



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.: 6480-20-2403

3360-20-2409

From: Director of Development Services

Date: May 7, 2025

Subject: Amend Development Permit Area 1 and 2 for Small-Scale Multi-Unit Housing

PURPOSE:

For Council to consider adoption of two bylaws to amend Development Permit Areas 1 and 2 for small-scale, multi-unit housing, to implement Bill 44 – Housing Statutes Amendment Act, 2023 and related policies to streamline development permitting, while continuing to meet community needs:

- *Official Community Plan – Amendment Bylaw No. 3177, 2025 (form & character development permit area, SSMUH)* to amend Official Community Plan Bylaw No. 3070, 2022; and
- *Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)* to amend Zoning Bylaw No. 2005, 2007.

BACKGROUND:

Council held a public hearing for *Official Community Plan Bylaw No. 3177, 2025 (form & character development permit area, SSMUH)* and *Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)* on April 30, 2025.

Council gave Third Reading to the following bylaws at the Special Council meeting on April 30, 2025:

- *Official Community Plan – Amendment Bylaw No. 3177, 2025 (form & character development permit area, SSMUH)*, and
- *Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)*.

Section 52(3) of the *Transportation Act* requires that the Ministry of Transportation and Transit approves zoning bylaws that are within 800 metres of a controlled access intersection.

The Official Community Plan Bylaw amendment does not require Ministry of transportation and Transit approval.

DISCUSSION:

The Ministry of Transportation and Transit has approved *Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)*, and staff recommend adoption of the bylaws.

RECOMMENDED OPTIONS:

1. THAT Council adopt “Official Community Plan – Amendment Bylaw No. 3177, 2025 (form & character development permit area, SSMUH)”.
2. THAT Council adopt “Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)”.

ALTERNATIVE OPTIONS:

3. THAT Council provide alternative direction to staff.
4. THAT Council not proceed.

ATTACHMENTS:

1. Official Community Plan – Amendment Bylaw No. 3177, 2025 (form & character development permit area, SSMUH)
2. Zoning – Amendment Bylaw No. 3176, 2025 (form & character development permit area, SSMUH)

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