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To: [MacDougall, Dean](#)
Subject: RE: Case 21446
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Dean

The intent of the houses here are to be “smaller” in nature and allow for a condo setup so homeowners have their snow removal and lawn care looked after. The target of a condo set up is generally more of the “empty nest” crowd that live south in the winter and Brunello in the summer when the golf course is available. Based on that one could consider them cottages but in the end someone could choose to live there more permanent, generally the market decides when you undertake a project of this type.

In our existing garden condo’s we have a variety of people living there but several couples have other places they travel to in the winter and summer and stay in this location only part of the time due to travel and other residences they own. There are also some young professionals and retired couples that stay put and like the outdoor lifestyle Brunello offers with the convenience of their property maintenance being looked after.

After reading 2.4.3(i) I think what we are proposing here fits the intent of this clause. They are individual structures using a bare land condominium with a single access and fit portions of the definition of “cottage clusters” and “cluster homes”. The existing structure located on GS-1 fits the Alternate Housing Type description and what we are proposing here is no different other than the units are more single family homes than townhouses.

Andrew
