



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-2025-008**

TAKE NOTICE that an application has been received by the Town of Innisfil from **IPS Consulting, Applicant on behalf of Kristin Cripps, Owners**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

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.

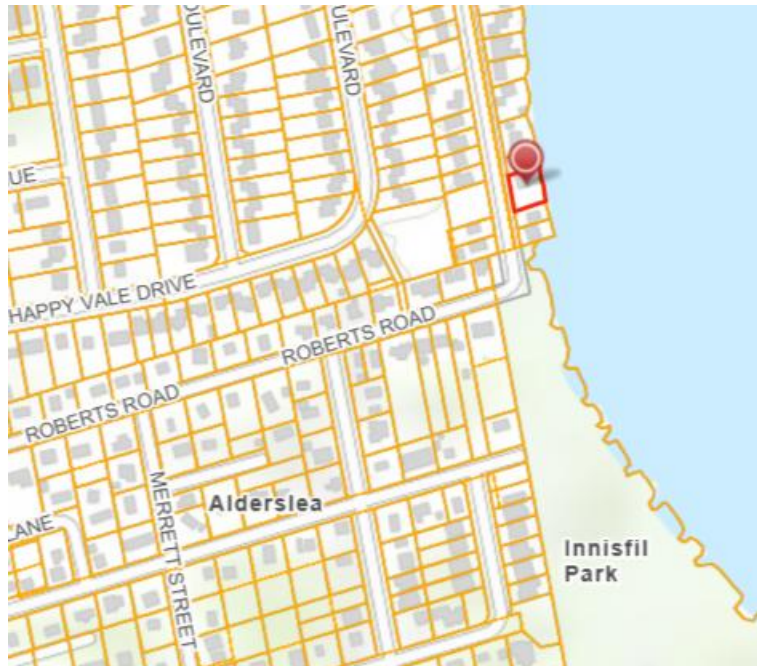
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, December 11, 2025, at 6:30 PM**.

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.

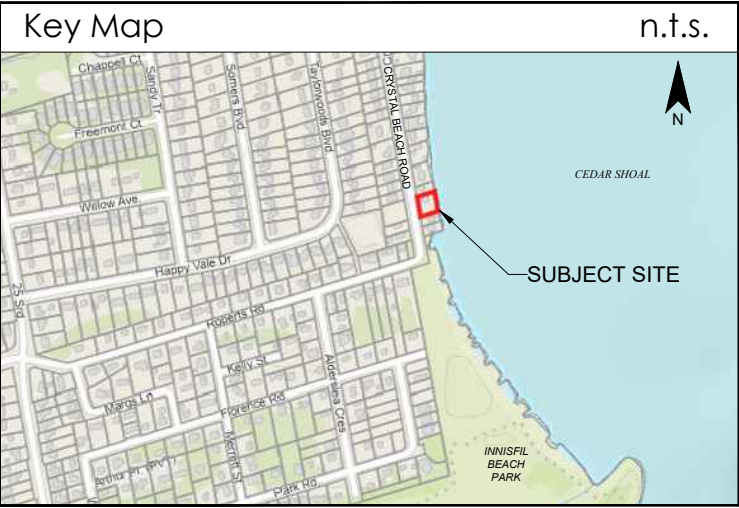
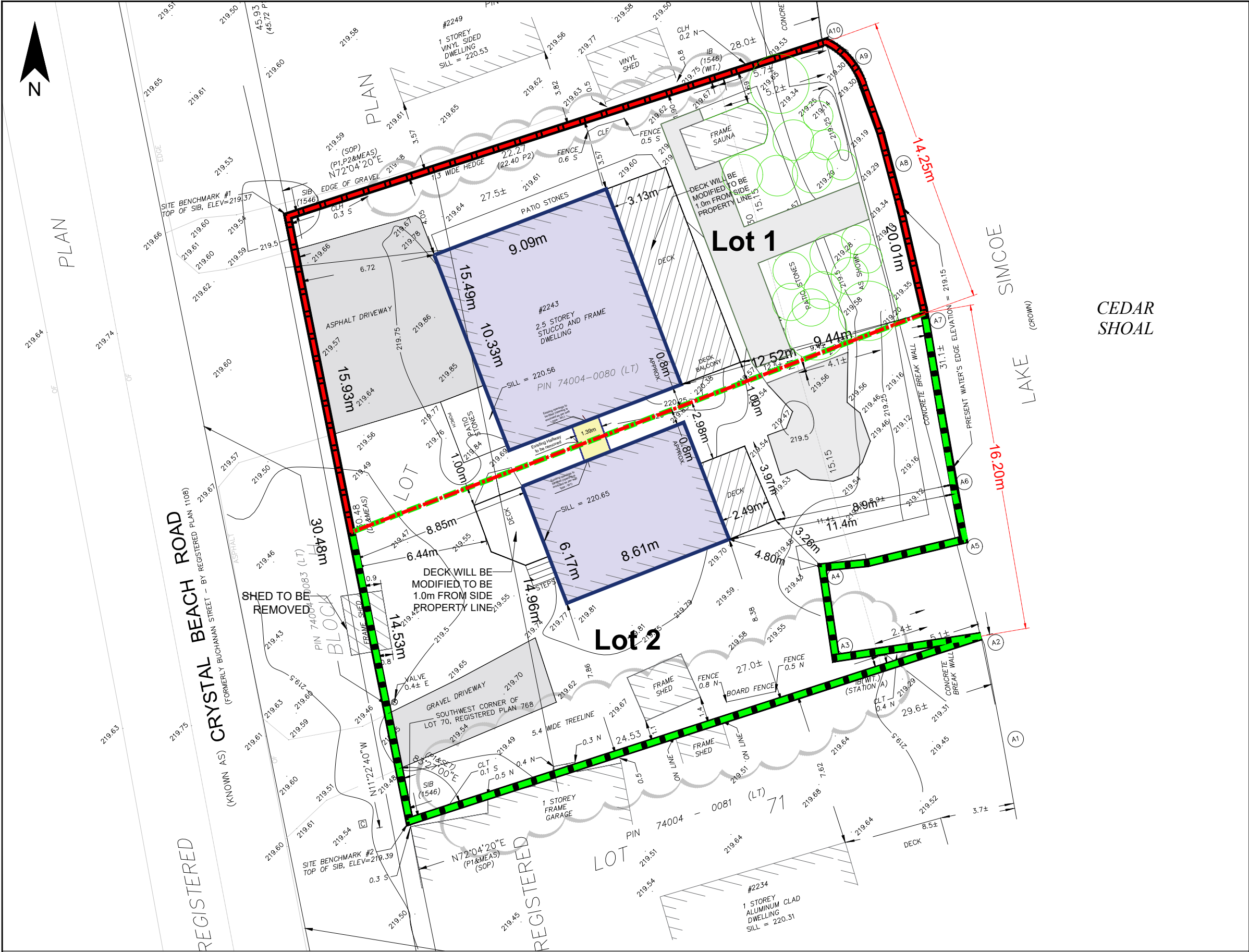
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **November 26, 2025**

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



LEGEND

- Subject Site ($\pm 868.49\text{m}^2$ / 0.08ha)
- Lot 1 - Lands to be Retained
 - Frontage: $\pm 15\text{m}$ (shoreline)
 - Area: $\pm 446.34\text{m}^2$
- Lot 2 - Lands to be Severed
 - Frontage: $\pm 16\text{m}$ (shoreline)
 - Area: $\pm 421.70\text{m}^2$
- Existing Dwellings
 - Lot 1 Dwelling Area: $\pm 94.03\text{m}^2$
 - Lot 2 Dwelling Area: $\pm 53.17\text{m}^2$
- Existing Decks
 - Lot 1 Deck Area: $\pm 32.30\text{m}^2$
 - Lot 2 Deck Area: $\pm 9.68\text{m}^2$
- Existing Driveways

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.

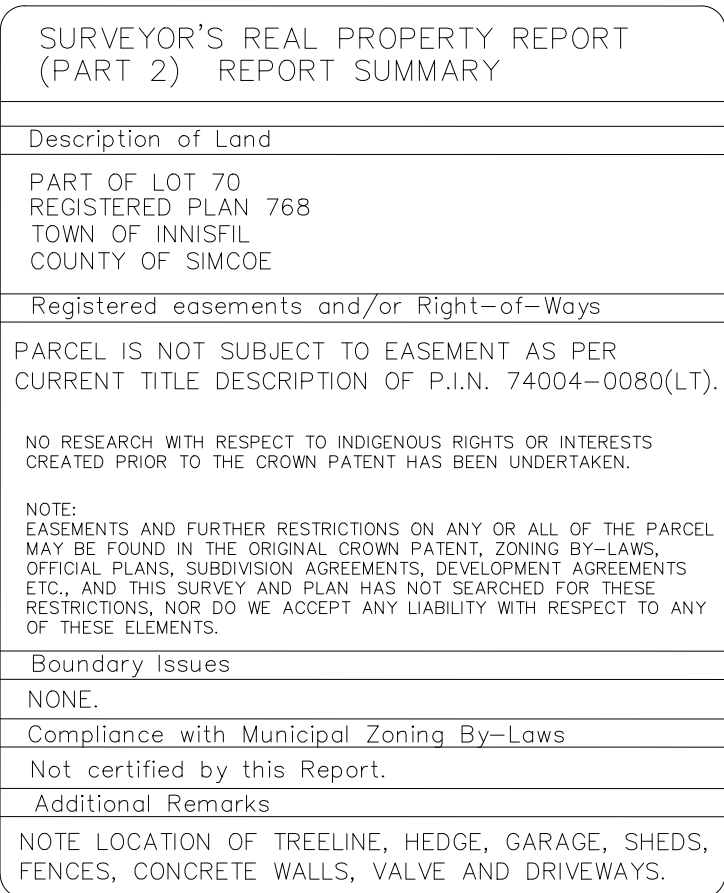
Source: County of Simcoe Interactive Mapping, 2023

0 5 10 15m			
Date:	May 29, 2025	Drawn By:	A.S./A.G.
File:	24 - 1377	Checked By:	N.S.

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

PROPOSED SEVERANCE SKETCH
2243 CRYSTAL BEACH ROAD, INNISFIL

SCHEDULE OF REVISIONS			
No.	Date	Description	By
01	August 27, 2024	Review the Subject Site and Severed Land Area	A.G.
02	Sept 20, 2024	Add hallway to be removed	A.G.
03	May 29, 2025	Updates following to city comments	A.G.
03	June 20 2025	Updates deck area	A.G.



SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF
PART OF LOT 70
REGISTERED PLAN 768
TOWN OF INNISFIL
COUNTY OF SIMCOE

SURVEYOR'S CERTIFICATE

CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 3RD DAY OF MAY, 2024.

MAY 13, 2024
DATE

GURJIT MAHANT
ONTARIO LAND SURVEYOR

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE
CONSIDERED AS AN ORIGINAL PLAN.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTv2.0) DATUM.

BENCHMARK

SITE BENCHMARK #1 IS THE TOP OF THE SIB AT THE NORTHWEST CORNER OF LOT 70, HAVING AN ELEVATION OF 219.37.

SITE BENCHMARK #2 IS THE TOP OF THE SIB AT THE
SOUTHWEST CORNER OF LOT 70, HAVING AN
ELEVATION OF 219.39.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM
ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 00°52'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P AND P2.

RADIAL LINES TO WATER'S EDGE		
A-1	N58°47'20"W	7.0±
A-2	N72°04'20"E	5.1±
A-3	N77°33'20"W	2.3±
A-4	N30°32'10"W	5.8±
A-5	N32°24'10"E	7.5±
A-6	N21°45'00"E	9.5±
A-7	N7°42'50"E	16.8±
A-8	N0°59'50"E	24.7±
A-9	N3°02'30"W	30.0±
A-10	N5°05'40"W	31.1±
A-11	N5°40'10"W	34.8±

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
IE	DENOTES	IRON BAR
— x —	DENOTES	FENCING
CLF	DENOTES	CHAIN LINK FENCE
CLT	DENOTES	CENTERLINE TREES
CH	DENOTES	CENTERLINE HEDGE
□	DENOTES	COMMUNICATIONS BOX
U	DENOTES	UTILITY POLE
— OH —	DENOTES	OVERHEAD WIRES
⊗	DENOTES	MANHOLE
⊗	DENOTES	VALVE
(832)	DENOTES	R. LEEPER, O.L.S.
(976)	DENOTES	C.W. JONES, O.L.S.
(1546)	DENOTES	RUDY MAK SURVEYING LTD.
(WIT.)	DENOTES	WITNESS
P1	DENOTES	REGISTERED PLAN 768
P2	DENOTES	TOPOGRAPHIC SURVEY BY RUDY MAK SURVEYING LTD
		FILE # S-8039T
D1	DENOTES	RO1094993
D2	DENOTES	RO1257497

NOTES:

THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS, CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

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METRIC

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

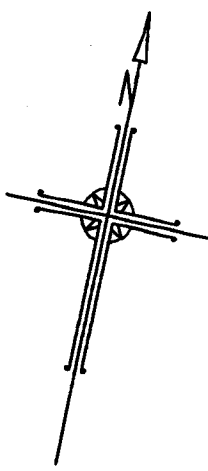
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LAND SURVEYORS
PLAN SUBMISSION FORM

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In accordance with

T:\BLOCK-CAD\BORDER-RUDYMAK\Rudy Mak 45132 web logo.jpg

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM	CHECK BY: GM	FILE No. 16630Tops
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SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

Description of Land

PART OF LOT 70
REGISTERED PLAN 768
TOWN OF INNISFIL
COUNTY OF SIMCOE

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER
CURRENT TITLE DESCRIPTION OF P.I.N. 74004-0080(LT).

NOTE:

EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL
MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS,
OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS
ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE
RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY
OF THESE ELEMENTS.

Boundary Issues

NONE.

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF TREELINE, HEDGE, GARAGE, SHEDS,
FENCES, CONCRETE WALLS, VALVE AND DRIVEWAYS.

THIS REPORT WAS PREPARED FOR KRISTIN CRIPPS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF
PART OF LOT 70
REGISTERED PLAN 768
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 150
1 0 1 5 10
metres
RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

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- DENOTES PLANTED SURVEY MONUMENT
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- D1 DENOTES R01094993
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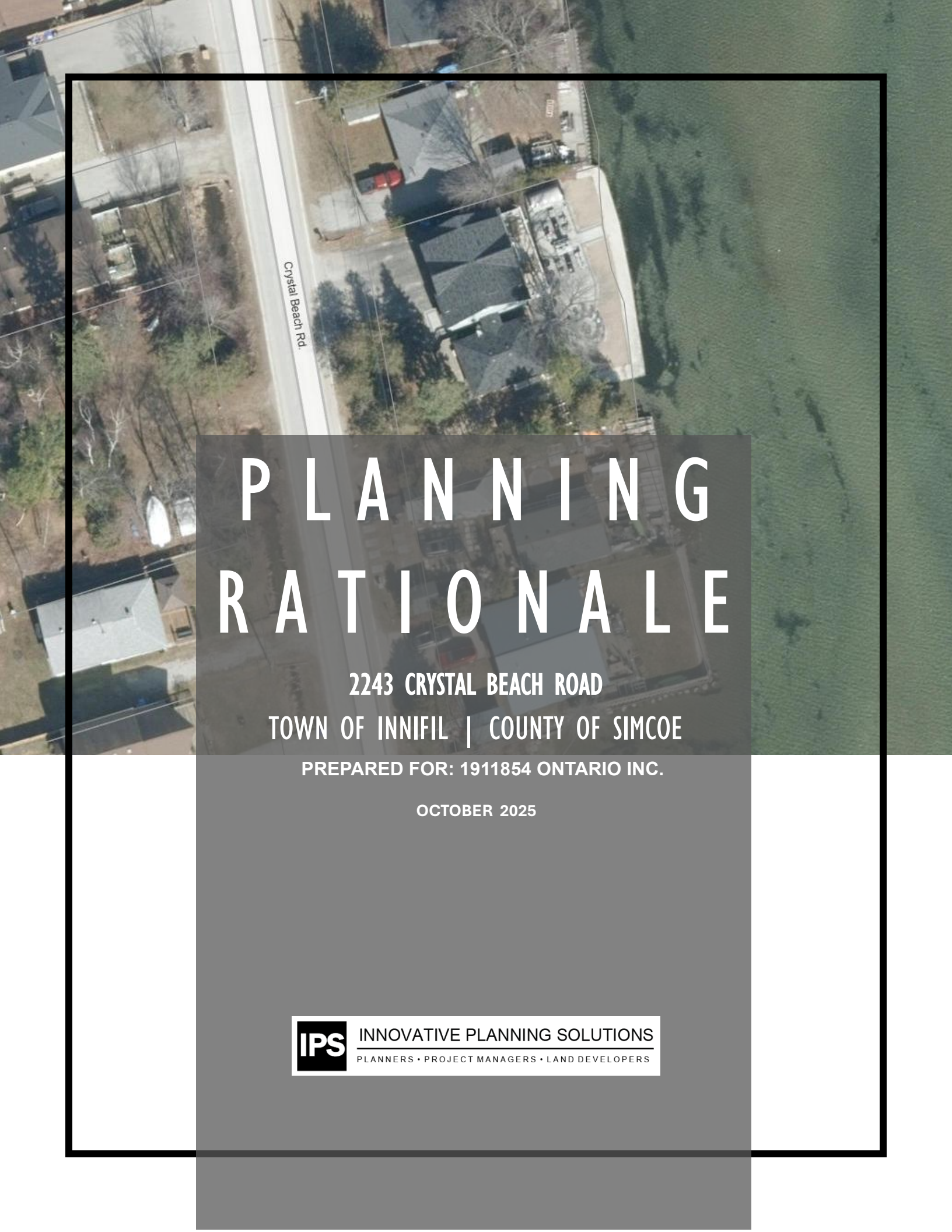
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In accordance with
Regulation 1028, Section 29(3).

**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS
732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

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CHECK BY: GM
FILE No. 16630Topo



PLANNING RATIONALE

2243 CRYSTAL BEACH ROAD
TOWN OF INNIFIL | COUNTY OF SIMCOE

PREPARED FOR: 1911854 ONTARIO INC.

OCTOBER 2025



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

October 10, 2025

2243 Crystal Beach Road

LOT 27 CON 8 INNISFIL, ROLL# 431601002925500

TOWN OF INNISFIL

APPLICATIONS FOR

CONSENT TO SEVER

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

647 WELHAM ROAD, SUITE 9A

BARRIE, ONTARIO L4N 0B7

TEL: (705) 812-3281

FAX: (705) 812-3438

ON BEHALF OF

1911854 ONTARIO INC.

October 2025

TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES	4
3.0	DESCRIPTION OF DEVELOPMENT	11
4.0	POLICY REVIEW	13
5.0	CONSENT TO SEVER APPLICATION	14
6.0	ARCHEOLOGICAL ASSESSMENT	19
7.0	CONCLUSION	20

FIGURES

- FIGURE 1:** Subject Lands
- FIGURE 2:** Surrounding Land Uses
- FIGURE 3:** CPP Precincts
- FIGURE 4:** Concept Plan

APPENDICES

- APPENDIX 1:** Conceptual Site Plan
- APPENDIX 2:** Photographs of Connecting Hallway
- APPENDIX 3:** Development Standards Chart
- APPENDIX 4:** By-law Amendment – Notice of Decision
- APPENDIX 5:** Landscape Plan

1.0 INTRODUCTION

Innovative Planning Solutions (IPS) has been retained by Kristin Cripps o/a 1911854 Ontario Inc., to undertake a Planning Justification Report relative to a Consent to Sever application on lands municipally known as 2243 Crystal Beach Road in the Town of Innisfil (Hereinafter referred to as the Subject Lands).

The Subject Lands are located within the settlement boundary of Alcona. The purpose of the following report is to obtain approval for a Consent to Sever, intended to separate the existing lot with two dwellings to create two separate parcels, each containing a single dwelling unit. The Subject Lands have a total area of approximately 868.49m², with ~31 metres of water frontage onto Lake Simcoe and ~30.4 metres along Crystal Beach Road. **Figure 1** shows the location of the Subject Lands.

The Subject Lands currently contain two dwellings, attached via a ~2 meter by ~1 meter hallway creating one oversized dwelling. Proposed Lot 1 (northern portion) contains a 2.5 storey dwelling, and proposed Lot 2 (southern portion) contains a 1 storey dwelling. These two buildings are aesthetically distinct, and have distinct kitchens, bedrooms, bathrooms, individual driveway access, and parking in accordance with Community Planning Permit By-law 058-25.

The only reason why these two otherwise separate buildings are located on the same lot is due to a ~ 1 meter by 2-meter hallway connecting the two dwellings, creating one oversized dwelling. the hallway connection between the two dwelling will be demolished, allowing for the creation of two separate parcels of land containing single detached dwelling on each parcel.

A CPP By-law Amendment, Class 3 (Council Variation) permit, and a Class 2 (Staff Variation) Permit was previously approved in September of 2025 (By-law No. 080-25 [File No. SL-2024-023]) in order to permit the variations from standard which will result from the subject Consent to Sever application, including those grandfathered-in as part

of the existing structures. **Appendix 1** includes a site plan drawing for the Subject Lands and referenced throughout this report.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands are a waterfront property, within the Shoreline Residential Precinct of the CPP Bylaw 058-25 containing two dwellings connected by a wholly enclosed hallway. The Subject Lands are currently designated Residential Low Density 1 by the Town of Innisfil Official Plan, and classified under the Community Planning Permit By-law as Shoreline Residential Precinct with special provision (SR-1).

These special provisions, along with CPP Class 1 and 2 permits, were sought in order to address variations from by-law standards that would be created by the subject consent to sever. Essentially, these special provisions or variances enable the Subject Lands to be subdivided through the Committee of Adjustment process. As approval was received in September of 2025, the proposed severance is permitted subject to Committee of Adjustment approval to complete the division of the Subject Lands and ultimately separate the existing dwelling units.

The existing lot is approximately ~868.49 square meters, (0.09 hectares, 0.22 acres) with a frontage of ~30.4 metres along Crystal Beach Road and ~31 metres along the shoreline of Lake Simcoe. The Subject Lands are located within the Alcona Settlement Area Boundary.

The site contains two separate entrance/exit points in the form of two distinct driveways. Lot 1's driveway connects to an attached garage, which collectively can accommodate approximately 5 vehicles at full capacity. Lot 2's driveway can accommodate approximately 2 vehicles at full capacity.

Lot 1 site contains one attached second-storey deck facing the lake, and one detached sauna to the northeast corner of the site within the waterfront yard. Lot 2 site contains one front porch facing Crystal Beach Road, one waterfront deck, and one shed. An existing shed located near the front property line abutting Crystal Beach Road will be demolished.

The layout of the waterfront yard includes the existing stone and concrete shore wall, with one historic wet slip, not currently used for boat storage, on the southeastern edge of Lot 2. The wet slip is located approximately 5 meters away from the dwelling. The site and shoreline are relatively flat and straight due to the shore wall.

The current vegetation on the site includes 7 mature trees, 3 boundary hedges, and landscape grasses, primarily in the front yard and side yard on the site. All trees and hedges will be preserved. Additionally, increased vegetative materials in the form of trees and shrubs will be planted, as per the Landscape Plan created by Landmark Environmental dated June 11, 2025 (see **Appendix 5**). It should be noted that much of the hardscaping in the shoreline area will be removed/ altered to create a more natural and vegetated state, as presented in the Landscape Plan.

One fully enclosed ~1 meter by ~2 meter hallway (to be demolished) currently connects the two dwellings to create one oversized dwelling. This oversized dwelling contains a total of 2 kitchens, 6 bedrooms, 5 full bathrooms, and 2 powder rooms. As part of the approved CPP Permit (File No. SL-2024-023), the connection between both structures will be removed to facilitate the division of the Subject Lands.

The dwellings are otherwise distinctly separate, with different external siding, external colours, and separate kitchens, bathrooms, and bedrooms. Images of the hallway, internally and externally, are provided in **Appendix 2**.

With the hallway removed, the northern 2.5-storey dwelling (to be retained) (hereinafter referred to as Lot 1) will include one kitchen, two powder rooms, four bedrooms, and four 4-piece bathrooms. The southern 1-storey dwelling (to be severed) (hereinafter referred to as Lot 2) will include one kitchen, two bedrooms, and one 4-piece bathroom.

The land uses surrounding the Subject Lands are summarized below and depicted in **Figure 2**:

North: Existing shoreline residential dwellings and accessory structures located within the CPP Bylaw.

- South:** Existing shoreline residential dwellings and accessory structures located within the CPP Bylaw, Innisfil Dog Beach, and Innisfil Beach Park.
- East:** Lake Simcoe
- West:** Low density residential dwellings and accessory structures located within the Town's CPP By-law Precincts, with some home businesses.



