

Summary of Comments

B-2025-009

2337 25th Sideroad



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: B-2025-009

MEETING DATE: November 20, 2025

TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas, Development Planner

SUBJECT: Consent to sever 2337 25th Sideroad to create two (2) new residential lots with frontages on Roberts Road and Chappell Court.

PROPERTY INFORMATION:

Municipal Address	2337 25th Sideroad
Legal Description	CON 8 PT LOT 26 PLAN 1718 LOT 3 RP 51R3573 PART 1
Official Plan	Residential Low Density 1 (Schedule B1) and Key Natural Heritage Features and Key Hydrologic Features
Zoning By-law	Residential 1 (R1) Zone and Environmental Protection (EP)

RECOMMENDATION:

The Planning Department recommends approval of application B-2025-009, subject to the following conditions:

CONDITIONS:

1. That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the new dwellings and driveways.
3. That no tree removal, vegetation removal or site alteration occur within EP zoned lands.
4. That all mitigation measures listed in Section 5 of the Natural Heritage Evaluation prepared by Riverstone Environmental Solutions Inc., dated August 2024, submitted in support of this application be adhered to prior to, during and subsequent to any construction activity taking place on the subject lands (e.g.

vegetation removal, site alteration, fill importation, sediment and erosion control, protection of butternut and ash trees, post construction landscaping etc).

5. That \$1000.00 be provided to the Town of Innisfil for two new boulevard trees (for one each new lot created).
6. That both the retained and severed lots shall connect to municipal sewer and water services to the satisfaction of the Town.
7. The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
8. That updated plans showing setbacks to the existing home be provided to the satisfaction of the Planning Department.
9. That entrance permits be obtained prior to the start of construction.
10. That the existing sheds located at the south of the subject lands on the proposed southwestern severed lot be removed.
11. That the existing 0.3m reserve abutting Chappell Court be lifted by the Town of Innisfil to grant access to the lot fronting Chappell Court.
12. That stormwater conveyance on the severed and retained lands is to the satisfaction of Engineering Services.
13. That a 3m right of way be transferred to the Town for future road widening on 25th Sideroad.

REASON FOR APPLICATION:

The applicant is proposing to sever the subject lands located at 2337 25th Sideroad to create two new residential lots. The first severed lot would have an approximate lot area of 1,576.8m² with a lot frontage of 27.32m off the 25th Sideroad. The second severed lot would have an approximate lot area of 5,346.6m² with a lot frontage of 79.82m (or approximately 21m where it directly abuts Chappell Court) off Chappell Court. The retained lot would have an approximate lot area of 3,286.74 m² with a lot frontage of 52.5m off of the 25th Sideroad.

SURROUNDING LANDS:

North	EP lands, watercourse, and single-detached dwellings
East	Cul-de-sac (Chappell Ct) and single-detached dwellings
South	Single-detached dwellings
West	25 th Sideroad, EP lands, watercourse and single-detached dwellings

ANALYSIS:

Site Inspection Date	November 3, 2025
Consistent with the Provincial Planning Statement (PPS): ☒ Yes ☐ No	The subject lands are within the Primary Settlement Area of Alcona as defined by the Provincial Planning Statement (PPS 2024). Section 2.3.1.1 states that “settlement areas shall be the focus and growth of development”. Section 2.3.1.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and optimize existing or planned infrastructure and public service facilities. The 2024 PPS also states that planning authorities shall support general intensification and redevelopment in accordance with Section 2.3.1.3. Since the subject property is located within the settlement area of Alcona and represents intensification on a public street that contains single detached lots, the proposal is consistent with these sections of the PPS. Section 3.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. As a condition of approval, the owner/applicant must provide a connection to Town sewer and water services for the retained and severed lots, to the satisfaction of the Town. The Lake Simcoe Region Conservation Authority (LSRCA) supports that the application meets the PPS with respect to Section 5.2 which states that development shall be directed outside hazardous lands. The Town supports the Natural Heritage Evaluation in regards to Section 4.1 of the PPS which states that natural features and areas shall be protected in the long term. The natural heritage evaluation concludes that the proposed development can be accomplished in conformity with applicable planning policies, including the PPS, without any negative impacts to natural heritage features. The application is considered to be consistent with the PPS.
Consistent with the Lake Simcoe Protection Plan (LSPP): ☒ Yes ☐ No	The subject lands are located within a settlement area, therefore they are subject to the settlement area policies 6.32 to 6.34 of the Lake Simcoe Protection Plan (LSPP). The subject lands are located with regulated areas of the Lake Simcoe Region Conservation Authority (LSRCA), which includes hazardous lands. They also contain key natural heritage or key hydrologic features. A Natural Heritage Evaluation (NHE) was submitted as part of the application to the satisfaction of the LSRCA. Staff have reviewed the submitted the NHE which concludes that “the proposed development can be accomplished in conformity with applicable planning policies, and without negative impacts to any KNHF/KHFs. The proposed mitigation measures have been incorporated as conditions of approval. The LSRCA is in support of the proposed severance, stating conformity with provincial plans. Staff are of the opinion that the proposed severance is consistent with the LSPP as per the LSRCA, subject to the proposed conditions.

