

# **Summary of Comments**

## A-027-2023 415 Sea Ray Ave



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-027-2023  
**RELATED APPLICATION(S):** N/A  
**MEETING DATE:** May 18, 2023  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Chris Cannon, Placemaker/Planner  
**SUBJECT:** Minor variance application A-027-2023 seeking relief from Section 3.10.1.2 of the site specific Zoning By-law 029-05, to permit parking stall width minimum of 2.8m, when the By-law requires 2.85m parking stall width.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	415 Sea Ray Avenue
<b>Legal Description</b>	Plan of Block 1, Plan 51M-997; designated as Part 2, Plan 51R-41452
<b>Official Plan</b>	Resort Recreational Area
<b>Zoning By-law</b>	High Density Resort Recreational (HDRR3) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-027-2023 subject to the following condition.

### CONDITION:

1. That the variance only apply to the approved site plan drawings for SP-2018-005 and that any future development of the lands be subject to Planning Act regulations.

### REASON FOR APPLICATION:

The applicant is proposing to reduce the 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 2.85m. The parking garage is completed, however under inspection 18 stalls (8% of all stalls) were undersized by 2-5cm.

**SURROUNDING LANDS:**

<b>North</b>	Medium Density Residential
<b>East</b>	High Density Residential
<b>South</b>	High Density Residential
<b>West</b>	Environmental Protection

**ANALYSIS:**

<b>Site Inspection Date</b>	May 4, 2023
<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 designated Resort Recreational Area. High Rise and Mid Rise Residential/Apartment units and associated parking is permitted within this designation in accordance with the policies of the Big Bay Point Resort Secondary Plan. BA Group has provided a transportation rationale in support of this application, which has been reviewed by Staff. The proposed reduced 2.8m width parking standards are still larger than the 2.75m width parking standards elsewhere in the Town used for both underground and above-ground parking, so there are no concerns from Staff in this regard. Also they are larger than other municipalities such as Toronto and Mississauga (2.6m) which regularly build underground garages.</p> <p>The proposed variance meets the purpose and intent of the Official Plan and Big Bay Point Resort Secondary Plan</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposed Variance is subject to the performance standards outlined in By-law 029-05, which requires a parking stall width of 2.85m. The Town's parent By-law (080-13) requires a parking stall width of 2.75m. Therefore, the proposed Variance for a reduced parking stall width is greater than what is required in the Town's parent By-law. Staff are of the opinion that a variance to permit the reduction in the parking stall width for the subject lands meets the purpose and intent of the Zoning By-law. As stated, underground garages in other parts of the Town follow the 2.75m standard. Friday Harbour Resort, unusually, based on a history of separate Ontario Municipal Board (OMB) approvals, has its own governing zoning by-law with parking width standards that are currently greater than the rest of the municipality (based on a 2007 OMB approval).</p>
<b>The variance is desirable for the appropriate/orderly development or use of the land:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposed reduction in parking stall width is located within a resort community of Friday Harbour. The variance is required due to the requirement of the site specific By-law for Friday Harbour. The reduction in parking stall width is considered reasonable in scale and desirable for the appropriate/orderly development and use of the land and is still greater than the current Town Zoning Standard elsewhere, and other municipal standards for underground and above-ground parking.</p>
<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Staff are of the opinion that the requested variance to permit the reduction in parking stall width is minor in nature due to the fact that the Town's parent By-law only requires a parking stall width of 2.75m.</p>

**PREPARED BY:**

Chris Cannon, Placemaker/Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** May 12, 2023

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

**FILE/APPLICATION:** A-027-2023

**SUBJECT:** 415 Sea Ray Ave.

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**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 comments.

**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 comments.



MEMORANDUM TO FILE

**DATE:** May 11, 2023  
**FROM/CONTACT:** Anton Kalinin  
**FILE/APPLICATION:** A-027-2023 (415 Sea Ray Avenue – Friday Harbour)  
**SUBJECT:** Committee of Adjustment Applications – May 2023  
Engineering Services Review Comments

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**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):

- Engineering has no comments.

**Conditions 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):

- Engineering has no conditions.