Figure 1
Subject Lands

Source: County of Simcoe Interactive Map

Drawn By: CD

File: 24-1377



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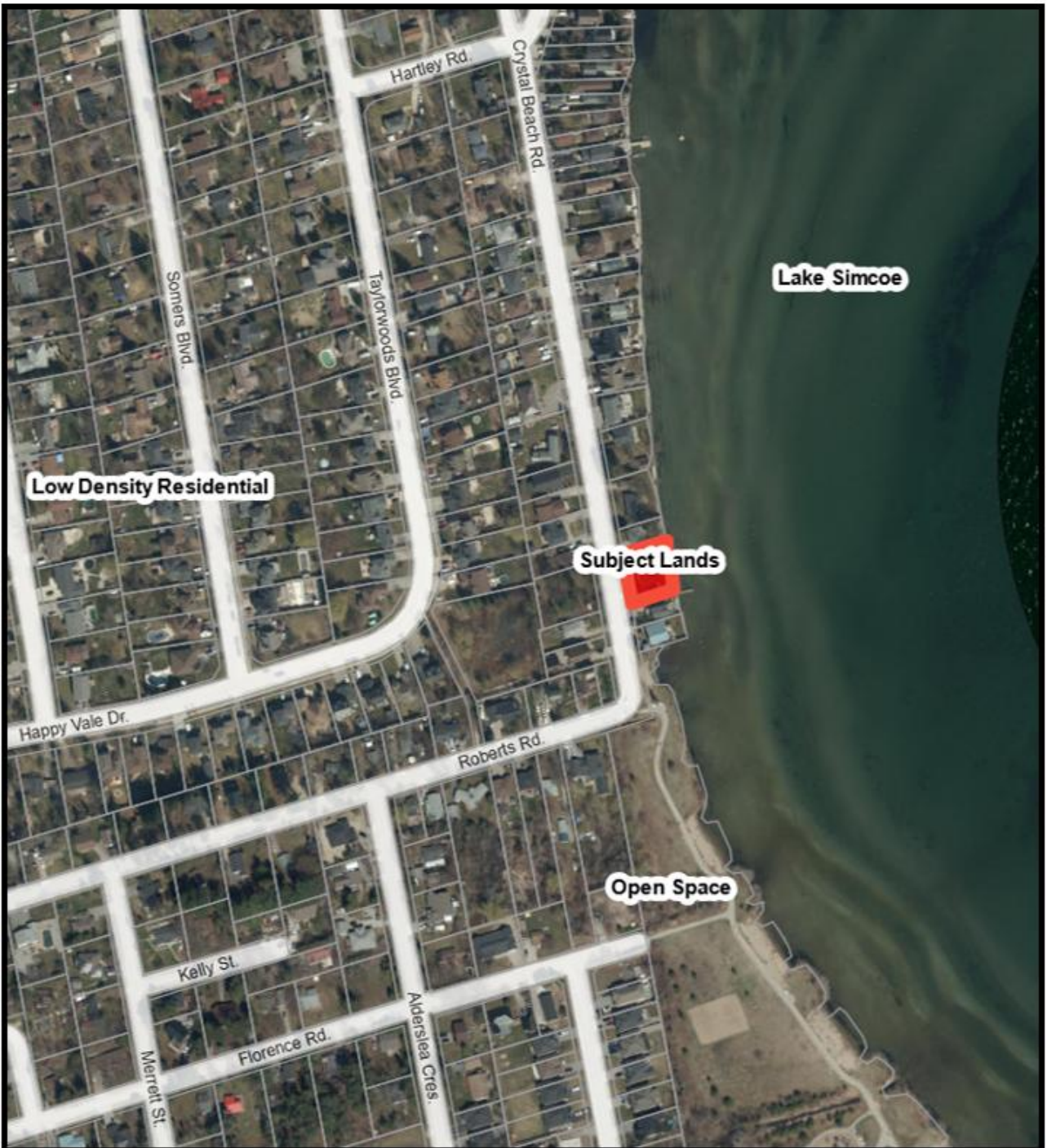


Figure 2
Surrounding Uses

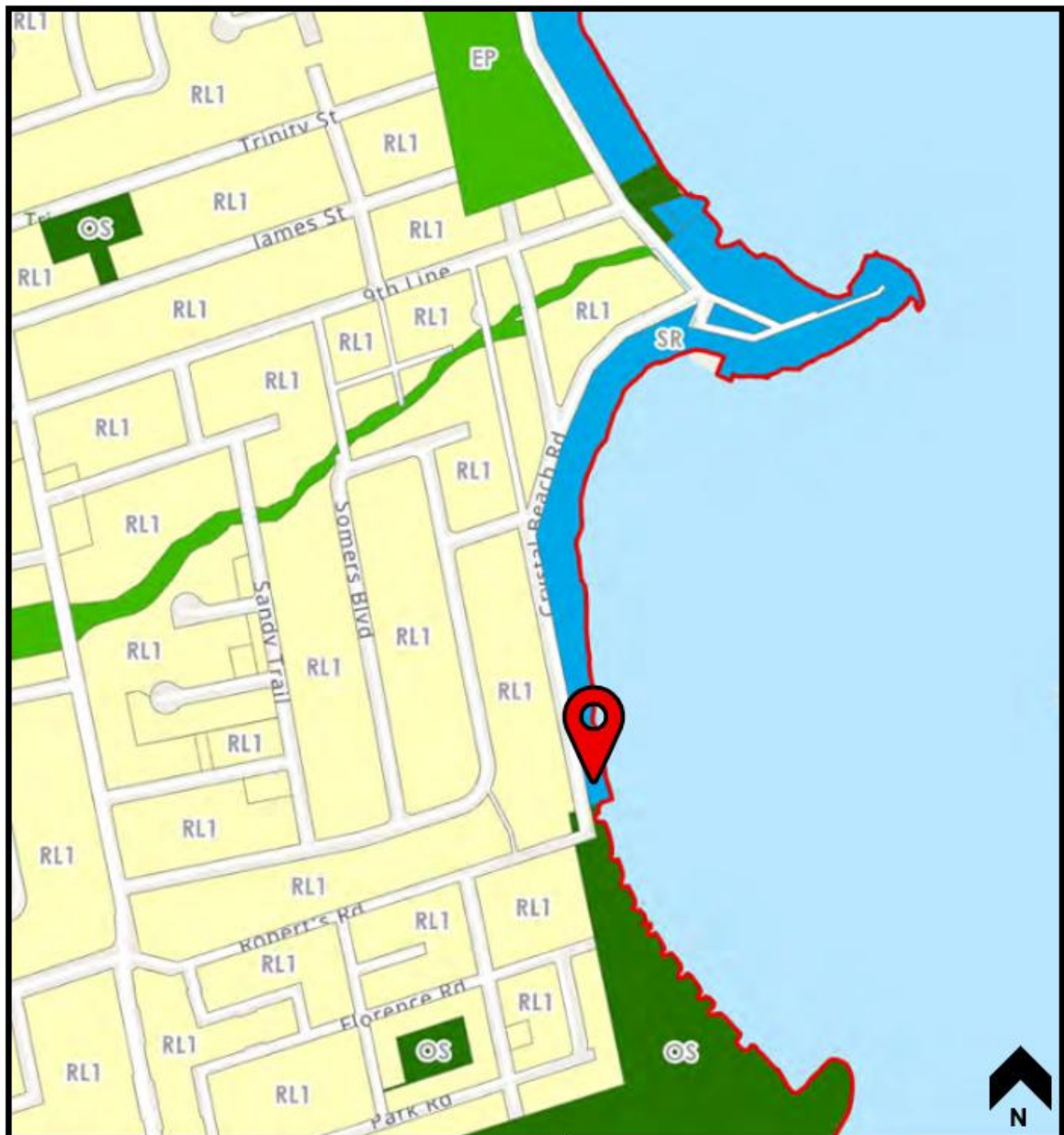
Source: County of Simcoe Interactive Map

Drawn By: CD

File: 24-1377



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LEGEND



Subject Lands



Shoreline Residential

Figure 3
CPP Precincts

Source: CPP By-law Schedule A Precinct J

Drawn By: CD

File: 24-1377



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LEGEND



Subject Lands



Lot 1



Lot 2



Hallway (to be removed)



Dwelling Units

Figure 4
Concept Plan

Source: Innovative Planning Solutions

Drawn By: AG

File: 24-1377



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3.0 DESCRIPTION OF DEVELOPMENT

The intent of this application is to obtain approval for a Consent to Sever through the Committee of Adjustment process on the Subject Lands.

The proposal intends to split the existing dwelling through the removal of the wholly enclosed hallway. No structural alterations other than the removal of the connecting hallway between the two dwellings are proposed, together with any modifications necessary to prevent encroachment on the proposed property line, such as the removal of the western shed on Lot 2, and changes to decks/ porches.

Vegetation planting including landscape grasses & fencing, will be used to provide further separation between the two new dwellings, as approved through prior consultation with the Municipality. It should be noted that fencing was erected on the property in the waterfront yard along the proposed property line to aid in additional visual separation of properties and for privacy reasons.

Both proposed lots will contain a single detached dwelling, with individual driveway access, and parking. The setback from the proposed new property line will be 1 metre or greater for any attached decks/porches and 0.8 metres for dwellings. Any attached decks or structures, near or straddling the proposed property line will be either removed or modified to ensure adequate separation distance is provided from the newly established property line in accordance with the approved CPP Class 2 Permit. The proposed severance can be viewed under **Appendix 1**. The existing setbacks to the waterfront yard, front yard, and side yard will be maintained by this proposal.

Additionally, no existing vegetation removal is anticipated with this proposal, rather the vegetation will be preserved and enhanced as per the Landscaping Plan within the waterfront yard area. In areas which currently contain sand, and hardscaping, the sand / hardscaping will be removed, and native shrubs and trees will be planted to assist with aligning both sites with the requirements under the LSRCA and the CPP By-law. Further information regarding the specific planting materials to be added is available in the Landscaping Plan (under separate cover). The proposed severance will subdivide the existing property into two lots (1 retained, 1 severed), for the separation and

creation of individual dwellings on each lot. Ultimately providing each of the existing dwellings to be contained on separate deeded lots. Each dwelling will contain individual municipal services, utilizing existing driveways, with no major structural alterations other than removal of the connection hallway.

As a result of this severance, the proposed lot statistics are provided below in **Table 1**.

Table 1		
	Lot 1 / Lands to be retained	Lot 2 / Lands to be severed
Lot Frontage	15.8 m	14.5 m
Shoreline Frontage	14 m	16 m
Lot Area	446 m ²	421 m ²
Water Frontage (min.)	14 m	16 m
Waterfront Yard (min.) Dwelling	12.5 m	11.4 m* 4.8 m to wet slip
Waterfront Yard (min.) Accessory Structures	9.4 m	8.9 m * * 3.2m to wet slip
Front Yard Dwelling	6.72 m	8.9 m
Front Yard Accessory Structures	6.72 m (garage)	6 m (deck)
Interior Side Yard (min.) North – Dwelling	3.57 m	0.8 m
Interior Side Yard (min.) North – Accessory Structures	3.57 m (deck)	1 m (deck)
Interior Side Yard (min.) South – Dwelling	0.8 m	7.86 m
Interior Side Yard (min.) South – Accessory Structures	1m (deck)	8.38m (deck)
Landscape Open Space (min. of lot area)	48%	76%
Shoreline Buffer (depth)	12.5 m	11.4 m* * 4.8m to wet slip

More detail regarding the proposed severance and associated variations from standards are presented in the Development Standards Table (**Appendix 3**).

4.0 POLICY REVIEW

The proposed Consent to Sever is consistent with the Planning Act, the Provincial Planning Statement (PPS), and the Lake Simcoe Protection Plan (LSPP). The Planning Act provides three tests for Consent to Sever Applications, as reviewed and addressed in Section 5.0 of this report.

The Provincial Planning Statement (PPS) Section 2.3.1 states that Settlement Areas (such as the Settlement Area of Alcona) shall by the focus of growth and development, and land use patterns should be based on densities, and a mix of land uses which efficiently use land and resources (Section 2.3.1.2 a). The proposal will align the Subject Lands with this policy by using the existing residential lands within the settlement area of Alcona more efficiently.

This further aligns with section 2.3.1.3, which states that planning authorities shall support general intensification and redevelopment. The proposed is a minor change that will not increase the number of dwellings on the Subject Lands or require any major development but will still result in a net increase in the number of available dwelling units.

The LSPP is managed by the Lake Simcoe Region Conservation Authority (LSRCA). The LSRCA will be notified throughout all Planning Act processes including the Committee of Adjustment process. A demolition permit will be required from the Town of Innisfil Building Department and may require a permit from LSRCA to ensure the removal of the hallway is completed in accordance with LSRCA requirements. This will ensure these works are completed in accordance with LSPP and other LSRCA guidelines. The proposed application demonstrates conformity with the policies of the LSPP. The application is not expected to create adverse impacts to the shoreline or Lake Simcoe.

As a result, the proposal does not contradict any of the policies within the Provincial Plans reviewed as part of this application. Based on the above, the proposal is consistent with the applicable provincial documents, including The Planning Act, The Provincial Planning Statement, and the Lake Simcoe Protection Plan.

5.0 CONSENT TO SEVER APPLICATION

The Committee of Adjustment bases decisions relative to the three (3) tests for a Consent to Sever applications from the Planning Act. The application for consent to sever a property into can be justified by adhering to the three tests, which are as follows:

- The proposal meets the general intent of the Official Plan;
- The proposal meets the general intent of the By-law, and;
- The proposal is appropriate for the orderly development of land and character of the surrounding area

5.1 THE PROPOSAL SHALL MAINTAIN THE GENERAL INTENT OF THE OFFICIAL PLAN

The intent of the 'Low Density One' designation of the Official Plan is to recognize existing low-density residential development within the Town's shoreline. In alignment with the 'Residential Low Density 1' designation, the proposed consent will maintain the low-density residential use of the Subject Lands by providing two (2) lots, each with one (1) single detached dwelling.

The creation of a new lot with an existing dwelling does not contravene any policies at the Municipal level, including those for the Primary Settlement Area of Alcona, the Official Plan, or the CPP By-law, rather the proposed development and site improvements align with policies contained in sections 9.12, 19.1, 19.3, 10.2, and 22.8 of the Official Plan that are applicable for this form of development.

Shoreline Policies within Section 9.12 and Subsections 19.1.6 and 19.1.7 state that applications should include habitat restoration, including revegetation, and that proposals for development or site alteration adjacent to the Lake Simcoe shoreline are subject to the Lake Simcoe Protection Plan policies. As established previously in this report, the proposal includes a landscape plan to restore the shoreline, and the LSRCA will be circulated all application packages to ensure compliance with the LSPP. Further, as noted in Section 4.0, a LSRCA demolition permit will be sought prior to any demolition on-site.

Section 10.2.2 outlines permitted uses, which include single detached dwellings. As a result, the current use is permitted as-of-right. Density policies presented in Section 10.2.4 states that the minimum Consent to Sever density is 10 units per net ha, and the maximum is 13 units per net ha in the Low Density One designation. The proposed consent would increase the units/ha measurement on the Subject Lands, however, given the fact that these structures are existing (i.e., grandfathered), would have negligible impacts on the surrounding area, would not introduce an incompatible built form, and would not be out of character for the surrounding neighbourhood (filled with grandfathered narrow shoreline lots which do not meet the 13 units per ha maximum). As a result, the proposed density increase will still maintain the intent of the Official Plan and be consistent with existing neighbourhood densities.

The lands resulting from the consent will be in character with the existing parcel fabric of the neighbourhood by size, shape, and built form. No impacts are anticipated as a result of the proposed severance, rather the proposal will improve upon the existing conditions for a residential shoreline lot within a settlement area. Furthermore, as a result of the CPP By-law, site improvements to the shoreline area are proposed increasing alignment with Official Plan Policies.

Section 19.1 relates to general Lane Simcoe Shoreline Policies. Subsection 19.1.4 states that growth in the shoreline built-up area will be limited in scale to infilling and minor rounding out that does not exceed 3 lots per property. The proposal is for a minor legislative change to the existing shoreline, which will create one new lot, for a total of two lots, aligned with this policy.

Sections 19.3 states that development adjacent to Lake Simcoe shall be in conformity with the CPP by-law. As established previously in this report, and a CPP By-law amendment and permits were approved in support of the proposed severance in September of 2025.

Finally, section 22.8 of the Official Plan relates to land division, requiring adequate municipal services. A preliminary servicing report was prepared in support of this application, submitted under a separate cover, which demonstrates that the retained and severed lots can be adequately serviced. As the dwellings have existed on site for

over 30 years, and the existing access/egress points will be maintained, no impacts are anticipated on surrounding uses, traffic, or Crystal Beach Road.

By maintaining the low-density residential use of the Subject Lands, improving on ecological functions of Lake Simcoe through shoreline restoration, adhering to Official Plan policies, and by maintaining compatibility with the surrounding established residential neighbourhood, the proposed lot severance maintains the general intent of the Official Plan.

5.2 THE PROPOSAL SHALL MAINTAIN THE GENERAL INTENT OF THE BY-LAW

As aforementioned in this report, the Subject Lands have gone through a CPP By-law Amendment, Class 1 Permit, and Class 2 Permit approval process in order to permit the proposed severance. As a result, the proposal is permitted as-of-right, however, the following justification still applies to the proposed severance.

The general intent of the CPP By-law is to protect the shoreline in keeping with the Lake Simcoe Protection Plan, while also protecting people and property from the risks associated with developing on a shoreline. The guiding principles for the implementation of the CPP By-law is provided in the Preamble, which are as follows:

1) Sustain

- Protect and preserve Innisfil's natural heritage and Lake Simcoe
- Advance climate change mitigation and adaptation initiatives
- Ensure continued financial sustainability

2) Grow

- Proactively plan and manage growth
- Promote a diversity of housing types
- Build and diversify the local economy

3) Connect

- Ensure a safe and reliable transportation network

- Support a healthy, active and safe community
- Continue to engage in advocacy and partnerships to deliver on community priorities

4) Serve

- Focus on continuous improvement in service delivery
- Build organizational resilience
- Establish the Town as a leader in Diversity, Equity and Inclusion

As stated previously in this report, the proposal will improve upon the existing conditions with respect to site grading, drainage, and vegetation, all of which protect and maintain the shoreline of Lake Simcoe. This is consistent with the “sustain” principles of the CPP By-law.

The proposed consent would constitute a land division to a parcel configuration size similar to single dwelling shoreline properties in the area. The use of the retained and severed lot would remain as single detached dwelling uses on separate deeded lands containing individual municipal services and driveways. Through the CPP By-law permit process (File No. SL-2024-023) contained within Class 1, 2, and 3 approvals obtained in September 2025, the proposal aligns with the Shoreline Precinct classification. This means that all variations to the standards of the CPP Bylaw are approved allowing the property to proceed to the Committee of Adjustment process to finalize the land severance. As noted in the CPP By-law process as well as this report, the existing dwellings will remain and are grandfathered in with respect to location on each lot, thus allowing the creation of a severance. By maintaining the current use, the proposal is in alignment with the provisions of the By-law as granted by Council and Staff. As increasing the site’s functionality through improved drainage & vegetation will not impact the lands, Lake Simcoe, or the surrounding area, we believe that the proposal is justified. Further, the proposal aligns with the character of the neighbourhood, with existing shoreline dwellings along Crystal Beach Road having similar setbacks and built forms.

Overall, the retained and severed lands adhere to the criteria of section s. 1.10.1 and s1.10.2 of the CPP By-law, and previous approval was provided for all proposed variances. As a result, the proposal maintains the intent of the CPP By-law.

5.3 THE PROPOSAL IS APPROPRIATE FOR THE ORDERLY DEVELOPMENT OF LAND AND CHARACTER OF THE SURROUNDING AREA

The proposal is appropriate for the orderly development of the lands, as the proposed Consent to Sever is administrative in nature, while the existing grandfathered dwellings will be maintained. No development is proposed as part of the consent to sever, only minor changes including the removal of a shed & connecting hallway structure, revising footprints of decks/ porches, and the removal of hardscaping and addition of native plants as per the landscape plan are proposed as part of this application.

These dwellings and the surrounding neighbourhood have existed on the Subject Lands for over thirty years (+30), during which time the Subject Lands have demonstrated functionality. These dwellings will be maintained as part of this application. As a result, the proposed Consent to Sever is essentially a legal and administrative change only to legally separate the property and two dwellings. The proposed consent to sever will mirror existing conditions, with no impacts anticipated on the surrounding area. Visually, from the street/ waterfront and to the surrounding neighbours, the lot will appear the same as current conditions. Existing driveways will be utilized and no increases to traffic generation will occur as a result of the severance. Separate municipal services will be provided to each dwelling as per the Servicing Plans provided within the submission package under separate cover. Additional vegetative plantings are proposed on the retained and severed lots as per the approved landscape plan submitted as part of the CPP permit process. The additional vegetation increases protection of shoreline areas further aligning with shoreline residential neighbourhoods and policy initiatives.

The Subject Lands are also the only parcel in the Crystal Beach neighbourhood that has two dwellings on one lot, with all other parcels containing just one dwelling per lot.

As a result, the proposed severance will bring the Subject Lands into alignment with the neighbourhood fabric.

Further, site functionality will increase as a result of the severance with respect to improved drainage and vegetation cover. The civil plans submitted as part of the application demonstrate that drainage will improve, preventing flooding and improving sustainability through climate resiliency. Additionally, the separated dwellings will adhere to building code requirements due to the creation of a property line separating the lot and dwellings through any necessary building permit processes. Any existing decks or porches will be modified to ensure separation from the new property line aligning to the approved CPP permits.

Overall, the proposal improves upon the physical characteristics of the site and aligns with the parcel fabric of the surrounding neighbourhood. The proposed Consent to Sever will have no impacts and will mirror existing conditions, while improving the overall functionality of the Subject Lands. As such, this proposal is appropriate for the Subject Lands, the character of the surrounding area, and Lake Simcoe.

6.0 ARCHEOLOGICAL ASSESSMENT

Upon calculation of the previous By-law Amendment, Class 1 and Class 2 Permit application, Alderville First Nation noted that:

“An archaeological assessment is required here. This is an area of high potential for archaeological resources and burial sites. Aboriginal rights are at risk of being impacted here. Please reach out to us regarding at least a Stage 1 archaeological assessment.”

At this time, Irvin Heritage has been retained and will be conducting the requested archeological assessment in short order. It should be noted that demolition of the ~1 meter by ~2 meter hallway has been postponed, to be completed after the archeological assessment has been completed.

7.0 CONCLUSION

In conclusion, the subject application is for a proposed Consent to Sever on lands municipally known as 2243 Crystal Beach Road. This will physically and legally separate the existing property from one lot containing two dwellings to two lots, each containing one single detached dwelling.

The proposal demonstrates consistency with the Community Planning Permit By-law, as approval for variations from standards was previously approved via an application for a CPP By-law Amendment, and Class 1 & 2 CPP Permits. As such, the proposed Consent to Sever is permitted under the current policy framework.

As demonstrated through this report, the application maintains and improving existing conditions. As such, we respectfully request the Committee consider the approval of the requested Consent to Sever.

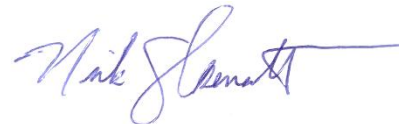
We believe the application represents good planning and seek Committee approval. Trusting the above is satisfactory, we look forward to further discussions with you and other staff on this proposed minor re-development. Should you have any questions or comments please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Cynthia Daffern,
Planner

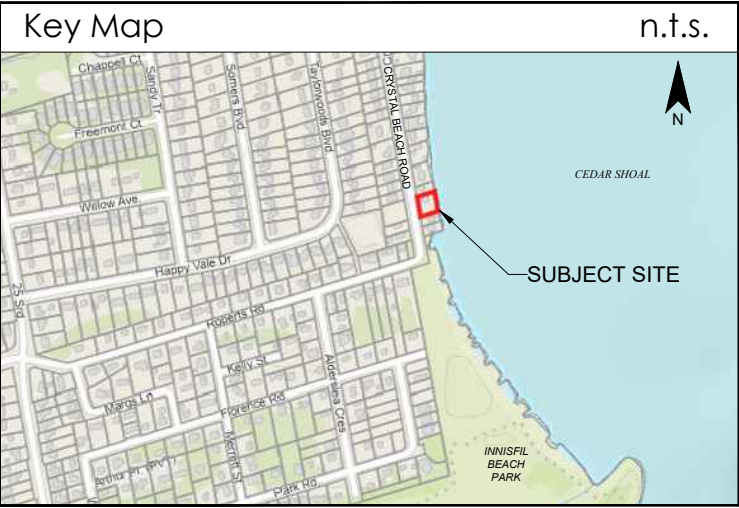
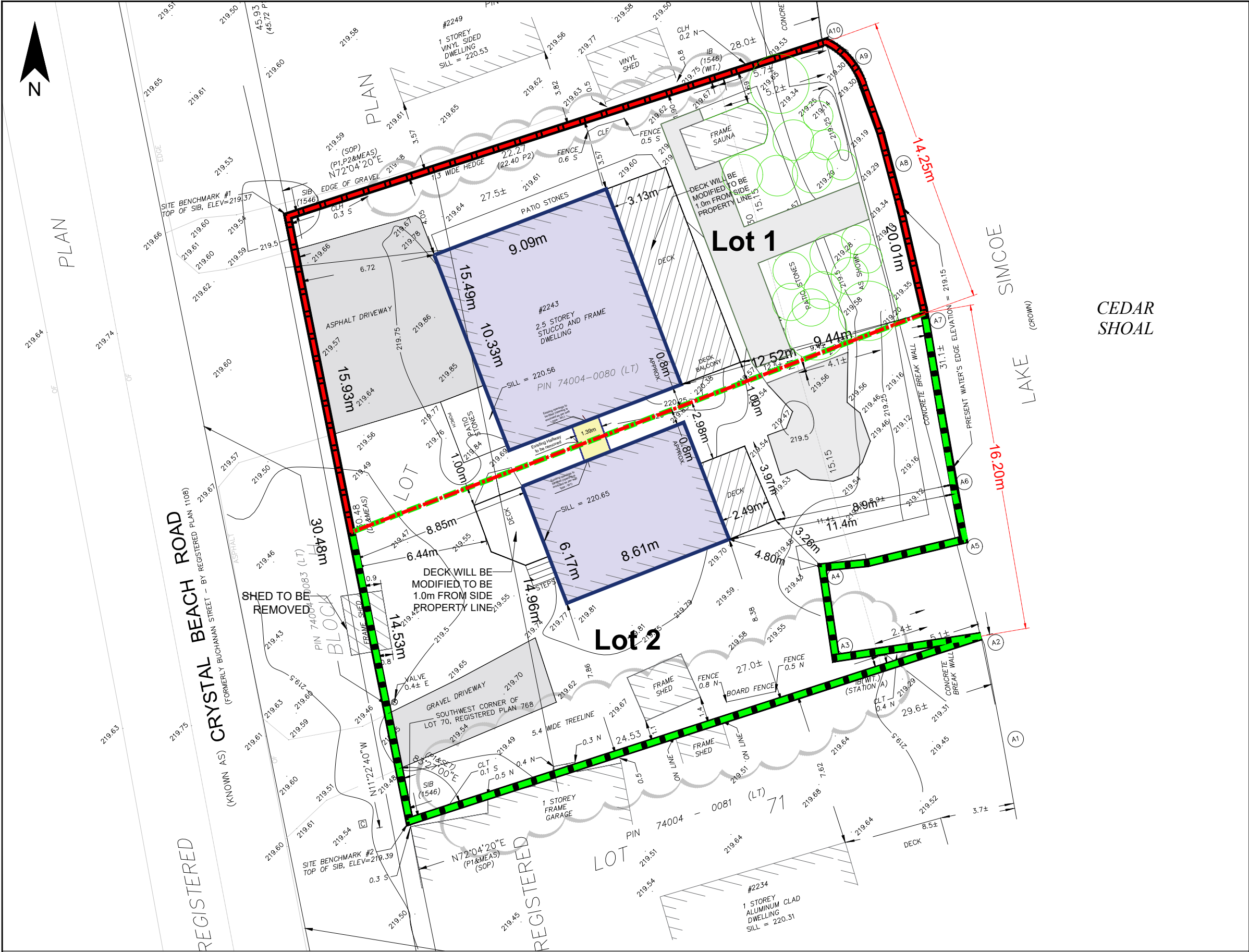


Nick Skerratt,
Senior Planner

A handwritten signature in black ink, appearing to read 'D. Vella', with a stylized flourish at the end.

Darren Vella, MCIP, RPP
President & Director of Planning

Appendix 1:
Conceptual Site Plan



LEGEND

- Subject Site ($\pm 868.49\text{m}^2$ / 0.08ha)
- Lot 1 - Lands to be Retained
 - Frontage: $\pm 15\text{m}$ (shoreline)
 - Area: $\pm 446.34\text{m}^2$
- Lot 2 - Lands to be Severed
 - Frontage: $\pm 16\text{m}$ (shoreline)
 - Area: $\pm 421.70\text{m}^2$
- Existing Dwellings
 - Lot 1 Dwelling Area: $\pm 94.03\text{m}^2$
 - Lot 2 Dwelling Area: $\pm 53.17\text{m}^2$
- Existing Decks
 - Lot 1 Deck Area: $\pm 32.30\text{m}^2$
 - Lot 2 Deck Area: $\pm 9.68\text{m}^2$
- Existing Driveways

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.

Source: County of Simcoe Interactive Mapping, 2023

Date:	May 29, 2025	Drawn By:	A.S./A.G.
File:	24 - 1377	Checked By:	N.S.

