

Schedule A

RE: Rezoning Application 2940 Comox Logging Road, Courtenay B.C.

I am applying to subdivide my property located at 2940 Comox Logging Road (the "Property"). I am also applying to rezone the portion of the Property that is located within the City of Courtenay (the "City") to RR-2S from its current zoning of CR-1. I have recently obtained a variance allowing the portion of the Property located within the City to be serviced by way of well and septic field.



Figure One: The Property

The Property is divided by the Comox Valley Parkway. A portion of the Property was annexed into the City and hooked by the Comox Valley Parkway when the Parkway was constructed. Figure One shows the annexed section of the Property highlighted in green (the "Annexed Property"). The other portion of the Property remains in the Comox Valley Regional District (the "CRVD") which is highlighted in grey.

Schedule A



Figure Two

Of note, the annexation of the Property has resulted in two separate property taxes; CVRD property taxes and the City of Courtenay property taxes. As a consequence, there is an increased financial burden.

I am applying for a rezoning of the Annexed Property to a RR-2S designation as I believe this coincides with the City's Official Community Plan and Housing. Allowing for a home with a secondary suite will allow for an increase in population density while preserving the "rural aesthetic" of the area. The Annexed Property is over 1 acre in size so the increased density of a suite would have very little impact on neighbours. Moreover, given the rural setting, it would be more appealing to prospective tenants if the secondary suite was detached such as a carriage house, as it allows for separation and privacy from the primary residence.

Thank you for your time and consideration.

Sincerely,

Steve Allardice