



The Corporation of the City of Courtenay

Bylaw No. 3157

A Bylaw to amend Zoning Bylaw No. 2500, 2007

WHEREAS Zoning Bylaw No. 2500, 2007 is applicable to all land, buildings and structures therein of the Corporation of the City of Courtenay;

NOW THEREFORE the Council of the City of Courtenay, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be cited as “Zoning – Amendment Bylaw No. 3157 – Medium Density Multi-Residential (RM-1)”.

Amendment

2. “Zoning Bylaw No. 2500, 2007” is amended as follows:
 - a) Inserting the “Part 3 – Medium Density Multi-Residential (RM-1)” attached as **Schedule A**, which is attached hereto and forms part of this bylaw, immediately following “Part 3 - Residential Three B Zone (R-3B)” in Division 8 – Classification of Zones.
 - b) Rezoning from Residential Small-Scale Multi-Unit Housing (R-SSMUH) to Medium Density Multi-Residential (RM-1) a parcel with the legal description PARCEL "C" (DD 401114I) OF LOT B, DISTRICT LOT 230, COMOX DISTRICT, PLAN 12188 (1655 20th Street) as shown in bold outlined on **Schedule B**, which is attached hereto and forms part of this bylaw.
 - c) That Schedule No. 8. Zoning Map be amended accordingly.
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 7th day of May, 2025

Read a second time this 7th day of May, 2025

Read a third time this 7th day of May, 2025

Adopted this [day] day of [month], [year]

Mayor Bob Wells

Corporate Officer

Schedule A to Zoning – Amendment Bylaw No. 3157

Part 3 – Medium Density Multi-Residential (RM-1)**8.3.31 Intent**

The RM-1 zone is intended to provide appropriate zoning to support low- to medium-density residential uses on lots greater than 2700 m².

8.3.32 Permitted Uses

In the RM-1 Zone, the following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- (1) *Duplex*
- (2) *Townhouse dwelling*
- (3) *Secondary suite*
- (4) *Accessory buildings and structures*
- (5) *Home Occupation*

8.3.33 Minimum Lot Size

A lot shall have an area of not less than 2,700 m².

8.3.34 Minimum Frontage

A lot shall have a frontage of not less than 25.0 m.

8.3.35 Minimum Lot Depth

A lot shall have a depth of not less than 35.0 m.

8.3.36 Floor Area Ratio

Providing all other applicable size, shape and siting conditions are met the maximum floor area ratio shall not exceed 0.75.

8.3.37 Lot Coverage

The maximum coverage for buildings, structures and impermeable surfaces is 70%.

8.3.38 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

- (1) *Front yard:* 4.0 m except that the minimum front yard setback for garages or carports shall be 6.0 m.
- (2) *Rear yard:* 5.0 m
- (3) *Side yard:* The *side yard* setbacks shall total 4.5 m with a minimum *side yard* setback on one side of 1.5 m except that:
 - (a) Where a *side yard* flanks a street or is adjacent to or faces the back of a building the minimum shall be 3.5 m.

8.3.39 Height of Building

- (1) The *height* shall not exceed 11.0 m.

8.3.40 Useable Open Space

- (1) *Useable open space* shall be provided on a lot in the amount of 20.0 m² per dwelling unit.

8.3.41 Accessory Buildings and Structures (Not including Accessory Dwelling Units)

- (1) Shall not exceed 4.5 m in height;
- (2) Shall be permitted in the side yard and rear yard provided they shall conform to all relevant siting regulations of this bylaw;
- (3) Shall be permitted in front of a principal residence provided they shall conform to all relevant siting regulations of this bylaw; and
- (4) Shall not be located within 1.5 m from the side and rear lot line except where the side or rear yard flanks a street, excluding a lane, in which case the minimum yard distance shall be 3.0 m.

8.3.42 Off-Street Parking and Loading

- (1) Except as provided in this section, off-*street* parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.
- (2) Properties located within the estimated walking distance shown in Schedule 7F may have the total amount of parking required on a property reduced by 25%.
- (3) Each dwelling unit shall be provided with roughed-in infrastructure capable of providing, at minimum, Level 2 charging, except:
 - (a) Properties located within the estimated walking distance shown in Schedule 7F may reduce by 25% the number of parking spaces with roughed-in infrastructure capable of providing, at minimum, Level 2 charging.
- (4) Where parking aisle is a strata or private road, the minimum parking aisle width shall be 6.0 m for 90-degree parking.
- (5) Division 7 Bicycle Parking Requirements do not apply.
- (6) Where a property has three (3) or more *dwelling units*:
 - (a) Two (2) *class II bicycle parking spaces* must be provided per dwelling unit with two (2) or more bedrooms on the property;
 - (b) One (1) *class II bicycle parking space* must be provided per dwelling unit with fewer than two (2) bedrooms; and
 - (c) *Class I bicycle parking spaces* must be provided at a rate of one (1) per five dwelling units.

8.3.43 Landscaping and Screening

- (1) Shall meet the Landscaping Requirements identified in Division 6, Part 14 of this bylaw.

Schedule B to Zoning – Amendment Bylaw No. 3157