IPS INNOVATIVE PLANNING SOLUTIONS
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tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

PROPOSED SEVERANCE SKETCH

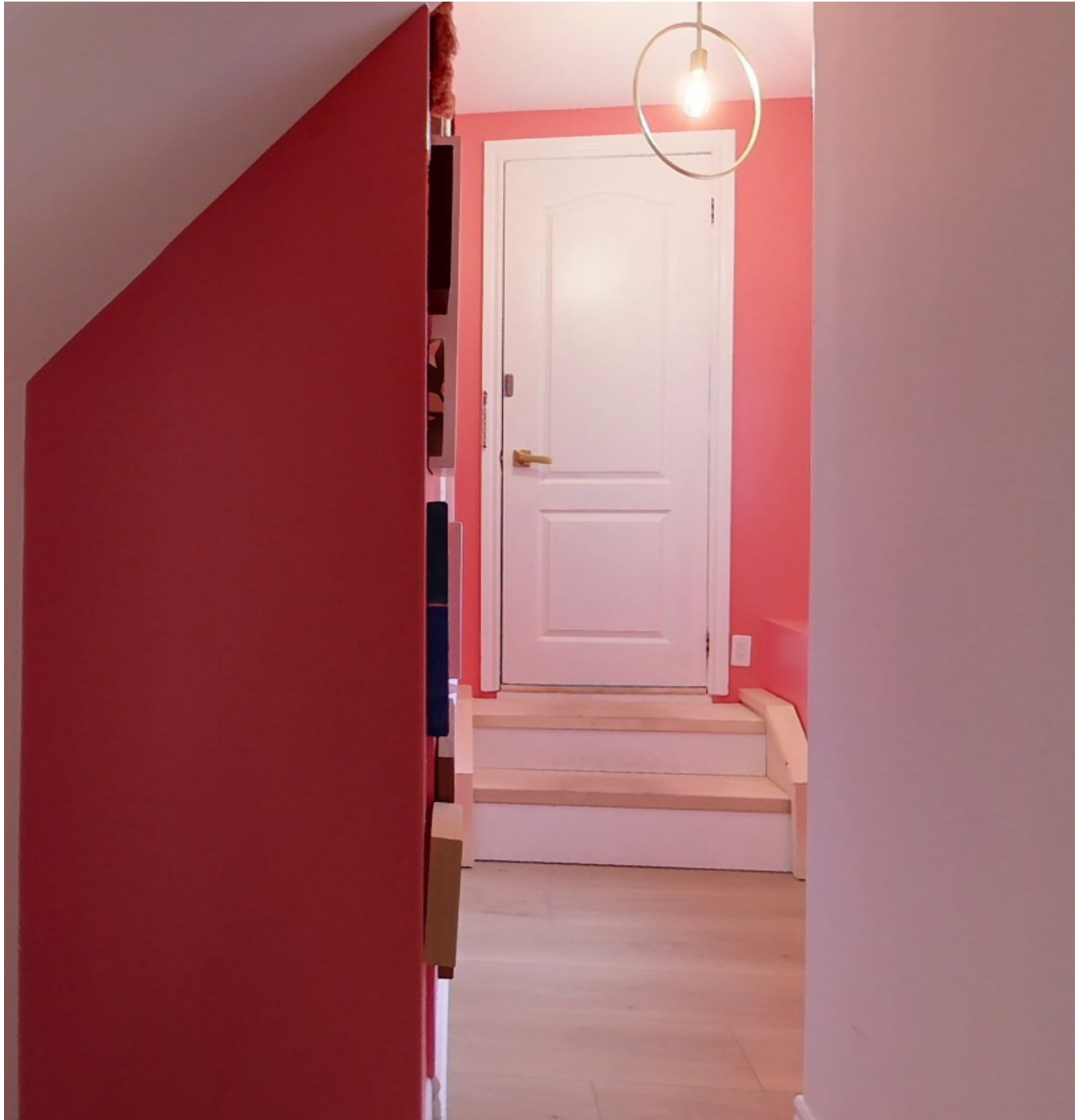
2243 CRYSTAL BEACH ROAD, INNISFIL

SCHEDULE OF REVISIONS			
No.	Date	Description	By
01	August 27, 2024	Review the Subject Site and Severed Land Area	A.G.
02	Sept 20, 2024	Add hallway to be removed	A.G.
03	May 29, 2025	Updates following to city comments	A.G.
03	June 20 2025	Updates deck area	A.G.

Appendix 2:
Photographs of Connecting Hallway







Appendix 3:
Development Standards Chart

Development Standards Table						
Provision	Standard	Staff Variation (Class 2 Permit)	Council Variation (Class 3 Permit)	Existing	Lot 1 - 2.5 Storey, North	Lot 2 - 1 Storey, South
Lot Statistics (Table 5.8)						
Lot Area (min.)	1400 m ²	Up to 40% reduction	Greater than 40% reduction	868.49 m ² (grandfathered in)	446m ² (Class 3)	421m ² (Class 3)
Lot Frontage (min.)	17m	Up to 1 metre reduction	Greater than 1 metre reduction	30.4m	15.8m (Class 3)	14.5m (Class 3)
Water Frontage (min.)	15m	Up to 2 metre reduction	Greater than 2 metre reduction	31m	14m (Class 2)	16m
Waterfront Yard (min.)	15m Dwelling	Up to 50% reduction	Greater than 50% reduction	12.5m north site, 11.4m south site (grandfathered)	12.5 m (Class 2)	11.4m (Class 2)

				* 4.8m to wet slip		* 4.8m to wet slip
	Attached decks, porches, pergolas, gazebos, or any other attached accessory structure to a dwelling or attached garage = 15m	Up to 30% reduction	Greater than 30% reduction	9.4 m north site, 8.9 m south site (grandfathered) * 3.2m to wet slip	9.4 m (Class 3)	8.9m (Class 3) * 3.2m to wet slip
Front Yard (min.)	Dwelling unit = 4.5m Attached garage = 6m	Up to 15% reduction	Greater than 15% reduction	6.72m north site 6m south site (deck)	Dwelling 6.72m Attached garage 6.72m	9m 6m (deck)

	Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 4.5m Attached decks/porches/balconies = 3m					
Front Yard (max.)	Dwelling unit = 7m Attached garage = 7m	up to 20% increase	Greater than 20% increase	6.72m north site 6m south site (deck)	Dwelling 6.72m Garage 6.72m	Dwelling 8.9 m (Class 3) 6.44m (deck)

	Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 7m				3.57m (deck)	
Interior Side Yard (min.) North	Dwelling unit = 1.5m Attached garage = 1.5m Attached garage with motor vehicle door(s) facing the interior side yard = 6m	Up to 50% reduction	Greater than 50% reduction	3.57m 3.57m (deck)	Dwelling 3.57m Attached garage 4.05m 3.57m (deck)	0.8m (Class 2) 1m (deck) (Class 2)

	Attached decks/porches/balconies = 1.5m					
Interior Side Yard (min.) South	Dwelling unit = 1.5m	Up to 50% reduction	Greater than 50% reduction	7.86m	0.8m (Class 2)	7.86m
	Attached garage = 1.5m					
	Attached garage with motor vehicle door(s) facing the interior side yard = 6m					
	Attached decks/porches/balconies = 1.5m			8.38m (deck)	1m (deck) (Class 2)	8.38m (deck)
	35%			21.22%		11.35% (47.88m2)

Total Lot Coverage (max.)		Increase to 50%	Greater than 50%	Dwelling & decks higher than 2m from grade = 164.28m ² Detached shed = 10m ² Sauna = 10m ² Total = 184.28m ²	26.8% (116.41m ²)	
Building Height (max.)	8m Flat Roof = 7.5m	11 m (1) Flat Roof = 9 m (1)	12m Flat Roof = 10m	9 meters (grandfathered)	9 meters (grandfathered, no permit required for existing structures)	4.1 meters (grandfathered, no permit required for existing structures)
Landscape Open	40%	Up to 20% reduction		70.95%	48%	76%

Space (min. of lot area)				Dwelling & decks higher than 2m from grade = 164.28m ² Driveway areas = 91m ² Detached shed = 10m ² Sauna = 10m ² Total = 275.28m ²	Dwelling & decks higher than 2m from grade = 116.41m ² Driveway area = 70m ² Sauna = 10m ² Patio=34m ² Total = 230.41m ²	Dwelling & decks higher than 2m from grade = 47.88m ² Driveway area = 21m ² Detached shed = 10m ² Patio= 21m ² Total = 99.88m ²
Landscape Open Space (min. of front yard and exterior side yard)	40%	Up to 20% reduction	Greater than 20% reduction	58.06% Total lot front yard 217m ² approx. Total driveway area = 91m ²	37.50% Total lot front yard 112m ² approx. Total driveway area = 70m ² (Class 2)	84.4% Total front yard 135m ² approx. Total driveway area = 21m ²

Shoreline Buffer (depth)	15m	None	None	12.5 m north site, 11.4 m* south site (grandfathered)	Dwelling 12.5 m (grandfathered) (Class 2)	Dwelling 11.4 m* (grandfathered) (Class 2)
				* 4.8m to wet slip		* 4.8m to wet slip
				Attached deck 9.4 m 9.4 m north site, 8.9 m* south site (grandfathered)	Attached deck 9.4 m (grandfathered)	Attached deck 8.9 m* (grandfathered)
				* 3.2m to wet slip		*3.2m to wet slip
Shoreline Buffer (vegetation/ naturalized area)	75% shall be maintained in natural state or revegetated	65% shall be maintained in natural state or revegetated	50% shall be maintained in natural state or revegetated	Shoreline Buffer area = 193.56m2 Existing Vegetation = 7.81m2 = 4% for north Lot 1 (grandfathered)	Existing Vegetation = 7.81m2 Proposed Vegetation = 85.51m2 = 48.2% (grandfathered) (Class 3)	Existing Vegetation = 20m2 Proposed Vegetation = 73.36m2 = 61% (grandfathered) (Class 2)

				Shoreline Buffer area = 153.03m2 Existing Vegetation = 20m2 13% for south Lot 2 (grandfathered)		
Parking (4.1.1)						
Number of Required Parking Spaces (single detached dwellings)	2 spaces	None	None	7 spaces	5 spaces	2 spaces
Storage Shed (Section 5.6.4)						
Quantity per lot (max.)	1	More than 1	None	1*	0	1*
Waterfront Setback (min.)	1m	None	None	~14m	N/a	~14m
Front Yard (min.)	5m Not permitted in the front yard in Settlement Areas	Reduction to 1m	None	~12m	N/a	~12m
Interior Side Yard (min.)	2.5m	Reduction to 1m	None	1.1m (grandfathered) (Class 2 Permit)	N/a	1.1m (grandfathered) (Class 2 Permit)

Exterior Side Yard (min.)	3m	Reduction to 1m	None	N/a	N/a	N/a
Building Height (max.)	4m	6m	None	>4 m	N/a	>4 m
Other Accessory Structures - Saunas, hot tubs, and whirlpools (Section 5.6.5)						
Quantity per lot (max.)	2	None	None	1	1	N/a
Front Yard (min.)	Not permitted in front yard	None	None	N/a	N/a	N/a
Waterfront Yard setback (min.)	15m	25% reduction	50% reduction	~5m (grandfathered)	5m (grandfathered) By-law amendment	N/a
Side Yard Interior (min.)	3m	25% reduction	50% reduction	1.69m (grandfathered) (north) Over 10 m (south)	1.6m (grandfathered) (Class 3)	N/a
Side Yard Exterior (min.)	5m	25% reduction	50% reduction	N/a	N/a	N/a

Appendix 4:
By-law Amendment – Notice of Decision



Planning Services
(File No. SL-2024-023)

Notice of Passing of a Community Planning Permit System (CPPS) By-law Amendment and a Class 3 Planning Permit

Take Notice that the Council of the Town of Innisfil approved a Class 3 Planning Permit and CPPS By-law Amendment via By-law No. 080-25 (File No. SL-2024-023) on the **17th day of September 2025**, under Section 34 of the *Planning Act*. The Public Meeting for this application was held on **September 17, 2025**.

The land affected by the Class 3 Planning Permit and CPPS By-law Amendment is shown on the attached **Key Map** and is legally described as **PLAN 768, S PT LOT 70**, known municipally as **2243 Crystal Beach Road**, in the Town of Innisfil.

The Purpose and Effect of the Class 3 Planning Permit and CPPS Bylaw Amendment is to permit following variances on Lot 1 (Retained Land) and Lot 2 (Severed Land) as a result of the severance:

Lot 1 (Retained Land)

- a. CPPS Bylaw Amendment
 - i. Decreased waterfront yard setback of the existing sauna from 15m to 5m (Table 5.15);
- b. Class 3
 - i. Lot creation- deficient lot area of 446m² (Table 5.8);
 - ii. Lot creation- decreased lot frontage from 17m to 15.8m (Table 5.8);
 - iii. Decreased waterfront yard setback of the existing deck from 15m to 9.4m (Table 5.8);
 - iv. Decreased north interior side yard setback of the existing sauna from 3m to 1.6m (Table 5.15);
 - v. Decreased shoreline buffer re-vegetation/naturalization area from 75% to 48.2% (Section 3.36).

Lot 2 (Severed Land)

- a. Class 3
 - i. Lot creation- deficient lot area of 421m² (Table 5.8);
 - ii. Lot creation- decreased frontage from 17m to 14.5m (Table 5.8);
 - iii. Decreased waterfront yard setback of the existing deck from 15m to 8.9m (Table 5.8);
 - iv. Increased maximum front yard setback of the existing dwelling from 7m to 8.9m (Table 5.8)

Additional Information: Staff Report DSR-130-25 to Council contains more information on the details of the Class 3 Planning Permit and CPPS By-law Amendment. Written comments were received from external agencies regarding the application. All comments received were reviewed and considered by Council. Responses to questions and comments received regarding the application were addressed at the public meeting held on September 17, 2025.

Take Notice that an appeal to the Ontario Land Tribunal in respect to all or part of this CPPS By-law Amendment may be made by filing a notice of appeal with the Town Clerk 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 Town of Innisfil as the Approval Authority or by mail to 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 no later than 4:30 p.m. on **October 9, 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 \$1,100 can be paid online through e-file or by certified cheque/money order 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 clerksoffice@innisfil.ca

Only individuals, corporations and public bodies may appeal the CPPS By-law Amendment to the OLT. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the CPPS By-law Amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

Dated at the Town of Innisfil this 19th day of September, 2025.

Patty Thoma, Clerk
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario
L9S 1A1

Key Map

2243 Crystal Beach Road



Appendix 5:

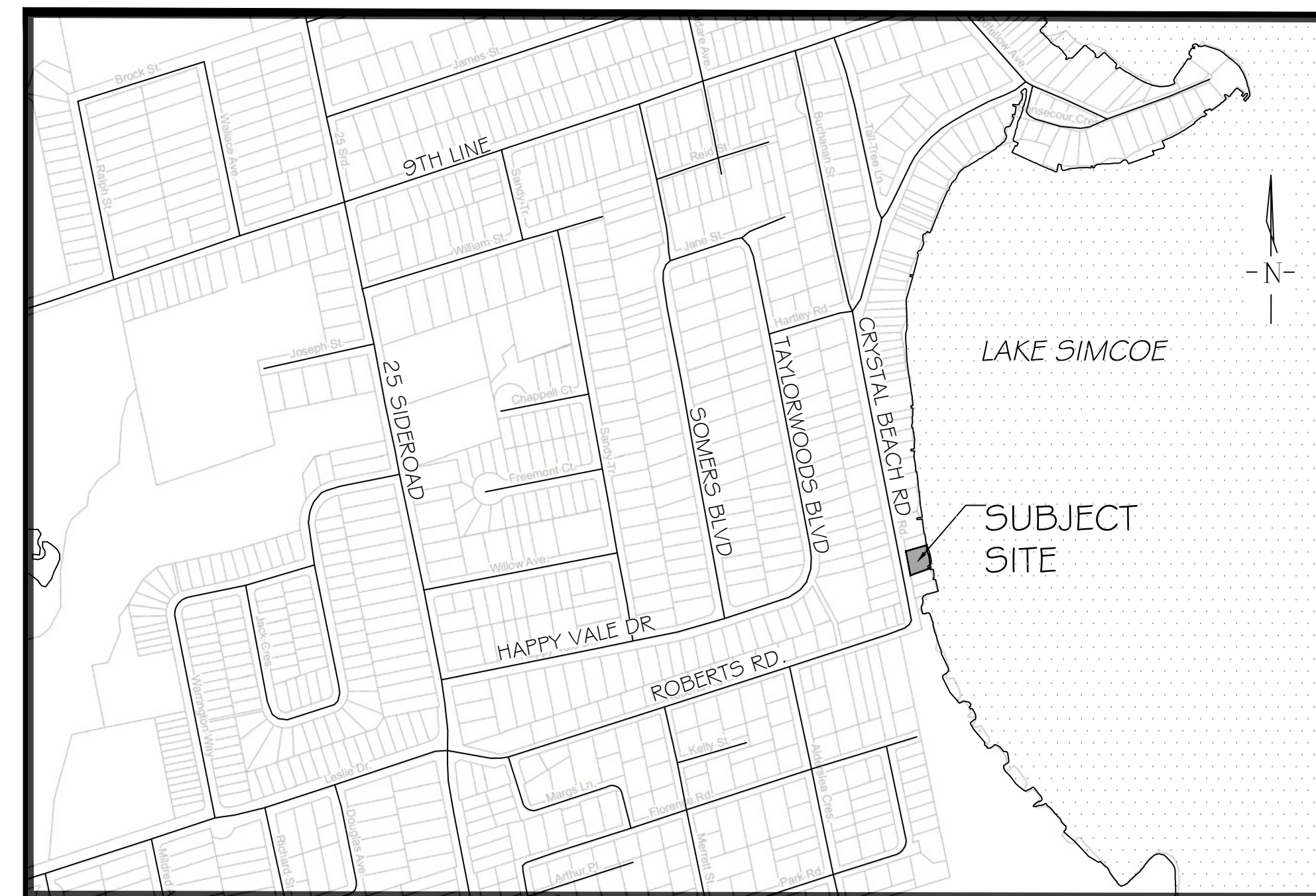
Landscape Plan

2243 CRYSTAL BEACH ROAD, INNISFIL, ON

MUNICIPAL FILE: SL-2024-023

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 897-24



KEY PLAN N.T.S.

DRAWING LIST:

- EX-1: EXISTING CONDITIONS
- TP-1: TREE PRESERVATION PLAN 1
- TP-2: TREE PRESERVATION PLAN 2
- L-1: LOT 1 - COMPENSATION PLANTING PLAN
- L-2: LOT 2 - COMPENSATION PLANTING PLAN
- LD-1: DETAILS 1
- LD-2: DETAILS 2

CLIENT:

1911854 ONTARIO INC.

MUNICIPALITY:



TOWN OF INNISFIL

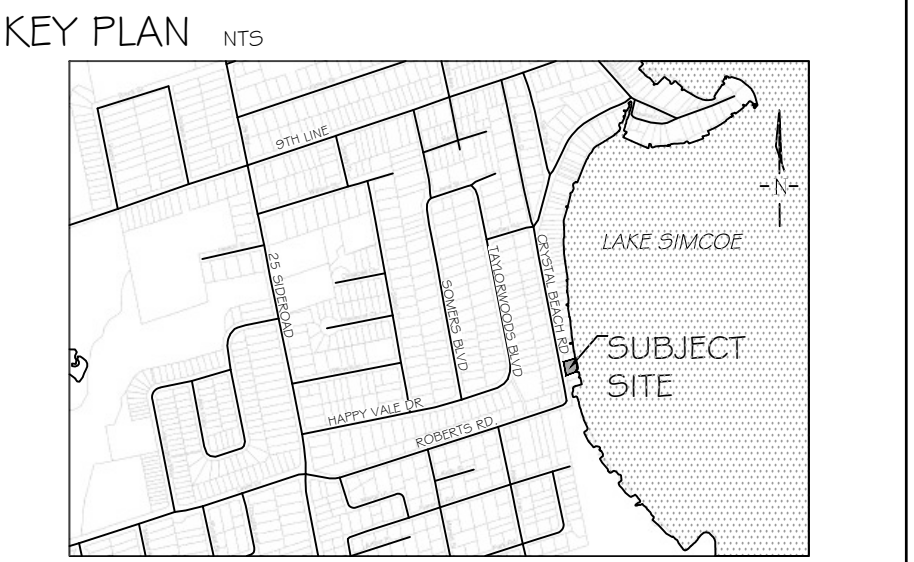
2101 INNISFIL BEACH ROAD

INNISFIL, ON

L9S 1A1

LANDSCAPE ARCHITECT:





GENERAL NOTES

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- LEGEND**
- PROPERTY BOUNDARY
 - TREE LOCATION WITH CANOPY
 - OFFSITE TREE LOCATION WITH CANOPY
 - DELINEATED SECTIONS & GROUPINGS

Key	Location	Latin Name	Common Name	Tree DIA (cm dbh)	Comments	Assessment	Canopy Radius (m)	Remove/ Preserve
Tree Line 1	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	3-15.	healthy white cedar hedge	4 Good	1.5	Preserve
2	Boundary Tree	<i>Acer rubrum</i>	Red Maple	51.5	codominant stems, included bark in branch union, poor past pruning cuts, tree growing with other have become one	3 Fair	4.1	Preserve
3	Onsite Tree	<i>Acer rubrum</i>	Red Maple	75.5, 47	multiple main stems, included branch unions, one sided branching, 3.65 from corner of brown house and one foot off boundary on brown house side	3 Fair	6.3	Preserve
4	Onsite Tree	<i>Pinus strobus</i>	White Pine	40.3	one sided branching from maple competition, crook at top,	3 Fair	9.1	Preserve
Tree Line 2	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy, vigorous	4 Good	3.8	Preserve
6	Onsite Tree	<i>Prunus spp.</i>	Cherry sp.	15	canker on main stem, thin canopy	2 Marginal	2	Preserve
7	Onsite Tree	<i>Abies balsamea</i>	Balsam Fir	23	gummosis from fluxing seam, one sided branching	1 Poor	3	Preserve
8	Boundary Tree	<i>Acer rubrum</i>	Red Maple	18	5 percent lean over neighbor with first branch union crossing fence	3 Fair	4.2	Preserve
9	Onsite Tree	<i>Picea glauca</i>	White Spruce	42	full crown balanced, vigorous, garden bed below	4 Good	3.9	Preserve
Tree Line 3	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy white cedar hedge	4 Good	3	Preserve

NOTE:

1. VEGETATION REMOVAL OR ALTERATION IS TO OCCUR OUTSIDE THE BREEDING BIRD SEASON (APRIL 1 TO AUGUST 31) AND THE ACTIVE ROOSTING PERIOD FOR BATS (APRIL 1 TO SEPTEMBER 30). IF CLEARING IS TO OCCUR WITHIN THE BREEDING BIRD WINDOW, THE AFFECTED AREA MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48 HOURS IN ADVANCE OF SCHEDULED CLEARING ACTIVITIES. IF NESTS ARE FOUND, WORK WITHIN THE AREA MUST CEASE UNTIL THE NEST HAS FLEDGED, AS PER THE FEDERAL MIGRATORY BIRDS CONVENTION ACT. SHOULD ANY CLEARING BE REQUIRED DURING THE ACTIVE ROOSTING PERIOD FOR BATS, CONTACT THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS FOR FURTHER DIRECTION (E.G. ACOUSTIC MONITORING, EXIT SURVEYS) TO ENSURE CONFORMITY WITH THE ENDANGERED SPECIES ACT.

2. VEGETATION CLEARING IS TO BE AVOIDED WITHIN THE 50m BUTTERNUT HABITAT ZONE UNDER THE ENDANGERED SPECIES ACT. THIS TREE IS TO BE EVALUATED BY A QUALIFIED BUTTERNUT HEALTH ASSESSOR.

STAMP

APPROVAL

2022 AERIAL IMAGERY RETRIEVED FROM SIMCOE COUNTY GIS SURVEY PROVIDED BY RUDY MAK SURVEYING LTD. 1.6630TOP(2).DWG TRANS ON MAY 27, 2024

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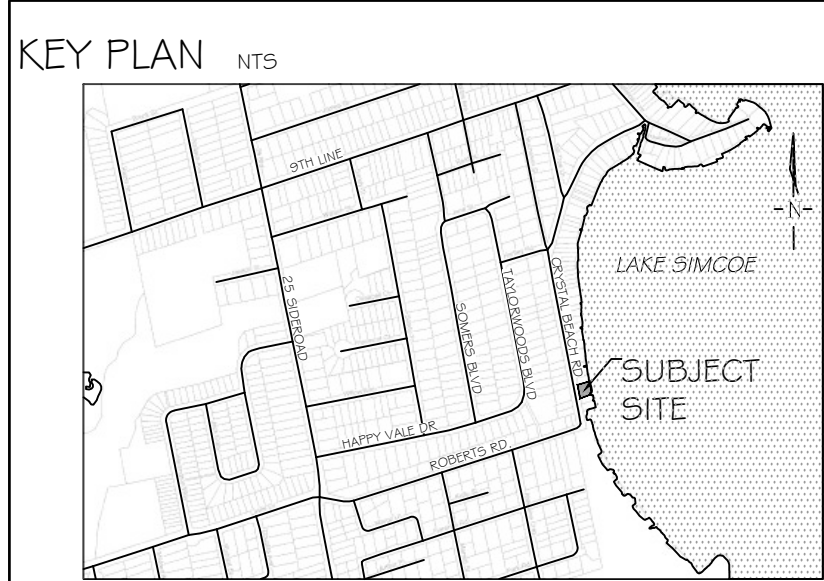
CLIENT: 1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING: EXISTING CONDITIONS

SCALE BAR: 2m 0 2 4 6
Scale = 1:100

PROJECT NO.: LA 897-24
MUNICIPAL FILE NO.: SL-2024-023
DRAWN BY: R.G, J.M, S.K
CHECKED BY: J.H
SCALE: 1:100
DATE: APRIL 25-2024
DRAWING No.: EX-1



The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor shall be responsible for any discrepancies in written or electronic data prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and standards. The Contractor shall be responsible for obtaining all necessary permits. All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be used for any other project without the written consent of the Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to construction to discuss any proposed changes to the drawings. As per the latest approved drawings, the Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (e.g. Survey, Architectural, Engineering, etc.) and if there are any discrepancies, the Contractor shall refer to the appropriate base drawing as the source of information. The Contractor shall be responsible for any discrepancies on the Landscape Drawings to the Landscape Architect.

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2
TREE LOCATION WITH CANOPY

B
OFFSITE TREE LOCATION WITH CANOPY

DELINEATED SECTION

TREE PRESERVATION FENCING

LSRCA SETBACK (SHORELINE BUFFER)

EDGE OF WATER

PROPERTY BOUNDARY

PROPOSED SWALE

5	JUNE 11-25	S.K	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	MAR. 2-25	S.K.	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LSRC COMMENTS
3	MAR. 26-25	S.K.	REVISED AS PER IPS COMMENTS
2	MAR. 25-25	S.K.	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S.K.	ISSUED FOR REVIEW
NO	DATE	BY	REVISIONS

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AERIAL (2022) IMAGERY SOURCED FROM SIMCOE COUNTY GIS
CONCEPT SITE PLAN PROVIDED BY IPS CONSULTING
(24-1377-11JUNE2024-01_FINAL.DWG) TRANS ON JUNE 13, 2024
SITE GRADING / SERVICES PLAN PROVIDED BY TATHAM ENGINEERING,
(424410-SG01.DWG & 424410-BX01.DWG) TRANS ON JULY 23, 2024

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& CONSULTING ARBORISTS**

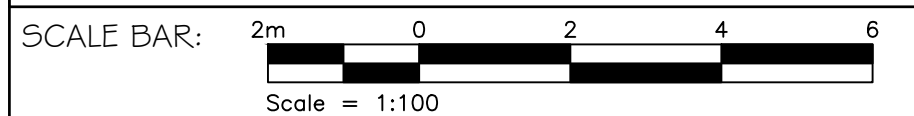
OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com

1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING: TREE PRESERVATION PLAN I



PROJECT NO.: LA 897-24	SCALE: 1:100
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MUNICIPAL FILE NO.:	DATE:
SL-2024-023	APRIL 25-2024

DRAWN BY: R.G, J.M, S.K	CHECKED BY: J.H	DRAWING No.: TP-1
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Key	Location	Latin Name	Common Name	Tree DIA (cm dbh)	Comments	Assessment	Canopy Radius (m)	Remove/ Preserve
Tree Line 1	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	3-15.	healthy white cedar hedge	4 Good	1.5	Preserve
2	Boundary Tree	<i>Acer rubrum</i>	Red Maple	51.5	codominant stems, included bark in branch union, poor past pruning cuts, tree growing with other have become one	3 Fair	4.1	Preserve
3	Onsite Tree	<i>Acer rubrum</i>	Red Maple	75.5, 47	multiple main stems, included branch unions, one sided branching, 3.65 from corner of brown house and one foot off boundary on brown house side	3 Fair	6.3	Preserve
4	Onsite Tree	<i>Pinus strobus</i>	White Pine	40.3	one sided branching from maple competition, crook at top,	3 Fair	9.1	Preserve
Tree Line 2	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy, vigorous	4 Good	3.8	Preserve
6	Onsite Tree	<i>Prunus spp.</i>	Cherry sp.	15	canker on main stem, thin canopy	2 Marginal	2	Preserve
7	Onsite Tree	<i>Abies balsamea</i>	Balsam Fir	23	gummosis from fluxing seam, one sided branching	1 Poor	3	Preserve
8	Boundary Tree	<i>Acer rubrum</i>	Red Maple	18	5 percent lean over neighbor with first branch union crossing fence	3 Fair	4.2	Preserve
9	Onsite Tree	<i>Picea glauca</i>	White Spruce	42	full crown balanced, vigorous, garden bed below	4 Good	3.9	Preserve
Tree Line 3	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy white cedar hedge	4 Good	3	Preserve



PLANT LIST (LOT 1)				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Cr	3	<i>Cornus racemosa</i>	Gray Dogwood (Clump)	50mm cal/WB
DECIDUOUS SHRUBS				
Ra	10	<i>Rhus aromatica</i>	Fragrant Sumac	2 gal pot/60cm ht
Sa	5	<i>Spiraea alba</i>	Meadow-sweet	2 gal pot/60cm ht
PERENNIALS & GRASSES				
Af	10	<i>Athyrium filix-femina</i>	Lady Fern	1 gal pot/60cm ht
Pv	7	<i>Panicum virgatum</i>	Switch Grass	1 gal pot/60cm ht
Ss	6	<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal pot/60cm ht

SEED MIX DETAIL

LOW MAINTENANCE
RETENTION BASIN NATIVE SEED MIXTURE

TYPE: OSC# 0220
APPLIED BY HYDROSEED METHOD AT A RATE OF 500g/1.80m² OR 25kgs / ha

CONTAINS:
VIRGINIA WILD RYE
TICKLEGRASS
FOX SEDGE
FOWL BLUEGRASS
POA PALSTURIS

+

+

+

+

ULTRA LAWN SEED MIXTURE

TYPE: OSC #7075
CANADA NO. 1 LAWN SEED MIX
APPLIED BY HYDROSEED METHOD
AT A RATE OF 45.4g/1.8m²

4.23 SHORELINE BUFFER AREA

25% OF THE FRONTAGE ALONG LAKE SIMCOE MAY BE USED FOR ACCESS, LANDSCAPE OPEN SPACE, RECREATIONAL USES AND AMENITY SPACE. THE REMAINING SHORELINE BUFFER AREA OF THE LOT SHALL BE MAINTAINED IN ITS NATURAL STATE OR RE-VEGETATED IN ACCORDANCE WITH THIS BY-LAW.

