



The Corporation of the City of Courtenay

Bylaw No. 3186

A bylaw to amend Zoning Bylaw No. 2500, 2007

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. 3186 (649 McPhee Avenue)”.

Amendment

2. “Zoning Bylaw No. 2500, 2007” is amended as follows:
 - a) Rezoning from Industrial Two (I-2) to Multiple Use Four (MU-4) a parcel with the legal description LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464 as shown in bold outlined on **Attachment A**, which is attached hereto and forms part of this bylaw;
 - b) At the end of Section 8.16.2, inserting “Notwithstanding the minimum lot size specified above, a minimum lot size of 700 m² is permitted on LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464 (649 McPhee Avenue).”;
 - c) At the end of Section 8.16.3, inserting “Notwithstanding the minimum lot frontage specified above, a minimum lot frontage of 12.0 m is permitted on LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464 (649 McPhee Avenue).”;
 - d) At the end of Section 8.16.6, inserting “Notwithstanding the minimum side yard *building setback* above, a minimum 0.5 m side yard *building setback* is permitted on the south side yard and 2.8 m side yard *building setback* is permitted on the north side yard on LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464 (649 McPhee Avenue).”;
 - e) At the end Section 8.16.11, inserting “Notwithstanding the Landscaping and Screening requirements specified above, the requirements in 8.16.11 (2) and 8.16.11 (3) are not required on LOT 9, DISTRICT LOT 127, COMOX DISTRICT, PLAN 1464 (649 McPhee Avenue).”; and
 - f) That Schedule No. 8 Zoning Map be amended accordingly.

Severability

1. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
2. This Bylaw shall come into effect upon final adoption hereof.

Zoning - Amendment Bylaw No. 3186 (649 McPhee Avenue)

Read a first time this 16th day of July, 2025

Read a second time this 16th day of July, 2025

Read a third time this 16th day of July, 2025

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

Mayor Bob Wells

Corporate Officer Adriana Proton

Attachment A