Conforms to the County of Simcoe Official Plan: ☒ Yes ☐ No	The subject lands are designated ‘Settlement’ in the Simcoe County Official Plan and identified as being in the Primary Settlement Area of Alcona. Section 3.5.8 indicates that settlement areas shall be the focus of population and employment growth and their regeneration shall be promoted. Intensification shall occur in built up areas per 3.5.24 and higher density development is permitted in built-up areas subject to the compatibility of the development with adjacent residential areas (3.5.30). Section 3.3.2 states subdivision of land by plan of subdivision or consent are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan’s objectives and policies. Section 3.5.1 states one of the objectives of the Settlements designation is to focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas. The proposal would meet these objectives. Staff are of the opinion that the application conforms to the policies of the Simcoe County Official Plan.
Conforms to the Town of Innisfil Official Plan: ☒ Yes ☐ No	The subject lands are designated “Residential Low Density 1” on Schedule B1 to the Town Official Plan. The designation permits single detached dwellings. The lands are also located within the Primary Settlement Area of Alcona. Section 9.2.3 states Alcona will develop as a complete community with a compact urban form that promotes the efficient use of land and with densities and land use patterns supportive of transit service. Section 10.2.4 of the Official Plan states that the maximum permitted density of the Residential Low Density 1 area shall be 13 units per net hectare and the minimum shall be 10 units per net hectare. ‘<i>Net hectare</i>’ means the area of land of the lot and includes local roads as per the definition in Section 23.3.91. The proposal to sever the subject lands would be lower than this range, at an approximate density of about 3 units per net hectare, as the lots are very large. However density is measured over the entire neighbourhood, not simply on a site-specific severance basis. Some lots may be larger due to topographical constraints. Considering the context of the proposed severances, the overall higher density of surrounding lands, and topographical constraints, Staff have no objection to the lower density in this location as it brings the subject lands more into conformity with the Official Plan. Section 10.2.11 states in cases of existing oversized lots, the lot may be subdivided such that any new lot(s) meet the minimum lot area requirements of the zoning by-law, any required variance is no greater than 20% of the applicable zoning provisions and the frontage is consistent with the average frontage on the same street within 250 metres. The severed and retained lands meet the minimum lot frontage and area requirements of the zoning by-law. The general intent of the frontage consistency policy is to ensure new infill is not out of character with existing lots (this policy is generally applied to review infill that proposes lots that are much smaller than