STANDARD 75% = 145.17m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 2 65% = 125.81m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 1 50% = 96.78m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.

TOTAL SHORELINE AREA = 193.56m²
EXISTING VEGETATION = 7.81m²
NEW VEGETATION = 85.51m²
DECK / PATIO / WALKWAY / SHORE WALL = 100.24m²
EXISTING SHORELINE BUFFER AREA = 7.81m² / 193.56m² = 4.03%
NEW SHORELINE BUFFER AREA = 7.81m² + 85.51m² / 193.56m² = 48.21%
-> THE SHORELINE BUFFER AREA HAS BEEN INCREASED BY 44.18%

+

+

+

+

OSC SIMCOE COUNTY NATIVE SEED MIX

TYPE: OSC# 6850
APPLIED BY HYDROSEED METHOD
AT A RATE OF 22-25kgs / ha

CONTAINS:
CANADA WILD RYE
BLACK EYED SUSAN
LITTLE BLUESTEM
INDIAN GRASS
NEW ENGLAND ASTER
WILD BERGAMOT
CANADA GOLDENROD
COMMON BLUE WIKKEED
SAND DROPSIED
SMOOTH BLUE ASTER

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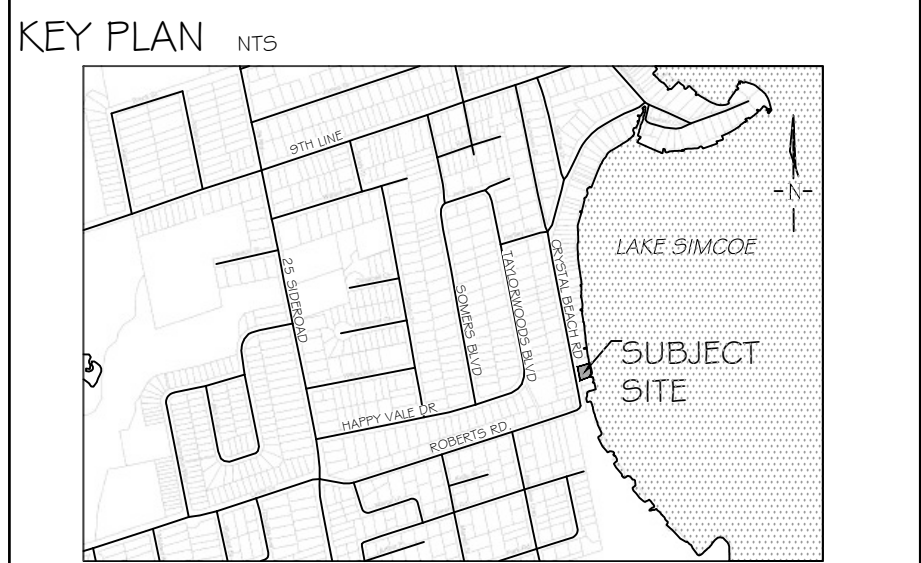
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ELYMUS CANADENSIS
RUBDECKIA HIRTA
SCHIZACHYRIUM SCOFARIUM
SORGHASTRUM NITRATUM
ASTER NOVAE-ANGLIAE
MONARDA FISTULOSA
SOLIDAGO CANADENSIS
AGASTIS FISTULOSA
SPOKOBOLUS CRYPTANDRUS
ASTER LAEVIS

NOTES:

1) PLANTING DETAILS AND PLANT NOTES FOUND ON SHEET LD-2.
2) OVER-SEEDED AREA WITH NATIVE SEED MIX IN NATURALIZATION ZONE IS NOT TO BE MOWED.
3) ALL DISTURBED AREAS ARE TO BE SEEDD WITH THE SEED MIX SPECIFIED IN THE PLAN.
4) RODENT GUARDS ARE TO BE INSTALLED ON ALL NEW TREE PLANTING WITHIN LSRCA SETBACK ZONE.



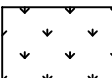
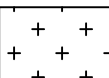
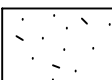
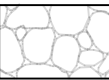
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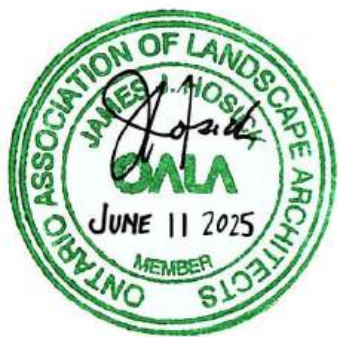
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LEGEND

	Proposed Deciduous Tree		Proposed Deciduous Shrubs
	Existing Trees to Retain		Plant Key
	Seed Areas (81 m²) (OSC #C650 Simcoe County Native Seed Mix)		Seed Areas (3m²) (OSC #8220 Low Maintenance Retention Basin Native Seed Mix)
	Seed Areas (8m²) (OSC #7070 Ultra Lawn Seed Mix)		Existing Paved Stone Walkway
	Existing Deck		LOT 1 (446.34m²)
	Property Boundary		Tree Preservation Fencing
	LSRCA Setback Line		Water Edge Line
	Proposed Swale		

5	JUNE 11-25	S.K	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S.K	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LSRICA COMMENTS
3	MAR.26-25	S.K	REVISED AS PER IPS COMMENTS
2	MAR.25-25	S.K	REVISED AS PER THE TOWN COMMENTS
1	AUG.14-24	S.K	ISSUED FOR REVIEW
NO	DATE	BY	REVISIONS



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CONCEPT SITE PLAN PROVIDED BY IPS CONSULTING
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424410-5601.DWG & 424410-BX01.DWG) TRANS ON JULY 23, 2024

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& CONSULTING ARBORISTS**

OFFICE: 705-796-1122

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CLIENT: 1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

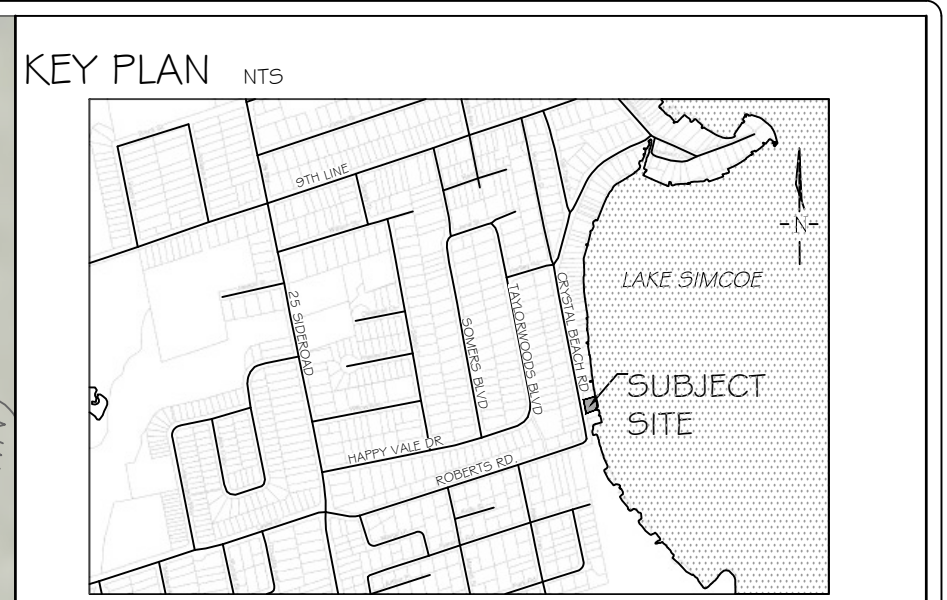
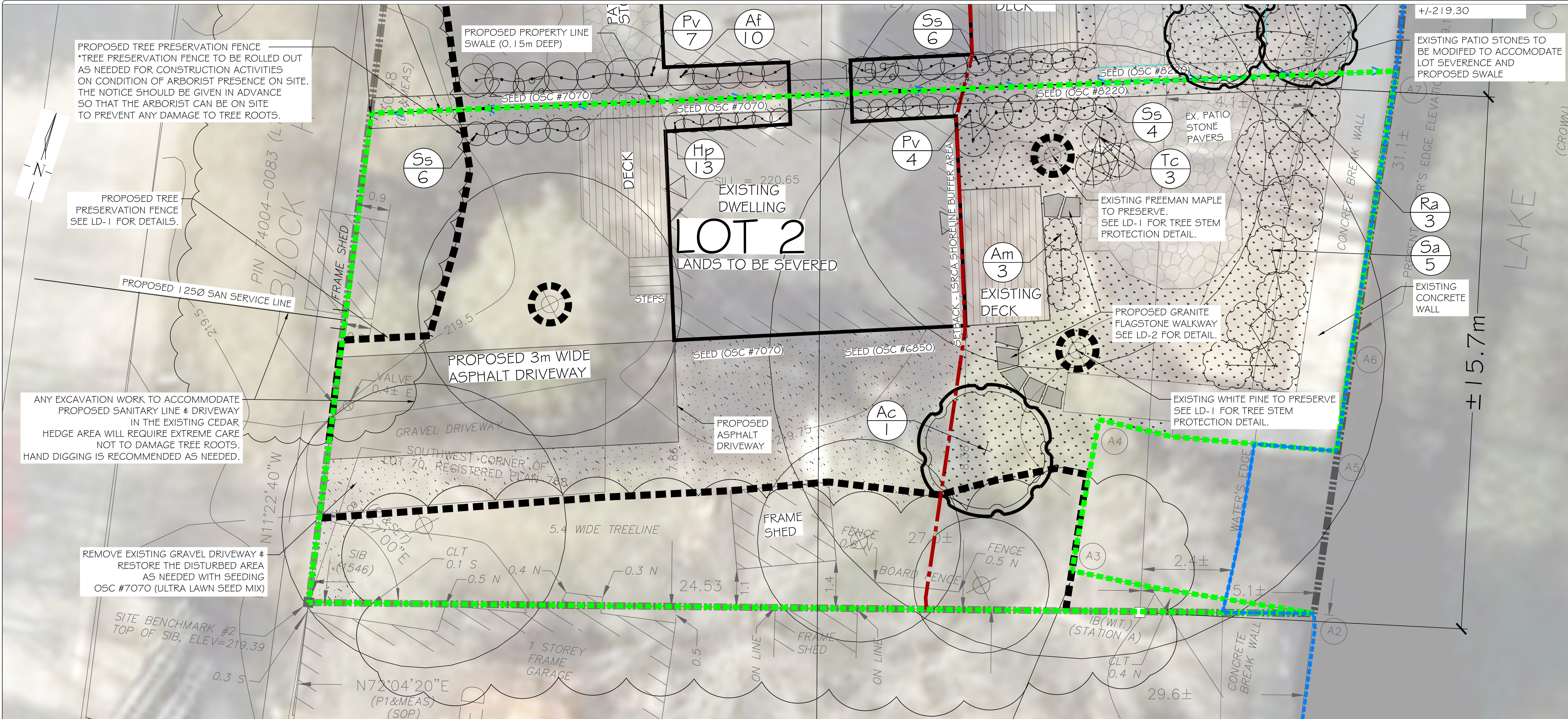
DRAWING:	LOT 1 - COMPENSATION PLANTING PLAN
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PROJECT NO.: LA 897-24	SCALE: 1:60
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MUNICIPAL FILE NO.: SL-2024-023	DATE: APRIL 25-2024
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DRAWN BY: S.K.		CHECKED BY: J.H.	DRAWING No.: L-1
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LEGEND

	Proposed Deciduous Tree		Proposed Evergreen Shrubs
	Proposed Deciduous Shrubs		Plant Key
	Existing Trees to Retain		Seed Areas (88m²) (OSC #6850) Simcoe County Native Seed Mix
	Seed Areas (42m²) (OSC #7070) Ultra Lawn Seed Mix		Seed Areas (Gm²) (OSC #6220) Low Maintenance Retention Basin Native Seed Mix
	Existing Deck		Existing Patio Stone Walkway
	Property Boundary		LOT 2 (421.7m²)
	Tree Preservation Fencing		
	LSRCA Setback Line		
	Water Edge Line		
	Proposed Swale		

5	JUNE 11-25	S.K.	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S.K.	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LSRCA COMMENTS
3	MAR. 26-25	S.K.	REVISED AS PER IPS COMMENTS
2	MAR. 25-25	S.K.	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S.K.	ISSUED FOR REVIEW

NO.	DATE	BY	REVISIONS
STAMP			
APPROVAL			



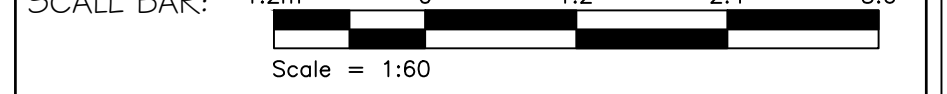
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CONCEPT SITE PLAN PROVIDED BY IPS CONSULTING
(24-1377-1) JUNE 2024-01 FINAL DWG) TRANS ON JUNE 13, 2024
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LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGGroupLtd.com
www.LEGroupLtd.com

CLIENT:
1911854 ONTARIO INC.

PROJECT:
2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING:
LOT 2 - COMPENSATION
PLANTING PLAN



PROJECT NO.:
LA 897-24

SCALE:
1:60

MUNICIPAL FILE NO.:
SL-2024-023

DATE:
APRIL 25-2024

DRAWN BY:
S.K.

CHECKED BY:
J.H.

DRAWING No.:
L-2



SHORELINE BUFFER AREA CALCULATIONS

SEVERED LOT 2 DEPTH: ±1.6m
SHORELINE BUFFER: 11.4m FROM SHORELINE (WATER'S EDGE 219.15)

TOTAL SHORELINE BUFFER AREA: 153.03m²	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE/RECREATIONAL USE/AMENITY SPACE:	≤35% (53.56m²)	39% (59.44m²)
NATURAL / RE-VEGETATED AREA:	≥65% (99.47m²)	61% (93.36m²)

SHORELINE BUFFER REPLANTING REQUIREMENTS
TREES OF A MIN. HEIGHT OF 1.6m COMBINED WITH SHRUBS AT A DENSITY OF ONE TREES OR SHRUB PER 5m²

TOTAL SHORELINE BUFFER AREA: 153.03m²	REQUIRED	PROVIDED
RE-VEGETATED AREA 73.36m² 15 COMBINED TREES OR SHRUBS		15 COMBINED TREES OR SHRUBS

PLANT LIST (LOT 2)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Ac	1	<i>Amelanchier canadensis</i>	Serviceberry	50mm cal/WB
DECIDUOUS SHRUBS				
Am	3	<i>Aronia melanocarpa</i>	Black Chokeberry	2 gal pot/60cm ht
Ra	3	<i>Rhus aromatica</i>	Fragrant Sumac	2 gal pot/60cm ht
Sa	5	<i>Spiraea alba</i>	Meadow-sweet	2 gal pot/60cm ht
EVERGREEN SHRUBS				
Tc	3	<i>Taxus canadensis</i>	Canadian Yew	2 gal pot/60cm ht
PERENNIALS & GRASSES				
Hp	13	<i>Hystrix patula</i>	Bottle-brush Grass	1 gal pot/60cm ht
Pv	4	<i>Panicum virgatum</i>	Switch Grass	1 gal pot/60cm ht
Ss	10	<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal pot/60cm ht

SEED MIX DETAIL

LOW MAINTENANCE RETENTION BASIN NATIVE SEED MIXTURE

TYPE: OSC# 6220
APPLIED BY HYDROSEED METHOD AT A RATE OF 500g/100m² OR 25kgs/ha

CONTAINS:
VIRGINIA WILD RYE
TICKLEGRASS
FOX SEDGE
FOWL BLUEGRASS
OSCEOLA COUNTY NATIVE SEED MIX

TYPE: OSC# 6850
APPLIED BY HYDROSEED METHOD AT A RATE OF 22-25kgs/ha

CONTAINS:
CANADA WILD RYE
BLACK EYED SUSAN
LITTLE BLUESTEM
INDIANGRASS
NEW ENGLAND ASTER
WILD BERGAMOT
CANADA GOLDENROD
COMMON MILKWEED
SAND DROPS
SMOOTH BLUE ASTER

ULTRA LAWN SEED MIXTURE

TYPE: OSC #7075
CANADA NO. 1 LAWN SEED MIX
APPLIED BY HYDROSEED METHOD AT A RATE OF 454g/10m²

4.23 SHORELINE BUFFER AREA
25% OF THE FRONTAGE ALONG LAKE SIMCOE MAY BE USED FOR ACCESS, LANDSCAPE OPEN SPACE, RECREATIONAL USES AND AMENITY SPACE. THE REMAINING SHORELINE BUFFER AREA OF THE LOT SHALL BE MAINTAINED IN ITS NATURAL STATE OR RE-VEGETATED IN ACCORDANCE WITH THIS BY-LAW.

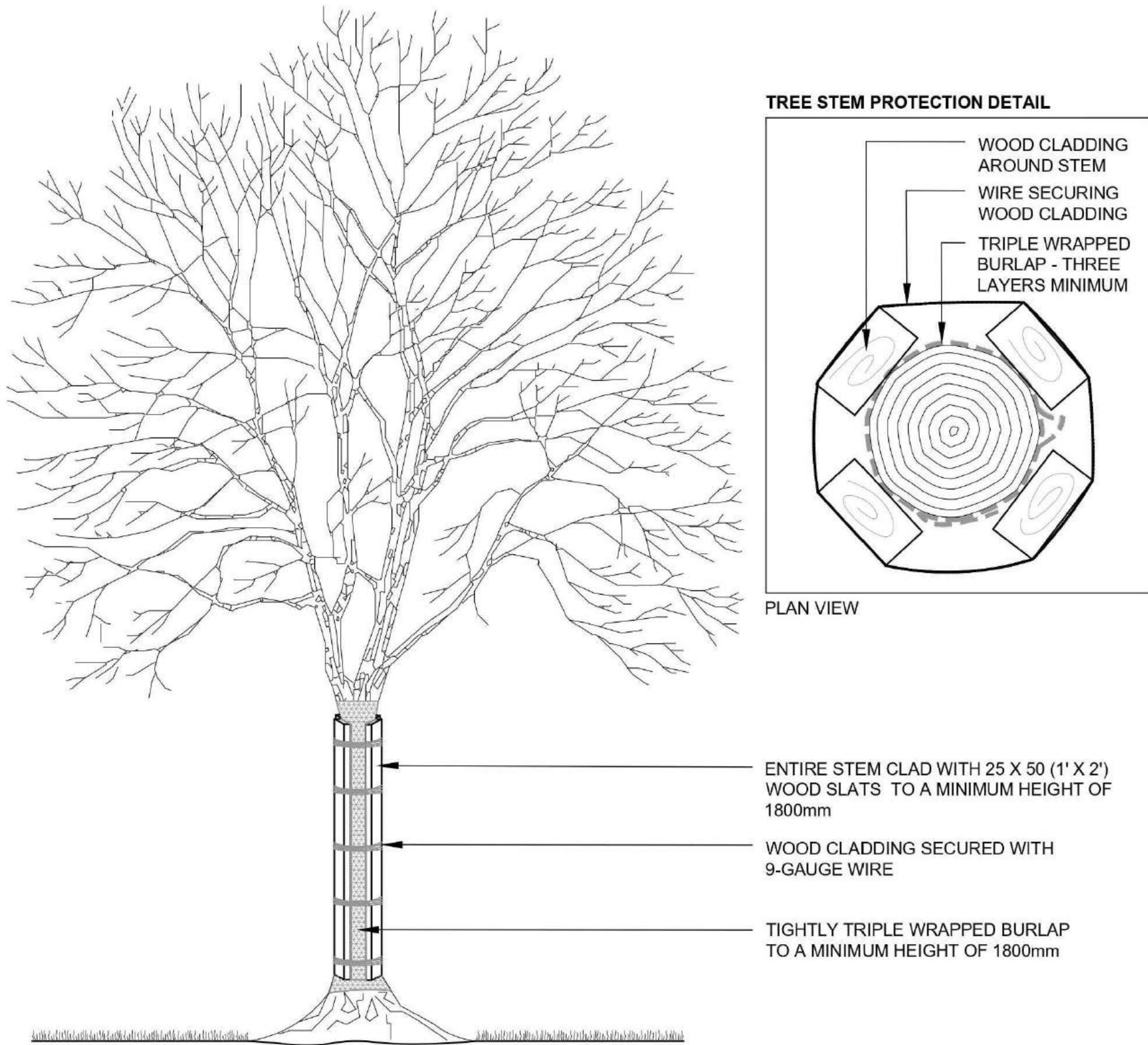
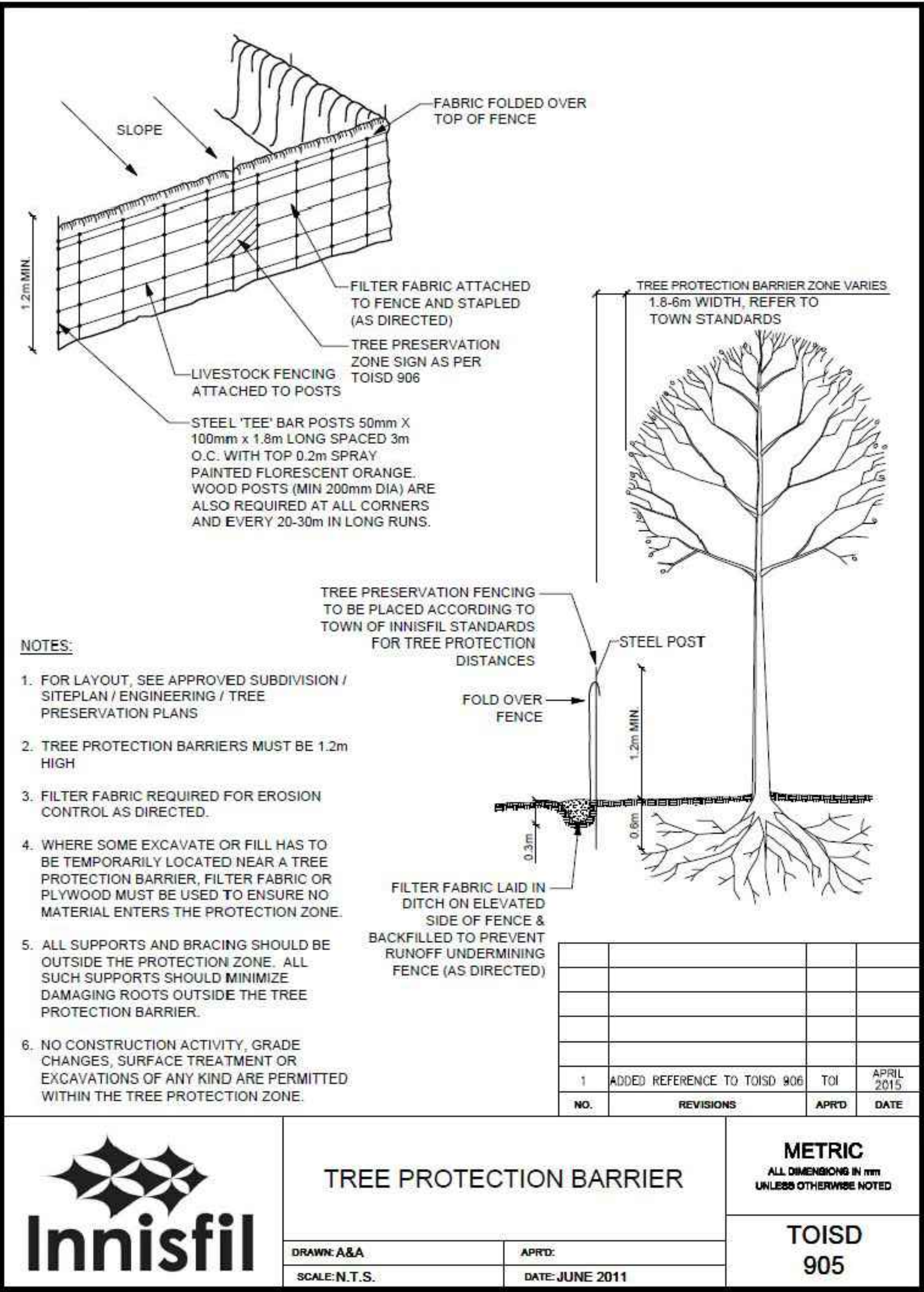
STANDARD 75% = 114.77m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 2 65% = 99.47m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 1 50% = 76.52m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.

TOTAL SHORELINE AREA = 153.03m²
EXISTING VEGETATION = 20m²
NEW VEGETATION = 73.36m²
DECK / PATIO / WALKWAY / SHORE WALL = 59.44m²
EXISTING SHORELINE BUFFER AREA = 20m² / 153.03m² = 13%
NEW SHORELINE BUFFER AREA = 20m² + 73.36m² / 153.03m² = 61%

-> THE SHORELINE BUFFER AREA HAS BEEN INCREASED BY 48%

NOTES:

- 1) PLANTING DETAILS AND PLANT NOTES FOUND ON SHEET LD-2.
- 2) OVER-SEED AREA WITH NATIVE SEED MIX IN NATURALIZATION ZONE IS NOT TO BE MOWED.
- 3) ALL DISTURBED AREAS ARE TO BE SEED WITH THE SEED MIX SPECIFIED IN THE PLAN.
- 4) RODENT GUARDS ARE TO BE INSTALLED ON ALL NEW TREE PLANTING WITHIN LSRCA SETBACK ZONE.



NOTES:

- ALL DIMENSIONS SHOWN IN MILLIMETRES.
- THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES.
- TREE STEM PROTECTION MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY SITE DISTURBANCE.
- REMOVE TREE STEM PROTECTION ONCE WORK IS COMPLETE.

TREE STEM PROTECTION DETAIL

DETAIL SOURCE: CITY OF RICHMOND HILL, STANDARD CONSTRUCTION DETAIL TP-108

TREE PRESERVATION NOTES

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.

