



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-018**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Tom Wilson, applicant** on behalf of **Parkbridge Lifestyle Communities, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **INNISFIL CON 11 S PT LOT 25 RP 51R23381 PARTS 2 AND 3 PT**, known municipally as **908 Lockhart Rd**, and is zoned “**Residential Special Community (RSC) and Commercial Neighbourhood (CN)**”. The proposed development is within the RSC Zone.

The applicant is seeking relief from Section 3.35.1.1(i) of the Zoning By-law, which requires one parking space per 10 square metres of gross floor area for a banquet hall. The proposed development involves replacing the existing community clubhouse at Sandy Cove Acres, which is classified as a banquet hall. The proposed clubhouse will have an approximate gross floor area of 697 m², requiring 70 parking spaces, whereas 50 parking spaces are proposed.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 16, 2026, 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 consent, 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 Ontario Land Tribunal (OLT).

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: **June 30, 2026**

Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504

June 10, 2026

MEMO

**RE: MINOR VARIANCE APPLICATION – Proposed Construction and Zoning Statistics
Sandy Cove Acres – Replacement Community Clubhouse**

Location and Proposal Description: Replacement clubhouse building at 15 Main Street, Sandy Cove Acres, legal description: INNISFIL CON 11 S PT LOT 25;RP 51R23381 PARTS 2 AND 3 PT;PART 1.

The existing clubhouse (known as “The Spoke”), located in the north block of Sandy Cove Acres is in poor condition with many building systems in need of replacement. Portions of the building (mezzanine) were deemed structurally unsafe in 2025 and have been closed to residential use.

In order for Parkbridge to meet their rental obligations in providing this clubhouse amenity, the decision has been made to replace the existing clubhouse with a new facility. This proposed new clubhouse is slightly larger than existing at 697m² GFA, all on one floor, slab on grade and wood frame construction. Areas comparison as follows:

Zoning Bylaw: 080-13 Comprehensive Zoning Bylaw (Town of Innisfil)

Zoning: RSC (Residential Special Community)

A community clubhouse is considered an Accessory Use Buildings and Structures in the RSC zone.

Building Statistics:

	Existing Clubhouse (to be demolished)	New Clubhouse
Footprint	349 m ²	697 m ²
GFA		
Basement	100 m ²	0
Gound Floor	349 m ²	697 m ²
Mezzanine	67 m ²	0
Total	516 m²	697 m²

Zoning Requirements:

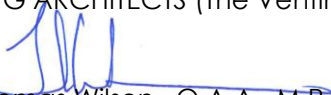
Yards and Setbacks:	Required	Proposed
Minimum Lot Area (Exterior Lot)	20ha	40.72ha (existing)
Minimum Lot Frontage (Exterior Lot)	150m	609m (existing)
Minimum Front Yard:	15m	248.52m
Minimum Interior Side Yard:	8m	335.24m
Minimum Exterior Side Yard:	15m	235.15
Minimum Rear Yard:	8m	393.82m
Maximum Lot Coverage:	35%	+/- 12%
Minimum Landscaped Open Space:	N/A	N/A
Maximum Building Height:	11m	7.78m (mean height between soffit and ridge of hipped roof)

Parking and Loading

Parking Spaces:	70 spaces	50 spaces (20 space deficit)
3.35.1.1 i) Banquet hall: 1 parking space per 10 square metres of gross floor area.	(697m ² GFA / 10m ² = 69.7)	
Parking stall size	2.75m x 5.7m minimum	All at minimum bylaw size or larger.
3.35.3: Accessible parking spaces:	Minimum of 3 for parking are requiring 51 to 100 stalls.	2 Type A provided, 2 type B provided.
Loading Spaces:	1 required	1 provided

Prepared by:

+VG ARCHITECTS (The Ventin Group Toronto Ltd.)



Thomas Wilson O.A.A., M.R.A.I.C.
Partner

June 10, 2026

Planning and Development
 Town of Innisfil,
 2101 Innisfil Beach Road
 Innisfil, Ontario
 L9S 1A1

**RE: MINOR VARIANCE APPLICATION – Proposed Construction and Zoning Statistics
 Sandy Cove Acres – Replacement Community Clubhouse**

Dear Sir,

On behalf of Parkbridge Lifestyle Communities we are submitting this Pre-Consultation request for a replacement clubhouse building at 15 Main Street, Sandy Cove Acres, legal description: INNISFIL CON 11 S PT LOT 25;RP 51R23381 PARTS 2 AND 3 PT;PART 1.

