

**Kate Cockburn**

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**From:** james whittaker [REDACTED]  
**Sent:** Thursday, March 6, 2025 11:32 AM  
**To:** Town Clerks; Kate Cockburn  
**Subject:** [EXTERNAL] Fernbrook - request to expand lot and height

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Z.1613.67, Ward 3

I am objecting to the amendment of the zoning for Fernbrook Homes to expand lot coverage, garage width and most notably height for 15 of 19 of the properties along MacDonald and down Allen. Height to increase by approx 3ft blocking more light for each property along MacDonald predominantly.

I have lived across the street from this nightmare for 20 years... To agree a development... sell most of the properties and then disingenuously request EXPANSION is not right and in no uncertain should this request be granted.

This development has rattled my home, disrupted my living, cut off my home office at times, and most significantly impacted my ability to sell my home. It is bad enough how out of place and ugly this development will be it was agreed and objections handled. NO MORE amendments should be allowed.

319 MacDonald Rd resident. Who driveway is full of dirt and stones from the last time they dug it all up. Whose home was checked for damage MONTHS after they started the job to establish a baseline for the cracks they caused... like testing a football players "baseline" after they been taken off the field on a stretcher. Ridiculous the lifestyle we have endured while those only blocks away are sheltered from it all.

Thanks  
James Whittaker  
[REDACTED]

## Kate Cockburn

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**From:** Pat Finerty <[REDACTED]>  
**Sent:** Thursday, March 6, 2025 11:28 AM  
**To:** Kate Cockburn  
**Cc:** Cat Allen; Pat Finerty  
**Subject:** [EXTERNAL] Fw: Complaint re: Z.1613.67 Ward 3

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I neglected to include you in the original email - apologies.

### Pat Finerty

[REDACTED]

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**From:** Pat Finerty <[REDACTED]>  
**Sent:** Thursday, March 6, 2025 11:19 AM  
**To:** townclerk@oakville.ca <townclerk@oakville.ca>  
**Cc:** Pat Finerty <[REDACTED]>; Cat Allen <[REDACTED]>  
**Subject:** Complain re: Z.1613.67 Ward 3

I would like to object to the request for a zoning change for the Fernbrook homes development on MacDonald Road between Allen and Reynolds. This request I believe is Z.1613.67 Ward 3.

The request for expanded lot coverage, garage size increase and height increase for properties will negatively impact the home values and quality of life for the residences on MacDonald. We live at 343 MacDonald Road, we have experienced extensive vibrations and have numerous new cracks appearing throughout our house - and we look forward to remediation for these impacts, but we also expected the approved homes to be built - not modified higher homes that will block the morning sunlight.

We formally object to the changes requested through the zoning process.

Pat Finerty

[REDACTED]

## Kate Cockburn

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**From:** Sam Gauldie [REDACTED]  
**Sent:** Thursday, March 6, 2025 1:41 PM  
**To:** Kate Cockburn; Stephan Gauldie  
**Cc:** Town Clerks; Franca Piazza; Filip Szymanski  
**Subject:** Re: [EXTERNAL] Z.1613.67

Dear Ms Cockburn,

We have not complained about the inconveniences of the construction until now, knowing that there are some realities of city living that we all have to accommodate to some extent.

However, to note for the record, we, as residents of the MacDonald Road block between Reynolds and Allen, have endured months of construction work already - ceaseless land clearing last spring - 6 days a week beginning with idling trucks creating tremendous noise at 6.15/6.30am waiting to 'start' at 7am and lasting throughout the day.

The roadworks that began in the fall have challenged residents grace and patience beyond all measure. The horrendous noise pollution, damage to our property from constant shaking and vibrations sent through our homes daily from trucks, diggers, compactors, drills etc has taken a real toll.

I personally was told to \*uck off by a Ground Breakers worker when asking why construction vehicles were running at midnight around late December.

A 'baseline' inspection by Oza Inspections, again on behalf of Fernbrook and Ground Breakers, was only done after construction had been underway for a long time. That is not an accurate baseline.

We were blocked from entering and exiting our homes freely for months, meaning we had to plan extra time for any journey or pick up or often simply not have the ability to go anywhere in our vehicles freely. The construction meant parcels were not delivered, friends and family were limited in being able to visit and tradespeople (for work on our own homes and property) were delayed or could not be accommodated, setting our plans back months.