2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.

4. NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.

5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.

6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.

7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE TOWN OF INNISFIL OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.

8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.

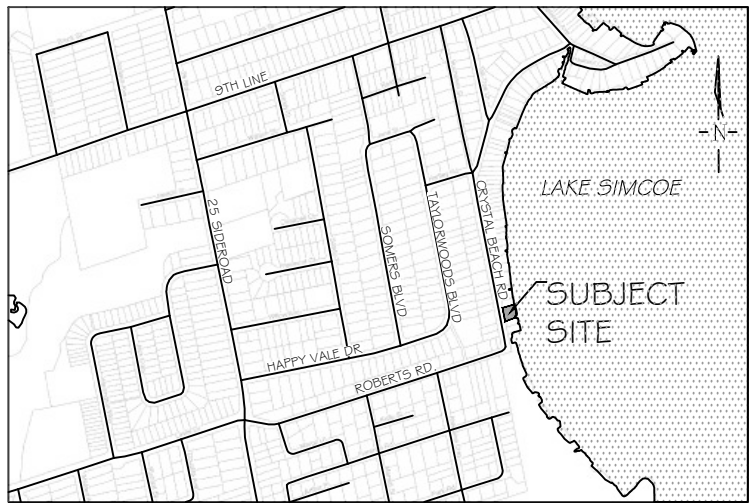
10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.

11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



KEY PLAN

NTS



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction. All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

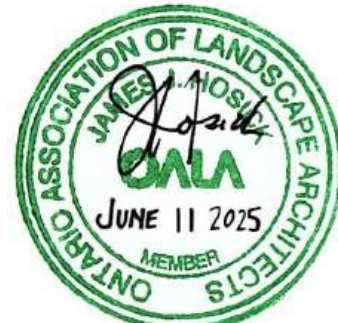
It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

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LEGEND

5	JUNE 11-25	S.K.	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S.K.	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LGCA COMMENTS
3	MAR. 26-25	S.K.	REVISED AS PER IPS COMMENTS
2	MAR. 25-25	S.K.	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S.K.	ISSUED FOR REVIEW
NO.	DATE	BY	REVISIONS

STAMP



APPROVAL

LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architects
Consulting Arborists
Urban Forestry

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT:

1911854 ONTARIO INC.

PROJECT:

2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING:

DETAILS 1

SCALE BAR:

PROJECT NO.:

LA 897-24

MUNICIPAL FILE NO.:

SL-2024-023

DRAWN BY:

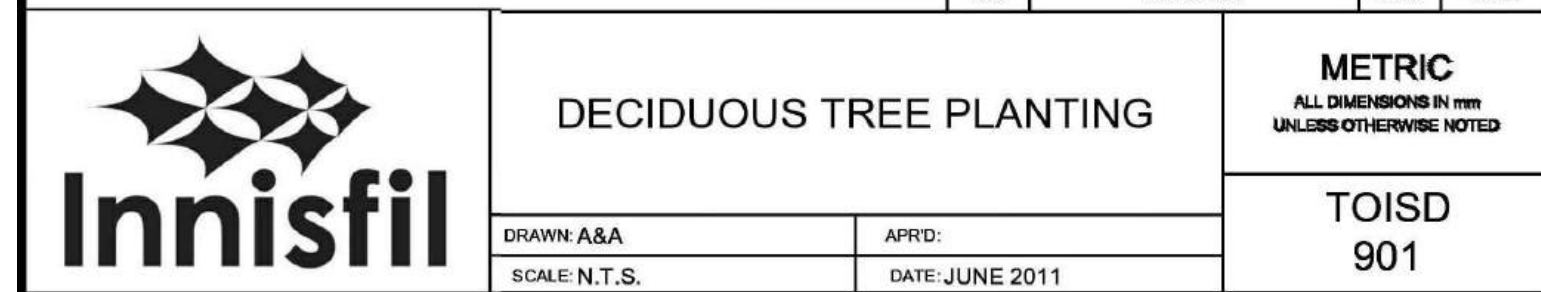
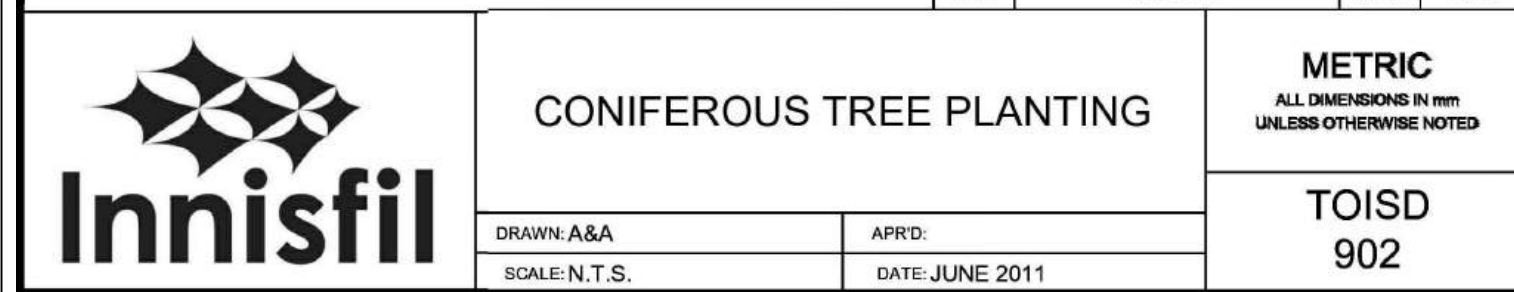
R.G, J.M, S.K

CHECKED BY:

J.H

DRAWING No.:

LD-1



LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architect
Consulting Arborist
Urban Forestry



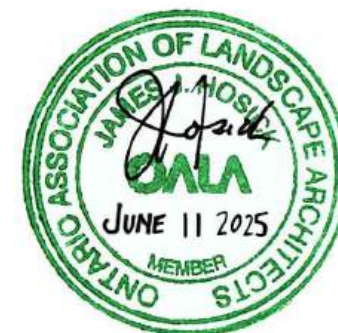
GRANITE FLAGSTONE PRODUCTS

2" THICK	
3' Walkway	\$24.00/ft. ²
4' Walkway	\$26.00/ft. ²
5' Walkway	\$30.00/ft. ²
6' Walkway	\$32.00/ft. ²
3" THICK	
3' Walkway	\$27.00/ft. ²
4' Walkway	\$29.00/ft. ²
5' Walkway	\$34.00/ft. ²
6' Walkway	\$38.00/ft. ²



5	JUNE 11-25	S.K.	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S.K.	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LSRCA COMMENTS
3	MAR. 26-25	S.K.	REVISED AS PER IP5 COMMENTS
2	MAR. 25-25	S.K.	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S.K.	ISSUED FOR REVIEW
NO	DATE	BY	REVISIONS

APPROVAL



LANDMARK
ENVIRONMENTAL GROUP LTD

Landscape Architects
Consulting Arborists
Urban Forestry

**LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS**

OFFICE: 705-796-1122

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www.LEGroupLtd.com

1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING: DETAILS 2

SCALE BAR:

PROJECT NO.:
LA 897-24

MUNICIPAL FILE NO.:

SL-2024-023

DRAWN BY: CHFC

SK

SCALE:

DATE:

APRIL 25-2024

DRAWING No.	
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DRAWING NO.: 10.2

Development Standards Table						
Provision	Standard	Staff Variation (Class 2 Permit)	Council Variation (Class 1 Permit)	Existing	Lot 1 - 2.5 Storey, North	Lot 2 - 1 Storey, South
Lot Area (min.)	1400 m ²	40% reduction	Greater than 40% reduction	868.49 m ² (grandfathered in)	446.34m ² (Class 1)	421.70m ² (Class 1)
Lot Frontage (min.)	17m	1 metre reduction	None	30.4m	15.49m (Bylaw Amendment)	14.96m (Bylaw Amendment)
Water Frontage (min.)	15m	2 metre reduction	None	31m	14.25m (Class 2)	16.20m
Waterfront Yard (min.)	15m Dwelling	50% reduction	Greater than 50% reduction	12.5m north site, 11.4m south site (grandfathered) * 4.8m to wet slip	12.5 m (Class 2)	11.4m (Class 2) * 4.8m to wet slip
	Attached decks, porches, pergolas, gazebos, or any other attached accessory structure to a dwelling or attached garage = 15m	30% reduction	Greater than 30% reduction	9.4 m north site, 8.9 m south site (grandfathered) * 3.2m to wet slip	9.4 m (Class 1)	8.9m (Class 1) * 3.2m to wet slip

Front Yard (min.)	Dwelling unit = 4.5m Attached garage = 6m Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 4.5m Attached decks/porches/balconies = 3m	50% reduction	None	6.72m north site 6m south site (deck)	Dwelling 6.72m Attached garage 6.72m	9m 6m (deck)
Front Yard (max.)	Dwelling unit = 7m Attached garage = 7m Attached garage with motor vehicle door(s) facing the interior/exterior side yard = 7m	20% increase	None	6.72m north site 6m south site (deck)	Dwelling 6.72m Garage 6.72m 3.57m (deck)	Dwelling 9 m (Bylaw Amendment) 6m (deck)

Interior Side Yard (min.) North	Dwelling unit = 3m Attached garage = 2m Attached garage with motor vehicle door(s) facing the interior side yard = 6m Attached decks/porches/balconies = 2m	Increase to 50%	None	3.57m 3.57m (deck)	Dwelling 3.57m Attached garage 4.05m 3.57m (deck)	0.8m (Bylaw Amendment) 1m (deck) (Class 2)
Interior Side Yard (min.) South	Dwelling unit = 3m Attached garage = 2m Attached garage with motor vehicle door(s) facing the interior side yard = 6m Attached decks/porches/balconies = 2m	Increase to 50%	None	7.86m	0.8m (Bylaw Amendment)	7.86m
				8.38m (deck)	1m (deck) (Class 2)	8.38m (deck)

Total Lot Coverage (max.)	35%	Increase to 50%	Greater than 50%	21.22% Dwelling & decks higher than 2m from grade = 164.28m ² Detached shed = 10m ² Sauna = 10m ² Total = 184.28m ²	26.8% (116.41m ²)	11.35% (47.88m ²)
Building Height (max.)	8m Flat Roof = 7.5m	11 m (1) Flat Roof = 9 m (1)	12m Flat Roof = 10m	9 meters (grandfathered)	9 meters (grandfathered, no permit required for existing structures)	4.1 meters (grandfathered, no permit required for existing structures)

Landscap e Open Space (min. of lot area)	40%	Less than 40%	None	70.95% Dwelling & decks higher than 2m from grade = 164.28m² Driveway areas = 91m² Detached shed = 10m² Sauna = 10m² Total = 275.28m²	48% Dwelling & decks higher than 2m from grade = 116.41m² Driveway area = 70m² Sauna = 10m² Patio=34m² Total = 230.41m²	76% Dwelling & decks higher than 2m from grade = 47.88m² Driveway area = 21m² Detached shed = 10m² Patio= 21m² Total = 99.88m²
Landscap e Open Space (min. of front yard and exterior side yard)	40%	Less than 40%	None	58.06% Total lot front yard 217m² approx. Total driveway area = 91m²	37.5% Total lot front yard 112m² approx. Total driveway area = 70m² (Class 2)	84.4% Total front yard 135m² approx. Total driveway area = 21m²

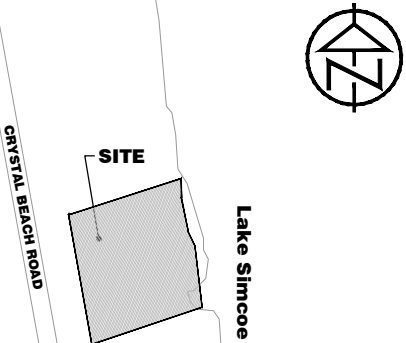
Maximum Driveway Width (Section 4.7. k)	Maximum width: 60% of lot frontage to a maximum of 9.0 m whichever is less	None	None	8.80m and 3.77m (grandfathered in)	55% 8.80m	25% ~3.77m
Driveway Minimum Width (Section 4.7 j)	3m	None	None	8.80m and 3.77m	8.80m	3.77m
Shoreline Buffer Area (4.23)						
Shoreline Buffer (depth)	15m	None	None	12.5 m north site, 11.4 m south site (grandfathered) * 4.8m to wet slip	Dwelling 12.5 m (Class 2)	Dwelling 11.4 m (Class 2) * 4.8m to wet slip
				9.4 m north site, 8.9 m south site (grandfathered) * 3.2m to wet slip	Attached deck 9.4 m (Class 2)	Attached deck 8.9m (Class 1) *3.2m to wet slip
Shoreline Buffer (Distance along)	25% of shoreline frontage or 15m, lesser of the two	Up to 35% of shoreline frontage or	Up to 50% of shoreline frontage or 15m, lesser of the two	31m	+/- 15 m	+/- 16 m

water frontage)		15m, lesser of the two				
Shoreline Buffer (Area)	75% shall be maintained in natural state or revegetated	65% shall be maintained in natural state or revegetated	50% shall be maintained in natural state or revegetated	Shoreline Buffer area = 193.56m ² Existing Vegetation = 7.81m ² = 4% for north Lot 1 (grandfathered) Shoreline Buffer area = 153.03m ² Existing Vegetation = 20m ² = 13% for south Lot 2 (grandfathered)	Existing Vegetation = 7.81m ² Proposed Vegetation = 85.51m ² = 48.21% (grandfathered) (CPPS By-law Amendment)	Existing Vegetation = 20m ² Proposed Vegetation = 73.36m ² = 61% (grandfathered) (Class 1)
Storage Sheds (Section 5.2.5)						
Quantity per lot (max.)	1	More than 1	None	1*	0	1*
Waterfront Yard (max.)	1m	None	None	~14m	N/a	~14m
Front Yard (min.)	5m Not permitted in the front yard in Settlement Areas	Reduction to 1m	None	~12m	N/a	~12m

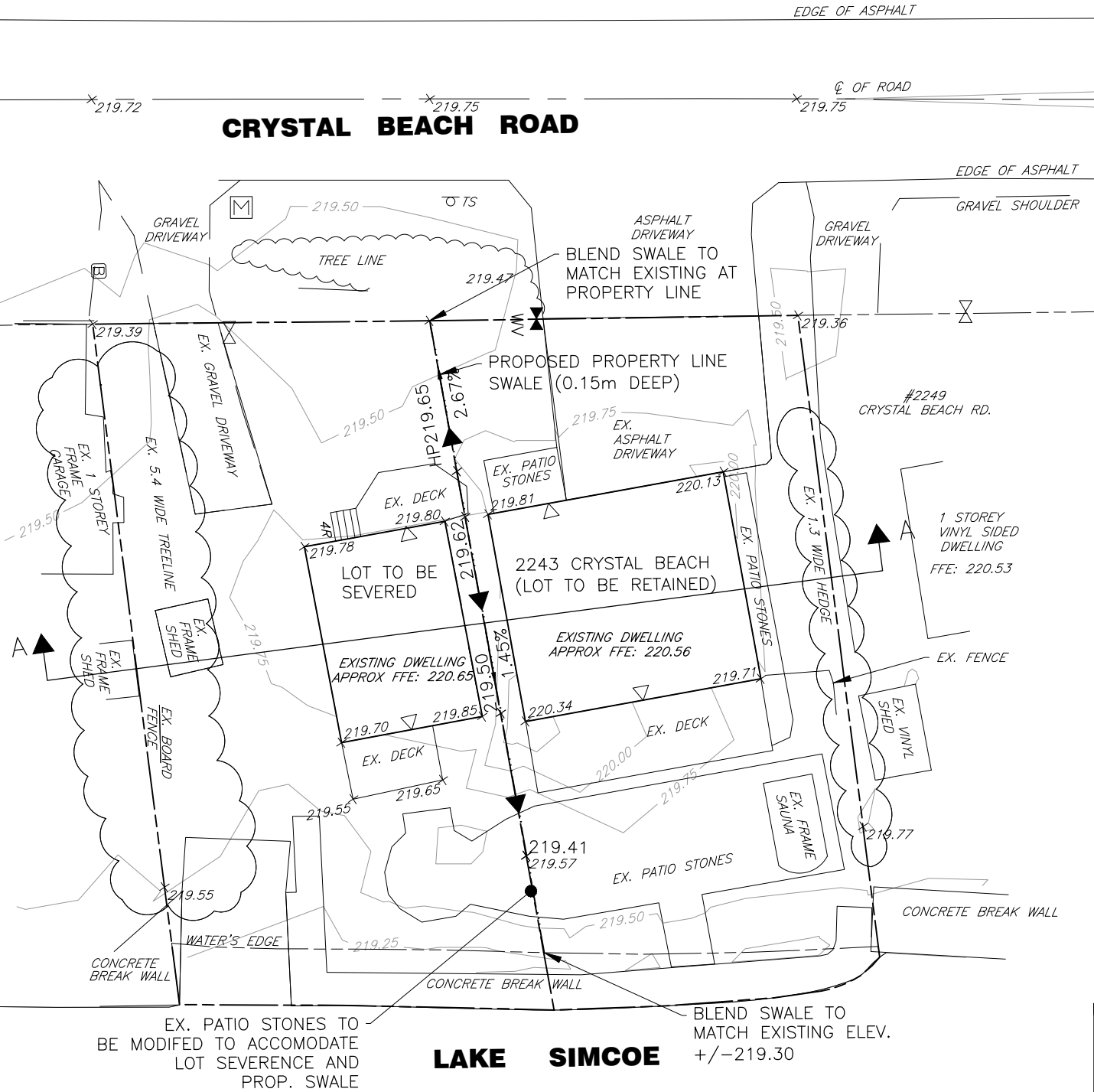
Interior Side Yard (min.)	2.5m	Reduction to 1m	None	1.1m (grandfathered) (Class 2 Permit)	N/a	1.1m (grandfathered) (Class 2 Permit)
Exterior Side Yard (min.)	3m	Reduction to 1m	None	N/a	N/a	N/a
Building Height (max.)	4m	6m	None	>4 m	N/a	>4 m
Coverage (max.)	30 sq. m	25% increase	None	10 sq. m.	N/a	10 sq. m.
Other Accessory Structures - Saunas, hot tubs, and whirlpools (Section 5.2.6)						
Quantity per lot (max.)	2	None	None	1	1	N/a
Front Yard (min.)	Not permitted in front yard	25% reduction	50% reduction	N/a	N/a	N/a
Waterfront Yard (max.)	15m	25% increase	50% increase	~5m (grandfathered)	~5m (grandfathered) By-law amendment	N/a
Side Yard Interior (min.)	3m	25% reduction	50% reduction	1.69m (grandfathered)	1.69m (grandfathered) (Class 1)	N/a
Side Yard Exterior (min.)	5m	25% reduction	50% reduction	N/a	N/a	N/a

Building Height (max.)	4m	25% increase	50% increase	~4m	~4m	N/a
Coverage (max.)	15 sq. m	25% increase	50% increase	10m2	10m2	N/a

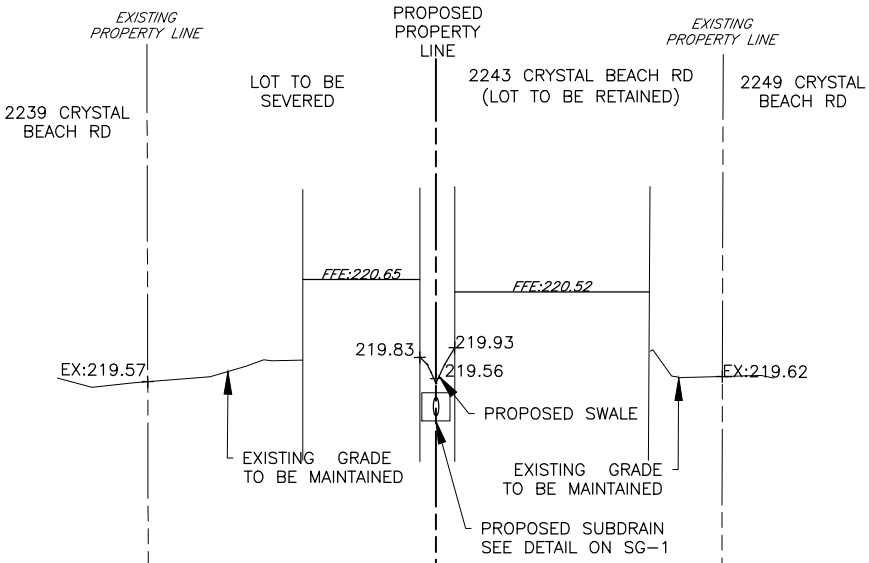
ENGINEER STAMP



KEY PLAN
NTS



SECTION A-A
N.T.S



LEGEND

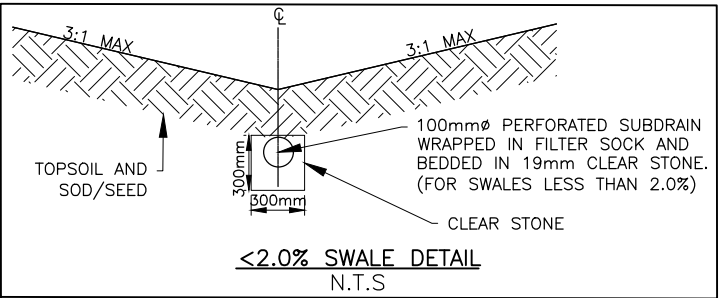
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- PROPOSED PROPERTY LINE
- PROPOSED SWALE
- EXISTING HYDRO LINE
- x 251.39 EXISTING GROUND ELEVATION
- x 250.86 PROPOSED GROUND ELEVATION
- △ EXISTING DOOR
- 2.0% PROPOSED SLOPE

TOPOGRAPHIC SURVEY INFORMATION SHOWN BASED ON SURVEY PREPARED BY RUDY MAK SURVEYING LTD , DATED MAY 13, 2024.

SITE PLAN AND LOT SEVERENCE INFORMATION BASED ON PROPOSED SEVERENCE SKETCH BY IPS , DATED JUNE 13 2024

SEWER SERVICING INFORMATION AS PER DWG No. 81135-S2, SSR 3-0087 PREPARED BY AINLEY AND ASSOCIATES LTD, DATED AUG 1983, NOV 1986 RESPECTIVELY

WATER SERVICING INFORMATION AS PER DWG C7-PP-16, WSR 2227 PREPARED BY TOWN OF INNISFIL, DATED JAN 1995, JAN 1996 RESPECTIVELY



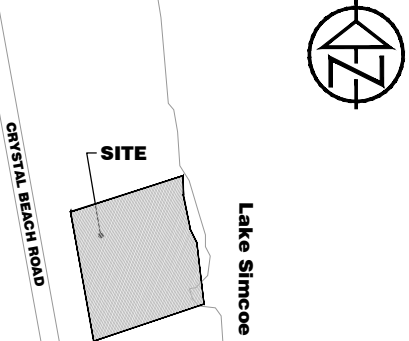
2243 CRYSTAL BEACH ROAD
TOWN OF INNISFIL
CONCEPTUAL GRADING PLAN

DWG. No.

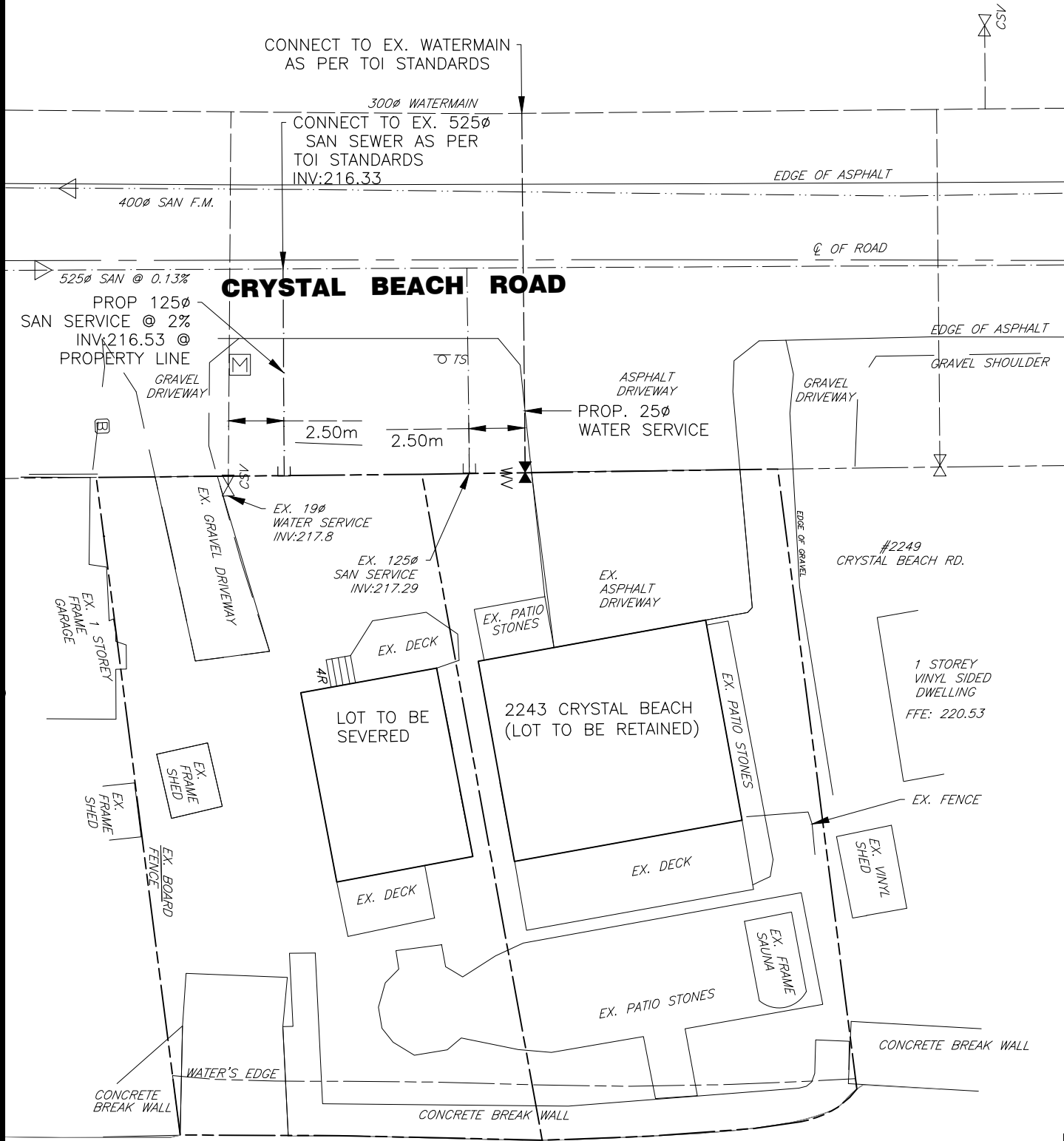
SG-1

SCALE: 1:250 DRAWN: JRL DATE: JUL 22/24 JOB NO. 424410

ENGINEER STAMP



KEY PLAN
NTS



- LEGEND
- EXISTING PROPERTY LINE
 - SUBJECT SITE PROPERTY LINE
 - EXISTING SANITARY FORCE MAIN
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING SANITARY SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING SANITARY MAINTENANCE HOLE
 - EXISTING STORM MAINTENANCE HOLE
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE

TOPOGRAPHIC SURVEY INFORMATION SHOWN BASED ON SURVEY PREPARED BY RUDI MAK SURVEYING LTD , DATED MAY 13, 2024.

SITE PLAN AND LOT SEVERENCE INFORMATION BASED ON PROPOSED SEVERENCE SKETCH BY IPS , DATED JUNE 13 2024

SEWER SERVICING INFORMATION AS PER DWG No. 81135-S2, SSR 3-0087 PREPARED BY AINLEY AND ASSOCIATES LTD, DATED AUG 1983, NOV 1986 RESPECTIVELY

WATER SERVICING INFORMATION AS PER DWG C7-PP-16, WSR 2227 PREPARED BY TOWN OF INNISFIL, DATED JAN 1995, JAN 1996 RESPECTIVELY



2243 CRYSTAL BEACH ROAD
TOWN OF INNISFIL
CONCEPTUAL SERVICING PLAN

DWG. No.
SS-1

SCALE: 1:250 DRAWN: JRL DATE: JUL 22/24 JOB NO. 424410



QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT
UNDER 2.17.5.1. OF THE OBC

BAILEY DESIGNS	31232
FIRM NAME	BCIN

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED
ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO
BUILD SPECIFIED DESIGN.

