



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.: 3360-20-2502/RZ000091

From: Director of Development Services

Date: July 30, 2025

Subject: Zoning – Amendment Bylaw No. 3186 (649 McPhee Avenue) – Adoption

PURPOSE:

For Council to consider adoption of Zoning Amendment Bylaw No. 3186 which proposes to amend Zoning Bylaw No. 2500, 2007 by rezoning 649 McPhee (LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464) from Industrial Two (I-2) to Multiple Use Four (MU-4) to permit vertical addition to an existing single residential dwelling and to create site specific text amendments to legalize non-conformities of the property and development with the MU-4 zone.

BACKGROUND:

Council gave first, second and third reading to *Zoning – Amendment Bylaw No. 3186 (649 McPhee)* at the Regular Council meeting on July 16, 2025 and passed the following resolutions:

THAT Council receive for information the proposed rezoning aligns with the Official Community Plan and a public hearing is not required as per the Local Government Act section 464(2) and the public notice has been given.

THAT Council give first, second and third readings to “Zoning – Amendment Bylaw No. 3186 (649 McPhee Avenue)” LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464.

DISCUSSION:

There are no outstanding conditions that need to be met in order for the rezoning to be approved. Following adoption, the applicant would be able to proceed with obtaining a Building Permit

FINANCIAL IMPLICATIONS:

Proceeding with the approval of this zoning amendment application has no financial implications to the City's Financial Plan 2025 – 2029.

ADMINISTRATIVE IMPLICATIONS:

Processing zoning amendment applications is a statutory component of the corporate work plan and a core duty of the Development Services Department. Work to date has primarily been carried out by Development Services staff, although other departments have provided referral comments.

OPTIONS:

1. THAT Council adopt “Zoning – Amendment Bylaw No. 3186 (649 McPhee Avenue)”.
2. THAT Council provide alternative direction to staff.
3. THAT Council not proceed.

ATTACHMENTS:

1. Zoning – Amendment Bylaw No. 3186 (649 McPhee Avenue)

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Concurrence: Geoff Garbutt, M.Pl., MCIP, RPP, City Manager (CAO)