Background:

Sandy Cove Acres is a residential retirement community with zoning designation RSC. The community is owned by Parkbridge Lifestyle Communities. Community residents own their individual dwellings but pay rent for the land on which the dwellings are located. In addition to the land, the rent paid also includes for services like water and sanitary sewers, private garbage collection and snowplowing. The rent also provides residents with access to site amenities such as swimming pools, tennis courts and community clubhouses.

The existing clubhouse (known as “The Spoke”), located in the north block of Sandy Cove Acres is in poor condition with many building systems in need of replacement. Portions of the building (mezzanine) were deemed structurally unsafe in 2025 and have been closed to residential use.

In order for Parkbridge to meet their rental obligations in providing this clubhouse amenity, the decision has been made to replace the existing clubhouse with a new facility. This proposed new clubhouse is slightly larger than existing at 697m² GFA, all on one floor, slab on grade and wood frame construction. Areas comparison as follows:

	Existing Clubhouse	New Clubhouse
Footprint	349 m ²	697 m ²
GFA		
Basement	100 m ²	0
Gound Floor	349 m ²	697 m ²
Mezzanine	67 m ²	0
Total	516 m²	697 m²

Site Features:

Adjacent to the new and existing clubhouse is an outdoor swimming pool used by Sandy Cove residents. There is no change proposed for the pool.

Parking: There are 47 existing parking spaces provided for visitors and residents to the clubhouse, including 3 barrier free parking spaces. The proposal will retain this parking and add an additional 3 parking spaces for a total of 50 spaces. These 50 spaces will include 4 new barrier free parking spaces 2 type A and 2 type B 1 of which will be located close to the new clubhouse building.

Parking Variance Requested and Rationale:

The new community clubhouse building is considered a banquet hall based on the Innisfil 080-13 Comprehensive Zoning Bylaw. The requirement for parking is given in bylaw section 3.35.1.1 i) Banquet hall: 1 parking space per 10 square metres of gross floor area. The new clubhouse has a proposed GFA of 697 m². Therefore the bylaw off-street parking requirement is 70 spaces.

The site in and around the existing and new clubhouse location is fully developed and there is no room to expand the existing off-street parking area without significant changes to the site which would be detrimental to the community overall.

The parking requirement for use as Banquet Hall is technically correct, however the specific usage and operation of this building as a community clubhouse for Sandy Cove Acres is not the same as a generic rental Banquet Hall.

1. The community clubhouse is principally for the usage of community residents. Citizens from outside the Sandy Cove Community would not typically be coming to this facility and it is not rented to parties outside Sandy Cove. As such many residents attending the community hall can walk or utilize short drop-off and pick up routines, reducing the need for parking spaces.
2. Although the size of the new clubhouse is larger, the intended occupancy and usage on a day to day basis is not expected to change significantly. Most activities at the community hall constitute groups ranging from 5 – 20 in size and these activities are ongoing throughout a typical day. A significant contributor to the increase in size of the building is to meet current Ontario Building Code barrier free accessibility standards, which do not impact occupant load.
3. The main multi-purpose room in the new clubhouse (which would be used for large gatherings) is 233m² in area. This is the same size as the main hall of the existing clubhouse building to be demolished. Therefore, again in terms of usage the new clubhouse building should not generate significant additional parking load.

Mitigating Measures:

1. Sandy Cove Acres is a private community and its road network does not permit on-street parking. In lieu of this Sandy Cove Acres has designated visitor parking space spread throughout the community. (typically groups of 4 -6 parking spaces located perpendicular to the roads). There are four of these visitor parking lots, providing a

total of 20 spaces on Main Street and Broadway Avenue with 65m of the clubhouse building. While technically not off-street parking, these spots do address the bylaw deficit. These spaces are designated as visitor and as such are not assigned for any other usage.

2. Parking spaces within the current parking lot do not meet bylaw required size parameters. As part of this project the intent will be to re-line the existing parking area to ensure bylaw compliance and safer access for all individuals using the facility. This includes all barrier free parking spaces.


In summary, the proposal for a new community clubhouse will enable Parkbridge to continue to provide the Sandy Cove community with a quality amenity space updated to meet community demands and improvements like meeting Building Code current standards including energy efficiency and Accessibility.

The unique makeup of this community naturally reduce some of the parking related pressures found in a more public banquet hall facility. Also, the community does have additional parking provisioned within a very reasonable distance to the clubhouse building that can be utilized for parking during larger events.

We look forward to your consideration on this submission. If you have any questions, please feel free to contact me to discuss.

Yours very truly,

+VG ARCHITECTS (The Ventin Group Toronto Ltd.)



Thomas Wilson O.A.A., M.R.A.I.C.
Partner