TAKEN FROM:	SPAN	SIZE
O.B.C. 2012	2'-9"	2-2"x4"
TABLE A-15	3'-10"	2-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	2-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)	6'-5"	2-2"x12"

ROOF ONLY		SPAN	SIZE
SPAN	SIZE	2'-7"	2-2"X4"
3'-0"	2-2"X4"	3'-8"	2-2"X6"
4'-5"	2-2"X6"	4'-4"	2-2"X8"
5'-4"	2-2"X8"	5'-3"	2-2"X10"
6'-7"	2-2"X10"	5'-11"	2-2"X12"

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:

Bd BAILEY
DESIGNS
architecture + design

PROJECT NAME:

CRYSTAL BEACH ROAD
SEVERANCE

DRAWING TITLE:

FLOOR PLANS

SCALE: AS NOTED	PROJECT NUMBER:
DATE: July 11, 2024	
DRAWN BY: D. BURNS	DRAWING NUMBER: A1.0
CHECKED BY: LKDT BCIN # 23127	



WALL SCHEDULE:			
CODE	DETAIL	WALL ASSEMBLY AS PER SB-3 TABLE 1	FRR
W1		EW1B • EXTERIOR SHEATHING AND SIDING OR STUCCO 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C. 89mm THICK ABSORPTIVE MATERIAL • 1 LAYER OF 12.7mm TYPE X GYPSUM BOARD ON INSIDE.	45 MIN.

[illegible]

WINDOW SCHEDULE		
CODE	WT X HF	NOTES
WD-01	36" X 42"	GLAZING AND FRAME MUST PROVIDE CONTINUOUS 5/8" R
WD-02	24" X 42"	GLAZING AND FRAME MUST PROVIDE CONTINUOUS 5/8" R

JOIST & FRAMING:

- ALL EXPOSING LUMBER SHALL BE SPEC NO. 2 GRADE UNLESS NOTED OTHERWISE.
- LUMBER EXPOSED TO THE EXTERIOR TO BE PRESURURE TREATED SPEC NO. 2 GRADE OR CEDAR, UNLESS NOTED OTHERWISE.
- ALL JOIST END JOISTS TO BE 12" X 12" OR 14" X 12" TRUSSES, AND METAL BRACKET CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CORROD BY TRUSS MANUFACTURER.
- APPROVED METAL HANGERS TO BE USED FOR JOIST AND BEAMS WHEN BRACING INTO WALLS OF CONC. FRAMING AND HEADERS.
- JOIST TO HAVE MIN. 1" X 1/2" (MINIMUM) END BEARING.
- DOUBLE STUDS IN CYPINGS.
- DOUBLE STUDS OR SOLID BLOCKING UNDER NON LOAD BEARING PARALLEL PARTITIONS.
- WOOD FRAMING MEMBERS SUPPORTED ON CONC. IN CONTACT WITH GROUND OR FILL SHALL BE PRESURURE TREATED OR SEPARATED FROM CONC. BY 4 IN. G.I. SLAB OR POLYSTYRENE.

BEAMS:
- BEAMS TO BE PLACED UNDER LOAD-BEARING WALLS WHEN WALLS ARE WALLS TO FLOOR JOISTS.
- BEAMS MAY BE A MAX. 2" (50mm) FROM LOAD-BEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS.
- BEAMS TO BE PLACED UNDER WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS.
- WHEN WOOD BEAM SUPPORTED ON CONG. IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONG. W/ A MIN POLYETHYLENE.

STRUCTURAL COLUMNS:
- SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD TRUSS FLOORS. WHEN THE JOISTS OR BEAMS CARRIED BY SUCH BEAMS DO NOT EXCEED 16" (413mm) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50 psf (2.40 kPa).

ROOF CONSTRUCTION:
- ROOF LOADINGS TO BE BASED ON 2.10 psf SPECIFIED COMPOSITE WAGH

ROOF:
- FOR RENOVATION PROJECTS WHERE PROPOSED ROOF TRUSSES ARE
INTENDED TO ALIGN WITH EXISTING ROOF, OWNER & CONTRACTOR
TO CONFIRM ALL DIMENSIONS WITH REGARDS TO TRUSS DESIGN,
SPAN, PITCH, ROOF SUPPORTS, CHIMNEY, AND EXIST. AC, BC, ETC.,

INSULATION

ROOF SHALL BE PROTECTED WITH GYPSUM BOARD OR APPROVED EQUAL INTERIOR RIGID, EXCEPT FOR UNFINISHED BASEMENTS WHERE 2" POLY-VAPOR BARRIER SHALL BE SUFFICIENT.

DRAFT PASSING THROUGH UNFINISHED SPACES SHALL BE MADE AIR TIGHT WITH SEALING AND INSULATION WHERE REQUIRED.

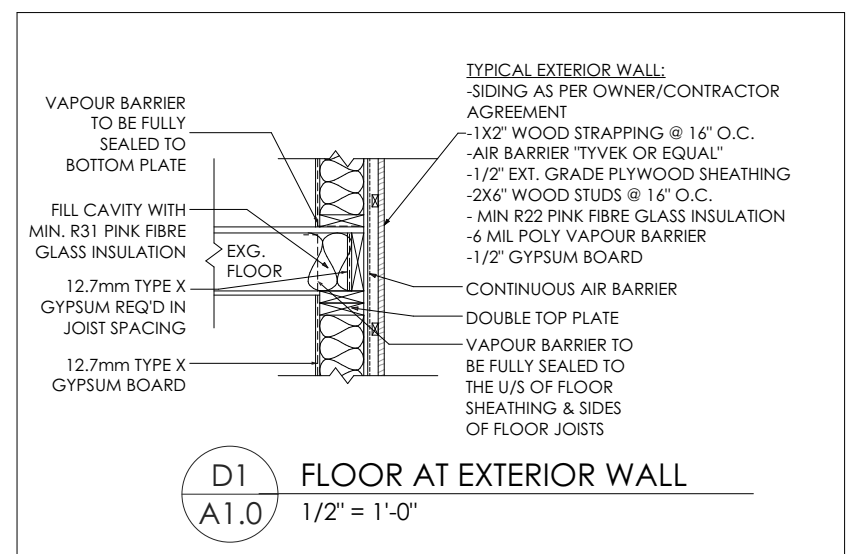
-VAPOR BARRIER SHALL BE CONT. OVER INSIDE OF EXTERIOR WALLS, OVER SILL PLATES, OVER TOP PLATES, OVER FACE OF JOIST HEADS AND FULL HEIGHT OF EXTERIOR WALLS, AND ACROSS UNDERLIEF OF ROOF RIES AND JOISTS.

-ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE FOAMED, TRIM EXTERIOR FOAM RIGID, AND SEAL WHERE REQUIRED WITH GYPSUM BOARD OR APPROVED EQUAL INTERIOR RIGID.

-FLASHING SHALL BE SELF-ADHESIVE FLASHING, FLASH AS PER ARCHITECTURAL DRAWINGS.

-MIN. 10% TO 3.52 (20) INCH. NAILS TO THE EXTEND MADE NECESSARY BY THE ROOF SLOPE AND VENTILATION CLEARANCES.

Page 10 of 10

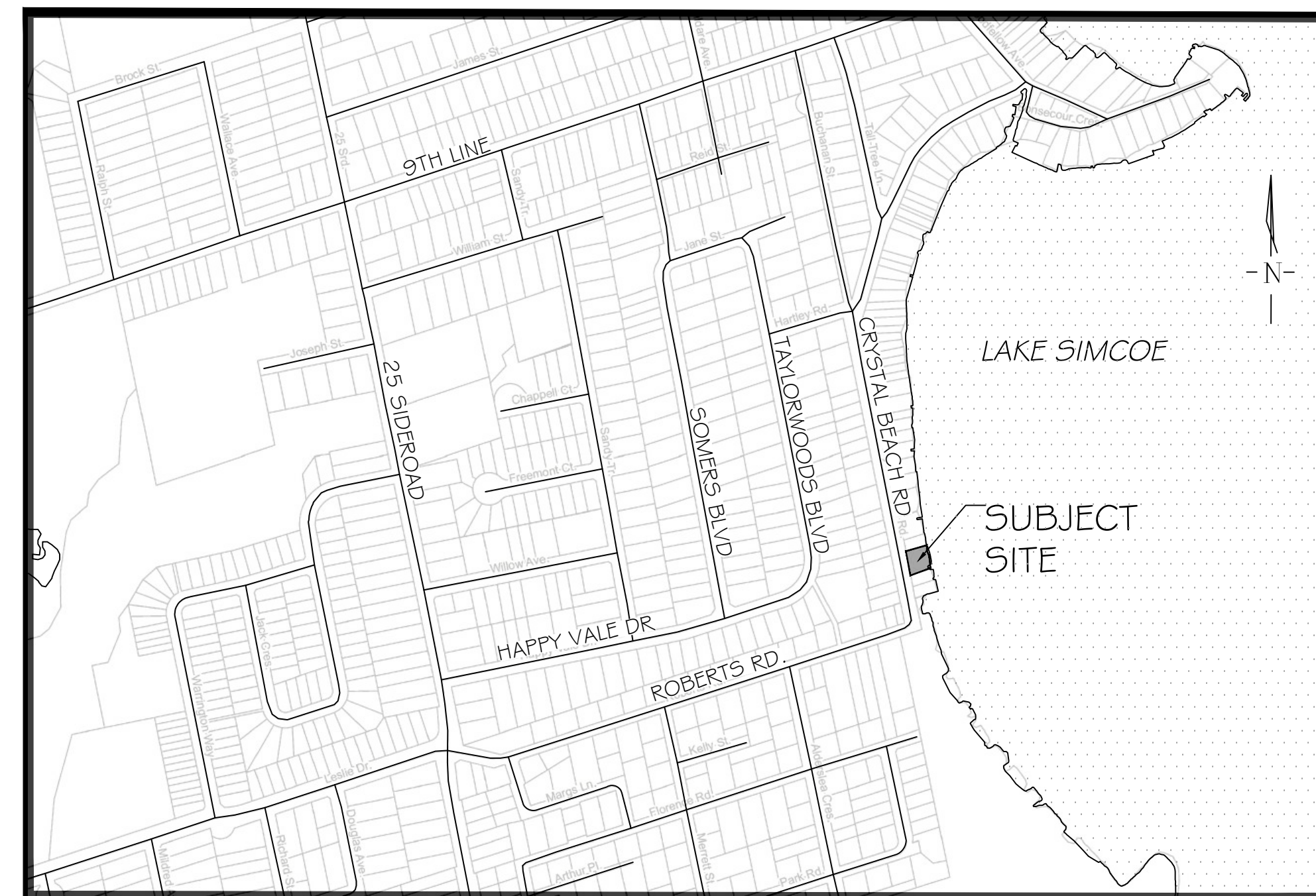


2243 CRYSTAL BEACH ROAD, INNISFIL, ON

MUNICIPAL FILE: SL-2024-023

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 897-24



KEY PLAN N.T.S.

DRAWING LIST:

- EX-1: EXISTING CONDITIONS
- TP-1: TREE PRESERVATION PLAN 1
- TP-2: TREE PRESERVATION PLAN 2
- L-1: LOT 1 - COMPENSATION PLANTING PLAN
- L-2: LOT 2 - COMPENSATION PLANTING PLAN
- LD-1: DETAILS 1
- LD-2: DETAILS 2

CLIENT:

1911854 ONTARIO INC.

MUNICIPALITY:



TOWN OF INNISFIL

2101 INNISFIL BEACH ROAD

INNISFIL, ON

L9S 1A1

LANDSCAPE ARCHITECT:

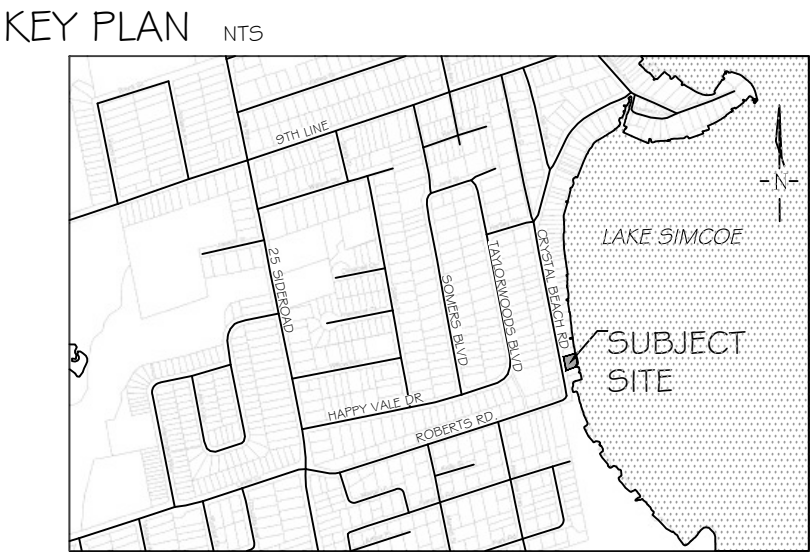




Key	Location	Latin Name	Common Name	Tree DIA (cm dbh)	Comments	Assessment	Canopy Radius (m)	Remove/ Preserve
Tree Line 1	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	3-15.	healthy white cedar hedge	4 Good	1.5	Preserve
2	Boundary Tree	<i>Acer rubrum</i>	Red Maple	51.5	codominant stems, included bark in branch union, poor past pruning cuts, tree growing with other have become one	3 Fair	4.1	Preserve
3	Onsite Tree	<i>Acer rubrum</i>	Red Maple	75.5, 47	multiple main stems, included branch unions, one sided branching, 3.65 from corner of brown house and one foot off boundary on brown house side	3 Fair	6.3	Preserve
4	Onsite Tree	<i>Pinus strobus</i>	White Pine	40.3	one sided branching from maple competition, crook at top,	3 Fair	9.1	Preserve
Tree Line 2	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy, vigorous	4 Good	3.8	Preserve
6	Onsite Tree	<i>Prunus</i> spp.	Cherry sp.	15	canker on main stem, thin canopy	2 Marginal	2	Preserve
7	Onsite Tree	<i>Abies balsamea</i>	Balsam Fir	23	gummosis from fluxing seam, one sided branching	1 Poor	3	Preserve
8	Boundary Tree	<i>Acer rubrum</i>	Red Maple	18	5 percent lean over neighbor with first branch union crossing fence	3 Fair	4.2	Preserve
9	Onsite Tree	<i>Picea glauca</i>	White Spruce	42	full crown balanced, vigorous, garden bed below	4 Good	3.9	Preserve
Tree Line 3	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy white cedar hedge	4 Good	3	Preserve

NOTE:

- VEGETATION REMOVAL OR ALTERATION IS TO OCCUR OUTSIDE THE BREEDING BIRD SEASON (APRIL 1 TO AUGUST 31) AND THE ACTIVE ROOSTING PERIOD FOR BATS (APRIL 1 TO SEPTEMBER 30). IF CLEARING IS TO OCCUR WITHIN THE BREEDING BIRD WINDOW, THE AFFECTED AREA MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48 HOURS IN ADVANCE OF SCHEDULED CLEARING ACTIVITIES. IF NESTS ARE FOUND, WORK WITHIN THE AREA MUST CEASE UNTIL THE NEST HAS FLEDGED, AS PER THE FEDERAL MIGRATORY BIRDS CONVENTION ACT. SHOULD ANY CLEARING BE REQUIRED DURING THE ACTIVE ROOSTING PERIOD FOR BATS, CONTACT THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS FOR FURTHER DIRECTION (E.G. ACOUSTIC MONITORING, EXIT SURVEYS) TO ENSURE CONFORMITY WITH THE ENDANGERED SPECIES ACT.
- VEGETATION CLEARING IS TO BE AVOIDED WITHIN THE 50m BUTTERNUT HABITAT ZONE UNDER THE ENDANGERED SPECIES ACT. THIS TREE IS TO BE EVALUATED BY A QUALIFIED BUTTERNUT HEALTH ASSESSOR.



GENERAL NOTES

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LEGEND

- PROPERTY BOUNDARY
- TREE LOCATION WITH CANOPY
- OFFSITE TREE LOCATION WITH CANOPY
- DELINEATED SECTIONS & GROUPINGS

5	JUNE 11-25	S.K.	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S.K.	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LGRA COMMENTS
3	MAR. 26-25	S.K.	REVISED AS PER IPS COMMENTS
2	MAR. 25-25	S.K.	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S.K.	ISSUED FOR REVIEW
NO.	DATE	BY	REVISIONS

STAMP

APPROVAL

2022 AERIAL IMAGERY RETRIEVED FROM SIMCOE COUNTY GIS SURVEY PROVIDED BY RUDY MAK SURVEYING LTD. 1.6630TOP(2).DWG TRANS ON MAY 27, 2024

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Urban Forestry

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT:

1911854 ONTARIO INC.

PROJECT:

2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING:

EXISTING CONDITIONS

SCALE BAR:

2m 0 2 4 6
Scale = 1:100

PROJECT NO.:

LA 897-24

SCALE:

1:100

MUNICIPAL FILE NO.:

SL-2024-023

DATE:

APRIL 25-2024

DRAWN BY:

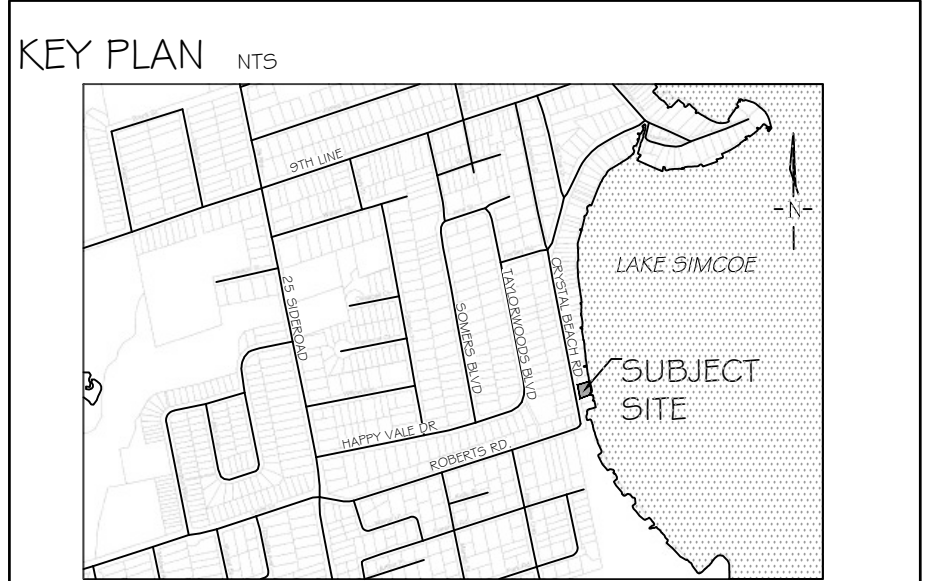
R.G, J.M, S.K

CHECKED BY:

J.H

DRAWING No.:

EX-1



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2
TREE LOCATION WITH CANOPY

B
OFFSITE TREE LOCATION WITH CANOPY

DELINEATED SECTION

■ ■ ■ TREE PRESERVATION FENCING

— — — LSRCA SETBACK (SHORELINE BUFFER)

- - - - - EDGE OF WATER

— — — PROPERTY BOUNDARY

→ PROPOSED SWALE

5	JUNE 11-25	K	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
4	JUNE 2-25	S,K	INCREASED SHORELINE BUFFER AREA BY 17% IN LOT 1 AS PER LS/CA COMMENTS
3	MAR. 26-25	S,K	REVISED AS PER IPS COMMENTS
2	MAR. 25-25	S,K	REVISED AS PER THE TOWN COMMENTS
1	AUG. 14-24	S,K	ISSUED FOR REVIEW
NO	DATE	BY	REVISIONS

APPROVAL



AERIAL (2022) IMAGERY SOURCED FROM SIMCOE COUNTY GIS
CONCEPT SITE PLAN PROVIDED BY IPS CONSULTING
(24-1377-11JUNE2024-01_FINAL.DWG) TRANS ON JUNE 13, 2024
SITE GRADING /SERVICING PLAN PROVIDED BY TATHAM ENGINEERING,
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OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT:

1911854 ONTARIO INC.

PROJECT:

243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING

TREE PRESERVATION PLAN



PROJECT NO.:

LA 897-24

MUNICIPAL FILE NO.

SI-2024-023

DRAWN BY:

CHECKED BY _____

SK	IH	TP
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Page 10 of 10

Key	Location	Latin Name	Common Name	Tree DIA (cm dbh)	Comments	Assessment	Canopy Radius (m)	Remove/ Preserve
Tree Line 1	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	3-15.	healthy white cedar hedge	4 Good	1.5	Preserve
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Tree Line 3	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy white cedar hedge	4 Good	3	Preserve



PLANT LIST (LOT 1)				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Cr	3	<i>Cornus racemosa</i>	Gray Dogwood (Clump)	50mm cal/WB
DECIDUOUS SHRUBS				
Ra	10	<i>Rhus aromatica</i>	Fragrant Sumac	2 gal pot/60cm ht
Sa	5	<i>Spiraea alba</i>	Meadow-sweet	2 gal pot/60cm ht
PERENNIALS & GRASSES				
Af	10	<i>Athyrium filix-femina</i>	Lady Fern	1 gal pot/60cm ht
Pv	7	<i>Panicum virgatum</i>	Switch Grass	1 gal pot/60cm ht
Ss	6	<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal pot/60cm ht

SEED MIX DETAIL

LOW MAINTENANCE
RETENTION BASIN NATIVE SEED MIXTURE

TYPE: OSC# 6220
APPLIED BY HYDROSEED METHOD AT A RATE OF 500g/1.60m² OR 25kgs / ha

CONTAINS:

VIRGINIA WILD RYE
TICKLEGRASS
FOX SEDGE
POWL BLUEGRASS

ELYMUS VIGINICUS
ACROSTIS SCABRA
CAREX VULPINOIDEA
POA PALSTURIS

OSC SIMCOE COUNTY NATIVE SEED MIX

TYPE: OSC# 6850
APPLIED BY HYDROSEED METHOD
AT A RATE OF 22-25kgs / ha

CONTAINS:

CANADA WILD RYE
BLACK EYED SUSAN
LITTLE BLUESTEM
INDIANGRASS
NEW ENGLAND ASTER
WILD BERGAMOT
CANADA GOLDENROD
COMMON MILKWEED
SMALL DROPSIED
SMOOTH BLUE ASTER

ELYMUS CANADENSIS
RUDBECKIA HIRTA
SCHIZACHYRIUM SCOPARIUM
SORGHASTRUM NUTANS
ASTER NOVAE-ANGLIAE
MONARDA FISTULOSA
SOLIDAGO CANADENSIS
ASCLEPIAS SYRIACA
SPOKOROBOLUS CRYPTANDRUS
ASTER LAEVIS

ULTRA LAWN SEED MIXTURE

TYPE: OSC #7075
CANADA NO. 1 LAWN SEED MIX
APPLIED BY HYDROSEED METHOD
AT A RATE OF 454g/1.6m²

NOTES:

1) PLANTING DETAILS AND PLANT NOTES FOUND ON SHEET LD-2.

2) OVER-SEEDED AREA WITH NATURAL SEED MIX IN NATURALIZATION ZONE IS NOT TO BE MOWED.

3) ALL DISTURBED AREAS ARE TO BE SEEDED WITH THE SEED MIX SPECIFIED IN THE PLAN.

4) RODENT GUARDS ARE TO BE INSTALLED ON ALL NEW TREE PLANTING WITHIN LSRCA SETBACK ZONE.

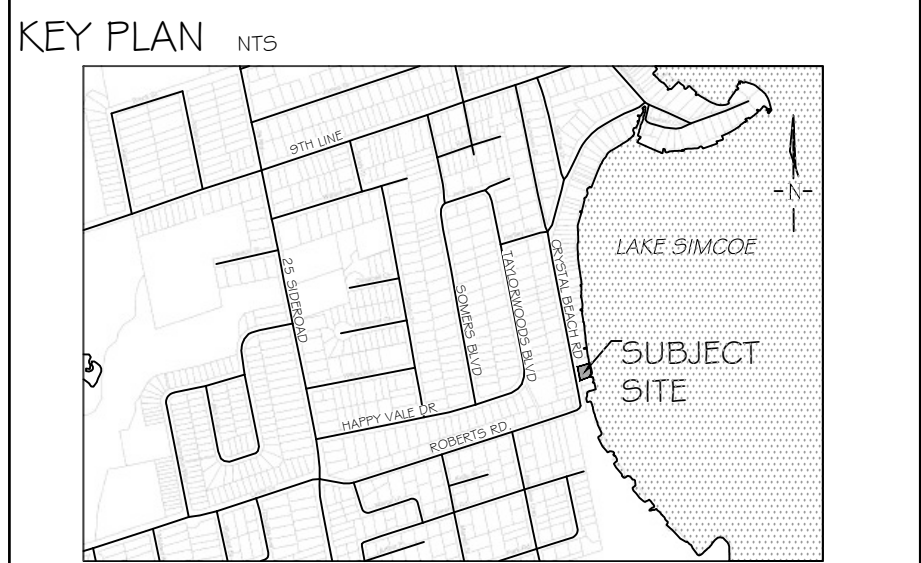
4.23 SHORELINE BUFFER AREA

25% OF THE FRONTAGE ALONG LAKE SIMCOE MAY BE USED FOR ACCESS, LANDSCAPE OPEN SPACE, RECREATIONAL USES AND AMENITY SPACE. THE REMAINING SHORELINE BUFFER AREA OF THE LOT SHALL BE MAINTAINED IN ITS NATURAL STATE OR RE-VEGETATED IN ACCORDANCE WITH THIS BY-LAW.

STANDARD 75% = 145.17m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 2 65% = 125.81m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 1 50% = 96.78m² OF SHORELINE AREA REQ'D TO BE IN ITS NATURAL STATE OR RE-VEGETATED.