	surrounding lots, not the rare case of lots that are larger, which is the case with this application). The proposed lots on 25 Sideroad would not be out of character with surrounding lots, which vary greatly in size, and the proposed lot on Chappel would have 21m frontage on Chappel, which is considered compatible with the lot frontages on Chappel, which are generally in the range of 15-18m. As such, the character of the neighborhood is maintained in the context of the policy and the intent of the OP has been met in the opinion of Staff. The subject lands are within an Ecologically Significant Groundwater Recharge Area (ESGRA). Sections 15.3.2 and 15.3.6 of the Official Plan provide restrictions for Major Development within ESGRAs, however the proposed development does not fall under the 'Major Development' category (e.g. creation of four lots or more or construction of buildings with a ground floor area 500m² or more), hence there are no explicit restrictions to development. Sections 15.1.6. and 15.1.7 state a Tree Protection Plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot, including any trees removed five years prior to the development application. A Preservation/Planting Plan shall be prepared to the satisfaction of the Town should any Tree removal be proposed. Considering the above, Staff are of the opinion that the application conforms to the Town of Innisfil Official Plan.
Complies with the Town Zoning By-law: ☒ Yes ☐ No	The subject lands are zoned "Residential 1 (R1) Zone" and Environmental Protection (EP) in Zoning By-law 080-13 The R1 zone permits single detached dwellings and requires a minimum 15m lot frontage and minimum 600m² lot area. All severed and retained lots comply with or exceed the minimum required lot frontage and lot area for the R1 zone. Through zoning regulations, all development will be contained outside EP zoned lands and will be required to abide by all setbacks, height requirements and other zoning regulations, Considering the above, Staff are of the opinion that the proposal maintains the purpose and intent the Town's Zoning By-law.
Conforms to Section 2, 51(24) and 53(12) of the Planning Act: ☒ Yes ☐ No	Staff have reviewed the matters under Sections 2, 51(24) and 53(12) of the Planning Act, and are of the opinion the proposed development conforms to these sections. Staff note Town Engineering has reviewed the application with respect to stormwater and says that portions of the existing lands to the south of the severed lands drain north onto the severed land. The development plans should incorporate this runoff and convey it safely to the watercourse. Staff have added a condition to ensure Engineering Services is satisfied from a stormwater management perspective prior to final approval of the consent. The building permit process also requires review of lot grading to ensure appropriate stormwater management.

CONCLUSION:

The Planning Department recommends approval of application B-2025-009 subject to the proposed conditions.

PREPARED BY:

Toomaj Haghshenas
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: November 12, 2025

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

FILE/APPLICATION: B-2025-009

SUBJECT: 2337 25th Sideroad

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of the Building Department.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application.

1. On the existing structure, the proposed property line appears to impact the spatial separation requirements regarding the existing unprotected openings, i.e. windows and doors. A review by a qualified designer is to be submitted to meet the requirements of the Ontario Building Code 9.10.15.4. to the satisfaction of the Building Department. If this proposed setback does not meet the Building Code requirement, a building permit to rectify this situation will be required. The prescribed construction must be completed, and the associated permit closed to the satisfaction of the Building Department



Engineering

MEMORANDUM TO FILE

DATE: November 20, 2025

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: B-009-2025

SUBJECT: 2337 25th Sideroad

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. When applying for a building permit for a new dwelling, please submit engineering design drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments.



MEMORANDUM TO FILE

DATE: November 17, 2025

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: B-2025-009 2337 25th Sideroad

SUBJECT: Severance Application for 2337 25th Sideroad – InnServices Comments and Conditions

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. New water and sanitary service laterals, from to the existing municipal water and sanitary main to property line will be required to accommodate the creation of a new lot fronting Chappell Court (retained lot).
2. Prior to submitting a Right of Way Activity Permit (RAP) to the Town of Innisfil, the Owner/Applicant shall submit an Additional Service Connection Application to InnServices, complete with the applicable Additional Service Connection Application fees.
3. Prior to issuance of building permit(s) the Owner/Applicant shall have an issued RAP with The Town of Innisfil for works to be completed within the Town's road allowance in accordance with Town Standards that address, but may not be limited to, such matters as connecting new water and sanitary service laterals, to the existing municipal water and sanitary mains and restoration of the Town's road allowance. All works shall be completed to the satisfaction of the Town and InnServices.
4. As part of the RAP, the Owner/Applicant shall provide drawings, plans, cost estimates, specifications, reports, studies and certifications signed and sealed by a Professional Engineer for the proposed development that address, but may not be limited to the servicing of the proposed development to the satisfaction of the Town and InnServices.
5. The Owner/Applicant will retain a contractor to execute the installation of the services. This work may commence only after the applicant has an issued RAP with the Town of Innisfil and all fees have been paid to the satisfaction of the Town and InnServices..

