

From: [REDACTED]
To: [Gothard, Nancy](#)
Subject: SMH
Date: Wednesday, May 15, 2024 12:39:22 PM

Dear Nancy ,

My company, Kokomo Investments Ltd., owns the lot at [REDACTED], which has a total square metre area of 571.75 .

With regards to the new order in council and the Local Government Zoning Bylaw the Government of BC has stated that a lot in excess of 280 sq m should have a prescribed minimum number of housing units of four. In the staff report to council dated May 8th 2024 the recommended regulations did not include a minimum lot depth, however the bylaw going before council includes minimum lot depth of 30m. By including this minimum lot depth the bylaw will cause many infill lots in west Courtenay and the Old Orchard area to be excluded from any further development without a DVP and cause a massive log jam and many hours of unproductive staff time.

Regards,
Tom Grant

From: [REDACTED]
To: [Gothard, Nancy](#)
Subject: Lot sizes
Date: Wednesday, May 15, 2024 2:24:42 PM

Nancy,

Further to my email this morning I would like to quote from the Provincial Policy Manual and Site Standards on page 52:

“In developing policies or regulations governing subdivisions, local governments should consider the relationship between the minimum lot size in the various zones, including minimum lot frontage lengths, with the potential number and viability of units that could be built if the minimum lot sizes were smaller. Smaller sized lots can mean a more efficient use of infrastructure and services.”

Thank you for considering our request to reduce the minimum lot size from 30m to perhaps 25 m in length.

Regards,

Tom Grant

Sent from my iPad

From: [Gothard, Nancy](#)
To: [REDACTED]
Subject: FW: Small-Scale Multi-Unit Housing (SSMUH) Residential Zone
Date: Wednesday, May 22, 2024 10:28:48 AM

Hello K. Laughlin,

Thank you for your comments. They are forming part of the public record.

Take care,

Nancy Gothard, RPP MCIP (she/her) | City of Courtenay
Manager of Community & Sustainability Planning | Development Services

T 250-334-4441 | E ngothard@courtenay.ca

830 Cliffe Avenue , Courtenay, B.C. V9N 2J7
courtenay.ca | Facebook | LinkedIn | Instagram

I respectfully acknowledge that the land on which we gather and work is the Unceded traditional territory of the K'ómoks First Nation.

-----Original Message-----

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

K'ómoks First Nation.

-----Original Message-----

From: K.A. Laughlin [REDACTED]
Sent: Thursday, May 9, 2024 7:15 AM
To: PlanningAlias <planning@courtenay.ca>
Subject: Small-Scale Multi-Unit Housing (SSMUH) Residential Zone

No! This is a horrible idea. It will radically change the flavor of our neighborhoods . As with the bylaw allowing

secondary suites, trees will be cut down at an alarming rate and gardens demolished , as homeowners and developers cash in . Land prices will rise (4 houses where there was 1) and the dream of owning a house with yard will disappear .

We will be just another big city , squished in like sardines in a can while our infrastructure struggles to keep up. The hard work of groups that established heritage areas like 40 houses (17th and E&N) and the Old Orchard Area to keep a certain character will be trampled over.

Sounds like this is mandated by the provincial government without any choice or public input , only private letters to planning that will not see the light of day. Not too democratic, eh?

K. Laughlin

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

From: Steve Williams [REDACTED]
Sent: Tuesday, May 21, 2024 9:03 AM
To: PlanningAlias <planning@courtenay.ca>; Hillian, Doug <dhillian@courtenay.ca>
Subject: Notice of zoning amendment bylaw 3135

File No RZ00081 New small scale Multi-Unit Housing (SSMUH)
Residential Zone

It is not clear what the impact of the proposed zoning change will have on the properties on Sandpiper Drive and Millard Rd currently zoned R-RU to PA-2?

I recognise the Nature Preserve and Park/Trail are not included but presume our property 3430 Sandpiper Dr is included.

It would not be feasible or appropriate to allow these lots to have SSMUH designation as they are still on septic waste

management and in the flood zone.

We have waited 14 years to hear what the City proposes for providing sewer service! Despite having a sewer pump station on Sandpiper Drive.

Never any response or plans!

Please explain what the City will allow and not allow to happen as a result of this zoning change.

Steve Williams

3430 Sandpiper Dr



[REDACTED]

[REDACTED]



[REDACTED]

From: Hawkstone Homes [REDACTED]
Sent: Tuesday, May 21, 2024 8:08 AM
To: PlanningAlias <planning@courtenay.ca>
Cc: Tom Grant [REDACTED]
Subject: Zoning Amendment Bylaw No. 3135, 2024 – Min. Lot Depth Issue

Hello Planning Staff,

I have reviewed the proposed Bylaw No. 3135, Staff Report dated May 8th, 2024, the Provincial Policy Manual & Site Standards report updated February 7th, 2024, and Bill 44 as they relate to my lot 1274 5th Street, PID 005-203-945. 1274 5th Street is listed on page 46 of the proposed Bylaw Schedule B to be rezoned to the new R-SSMUH.