TOTAL SHORELINE AREA = 193.56m²
EXISTING VEGETATION = 7.61m²
NEW VEGETATION = 85.51m²
DECK / PATIO / WALKWAY / SHORE WALL = 100.24m²
EXISTING SHORELINE BUFFER AREA = 7.81m² / 193.56m² = 4.03%
NEW SHORELINE BUFFER AREA = 7.81m² + 85.51m² / 193.56m² = 48.21%

-> THE SHORELINE BUFFER AREA HAS BEEN INCREASED BY 44.18%



GENERAL NOTES

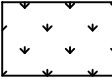
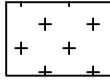
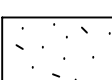
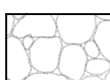
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LEGEND

	Proposed Deciduous Tree		Proposed Deciduous Shrubs
	Existing Trees to Retain		Plant Key
	Seed Areas (81 m²) (OSC #C650 Simcoe County Native Seed Mix)		Seed Areas (8m²) (OSC #8220 Low Maintenance Retention Basin Native Seed Mix)
	Seed Areas (8m²) (OSC #7070 Ultra Lawn Seed Mix)		Existing Patio Stone Walkway
	Existing Deck		LOT 1 (446.34m²)
	Property Boundary		Tree Preservation Fencing
	LSRCA Setback Line		Water Edge Line
	Proposed Swale		

5	JUNE 11-25	K	ADDED DRAWING NOTES FOR 17% INCREASE OF SHORELINE BUFFER AREA
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3	MAR.26-25	S.K	REVISED AS PER IPPS COMMENTS
2	MAR.25-25	S.K	REVISED AS PER THE TOWN COMMENTS
1	AUG.14-24	S.K	ISSUED FOR REVIEW
NO	DATE	BY	REVISIONS



AERIAL (2022) IMAGERY SOURCED FROM SIMCOE COUNTY GIS
CONCEPT SITE PLAN PROVIDED BY IPS CONSULTING
(24-1377-11JUNE2024-01_FINAL.DWG) TRANS ON JUNE 13, 2024
SITE GRADING / SERVICES PLAN PROVIDED BY TATHAM ENGINEERING,
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**LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS**

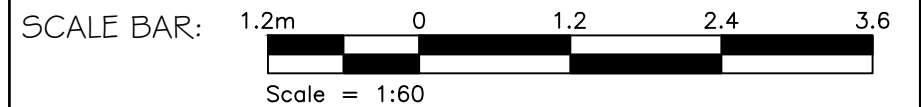
OFFICE: 705-796-1122

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www.LEGroupLtd.com

CLIENT: 1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

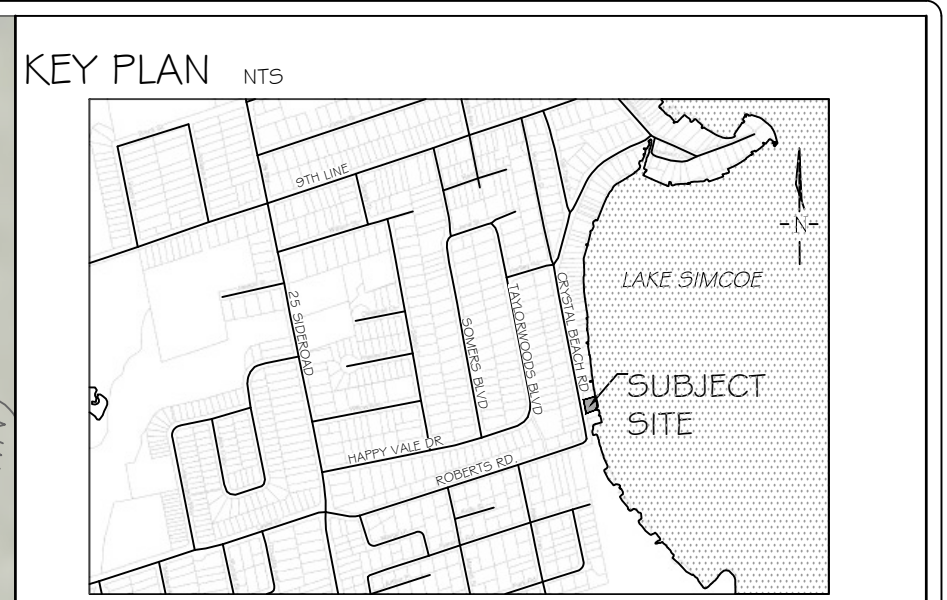
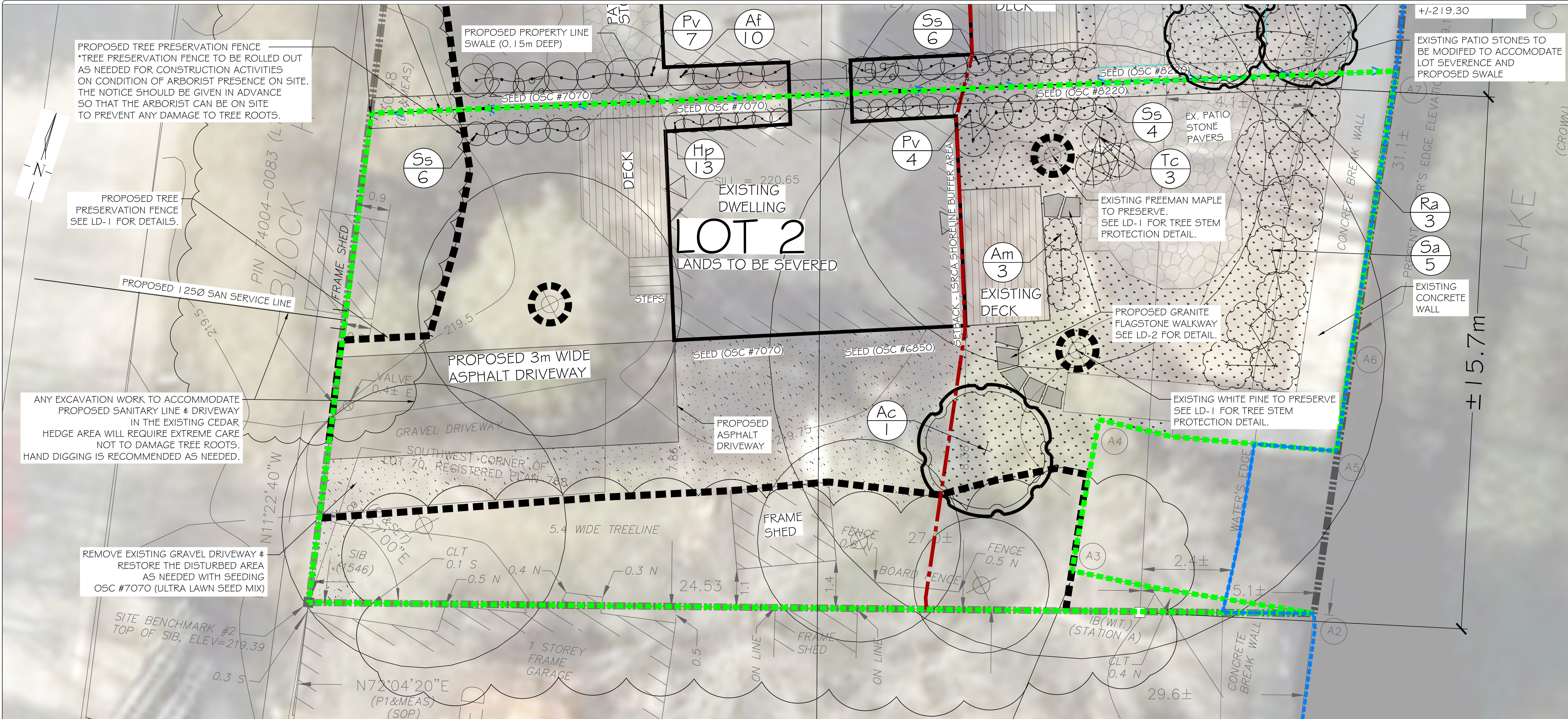
DRAWING:	LOT 1 - COMPENSATION PLANTING PLAN
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PROJECT NO.: LA 897-24	SCALE: 1:60
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MUNICIPAL FILE NO.: SL-2024-023	DATE: APRIL 25-2024
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DRAWN BY: S.K	CHECKED BY: J.H	DRAWING No.: L-1
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LEGEND

	Proposed Deciduous Tree		Proposed Evergreen Shrubs
	Proposed Deciduous Shrubs		Plant Key
	Existing Trees to Retain		Seed Areas (88m²) (OSC #6850) Simcoe County Native Seed Mix
	Seed Areas (42m²) (OSC #7070) Ultra Lawn Seed Mix		Seed Areas (Gm²) (OSC #6220) Low Maintenance Retention Basin Native Seed Mix
	Existing Deck		Existing Patio Stone Walkway
	Property Boundary		LOT 2 (421.7m²)
	Tree Preservation Fencing		
	LSRCA Setback Line		
	Water Edge Line		
	Proposed Swale		

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www.LEGroupLtd.com

CLIENT: 1911854 ONTARIO INC.

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

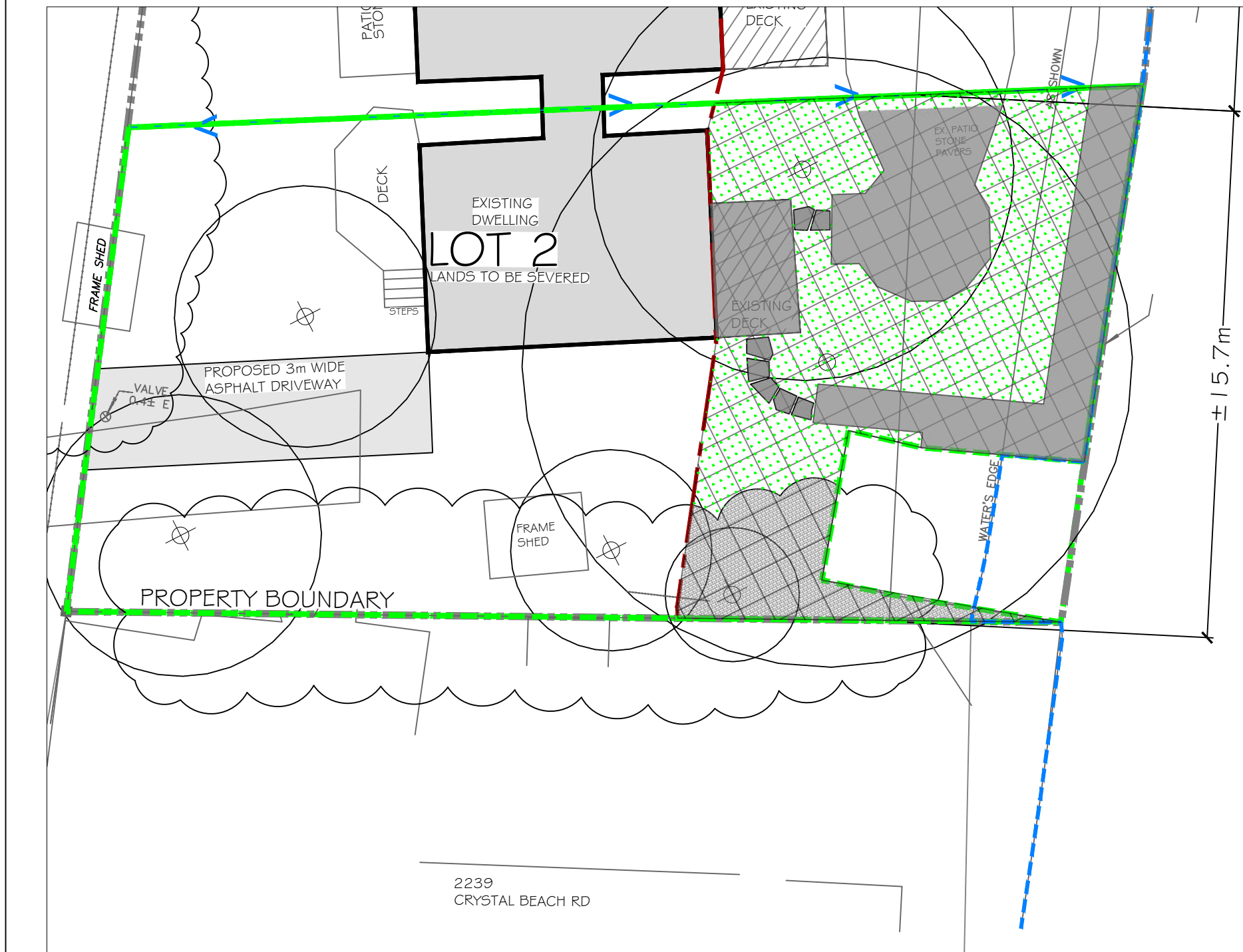
DRAWING: LOT 2 - COMPENSATION
PLANTING PLAN



PROJECT NO.: LA 897-24 SCALE: 1:60

MUNICIPAL FILE NO.: SL-2024-023 DATE: APRIL 25-2024

DRAWN BY: S.K. CHECKED BY: J.H. DRAWING No.: L-2



SHORELINE BUFFER AREA CALCULATIONS

SEVERED LOT 2 DEPTH: ±1.6m
SHORELINE BUFFER: 11.4m FROM SHORELINE (WATER'S EDGE 219.15)

TOTAL SHORELINE BUFFER AREA: 153.03m²	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE/RECREATIONAL USE/AMENITY SPACE:	≤35% (53.56m²)	39% (59.44m²)
NATURAL / RE-VEGETATED AREA:	≥65% (99.47m²)	61% (93.36m²)

SHORELINE BUFFER REPLANTING REQUIREMENTS
TREES OF A MIN. HEIGHT OF 1.6m COMBINED WITH SHRUBS
AT A DENSITY OF ONE TREES OR SHRUB PER 5m²

TOTAL SHORELINE BUFFER AREA: 153.03m²	REQUIRED	PROVIDED
RE-VEGETATED AREA 73.36m² 15 COMBINED TREES OR SHRUBS	15 COMBINED TREES OR SHRUBS	

PLANT LIST (LOT 2)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Ac	1	<i>Amelanchier canadensis</i>	Serviceberry	50mm cal/WB
DECIDUOUS SHRUBS				
Am	3	<i>Aronia melanocarpa</i>	Black Chokeberry	2 gal pot/60cm ht
Ra	3	<i>Rhus aromatica</i>	Fragrant Sumac	2 gal pot/60cm ht
Sa	5	<i>Spiraea alba</i>	Meadow-sweet	2 gal pot/60cm ht
EVERGREEN SHRUBS				
Tc	3	<i>Taxus canadensis</i>	Canadian Yew	2 gal pot/60cm ht
PERENNIALS & GRASSES				
Hp	13	<i>Hystrix patula</i>	Bottle-brush Grass	1 gal pot/60cm ht
Pv	4	<i>Panicum virgatum</i>	Switch Grass	1 gal pot/60cm ht
Ss	10	<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal pot/60cm ht

SEED MIX DETAIL

LOW MAINTENANCE RETENTION BASIN NATIVE SEED MIXTURE

TYPE: OSC# 6220
APPLIED BY HYDROSEED METHOD AT A RATE OF 500g/100m² OR 25kgs/ha

CONTAINS:
VIRGINIA WILD RYE
TICKLEGRASS
FOX SEDGE
FOWL BLUEGRASS
OSCEOLA COUNTY NATIVE SEED MIX

TYPE: OSC# 6850
APPLIED BY HYDROSEED METHOD AT A RATE OF 22-25kgs/ha

CONTAINS:
CANADA WILD RYE
BLACK EYED SUSAN
LITTLE BLUESTEM
INDIANGRASS
NEW ENGLAND ASTER
WILD BERGAMOT
CANADA GOLDENROD
COMMON MILKWEED
SAND DROPS
SMOOTH BLUE ASTER

ULTRA LAWN SEED MIXTURE

TYPE: OSC #7075
CANADA NO. 1 LAWN SEED MIX
APPLIED BY HYDROSEED METHOD AT A RATE OF 454g/10m²

4.23 SHORELINE BUFFER AREA

25% OF THE FRONTAGE ALONG LAKE SIMCOE MAY BE USED FOR ACCESS, LANDSCAPE OPEN SPACE, RECREATIONAL USES AND AMENITY SPACE. THE REMAINING SHORELINE BUFFER AREA OF THE LOT SHALL BE MAINTAINED IN ITS NATURAL STATE OR RE-VEGETATED IN ACCORDANCE WITH THIS BY-LAW.

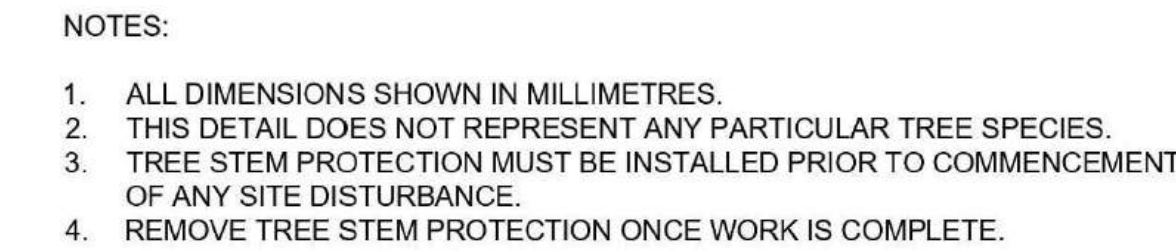
STANDARD 75% = 114.77m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 2 65% = 99.47m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.
CLASS 1 50% = 76.52m² OF SHORELINE AREA REQD TO BE IN ITS NATURAL STATE OR RE-VEGETATED.

TOTAL SHORELINE AREA = 153.03m²
EXISTING VEGETATION = 20m²
NEW VEGETATION = 73.36m²
DECK / PATIO / WALKWAY / SHORE WALL = 59.44m²
EXISTING SHORELINE BUFFER AREA = 20m² / 153.03m² = 13%
NEW SHORELINE BUFFER AREA = 20m² + 73.36m² / 153.03m² = 61%

-> THE SHORELINE BUFFER AREA HAS BEEN INCREASED BY 48%

NOTES:

- 1) PLANTING DETAILS AND PLANT NOTES FOUND ON SHEET LD-2.
- 2) OVER-SEEDING AREA WITH NATIVE SEED MIX IN NATURALIZATION ZONE IS NOT TO BE MOWED.
- 3) ALL DISTURBED AREAS ARE TO BE SEEDING WITH THE SEED MIX SPECIFIED IN THE PLAN.
- 4) RODENT GUARDS ARE TO BE INSTALLED ON ALL NEW TREE PLANTING WITHIN LSRCA SETBACK ZONE.



2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

4. NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPIILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.

6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.

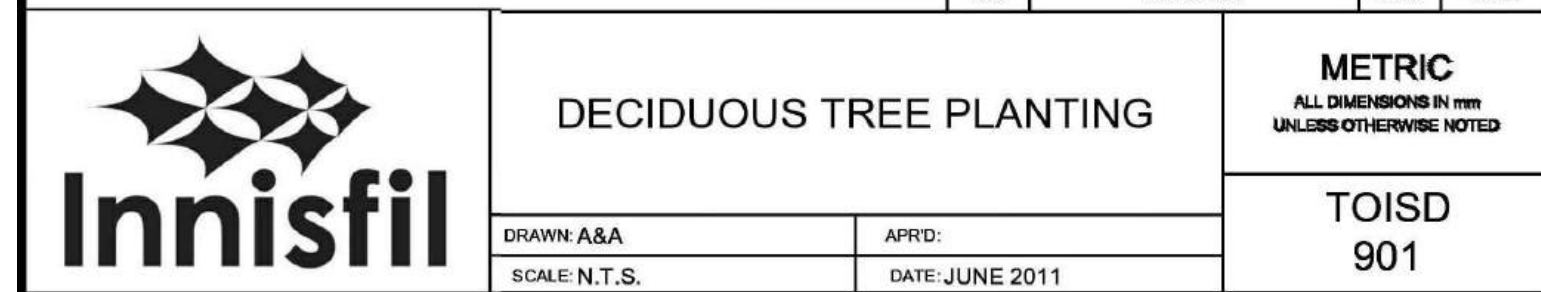
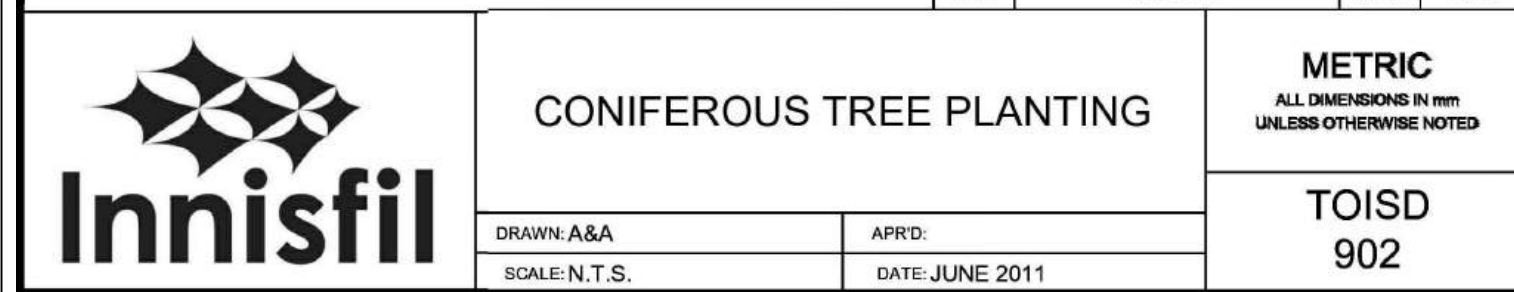
8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER



It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.





LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architect
Consulting Arborist
Urban Forestry



2" THICK	
3' Walkway	\$24.00/ft ²
4' Walkway	\$26.00/ft ²
5' Walkway	\$30.00/ft ²
6' Walkway	\$32.00/ft ²
3" THICK	
3' Walkway	\$27.00/ft ²
4' Walkway	\$29.00/ft ²
5' Walkway	\$34.00/ft ²
6' Walkway	\$38.00/ft ²

LEGEND

STAMP	APPROVAL
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CLIENT:

PROJECT: 2243 CRYSTAL BEACH ROAD
INNISFIL, ON

DRAWING: DETAILS 2

SCALE BAR:

PROJECT NO.: LA 897-24	SCALE:
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MUNICIPAL FILE NO.: SL-2024-023	DATE: APRIL 25-2024
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DRAWN BY:	CHECKED BY:	DRAWING No.:
S.K	J.H	LD-2

2243 CRYSTAL BEACH RD, INNISFIL

TREE INVENTORY, ANALYSIS, PRESERVATION PLAN & CANOPY SURVEY



2243 CRYSTAL BEACH RD, INNISFIL
COUNTY OF SIMCOE

MAY 2024, updated AUGUST 2024

OUR FILE: LA 897-24



LANDSCAPE ARCHITECTURE & CONSULTING ARBORISTS

606-55 CEDAR POINTE DRIVE,

INNISFIL, ONTARIO L4N 5R7

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Table of Contents

1.0 Scope/Assignment:	3
2.0 Proposed Development:	3
3.0 Method:	4
4.0 Observations:	5
4.1 Subject Site	5
5.0 Study Criteria	6
6.0 Analysis and Recommendations	6
6.1 Analysis	6
6.2 Summary and Recommendations	6
7.0 Arborist's Declaration	8
8.0 Glossary of Arboricultural Terms	9
9.0 General Tree Preservation Instructions	10
9.1 Purpose of Tree Preservation Instructions	10
9.2 Pre-Construction Preservation	10
9.3 Tree Preservation Zones (TPZ)	10
9.4 Trees Near Demolition Areas	11
9.5 Tree Protection from Compacted Soils	11
9.6 Pruning Trees Retained for Development	12
9.7 Post-Construction Preservation	12
9.8 Tree Preservation Instruction Disclaimer	12
Appendix A: Site Survey	13
Appendix B: Tree Inventory, Preservation & Details (EX-1, TP-1, LD-1)	14
Appendix C: Tree Inventory and Assessment Table	18
Appendix D: Select Site Photos	19

1.0 Scope/Assignment:

The Landmark Environmental Group Ltd. (LEGroup) is retained by **1911854 Ontario Inc.** (hereafter referred to as the 'Applicant') to provide Consulting Arboriculture services to the subject site located at 2243 Crystal Beach Road, Innisfil Ontario. The assignment is to prepare a Tree Inventory, Analysis and Preservation and Canopy Survey/Removal Plan to support a property severance site plan approval that will be submitted to the Town of Innisfil, by establishing the characterization of the existing tree cover on the parcel. The intent is to preserve trees to the extent possible given the proposed land development and the methods for protecting the same. Those trees that cannot be preserved either by poor or declining health, structural deficiencies or to facilitate the proposed development on the site, are indicated to be removed. This Report is intended to be reviewed by the Town of Innisfil in compliance with applicable town bylaws, policies and comments.

Specifically, LEGroup is assigned to provide the following services:

- Review of applicable Town of Innisfil Tree Protection/Preservation requirements and Engineering Standards as they pertain to the subject site along with the Lake Simcoe Region Conservation Authority (LSRCA) development policies (regulated lands) as applicable and discussion with respective staff if necessary;
- Conduct a field review to inventory tree specimens on the subject site, and the impacts of any boundary trees on both the subject site and within the dripline of neighbouring properties as per Town tree preservation policy requirements, by visually assessing and identifying the type, location, size and condition of any trees on site within the developable area and indicating the presence of any Butternut (*Juglans cinerea*) & Black Ash (*Fraxinus nigra*) (in accordance with the *Endangered Species Act 2007*);
- Provide a Tree Inventory, Assessment, Preservation Report & Canopy Survey Plan Report that sets out the methodology, observations, criteria, analysis and recommendations of our review and area conditions;
- Indicate on a Tree Inventory and Protection Plan, those trees that are suitable for preservation or removal and providing the methods of protecting the same;

It is the intent in the undertaking of this Report, to comply with the Town of Innisfil tree preservation bylaws and policies and any requirements of the Lake Simcoe Region Conservation Authority.

2.0 Proposed Development:

The subject site is located north east of the intersection of Crystal Beach Road and Robert Road and is municipally described as 2243 Crystal Beach Road, Innisfil. The property has an area of 0.1 ha and is in a rectangle configuration with the west property line along Crystal Beach Road.

The subject site currently has 2 dwellings connected by a breezeway. The proposed development is to sever the lot in half into a north and south portion (see Concept Site Plan, Appendix A). The subject site is bounded by 2249 Crystal Beach Road and 2239 Crystal Beach Road. The limits of the Arborist study were confined to the property lines and the trees in the general vicinity that may be affected as a result of the proposed development.

LEGroup staff also undertook a Level 1 (visual) structural assessment for trees on the subject site and those trees crossing over the property line from outside of the subject site.

This Tree Inventory & Assessment, Tree Preservation Report & Canopy Survey Plan is submitted as part

of the planning application documents associated with a development and to accommodate the requirements set out for a Tree Removal Permit under policy (CP.09-08) to be submitted to the Town of Innisfil. The Tree Inventory & Preservation Plan (TIPP) are intended to satisfy the requirements set out under policy (CP.09-08).

Below, is an air photo illustrating the location of the subject site (red lines delineate the subject site limits):



Figure 1: Air photo of subject site and surrounding area (Courtesy *Simcoe County GIS*).

3.0 Method:

LEGroup is requested to create a Tree Inventory, Assessment, Preservation Plan and Canopy Survey Plan identifies specific trees over 10 cm DBH (diameter at breast height) that are directly affected by the development, and to conduct a scoped field review of existing trees within the development portion of the subject site. As a requirement in the development process, LEGroup conducted a general inventory identifying boundary trees (trees whose stem is on the boundary line and adjacent trees (trees within 6m of the property line). Onsite tree locations and adjacent trees were captured using a Trimble GNSS satellite device with ArcGIS software and distances were captured using laser range finders.

A summary of the inventory, observations and assessments that were determined in the field can be found in **Tree Inventory and Assessment Table, Appendix C** at the end of this report.

The tree assessments were identified in accordance with the detailed typical criteria used in best arboricultural practices to indicate the merits of tree preservation including the species (*Latin* and common names), size diameter at breast height (DBH), maturity, biological health, structural concerns (if any), condition rating and recommendations for preservation or removal of existing specimen trees.

Condition ratings applied to overall tree assessments using the above-noted criteria range from 0 (dead) to 4 (Good). Typically, those trees being assessed a condition rating of 1-2 (Poor to Marginal) are recommended for removal while those trees being assessed a condition rating of 3-4 (Fair to Good) are recommended for preservation unless there are extenuating circumstances regarding the development of the site.

The criterion is also applied to assist in assessment of their potential for survival in-situ post construction. For the purposes of this Report, only those trees over ten (10) cm DBH were captured. No shrubs or low understory perennials were captured in the data.

Captured tree locations are referenced to County of Simcoe GIS open-source data and are considered approximate. Each tree was assigned a key number or tree line number (1-9 & TL-1-TL-3) tagged on site. Observations relating to each tree were tabulated in the updated **Tree Inventory and Assessment Table (Appendix C)**. Each tree was also located on a Tree Inventory and Preservation Map corresponding to the key number or letter assigned and can be seen in the **Tree Inventory, Assessment and Preservation Plans (TP-1)** shown in **Appendix B**.

4.0 Observations:

Visits to the property took place on May 8th, 2024 by LEGroup staff Jason Mullen (Arbor & Urban Forestry Associate). The intent of the visits was to prepare an inventory assessment of individual trees within the proposed property severance at 2243 Crystal Beach, Innisfil.