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch):

1. That the Owner/Applicant confirm that the existing water system can provide/accommodate the required flows and pressures to service the severed lots at the expense of the Owner/Applicant to the satisfaction of InnServices.
2. That the Owner/Applicant confirm that the existing sanitary conveyance and treatment system can accommodate the required flows that will be generated by the severed lots at the expense of the Owner/Applicant to the satisfaction of InnServices.



Sent via e-mail: [REDACTED]

November 10, 2025

Municipal File No.: B-2025-009
LSRCA File No.: VA-310942-110625

Sarah Burton Hopkins
Development Coordinator & Secretary Treasurer
2101 Innisfil Beach Road
Town of Innisfil, L9S 1A1

Dear Sarah,

Re: Application for Severance
2337 25th Sideroad
Town of Innisfil
Owner: Elosie Giancola

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing to sever the subject property into three (3) lots. The retained lands are proposed to have an area of approximately 3,286 square metres, Lot A which will have frontage on 25th Sideroad is proposed to have an area of 1,577 square metres, and Lot B, with a proposed area of 5,347 square metres, which will have frontage on Chappell Court.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Application Package (dated August 29, 2025)
- Public Notice (dated October 29, 2025)
- Proposed Severance Sketch (n.d.)
- Property Survey prepared by R.C. Kirkpatrick (dated July 25, 1974)
- Natural Heritage Evaluation prepared by Riverstone Environmental Solutions Inc. (dated August 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Innisfil. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments

related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for Severance. It is recommended that any approval of this application be subject to the following conditions:

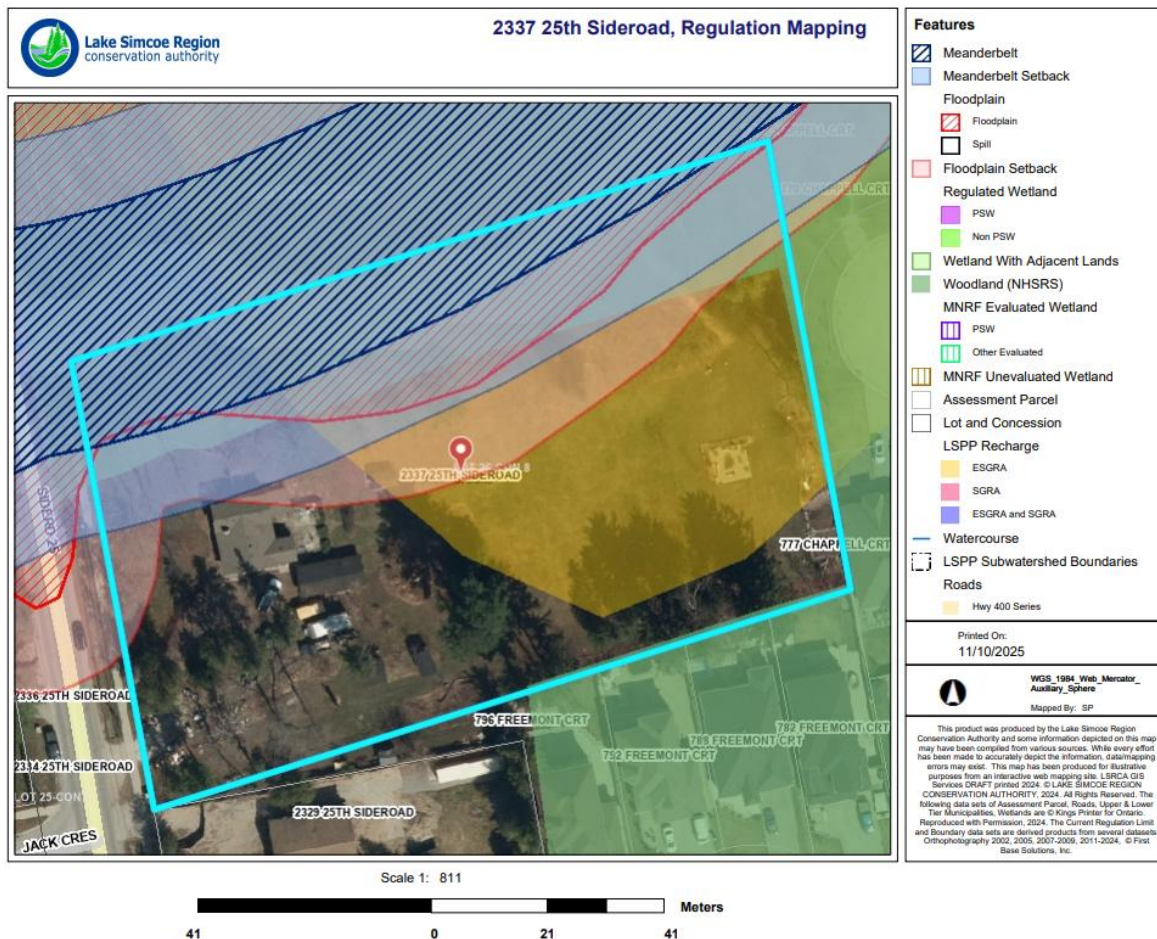
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Severance (Minor – planner review only) is \$536;