I would like to point out an issue I see in the **proposed Bylaw Schedule A, section 8.1.4 (3)** which states the minimum lot depth shall be not less than 30 meters. 1274 5th Street, and at least 10 others like it in the immediate vicinity, has an average lot depth of 26m. While the proposed Bylaw intends 1274 5th Street to be included in the rezoning, the minimum lot depth requirement prevents construction of housing of any kind.

1274 5th Street has an area of 571.75 square meters, more than double the minimum stated by the Province of 280 square meters. The Provincial Policy Manual & Site Standards document does not recommend a minimum lot depth.

Staff Report dated May 8th states on page 8 of 14:

“While the density of up to four units per lot is prescribed by legislation, zoning provisions remain under municipal authority as long as the spirit and intent of the density changes is not undermined.”,

and

“The legislation states that municipalities must not “unreasonably” restrict density. For example, a zoning bylaw could be deemed non-compliant and subject to ministerial override if it allowed additional dwelling units but setback, height, coverage and parking restrictions, when considered together, did not allow the construction of any additional dwelling units.”

Bill 44 clause 457.1(b) states that powers in relation to land use regulation bylaws must not be exercised in a manner that unreasonably prohibits or restricts the use or density of use required to be permitted under section 481.3 [zoning bylaws and small-scale multi-family housing].

The City’s minimum stated lot depth unreasonably restricts any use or development on 1274 5th Street, and other similar lots, which is not aligned with the “spirit and intent of the density changes”. Consider what is the intention of the minimum lot depth? If a project meets the area requirement, frontage, setbacks, lot coverage, height, parking restrictions, why is the City preventing development?

Please review and either clarify in the proposed Bylaw that the minimum lot depth applies only to the creation of new lots by subdivision (not those existing properties listed in proposed Bylaw Schedule B), remove it, or revise it to 25 meters.

Please give me a call if you have any questions or would like to discuss further ahead of the council meeting. [REDACTED]

Thank you,
Tom Grant

WED. MAY 22/24
955. 2ND ST
COURTENAY BC.

DEAR COUNCIL MEMBERS,

REGARDING "THE NOTICE OF ZONING AMENDMENT BYLAW 3135"

WE FIND THE STATEMENT; "PROVINCIAL LEGISLATION PROHIBITS THE HOLDING OF A PUBLIC HEARING TO ADOPT ZONING AMENDMENTS REQUIRED BY BILL 44", OUTRAGEOUS!

NO PUBLIC HEARING!?! DO WE NOT LIVE IN A DEMOCRACY?

THIS BILL WILL FOREVER CHANGE THE FACE OF, AND LIVING CONDITIONS IN, OUR FAIR CITY.

IT IS IMPOSSIBLE TO IGNORE THE TRAJECTORY OF OUR SOCIAL/LIVING CONDITIONS OVER THE LAST FEW YEARS. THIS MANTRA: "WE NEED TO BUILD MORE AFFORDABLE HOUSING", HAS NOT, AND WILL NOT WORK. THE FREE MARKET WILL DETERMINE MARKET AFFORDABILITY, NOT POLITICAL DETERMINATION. THE CONTINUOUS HANDOUTS OF TAXPAYERS' HARD EARNED MONIES. WILL FURTHER DRIVE OUR CITY AND COUNTRY INTO THE GROUND.

PLEASE QUESTION WHERE THESE DIRECTIVES/REQUIREMENTS, COME FROM - YOU WILL FIND THE WORLD ECONOMIC FORUM, OPEN SOCIETIES FOUNDATION, V.N, ET AL, REPEATEDLY COME INTO PLAY.

OVER -



②

PLEASE REMEMBER: FIRST AND FOREMOST:
COUNCIL REPRESENTS CITIZENS/TAXPAYERS
OF THE CITY OF COURTENAY.

THANK YOU FOR CONSIDERING MY FEW POINTS

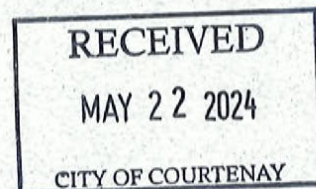
SINCERELY



ROBERT AUSTIN (CAPTAIN)

Barbara Austin

Barbara Austin



4697 Headquarters Road Courtenay

May 22,2024

Area-Jurisdiction-Roll: 06-204-03000.004

To the City of Courtenay

I, Dianne Turnbull, represented herein by Robert S Turnbull, appose your identifying this property file #RZ00081 as not suitable to apply to be re-zoned with all the other properties effected by bill 44SSMVH -Bylaw No.3135

I must insist on at the very least there be a second evaluation of the property done. The new evaluation needs to be done by an independent, that I approve. Not your staff or your regularly employed specialists that prioritize the city of Courtenay's agenda.