LEGroup staff observed deciduous and coniferous tree species on the subject site consisting of eastern white cedar, white pine, red maple, white spruce, cherry, and balsam fir. A total of ten (10) trees with a DBH (diameter breast height) greater than ten (10) cm calipre were observed to have canopies overlapping or within 6m of the subject site boundary, and were recorded in the **Tree Inventory and Assessment Table (Appendix C)**.

The following woody plant species (Table 1) were observed on the subject site during fieldwork and gives an indication of the species make-up of the site:

Scientific Name	Common Name	% Composition
<i>Acer rubrum</i>	Red Maple	30%
<i>Pinus strobus</i>	White Pine	10%
<i>Abies balsamea</i>	Balsam Fir	10%
<i>Picea glauca</i>	White Spruce	10%
<i>Thuja occidentalis</i>	Eastern White Cedar	30%
<i>Prunus spp.</i>	Cherry sp.	10%
Total Subject to Rounding		100%

Table 1: List of Observed Woody Plant Species on the Subject Site

4.1 Subject Site

Staff observed the site, to be located on the east side of Crystal Beach Road with the rear of the property east side bounding Lake Simcoe (Photos in **Appendix D**). The site is mainly comprised red maple, white pine, balsam fir, white spruce, eastern white cedar, and cherry sp.

The red maple, white pine, balsam fir, white spruce, eastern white cedar and cherry sp. were observed to be in poor to good condition exhibiting defects including, multiple leaders with codominant stems,

included bark in branch union, poor past pruning cuts, tree growing with other have become one, multiple main stems, one sided branching, crook, canker, thin canopy, gummosis from fluxing seam, 5 percent lean, full crown balanced, vigorous, and healthy. Generally, trees were observed to be small to large in size with a DBH ranging from 10cm to 75cm. There is regeneration and saplings developing in the understory throughout the site with many trees between 5cm and 10cm DBH.

5.0 Study Criteria

Tree observations were recorded individually, as set out in the **Tree Inventory and Assessment Table (Appendix C)**, in accordance with the criteria established by common arboricultural practices including:

- ✓ Latin/Common Name of tree;
- ✓ Size (mm cal);
- ✓ Condition/Comments; and
- ✓ Recommendation for Preservation or Removal

Tree locations on the Tree Inventory and Preservation Plan were recorded and adjusted however; the locations are approximate as shown on **Drawing EX-1 in Appendix B**.

6.0 Analysis and Recommendations

6.1 Analysis

The following analysis criteria were generally applied to measure the merits of tree preservation:

- Species (including native & non-native)
- Size/Maturity
- Structure
- Health
- Location
- Areas of proposed development.

These criteria were applied to the tree assessments to determine the extent of preservation and removal. In addition, the criterion is applied to assess of their potential for survival in-situ post construction.

The Town of Innisfil Engineering Standards 2021 (Section 8.2) sets out a compensation ratio for tree removals and applies a co-efficient for different health levels found in each tree. In addition, staff have the flexibility to assess each development project and assign a compensation rate befitting of the development (**See Tree Inventory Tables, Appendix C**).

6.2 Summary and Recommendations

In summary, as a result of the proposed development onto the property at 2243 Crystal Beach Road, the Town of Innisfil has required that the Applicant submit a Tree Inventory and Assessment, Tree Preservation Report & Canopy Survey Plan for their review.

The summarized recommendations noted above are as follows:

- That Onsite trees, and Boundary Trees are to be retained and protected with tree preservation fencing as shown on **TP-1**, in **Appendix B**, in accordance with the Town of Innisfil *Tree Policy for Development Approvals (CP.09-08)*, and to be monitored during and post construction;

- That onsite trees be monitored during and post construction;
- That tree preservation signage (**LD-1 Appendix B**) be erected at the time of the hoarding installation (tree preservation fencing) attached to the preservation fencing;
- Vegetation removal or alteration is to occur outside the breeding bird season (April 1 to August 31) and the active roosting period for bats (April 1 to September 30). If clearing is to occur within the breeding bird window, the affected area must be screened by a qualified ecologist 48 hours in advance of scheduled clearing activities. If nests are found, work within the area must cease until the nest has fledged, as per the federal *Migratory Birds Convention Act 1994*.
- No equipment storage or refueling is to take place within the tree preservation zone as established by the preservation fencing;
- Tree preservation fencing is to be removed only after construction on the site is complete and removal of construction equipment;
- Existing tree branching that interferes with the development works or for the safety of future personnel may be pruned by qualified personnel;

7.0 Arborist's Declaration

It is the policy of Landmark Environmental Group Ltd to attach the following clause regarding the limitations:

The Consulting Arborist's visual assessment and recommendations, made in this Report, have been completed based on accepted arboricultural practices and represents a fair and accurate assessment of the number, type, size and condition of trees on the subject property. Such visual assessments of all tree components could include scars, bark damage, external decay, insect infestations, discolored foliage, crown dieback, an excessive degree of lean from the vertical and above-ground root defects. In addition, environmental conditions, which could affect overall health of the trees such as damaging maintenance practices, have also been taken into consideration where appropriate. However, no tree was dissected, cored or rooting systems assessed through excavation.

We hereby certify that I, Jason Mullen have:

- Personally, performed a visual inspection of the trees and property referred to in this report and have stated our findings accurately in accordance with accepted arboricultural practices without personal interest or bias;
- No current or prospective interest in the property that is the subject of this Report and have no personal interest or bias with respect to the parties involved;
- That our analysis, opinions and conclusions stated are our own and based on commonly accepted arboricultural practices;
- That our compensation is not contingent on the reporting of a predetermined conclusion that favours the client;
- That we are members in good standing with the International Society of Arboriculture (ISA); and
- This report was review by Certified Arborist & Landscape Architect Principal Jim Hosick.

I trust the above-noted recommendations are of assistance. If there are any questions regarding the 2243 Crystal Beach Road, Innisfil, Tree Inventory, Analysis, Preservation Report please feel free to contact our Firm at (705) 796-1122.

Prepared by:

Jason Mullen

Jason Mullen
Urban Forestry Technician
Forestry Technician
Butternut Health Assessor
Arbor & Urban Forestry Associate
Landmark Environmental Group Ltd.

Reviewed by:



Jim Hosick, OALA, RPP
Landscape Architect-Principal,
ISA Certified Arborist No. 1098-A
Registered Professional Forester #2673 (Provisional)
Registered Consulting Arborist # 783
Landmark Environmental Group Ltd.

8.0 Glossary of Arboricultural Terms

Arboriculture – practice and study of the care of trees and other woody plants in the landscape.

Branch – stem arising from a larger stem. A subdominant stem.

Canopy – collective branches and foliage of a tree or a group of trees' crowns.

Cavity – open or closed hollow within a tree stem, usually associated with decay.

Co-dominant branches/stems – forked branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.

Crown – upper part of the tree, measured from the lowest branch, including all the branches and foliage.

DBH – acronym for tree diameter at breast height. Measured 1.4 meters above ground.

Dieback – condition in which the branches in the tree crown die from the tips toward the centre.

Dripline – imaginary line defined by the branch spread of a single plant or group of plants.

Gummosis - is the formation of patches of a gummy substance on the surface of certain plants that occurs when sap oozes from wounds or cankers as a reaction to outside stimuli such as adverse weather conditions, infections, insect problems, or mechanical damage

Included Bark – bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Interior Decay – Moisture or fungus that has entered a wound in a tree and has begun to rot away the internal, structural wood.

Leader – primary terminal shoot or trunk of a tree. Large, usually upright stem. A stem that dominates a portion of the crown by suppressing lateral branches.

Pruning – removing branches from a tree or other plants to achieve a specified objective.

Tree Protection Zone (TPZ) – Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

9.0 General Tree Preservation Instructions

9.1 Purpose of Tree Preservation Instructions

When trees are recommended to be preserved & protected, the applicant should give their best efforts to accommodate the recommendations from the Supervising Consulting Arborist or Landscape Architect. This section provides detailed instructions on how the applicant can achieve tree preservation for tree recommended to be retained on the subject site. It should be noted that the instructions listed below may not all be relevant to the current conditions and is subject to discretion of the applicant and the Supervising Consulting Arborist.

9.2 Pre-Construction Preservation

It is very important for tree protection measures to be in place before construction commences. This is the only available time to mitigate problems to existing trees before damage occurs. Specifically, the measures that are recommended to be established before construction commences are as follows.

Tree Preservation Fencing enclosing and protecting the recommended Tree Preservations Zones (TPZ). See attached Arbor Report for specific details for installing tree preservation Fencing.

Soil compaction protections measures including determining the locations for construction access, areas for equipment storage and implementing compaction mitigation materials such as mud mats, mulching techniques and temporary drainage.

9.3 Tree Preservation Zones (TPZ)

Tree Preservations Zones are areas where it is crucial for construction works to *not* encroach. These areas are to be protected in order to avoid root destruction, soil compaction and to mitigate contaminants from effecting tree health.

The following instructions are recommended to be carried out to ensure adequate tree preservation zone installation and maintenance.

Tree Preservation Zones should be marked on all planning documents to make sure construction works are to be avoided this these areas.

Tree Preservation Zones are to be established at the outermost dripline of each retained tree. If encroachment into the dripline is necessary, then dripline encroachment greater than 30% of canopy area should be avoided and warrants a re-assessment or possible removal of the tree.

No construction activities should occur without first establishing the tree preservation zones.

No encroachment into the Tree preservation should occur without first consulting the project arborist, landscape architect or municipal arborist.

Fencing is to be constructed using livestock fencing (150mm x 150mm Paige Wire) and steel "Tee" bar posts spaced 2 m O.C with filter fabric strapped to fence unless otherwise directed by a governing authority (Municipal Arborist).

Tree preservation fencing is to be removed only after construction on the site is complete and removal of construction equipment from the subject site.

Contractors and construction workers are recommended to be made aware of the tree preservation zones.

Trees recommended to be retained and tree preservation zone are recommended to be monitored throughout the development timeline of the site.

Treatments that may be recommended to take place during construction may include irrigation, pest control, fertilizing or pruning. It is up to the discretion of the Supervising Consulting Arborist to recommend appropriate treatments to maintain the health of retained trees.

9.4 Trees Near Demolition Areas

During the demolition process, trees are commonly injured due to the removal of material from the subject site. It is important that the contractor knows the extent of the Tree Preservation Zone and methods of conducting root sensitive excavation.

The following instructions are recommended to be carried out to ensure that the demolition process minimally effect the tree preservation zone.

The demolition contractor should contact the Supervising Consulting Arborist prior to commencing work near Tree Preservation Zones to review protection measures taking place, site access and material storage areas.

No demolition activities should occur without first establishing the Tree Preservation Zones.

No encroachment into the Tree Preservation Zone should occur without first consulting the Supervising Consulting Arborist, Landscape Architect or Municipal Arborist.

Trees to be removed that have branches extending into tree that are to be retained must be removed by a qualified Arborist and *not* the demolition contractors.

Trees to be removed within the Tree Preservation Zones are to be cut flush to the ground and any brush or cutting required shall be done by hand and lifted out.

Infrastructure materials (concrete, asphalt, underground utilities) near the Tree Preservation Zone should be broken up and removed by hand or removed with the smallest equipment available.

Any damage to trees during the demolition process (such as bark damage) should be reported to the consulting arborist within six (6) hours so remedial action can take place.

If areas are disturbed within or near the Tree Preservation Zone, then the affected should be backfilled with high quality organic soil (such as triple mix).

9.5 Tree Protection from Compacted Soils

Implementing soil compaction measures *before* equipment and construction works initiate, is a crucial step in ensuring tree survival. Trees that are exposed to compacted soils reduce their ability to absorb and transport water/nutrients leaving them in declining health.

In places that propose foot traffic and light material transport, the following instructions should be carried out:

Installation of 15cm deep of tree chips over the root area while keeping 30cm away from the trunk of any tree.

Cover with ½" Plywood *(or equivalent material such as mud mats).

In places that propose vehicular access or critical root compaction, it is recommended that a detailed specific diagram or drawing be created using vigorous engineered materials to reduce soil compaction in

the affected area. In any instance, the contractor should avoid working in wet soils as wet soil conditions are more susceptible to soil compaction.

When removing preventative soil compaction material, it is important to *not* disturb the existing soil and any exposed roots that maybe present.

9.6 Pruning Trees Retained for Development

Commonly, branches of retained trees may obstruct the construction or demolition process. The following instructions are recommended to be carried out to provide guidance on tree pruning for developments.

When possible, branches that obstruct development should be temporarily tied back. If branches succumb to breaking or bark is removed, then the branch should be pruned.

Pruning cuts greater than 10cm in diameter should be avoided.

No more than 20% of the total live crown/foliage shall be removed from the tree without guidance from the supervising consulting arborist.

Pruning shall be carried out by a qualified Arborist in conformity with good arboriculture practices and International Society of Arboriculture's *Tree Pruning Guidelines* (1995) or ANSI A300 Pruning Standard (2017).

9.7 Post-Construction Preservation

The following instructions are recommended to be carried out after construction is complete to ensure that the condition of retained trees is maintained.

Retained trees should be regularly monitored by a qualified Arborist for signs of stress possibly caused by construction.

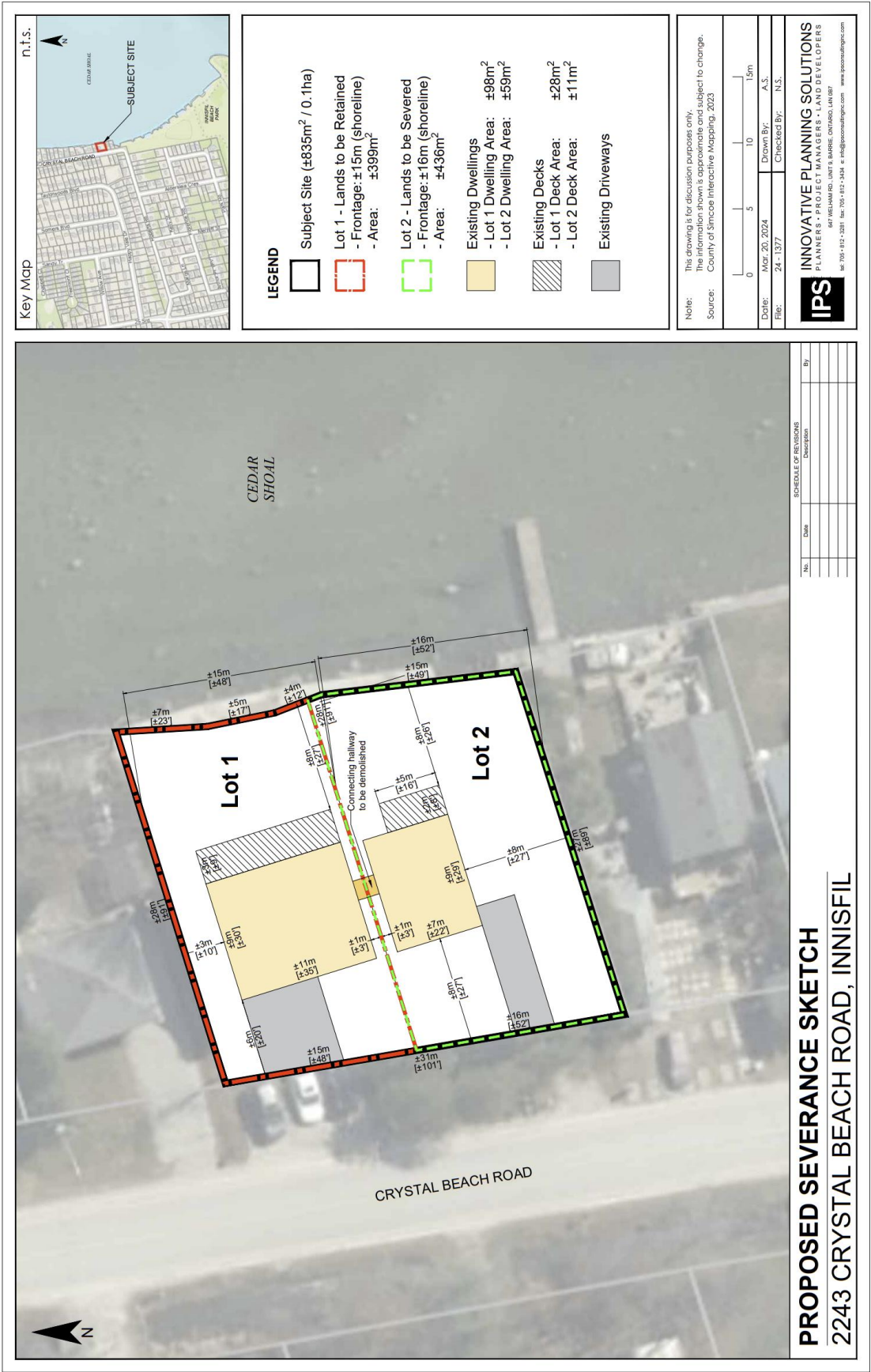
Treatments for retained trees may be warranted to maintain the health of the trees. This may include irrigation, pest control, fertilizing or pruning. It is up to the discretion of the Consulting Arborist to recommend appropriate treatments to maintain the health of retained trees.

Any damage to retained trees during the construction process should be assessed and dealt with in a timely matter. Trees that pose a risk as a result of damage during construction are recommended to be evaluated by a Tree Risk Assessment Qualified Arborist (TRAQ).

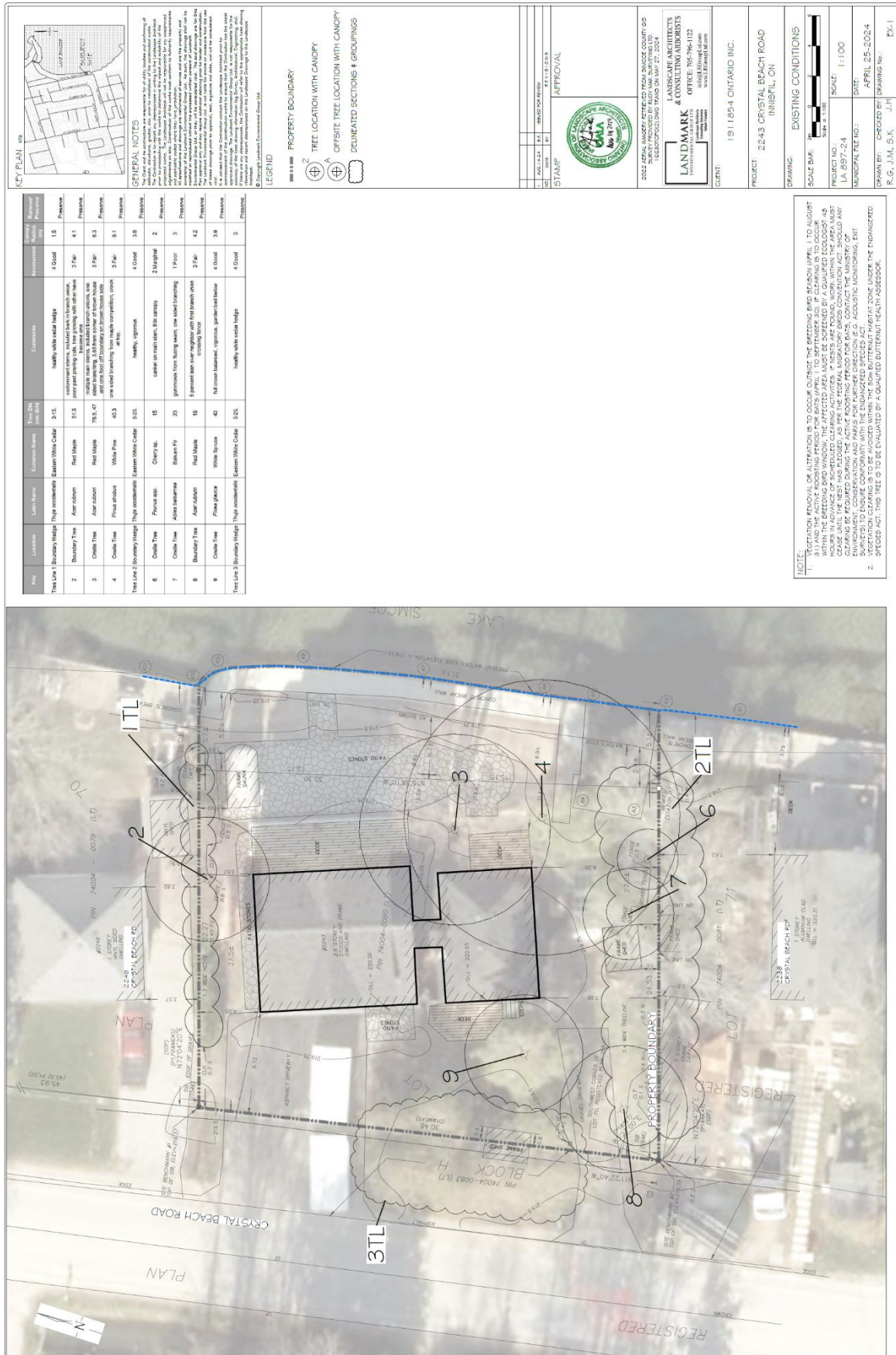
9.8 Tree Preservation Instruction Disclaimer

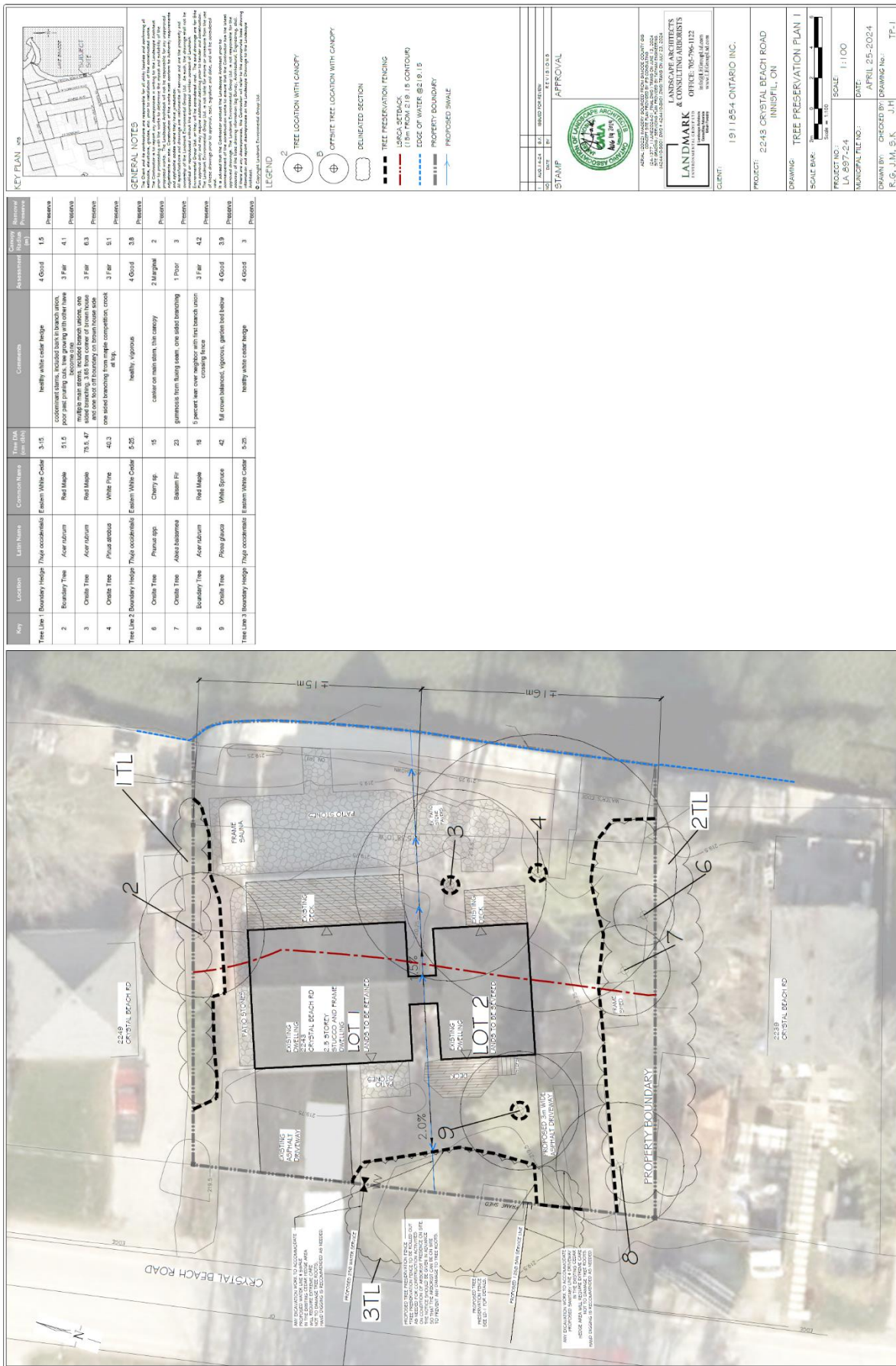
These general recommendations and instructions should be considered in part with the proposed development. In most instances, the applicant is required to provide tree preservation as part of the development process in which tree preservation and development is site specific and requires specific discretion of the Supervising Consulting Arborist, applicant and contractors. LEGroup does not warrant the ensured survival of any retained tree that is recommended to be preserved. Trees are living organisms which are constantly adapting to their surroundings but, they are not immune to changes in their local environment. These instructions should aid in preservation efforts but they do not warrant the survival of the retained trees.

Appendix A: Site Survey

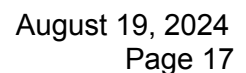


Appendix B: Tree Inventory, Preservation & Details (EX-1, TP-1, LD-1)









Appendix C: Tree Inventory and Assessment Table

Key	Location	Latin Name	Common Name	Tree DIA (cm dbh)	Comments	Assessment	Canopy Radius (m)	Remove/ Preserve
Tree Line 1	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	3-15.	healthy white cedar hedge	4 Good	1.5	Preserve
2	Boundary Tree	<i>Acer rubrum</i>	Red Maple	51.5	codominant stems, included bark in branch union, poor past pruning cuts, tree growing with other have become one	3 Fair	4.1	Preserve
3	Onsite Tree	<i>Acer rubrum</i>	Red Maple	75.5, 47	multiple main stems, included branch unions, one sided branching, 3.65 from corner of brown house and one foot off boundary on brown house side	3 Fair	6.3	Preserve
4	Onsite Tree	<i>Pinus strobus</i>	White Pine	40.3	one sided branching from maple competition, crook at top,	3 Fair	9.1	Preserve
Tree Line 2	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy, vigorous	4 Good	3.8	Preserve
6	Onsite Tree	<i>Prunus spp.</i>	Cherry sp.	15	canker on main stem, thin canopy	2 Marginal	2	Preserve
7	Onsite Tree	<i>Abies balsamea</i>	Balsam Fir	23	gummosis from fluxing seam, one sided branching	1 Poor	3	Preserve
8	Boundary Tree	<i>Acer rubrum</i>	Red Maple	18	5 percent lean over neighbor with first branch union crossing fence	3 Fair	4.2	Preserve
9	Onsite Tree	<i>Picea glauca</i>	White Spruce	42	full crown balanced, vigorous, garden bed below	4 Good	3.9	Preserve
Tree Line 3	Boundary Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	5-25.	healthy white cedar hedge	4 Good	3	Preserve

Tree Inventory table

Species Composition		
Scientific Name	Common Name	% Composition
<i>Acer rubrum</i>	Red Maple	30%
<i>Pinus strobus</i>	White Pine	10%
<i>Abies balsamea</i>	Balsam Fir	10%
<i>Picea glauca</i>	White Spruce	10%
<i>Thuja occidentalis</i>	Eastern White Cedar	30%
<i>Prunus spp.</i>	Cherry sp.	10%
Total Subject to Rounding		100%

Species Composition Table

Appendix D: Select Site Photos



Picture 1: South east corner facing west Tree Line 2.



Picture 2: South east corner Tree Line 2 and lake frontage.



Picture 3: Tree 3, Red Maple, east side of residence.



Picture 4: North east corner photo of Tree Line 1 facing west.