

**ADDITIONAL INFO - Item 6g)**

October 4, 2017 OCP Review Select Committee

**CORRESPONDENCE - Tom and Joan Coulson**

(30 Sept & 22 Jun 2017) Requesting Residential Designation  
in new OCP for 7847 Superior Rd & properties S side of  
Superior Rd, and W of Stone Rd up to Normarel Dr (8 props)

**Trudy Coates**

---

**From:** Joan Coulson <coulson.jt@gmail.com>  
**Sent:** September-30-17 11:10 AM  
**To:** Frank Limshue; Trudy Coates  
**Cc:** Colin Haime  
**Subject:** Fwd: OCP Land Use - Review Requested  
**Attachments:** Tom and Joan Coulson OCP Request -Rev 0.pdf

I am submitting our letter to staff and the OCP committee in order to request a review of our current  
OCP Land Use Designation.

This letter was previously submitted, but we noticed it is again on the agenda for the October 4th, 2017 OCP Committee Meeting.

Thank you,

Tom and Joan Coulson

----- Forwarded message -----

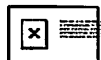
**From:** Joan Coulson <coulson.jt@gmail.com>  
**Date:** Thu, Jun 22, 2017 at 10:14 PM  
**Subject:** OCP Land Use - Review Requested  
**To:** [frank@lantzville.ca](mailto:frank@lantzville.ca)

Dear Frank,

Please find the attached letter regarding land use designation.

We would appreciate if you could acknowledge receipt of this email.

Thank you,  
Tom Coulson



Virus-free. [www.avg.com](http://www.avg.com)

Tom and Joan Coulson  
7847 Superior Road  
Lantzville, BC  
June 22, 2017

Frank Limshue  
District of Lantzville  
7192 Lantzville Road  
Lantzville, BC  
V0R-2H0

Dear Frank:

We live at 7847 Superior Road, a 2.7 acre property on the south side of Superior Road. The current OCP zoning of our property and the immediate adjacent properties is Estate Residential. (These are the properties on the South side of Superior Road, and West of Stone Road up to Normarel Drive – a total of eight properties)

Given the density and usage currently proposed on the Gee property across the road, we are requesting that properties along the South side of Superior Road be afforded the same opportunity for development.

We see no logic in the properties on the immediate South side of Superior Road remaining as Estate Residential given the current proposal for the Gee property.

Municipal sewer and water mains will cross our lot frontage when the Gee property develops. It seems rather arbitrary that a high density, small lot development may be permitted on one side of the road, yet properties across the road are asked (or dictated) to remain as large acreages, and may be kept so by excluding connection to municipal services running right past our door.

The properties along the South side of Superior Road are  $\geq 2.5$  acres properties, are relatively flat and suitable for residential development. Hydro, natural gas, easy road access, municipal and school bus service are all amenities close by.

As noted, if the Gee property develops municipal sewer and water will cross our lot frontage. Our properties could utilize these, making for an efficient use of the infrastructure including those being provided for the Gee Property.

We request that serious consideration be given to re-designating the properties on the south side of Superior Road to a residential category.

Sincerely,

Tom and Joan Coulson  
7847 Superior Road