The property tax has been paid on residential zoning for decades. Now that it is time to develop, you are proposing to change the zoning to A-1 without even a consultation with the property owner. If this is not illegal it should be.

My family has had intentions of developing this property since its purchase in 1994. The city of Courtenay is aware of these intentions as of our March 6, 2018, application to change zoning, application #3360-20-1804. Never has the possibility of A-1 zoning been mentioned. This would have a devastating effect on a life's savings. Even if the property has concerns, they can be addressed when developed. Example raise the lot elevation. The lot has not seen water since the installation of the rock protection was installed 30 years ago. We do not agree with your proposal, particularly your assessment, which had no consultation with property owners, and I believe to be biased.

We request a consultation meeting. We would like to have input into what happens to our property.

Dianne Turnbull

Robert S Turnbull



RECEIVED
MAY 22 2024
CITY OF COURTENAY

4697 HEADQUARTERS RD COURTENAY

Area-Jurisdiction-Roll: 06-204-03000.004



Total value **\$718,000**

2024 assessment as of July 1, 2023

Land \$718,000

Buildings \$0

Previous year value \$702,000

Land \$702,000

Buildings \$0

Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 4.3 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 12, PLAN VIP2033, SECTION 17, COMOX LAND DISTRICT

PID: 004-557-239

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Notice of Zoning Amendment Bylaw 3135

New Small-Scale Multi-Unit Housing (SSMUH) Residential Zone

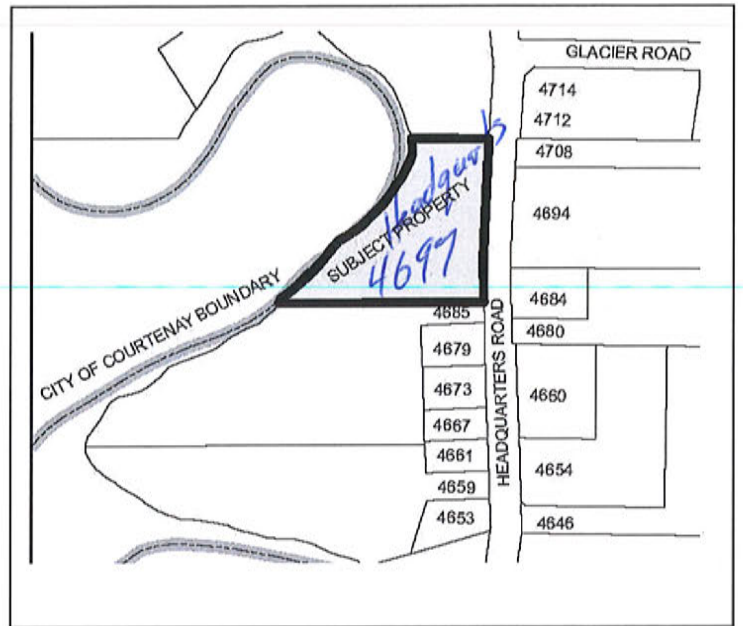
File No.: RZ00081

Bylaw Number: 3135, 2024

Council will consider 1st, 2nd and 3rd reading of Zoning Amendment Bylaw No. 3135, 2024 at the May 22, 2024 regular Council meeting.

This zoning amendment is being proposed in order to comply with provincial Housing Statutes (Residential Development) Amendment Act (Bill 44 Small-Scale Multi-Unit Housing - SSMUH) which requires that local governments permit up to four small-scale multi-unit housing units on properties exclusively zoned for single residential or duplex use. Local governments must amend zoning bylaws to conform to the legislation no later than June 30, 2024.

Properties that are not suitable for the application of SSMUH legislation must be identified. The subject property in the adjacent map is not suitable for SSMUH zoning. The bylaw would rezone the subject property currently zoned Rural Residential Five (RR-5) to Agricultural One (A-1).



Legally described as:

LOT 12, SECTION 17, COMOX DISTRICT,
PLAN 2033

Address: 4697 Headquarters Road

Get more information

The bylaw is available for viewing at Courtenay City Hall,
830 Cliffe Avenue, May 9 – May 22, 8:30 am – 4:30 pm Monday to Friday,
Except holidays, OR online:

[Courtenay.ca/SSMUH](https://courtenay.ca/SSMUH)



**City of
Courtenay**

City of Courtenay Development Services

830 Cliffe Avenue, Courtenay BC, V9N 2J7

Phone 250-703-4839 | Email planning@courtenay.ca

Some of Property Tax Paid

8 yrs 1994
2011

2260.66 -

2012 2499.52

13 2588.50

14 2769.84 -

15 2829.33

16 2797.17

17 2720.37

18 2984.13

19-20
2 yrs

21 3394.27

22 3483.74

23 3677.74

\$42,123.79

Not including 10 yrs