The bus route was changed and the service became haphazard resulting in the need to drive our children to their school many times (after obviously having to ask construction workers to exit our own driveway), as the bus did not take the right route or simply did not show up. The bus stop sign post itself (on the construction plot side) remains lying on the ground and I myself had to dig a space through the snow so my children were not standing in the road with its flying gravel and standing water, while dodging cars that are avoiding potholes.

Additional large established trees, that were supposed to be preserved, have been removed to accommodate errors in the plans by Fernbrook. What is being done to hold them accountable for this?

So, with all due respect, waiting until construction ends on the development across the road so that the road can be fully resurfaced is simply not acceptable. When would that be? Late 2026? 2027?

The damage to our vehicles is happening now. The safety of the road surface and the impact to pedestrians and vehicle users is already an issue.

We have paid our taxes for services that have been limited or removed and now we are expected to accommodate additional height on 15 of 19 of the properties due to be built?

This additional height (approximately 1 meter/ 3ft in some instances) across the majority of proposed structures would block even more of the light to our properties and gardens and we are registering our opposition to this amendment here.

We have been patient, and we have accommodated a lot of inconvenience, noise and construction dirt and dust but continued amendments to plans and the state that the road has been left in for residents is not acceptable.

Thank you for your time. I trust you can understand our concerns and frustrations.

Your sincerely

Sam & Steve Gauldie

[Sent from Yahoo Mail for iPhone](#)

On Thursday, March 6, 2025, 10:59 am, Kate Cockburn <kate.cockburn@oakville.ca> wrote:

Hello Sam,

If you wanted to share your objection and concerns regarding the rezoning application with me and the Clerk for the record, you can do so.

Regarding the condition of Macdonald Road, we are aware of the situation and our staff are working with the developer to rectify the situation. Please note that at the end of the construction phase of this development, the road will be entirely resurfaced. The interim conditions can be challenging and we appreciate your patience during this time.

Thank you,

Kate.

**Kate Cockburn, (She/Her), MCIP, RPP**  
**Senior Planner**  
**Planning & Development**

Town of Oakville | 905-845-6601, ext. 3124 | [www.oakville.ca](http://www.oakville.ca)

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**From:** Sam Gauldie [REDACTED]  
**Sent:** Thursday, March 6, 2025 10:10 AM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>; Franca Piazza <franca.piazza@oakville.ca>  
**Subject:** Re: [EXTERNAL] Z.1613.67

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Dear Ms Cockburn,

Thank you for the further information.

If we are to object to the application/amendment to add further height to the current planned housing is there a different forum?

I'd also like it noted for the record that after months of road closures and restricted access in and out of our properties, due to sanitation installation for the proposed housing by Ground Breakers, on behalf of Fernbrook Homes, that the entire block of MacDonald Road between Reynolds and Allen has been left in an appalling state.

There are raised manhole covers, large indents, huge potholes, loose gravel etc and driving to access our property is like off roading and damaging to our vehicles.

I have reported this to the town separately.

With thanks

Your sincerely

Sam Gauldie

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, March 5, 2025, 3:01 pm, Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)> wrote:

Hello Sam,

Thank you for reaching out. To ensure your comments are included in the public record and shared with Council for their consideration I am copying the Clerk.

You can find the details of the application on our website [here](#). You will notice that there is a document called "Site Statistics" that reflects the requested changes. Some lots include a single modification, where others may have more than one. You can also find a streetscape plan that highlights the variety of homes proposed. The application only affects 15 of the 19 detached lots, and does not affect the townhouse blocks.

The landscaping and tree matters remain with the subdivision approval and the town continues to ensure maximum tree protection where possible together with compensation planting. The Zoning application will not have an effect on how trees will be managed.

I hope that answers your questions. Please don't hesitate to contact me directly if you have any questions.

Thanks,  
Kate.

**Kate Cockburn, (She/Her), MCIP, RPP**  
**Senior Planner**  
**Planning & Development**

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**From:** Sam Gauldie [REDACTED]  
**Sent:** Wednesday, March 5, 2025 2:03 PM  
**To:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>  
**Subject:** [EXTERNAL] Z.1613.67

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Dear Ms Cockburn,

**Fernbrook Homes (OTMH) Ltd. - 348 MacDonald  
Road - Z.1613.67**

Can you provide more specific information on this proposed zoning by-law amendment?

Are we to expect more lot coverage, extra height and larger garage width or just one of these or a combination?

What additional landscaping/tree replacement has been agreed given that additional trees were removed due to Fernbrook's incorrect site measurements?

With thanks

Sam Gauldie

[REDACTED]  
[REDACTED]