

Public Hearing

Wednesday, April 30, 2025, 4 p.m.

Comox Valley Regional District (CVRD) Civic Room, 770 Harmston Avenue, Courtenay

Bylaw to regulate short-term rental accommodations

The City of Courtenay is proposing to amend Zoning Bylaw No. 2500, 2007 to permit the operation of short-term rentals in Courtenay and regulate their use. The proposed amendments apply throughout the City.

Zoning – Amendment Bylaw No. 3134, 2025 (short-term rental accommodation)

On April 2, 2025, Council approved 1st and 2nd reading of Zoning Amendment Bylaw No. 3134, 2025 to amend Courtenay's Zoning bylaw. In general terms: to permit short-term rental accommodation as a permitted use in single residential dwellings, accessory dwelling units or secondary suites; to limit the number of short-term rentals to one per parcel and must be operated by the owner who has their principal residence on the parcel; allow maximum of three bedrooms to accommodate up to six guests per short-term rental; require a parking stall be provided; require a business licence; not permit in combination with bed and breakfast accommodation or day care uses. The bylaw also adds definitions for bed and breakfast accommodation, principal residence and short-term rental accommodation and requirement for a business licence for a bed and breakfast accommodation.

Bylaws to amend development permit areas for small-scale, multi-unit housing

The City of Courtenay is proposing to amend Official Community Plan Bylaw No. 3070, 2022 and Zoning Bylaw No. 2500, 2007 to update the existing form and character development permit areas (DPA-1 and DPA-2) to align with *Bill 44 - Housing Statutes Amendment Act* to support new housing development. The proposed amendments apply throughout the City.

Official Community Plan – Amendment Bylaw No. 3177, 2025 (form and character development permit area, SSMUH)

On April 2, 2025, Council approved 1st and 2nd reading of Official Community Plan – Amendment Bylaw No. 3177, 2025 to amend Courtenay's Official Community Plan. In general terms the purpose is: to exempt single dwelling, accessory dwellings and duplexes; change DPA-1 to apply to five or more dwelling units; change DPA-2 to apply to three to four dwelling units and correct applicable sections regarding purpose and density to comply with s.457.1 and s.488 of the *Local Government Act*.

Zoning – Amendment Bylaw No. 3176, 2025 (form and character development permit area, SSMUH)

On April 2, 2025, Council approved 1st and 2nd reading of Zoning – Amendment Bylaw No. 3176, 2025 to amend Courtenay's Zoning bylaw. In general terms, the purpose is: incorporate the changes in OCP Amendment Bylaw No.3177, 2025; update sections on site planning, public realm, streetscape, building design, landscaping and identified neighbourhoods, and remove requirements for bareland stratas to provide more flexibility in building design.

*This notice is pursuant to s. 464, 466 of the Local Government Act
Adriana Proton - Corporate Officer*

Participate in person or by commenting in advance



In person

At the CVRD's Civic Room
770 Harmston Avenue, Courtenay



Live by Zoom webinar

For info and instructions, visit
courtenay.ca/publichearings



Live by phone conference

1-855-703-8985 Toll Free
Meeting ID: 468 602 3692#



Watch online

Streamed live on the City of
Courtenay's YouTube channel



Submit written comments

Email: planning@courtenay.ca
Mail: Development Services
830 Cliffe Avenue,
Courtenay, B.C. V9N 2J7

The deadline for written submissions is 1 p.m. on Wednesday, April 30. Submissions should contain the writer's name and address, which will become part of the public record.

Get more information

Bylaws are available for viewing at Courtenay City Hall, 830 Cliffe Avenue, 8:30 a.m. to 4:30 p.m., Monday, April 14, to Wednesday, April 30, (except holidays), or online: courtenay.ca/publichearings



City of
Courtenay

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