

Robert and Marilvn Bourne  
1190 Malahat Drive  
Courtenav. B.C.  
V9N 8B2

06 December 2021

City of Courtenay  
Development Services  
830 Cliffe Avenue  
Courtenay, B.C.



Reference: 1236 Malahat Drive Application for text amendment to Residential One Zone R-1) to allow a carriage house in addition to the existing single family residence.

Greetings.

The undersigned have been owners / occupants at 1190 Malahat Drive for the past 32 years. We have enjoyed the peace and quiet of this area and we do not wish to see the density level increased through the allowing of "carriage homes" in the backyards of our R1 neighborhood. This is especially important to us in our senior years.

We understand that this "carriage home" may have originally been constructed as a garage / workshop and that the living quarters were added without city permission or permit. We submit that, if true, this clandestine construction with approval submitted afterwards should not to be encouraged or rewarded as it does not allow for a full staff review and consultations to be carried out pre-construction.

We understand that this is a "text amendment" to to the Residential One Zone. If this is because the "carriage Home" does not even meet the Height / building area / siting requirements for accessory buildings / structures allowed under R1S Zoning then this application is most certainly circumventing our existing Residential Zone system.

There is no mention if this "carriage home" meets mobility and access standards for disabled persons.

We also are concerned that, while there appears to be sufficient parking spaces on this property the lay out of the driveway will require several vehicles to be moved onto the street each time a vehicle is moved in or out of the garage. We submit that in practice this will result in vehicles being parked on the street throughout the day, and likely the evening and night.

Are there any restrictions of the type of occupancy on this "carriage home". Will short term rental, such as Air B&B be allowed? What will be the maximum occupancy? Has the Fire Department approved this "carriage home" for occupancy.

As such, we request that this application be denied.

Robert Bourne

Marilvn Bourne