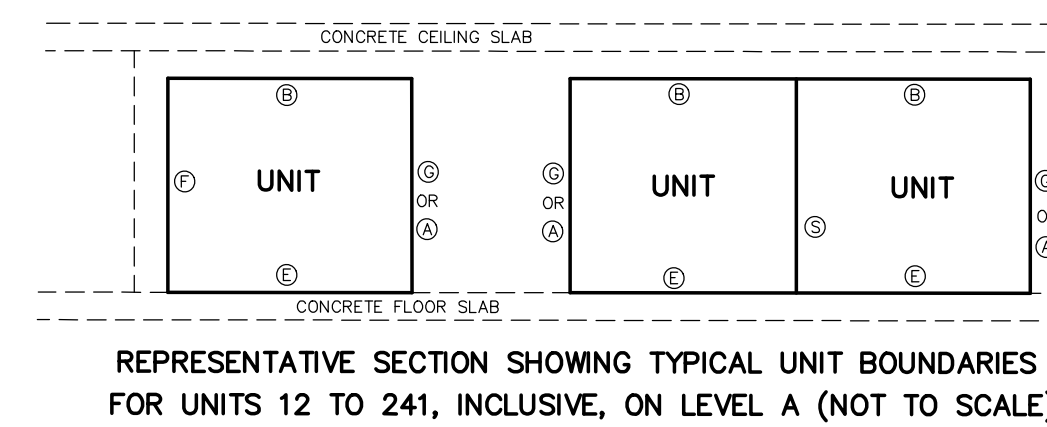
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO
BIND THE CORPORATION



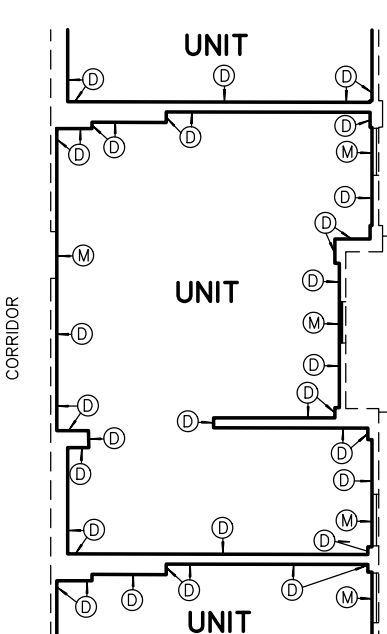
Mar-21-2023

- 18 PARKING SPACES
SHORT ON MINIMUM BY-LAW WIDTH
(SOME SPACES NOT CONSISTANT WIDTH
FROM FRONT TO BACK OF SPACE)
- 24 PARKING SPACES
LARGER ON MINIMUM BY-LAW WIDTH
(SOME SPACES NOT CONSISTANT WIDTH
FROM FRONT TO BACK OF SPACE)

rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: A.O. CHECKED: C.P.E.
JOB No. 17-232 CAD FILE No. 17232-CONDO-3(LA)



REPRESENTATIVE SECTION SHOWING TYPICAL UNIT BOUNDARIES
FOR UNITS 1 TO 11, INCLUSIVE (NOT TO SCALE)



REPRESENTATIVE PLAN VIEW SHOWING TYPICAL UNIT BOUNDARIES
FOR UNITS 1 TO 11, INCLUSIVE (NOT TO SCALE)

SECTION TO ILLUSTRATE THE VERTICAL RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)