



The Corporation of the City of Courtenay

Special Council Agenda and Notice

Meeting #: S1/2025
Date: April 30, 2025
Time: 4:30 p.m.
Location: CVRD Civic Room, 770 Harmston Ave, Courtenay

We respectfully acknowledge that the land we gather on is on the unceded territory of the K'ómoks First Nation, the traditional keepers of this land.

	Pages
1. CALL TO ORDER	
2. INTRODUCTION OF LATE ITEMS	
3. STAFF REPORTS	
3.1 Operational Services	
3.1.1 Fitzgerald Avenue Pedestrian Network Review – Improvement Option	3
3.1.2 Urban Forestry Strategy – Operational Services Update	35
4. INTERNAL REPORTS AND CORRESPONDENCE	
4.1 Community and Social Development Framework and Plan Update	46
5. BYLAWS FOR THIRD READING:	
5.1 Amend Development Permit Area 1 and 2 for Small-Scale Multi-Unit Housing (SSMUH)	
5.1.1 Official Community Plan - Amendment Bylaw No. 3177, 2025 (Form & Character Development Permit Area – Small-Scale Multi-Unit Housing)	53
5.1.2 Zoning - Amendment Bylaw No. 3176, 2025 (Form & Character Development Permit Area – Small-Scale Multi-Unit Housing)	60
5.2 Regulate Short-term Rental (STR) Accommodations	
5.2.1 Business Licence - Amendment Bylaw No. 3133, 2025 (short-term rental accommodation)	71
5.2.2 Zoning - Amendment Bylaw No. 3134, 2025 (Short-Term Rental Accommodation)	75
5.2.3 Municipal Ticket Information - Amendment Bylaw No. 3139, 2025 (short-term rental accommodation)	79
6. BYLAWS FOR ADOPTION:	

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| 6.1 | Downtown Courtenay Revitalization Tax Exemption - Amendment Bylaw No. 3175, 2025 | 82 |
| 6.2 | 2025 Property Tax Rate Bylaw No. 3179 | 85 |

7. IN CAMERA RESOLUTION

THAT Council close the meeting to the public pursuant to the following subsection of the *Community Charter*:

90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

8. ADJOURNMENT



Corporate Officer, Adriana Proton