

SCHEDULE 2 TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING OF TUESDAY, NOVEMBER
18, 2008.

First of all I would like to thank Kevin Eng of the Planning Department for his patience in answering the many questions we had in bringing this application forward and guiding us through the process.

I would like to comment on several of the points that we put forward in our letter that you received in support of our application and several points contained in the Planning Department' Staff Report.

*we brought this application forward having a very good idea that the neighbours were not opposed to our plans. Nothing has changed in the 18 months since we did our informal survey in that according to the Planning Dept there have been no further concerns raised through the consultation mail out process that they recently conducted with the neighbourhood.

*amending Lot Size Policy 5428 will allow our rezoning application to proceed forward in accordance with a R1/J zoning and allow us to develop the lot to it's fullest potential. It will also benefit the other two lots in the neighbourhood who have a .3 of a foot deficiency in lot width when applied to a R1/C zoning if they ever decide in the future to proceed with a rezoning application to enable a two lot residential subdivision.

*possible, future residential subdivision development of our lot will not take away from the neighbourhood as lot width will be almost the same as the homes across the road. In addition a number of existing homes across the road from our lot already have shared driveways.

*all rezoning considerations as outlined by the Planning Department will be written into any future sales agreement for our property as a condition of sale. In addition, Tree Retention, Replacement and Compensation conditions as well as Landscaping Requirements as specified in the Staff Report will also become part of any agreement when selling the property.

Thank you for considering our application and we look forward to a positive result.