Site Characteristics

The subject land is approximately 10,256 square metres (1 hectare) in land area and is located east of 25th Sideroad and South of William Street within the Town of Innisfil.

Existing mapping indicates the following:

- The subject land is within the ‘Residential Low Density 1’ (RL1) as per the Town of Innisfil’s online interactive mapping tool.
- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for Watercourse and associated erosion and flood hazards. Please see a detailed regulatory map below.
- The subject property contains identified woodland areas.
- The subject property is located within a completed watershed or sub-watershed study area – Innisfil Creeks Subwatershed Plan.
- The subject property is within an Ecologically Significant Groundwater Recharge Area (ESGRA).



Please note: LSRCA staff have not attended any site meetings at this location related to the subject applications.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal is generally consistent with 5.2 of the PPS.

Based on the documents submitted by the applicant and mapping available to the LSRCA, it appears that the proposed lots can achieve safe access under the Provincial Planning Statement. Please note that the retained lands and proposed Lot B will be partially located within LSRCA's regulated area and may require a permit prior to development or site alteration occurring.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes

and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to a portion of the subject property. If any development or site alteration is occurring within the regulated area, a permit from the LSRCA will be required prior to that development or site alteration taking place.

LSRCA staff note that the Applicant/Owner has obtained written pre-consultation comments from the LSRCA regarding the proposed severance submitted as part of this application in an email dated June 11, 2025 (LSRCA file no. CP-310942-060425).

LSRCA staff note that the LSRCA has no record of the owner applying for a permit for the subject property.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Innisfil in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.
2. Please note that within Settlement areas, the LSRCA has a minimum 15 metre setback from all watercourses. This buffer is to be comprised or self-maintaining, native species in accordance with the Lake Simcoe Protection Plan.

Summary

Based on our review of the submitted information in support of this application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for Severance.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 does apply to the subject site. A permit from the LSRCA will be required prior to any development taking place within LSRCA regulated area;

Please inform this office of any decision made by the Town of Innisfil with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (s.payne@lsrca.on.ca).

Sincerely,



Steven Payne
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

Application B-2025-009

To Whom it may concern:

We are writing in response to the letter received from the city regarding Eloise GIANCOLA's application to sever a lot and have new home put on our street.

We are **opposed** to this; we do not want any more homes on the street.

We bought on this Cul-Du-Sac (Chappell Court) based on the information provided to us regarding how many homes there would be on the street. We particularly liked the idea of the protected area, and the large Cul-Du-Sac area. Had we known further development may be an option down that the road, we may have bought elsewhere.

Children from the neighborhood (not just Chappell court) come and play at the end of the Cul-Du-Sac all the time, and adding another house will take away from this safe space.

We, the residents of Chappell Court, should all be able to have a say on something that randomly changes our neighborhood, and based on conversations with all the neighbors on Chappell Court, no one is in support of this application.

Sincerely,

Sabah Mehtipolo



Innisfil, ON.

Application B-2025-009

To Whom It May Concern,

We are writing in response to the City's notice regarding the application submitted by Ms. Eloise Giancola to sever her existing lot and introduce an additional residential property on Chappell Court.

We wish to formally express our opposition to this proposal.

When we purchased our home on this cul-de-sac, we did so based on the clear understanding of the established number of properties that would comprise the street. The appeal of Chappell Court—its protected surrounding area, its open configuration, and the spacious design of the cul-de-sac—was a significant factor in our decision. Had the possibility of further development been presented as a future consideration, it may have affected our purchasing decision.

