



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2025-008

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from **IPS Consulting, Applicant on behalf of Kristin Cripps, Owners**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 768 S PT LOT 70**, known municipally as **2243 Crystal Beach Rd**, and is zoned "**Shoreline Residential (SR)**".

The applicant is proposing to sever the subject lands to create one new lot. The retained land (Lot 1) is proposed to have a lot frontage of approximately 15.8m, a shoreline frontage of approximately 14m, and a total lot area of approximately 446m². The severed land (Lot 2) is proposed to have a lot frontage of approximately 14.5m, a shoreline frontage of approximately 16m, and a total lot area of approximately 421m².

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- ☒ The Committee **APPROVED** the application and is satisfied that it is in keeping with Section 53 of the Planning Act, that a plan of subdivision will not be required, that the application constitutes proper and orderly development of the subject lands, and that the intent and purpose of the Official Plan and Zoning By-law have been maintained.
- ☒ See attached Condition(s) of Approval
- ☐ No Conditions
- ☐ The Committee **REFUSED** the application and is of the opinion the application is not in keeping with Section 53 of the Planning Act, that the application does not constitute proper and orderly development of the subject lands and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained.
- ☐ The Committee **DEFERRED** the application.

DECISION DATED AT THE TOWN OF INNISFIL this **11th** day of **December 2025**.

CIRCULATION DATE OF NOTICE OF DECISION: December 15, 2025

LAST DAY OF APPEAL: December 31, 2025

A handwritten signature in black ink, appearing to read "Rod Hicks", written over a light grey rectangular background.

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "M. Adam", written over a light grey rectangular background.

Marnie Adam, Member

A handwritten signature in black ink, appearing to read "William Van Berkel", written over a light grey rectangular background.

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "John Raimondi", written over a light grey rectangular background.

John Raimondi, Member

If applicable, the owner/applicant is responsible for any legal, engineering, InnServices & Town fees and must submit to Legal Services a deposit prior to the preparation of any documents (road widening, easement, agreements). The owner/applicant will be invoiced for any additional fees over and above the deposit and will be reimbursed for those funds not utilized. All in accordance with the Fees & Charges bylaw as amended.



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2025-008

I, Sarah Burton Hopkins, Secretary-Treasurer of the Committee of Adjustment do hereby certify that the above is a true copy of the Decision of the Committee of Adjustment for Application No. B-2025-008 rendered on December 11, 2025.

A handwritten signature in black ink that reads "Sarah Burton Hopkins".

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
sburtonhopkins@innisfil.ca
705-436-3740 ext. 3504

NOTICE OF LAST DATE OF APPEAL

In accordance with Section 17 (36) of the Planning Act, you may appeal to the Ontario Lands Tribunal (OLT) in respect to this decision by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting THE TOWN OF INNISFIL as the Approval Authority or by mail to Town of Innisfil, Secretary-Treasurer, Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on December 31, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400, the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act, can be paid online through e-file or by certified cheque or money order made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planningservices@innisfil.ca.

Additional information relating to the 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.

CONDITIONS OF APPROVAL

The below Condition(s) of Approval shall be completed within **TWO YEARS** from the Circulation Date of Notice of Decision outlined on Page 1. If the Condition(s) of Approval are not completed by this date, the application shall be deemed to have been refused. After the completion of the above noted conditions, consent shall be issued by means of a Certificate of Official under Form 2 of the Planning Act.

Planning

1. That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That the applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands as per the sketch prepared for the application, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
3. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town through the CPPS permit process. 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.
4. That \$500.00 be provided to the Town of Innisfil for a new boulevard tree.
5. That the Owner/Applicant apply to the Town of Innisfil for a demolition permit to remove the hallway that straddles the proposed property line and apply for a Committee of Adjustment Memorandum December 11, 2025 B-2025-008 –2243 Crystal Beach Road Page 2 of 6 building permit to legalize the existing dwelling on proposed lot 1 (the retained lands).
6. That the development charges be paid in accordance with the Development Charge By-law section 7e to convert the existing ADU, which was not legally approved by the Town to a legal Single Dwelling Unit.
7. That both the retained and severed lots shall connect to municipal sewer and water services to the satisfaction of the Town. And,
8. That the existing shed encroaches on Block H to be removed.

Building

9. The proposed property line appears to impact the spatial separation requirements. A fire rated wall and rated closures are required. Note that the unprotected openings may need to be removed to comply with the Ontario Building Code. A building permit is required to be submitted with the drawings by the qualified designer to ensure that the proposed construction meets the requirements of the Ontario Building Code 9.10.15. to the satisfaction of the Building Department. The prescribed construction must be completed, and the associated permits closed to the satisfaction of the Building Department.

InnServices

10. That the Owner/Applicant install new water and sanitary services to accommodate the creation of a new lot, to the satisfaction of InnServices.