

Planning and Development Council Meeting  
Tuesday, April 22, 2025

**Comments Received Regarding Item 6.1**

Fernbrook Homes (OTMH) Ltd.  
348 MacDonald Road  
Zoning By-law Amendment  
File No. Z.1613.67

**From:** Shelley Lancaster  
**Sent:** Thursday, April 10, 2025 3:40 PM  
**To:** Town Clerks; Kate Cockburn; Mayor Rob Burton  
**Subject:** Z.1613.67 Zoning By-law Amendment

Hello,

As a resident on Allan Street I just received notice of a meeting for a proposed zoning by-law amendment for a development down the street from us. I visited the information on the website because I found the notice vague on what was actually being requested. And to my chagrin I found a 51 page document with that much again in attachments! It seemed to me that the attachment on "site stats" with a couple of paragraphs would have been enough to explain the basics to a resident who is not up to date on all the latest planning jargon and does not have time to absorb the amount of material supplied (or was that the point?). Although, I admit that I gave up trying to find the "additional dwelling units" which were referred to in the notice as a reason to modify the existing zoning - hard to understand how there can be additional dwelling units when there are no new lots being proposed.

There has been a lot of talk lately about simplifying processes to make building easier. I'm all for that, but I'm equally in favour of notifying residents about amendments in a CLEAR, CONCISE manner, that ENCOURAGES their involvement and UNDERSTANDING. To say nothing of the cost of the "Planning Rationale" by Battery that has just increased the price of the home. We have to start somewhere and requiring concise requests and user friendly notices to residents could be a starting point.

respectfully submitted,  
Shelley