

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2973

A bylaw to amend Zoning Bylaw No. 2500, 2007

The Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Zoning Amendment Bylaw No. 2973, 2020**”.

2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:

(a) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.2 Permitted Uses through the addition of:

“(8) Within the CD-1J area:

- (a) *Single residential dwelling*
- (b) *Duplex dwelling*
- (c) *Multi-residential dwelling*
- (d) *Secondary suite*
- (e) *Accessory buildings and structures*
- (f) *Boarding*
- (g) *Home occupation*”

(b) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.3 Densities through the addition of:

“(8) Within Area J:

- (a) Up to 122 *single residential dwellings* with or without a *secondary suites*
- (b) Up to 208 *duplex dwelling* or *multi-residential dwelling* units”

(c) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.5 Lot Coverage through the addition of:

“(3) Within Area J: 50%”

(d) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.6 Minimum Lot Sizes through the addition of:

“(9) Area J: 400 m²”

(e) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.9 Setback through the addition to the table of:

AREA J	<i>Front yard</i>	<i>Rear yard</i>	<i>Side yard</i>	<i>Exterior side yard</i>
<i>Single residential lot</i>	6.0 m	6.0 m	1.5 m	3.0 m
<i>Duplex</i>	6.0 m	6.0 m	1.5 m	3.0 m
<i>Multi Residential</i>	6.0 m	6.0 m	4.5 m	4.5 m

(f) by rezoning Lot 1, District Lot 206, Comox District, Plan VIP76495 (Lannan Road) as shown in bold outline on **Attachment A** which is attached hereto and forms part of this bylaw, from Rural Eight (RU-8) to Comprehensive Development Zone One J (CD-1J) and from Comprehensive Development One B Zone (CD-1B) to Comprehensive Development Zone One J (CD-1J).

(g) 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 6th day of January, 2020

Read a second time this 6th day of January, 2020

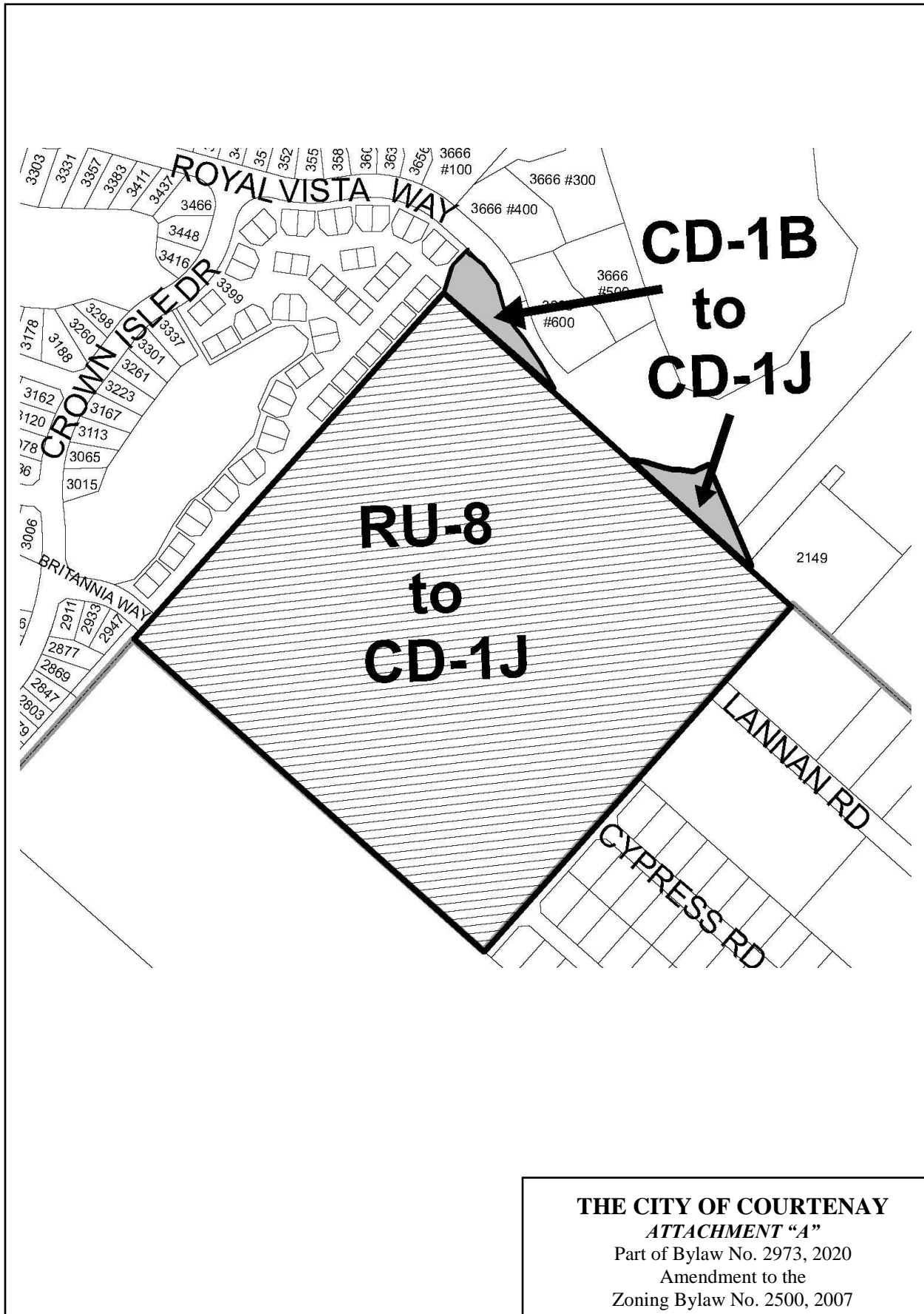
Considered at a Public Hearing this 20th day of January, 2020

Read a third time this 22nd day of November, 2023

Finally passed and adopted this day of

Mayor Bob Wells

Adriana Proton, Corporate Officer



THE CITY OF COURTENAY
ATTACHMENT "A"
Part of Bylaw No. 2973, 2020
Amendment to the
Zoning Bylaw No. 2500, 2007