

Zoning amendment application.

Macanulty. 2923 Lupton rd Courtenay

Proposed subdivision of Lot 2 ,Section17

Zoning Bylaw Compliance.:

We believe that the rezoning of this property complies with the OCP vision for community growth.

Our property is a rectangular lot of .39 Hectares (.98 acres) which is bordered by Lupton rd at the north and Dingwall rd to the south. It is 45.77 m wide and 87.47 m deep .Currently zoned RR-1 and RR-2. we are applying for a zoning amendment which would allow 3 lots on our property by creating 2 new lots (Lots B and C on the surveyor's plan, included) which would border on Dingwall rd. These new lots would commence 20.54 m from our current dwelling leaving it centred in the upper lot (A). All three lots would conform to the minimum lot size for R-2 residential which is 900m² ,as well as exceed the minimum lot depth of 35 m and the minimum frontage of 20 m.

Lot A would retain an area of 2198 m² with a depth of 47.93 m and frontage of 45.77 m.

Lot B would have an area of 900 m², depth of 39.16 m and frontage of 22.94 m.

Lot C would have an area of 900 m², depth of 39.54 m and frontage of 22.8 m.