

APPENDIX A

Email from 105 Ulster Drive dated April 11, 2012 via Councillor Alan Johnston

Dear Mayor Burton and the Town Council,

I attended last night's meeting where item #2 on the Agenda was the proposed re-zoning of 112 Ulster Drive by the Browns. I wanted to speak last night, but found that I was overcome with nerves and did not feel that I could effectively present my view. If I had been able to speak, this is what I would have wished to convey. I hope that you will indulge me, and take a few minutes to read on.

Here you have been presented an application that is significantly contrary to the ideals laid out in your Livable Oakville Plan. This may not be the first challenge to this Plan you have faced, and it will certainly not be the last.

In summary, the application proposes a severing and development of a lot outside of any designated Growth Area, in an established, stable, older neighbourhood, not slated for intensification or development.

The proposal would create two lots both of which would be significantly smaller than any existing lots in the neighbourhood.

The structure proposed would not be compatible with those in the surrounding neighbourhood, which consist primarily of ranch style one and two storey homes. The sizing, massing and setbacks would all be completely out of character with the existing neighbourhood - the new house would be bigger and taller and completely fill the new lot with the structure and a large paved driveway covering up the existing yard in the front.

It is now the Council's responsibility to assess the application, and consider whether it conforms to the Livable Oakville Plan, to weigh the positive aspects of going ahead with the proposal (minimal) and the negatives (numerous).

You will need to take a big step back and consider whether this is that type of development that you wish to encourage in the older established neighbourhoods of Oakville.

Consider the residents moving into comparable neighbourhoods throughout Oakville. There is an expectation when moving into these stable, established neighbourhoods, that significant changes to zoning and development will not be undertaken. Residents choose these neighbourhoods for exactly these reasons. The residents know that renovations and additions will be undertaken, and there is an expectation for that. Oakville residents do not have expectations that their neighbours will be allowed to sever their back yards and gardens and construct new homes in between existing homes. No resident will want to move into neighbourhoods where they will need to confront and fight such proposals. Consider your own neighbourhood where you live, and honestly challenge the reasonableness of this proposal.

You will need to decide whether this is the precedent you wish to set for future development in Oakville. In our neighbourhood, there are a number of properties that are large enough to be severed and developed. Residents in these neighbourhoods do not want to be constantly faced with the

possibility of such developments in their own backyards - literally. (The Brown application proposes to sever their own backyard (underutilized lot) in order to erect the new house).

Mr. Mayor, you and the Council set out a Plan for Oakville. When confronted with proposals that are completely incompatible with this Plan, I need to know how, in good conscience, you can consider approving them.

I urge you to re-read the submissions set out in Appendix C to hear how the affected residents feel about the development, none of whom wish for it to be undertaken. Please listen to your constituents.

Please deny this unreasonable application, and do not allow the re-zoning. Encourage the Browns to renovate and expand their existing home, do not allow the development of an additional lot. There is no compelling reason to approve this change. Please let the neighbourhood's zoning remain in tact, the way the original Town Planners designed it.

Please do not let the residents of Oakville come to believe that the Livable Oakville Plan is a meaningless document of no consequence.

Thank you for your time and consideration.