The cul-de-sac also serves as a safe and regularly used play area for children from the entire neighborhood, not only Chappell Court. Introducing another home would reduce this safe communal space and alter the character of the street in a way that impacts families and children directly.

We believe that any proposed change affecting the structure and function of our neighborhood should involve meaningful consultation with all residents. Based on our conversations with every household on Chappell Court, there is unanimous opposition to this application.

While we appreciate the applicant's desire to sever the lot for personal or financial reasons, the residents of Chappell Court should not be negatively impacted for the purposes of private gain. The proposed severance stands to diminish the quality, safety, and intended design of our community.

We respectfully request that the City consider the concerns of the residents and deny Application B-2025-009.

Sincerely,
Cathy and Chris Doyle



Good morning,

Thank you for your detailed response and for outlining the status of the application.

While I appreciate that the proposal may align with zoning and planning objectives at first glance, I must respectfully express concern on behalf of several residents in our neighborhood and not just **Chappell Court**.

The proposed severance and development would significantly alter the character and safety of this area, which is a key reason many of us chose to live here.

The cul-de-sac at the end of **Chappell Court** is a cherished and safe space where children regularly gather and play.

We understand the importance of growth and housing objectives, but we believe that this particular proposal does not reflect the best interests of the existing community.

The potential impact on traffic, safety, and neighborhood cohesion is substantial, and we feel these concerns warrant deeper consideration.

Please accept this as our formal submission of comments, and our personal request that the application not be approved.

We sincerely appreciate the opportunity to have our concerns heard and considered as part of this process.

Thank you again for your time and guidance.

Warm regards,

Alan Cugliari

Application B-2025-009

We are writing in response to the letter received from the city regarding our neighbor's application to sever their lot and have new homes put on our street.

We are strongly **opposed** to this application. We are against any further development on our street.

We bought on Chappell Court because we liked the layout, and the fact that there were less homes on the street. We enjoy the safety the large cul-du-sac provides for our children and grandchildren. We love the way Chappell Court is now and are against any further homes.

We should all be able to have a say on something that randomly changes our neighborhood and based on conversations with all the neighbors on Chappell Court, no one is in support of this application.

We recognize that Innisfil is a fast-growing city, and that the city might see this as an opportunity to add another home, but we feel in this instance, this development would significantly change the character and safety of our street.

Lastly, the residents of Chappell Court have already had to endure huge delays, headaches, and altered properties from the builder Maple Lane, and now that we are finally settled, living peacefully, we once again may have to endure more inconveniences, and further development that we don't not support.

We pray the city hears us, and supports the residents that live here, and deny this application.

Sincerely,

Mr. and Mrs. Handel Matthews

[REDACTED]

[EXTERNAL]

Hi [REDACTED]

I live at [REDACTED] chappel court and am opposed to the planned application to add a house facing chappell court , why not face it the other way. so we still see trees

For one it'll take away from the scenic view of trees

This street was designed from inception as a small Cul-de-sac surrounded by mature trees and natural green space.

The proposed construction would permanently remove trees and green space that provided privacy . shade and visual beauty.

Not to mention the mess the construction will bring with mud , and noise from machines.

This change would not only alter the natural landscape but also negatively impact the overall character, aesthetics and environmental value of our Neighborhood.

we are also concerned that adding a new home

could increase traffic and and reduce safety to children who play there quite often/

Disrupt the current drainage and storm water flow patterns due to the loss of green space

I live right beside the storm pond and when we get heavy rains it already gets quite full adding another home could cause high levels . which can cause issues on my property the storm drain also as to incorporate the Fremont street as well.

Not to mention this sets a Precedent for future overall development that erodes the unique small community feel we value.

I understand the need for responsible growth, but this proposal does not align with the town's commitment to preserving established neighbourhood character and green spaces as outlined in Innisfil official plan.

I respectfully request the town reject this applications and preserve the integrity, Safety and natural beauty of our community.

Thank you for your attention and for considering my concerns in this matter

Sincerely

Andrew Pecchia
[REDACTED] chappel court