

PlanningAlias

From: Gary Watson
Sent: Friday, October 22, 2021 8:56 AM
To: McCollum, Melanie; Hillian, Doug; PlanningAlias
Subject: Re: Rezoning of 1236 Mallard Drive

Thanks for your reply. I have been going over 3001 and it covers my many concerns. Emergency vehicles are covered in (17.1) and I have many other issues with this "rezoning" if that is what it is called. I have issues with the OCP not being followed and all the future building that will stay empty if infill is always rubber-stamped. If we drive around the Valley and see all the New Appartements and Condos plus all the ones listed for future development, when we are all one water restrictions for a good part of the year, you have to wonder where this will stop. I see Leigh Windsers point on affordability and supplementing income but this one drives property values up and makes housing less affordable. I have read all the letters for and against but I still feel that all the time that is spent on the OCP it should be followed. I do not agree with " Spot " development and I have read the letter dated 2011 in the local paper Concerning all property's in zone 2 being zoned for Carriage Houses but not Z1. Our Vote is against this Carriage House because we do not feel it is Necessary with all the Appartements, Condos etc soon to be available. And other issues I feel the planning Dept should revisit this issue and take into account emergency vehicles and site lines that where missed as well as many issues I am sure they are aware of.

Gary Watson

On Oct 22, 2021 8:00 AM, "McCollum, Melanie" ·

wrote:

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> ?Hello Gary,

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> Thank you for this email. A public hearing was scheduled for this rezoning application October 27th, but it appears to be postponed to a later date. I'll seek clarity from our Planning staff around the issue you've raised in the meantime. The rezoning is not approved until the zoning by-law has passed fourth and final reading.

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> Best Wishes,

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> Melanie McCollum

> Councillor, City of Courtenay

> 250-792-5805

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> From: Gary Watson

> Sent: October 18, 2021 5:00 PM

> To: McCollum, Melanie; Hillian, Doug; Marsh, Cassandra

> Subject: Rezoning of 1236 Mallard Drive

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> Good afternoon:

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> The building at 1236 Malahat according to the plan Leigh Windsor sent you is called an accessory building and is 29 ft high. According to the city plan it cannot be this high. If this is allowed in a R1 zone and as it is already built what is to stop everyone from doing the same. I have been told by the city planning on two

occasions that no one would ever live in this building, 29 feet high and very close to our house. A structure like this should never have been allowed. The planning dept. has listed a few reasons this accessory building should be approved and because of the extra noise and location I would hope they would reconsider their approvals.

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> Thank you for your attention to this matter.

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> Gary Watson

> 1375 Mallard Dr