

Project Summary letter

September 26/2022

City of Courtenay, Planning services department.
830 Cliffe ave. Courtenay BC.

To whom it may concern:

Along with my brother Alun I am applying to rezone and subdivide our .98 acre (.39 hectare) property at 2923 Lupton rd. We are zoned RR-1 and RR-2 and would like to rezone to R-2 ,allowing for construction of single family homes or duplexes on the lower half of our property . This land borders on Dingwall rd and is currently unused. This subdivision would leave the upper lot intact with the existing house at the centre while creating 2 large lots of 900m² below.

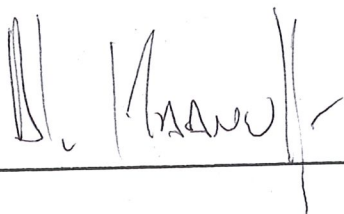
Our proximity to schools ,recreation and shopping (all walking distance) makes this an ideal area to increase density .The size of the lots are designed to fit in and complement the neighbourhood. It would allow residences not dissimilar in size or design to neighbouring properties along Dingwall rd.

Currently the lower lot is largely treeless except for a hedge of conifers , 3 old apple trees and assorted brush along the eastern property line.

We believe that these new lots will provide space for a range of more affordable housing. While we don't aim to develop this property ourselves we feel that the rezoning conforms to the increased density and other community goals outlined in the new OCP.

Sincerely. David and Alun Macanulty (owners/residents)
2923 Lupton rd.


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