

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 3071

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. 3071, 2022**”.

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

(a) That **Division 3 Interpretation**, be hereby amended by removing: the following section of the secondary suite definition, “(a) having a total floor space of not more than 90m² in area”, so that the new definition will read as follows:

“*secondary suite*” means a dwelling unit which is accessory to the principle use being made of the lot upon which the secondary suite is located:

(a) having a floor space less than 40% of the habitable floor space of the building,

(b) located within a building of residential occupancy containing only one other dwelling unit,

(c) located in and part of a building which is a single real estate entity.

(b) That **Division 7, Off-Street Parking and Loading Spaces, Schedule 7A – Required Number of Off-Street Parking spaces**, be hereby amended by qualifying that a property with a secondary suite only be required to provide 1 off-street parking space per dwelling unit where said property fronts on a cul-de-sac. For certainty, a secondary suite will not be required to provide off-street parking space(s) for all other properties.

USE	REQUIRED PARKING SPACE
1) RESIDENTIAL	
Secondary suite	1 per suite only where a suite is located on a property fronting a cul-de-sac

(c) That **Division 8, Classification of Zones**, be hereby amended by adding that a secondary suite is a permitted use in the following zones:

Part 1- Residential One Zone (R-1)

Part 1 – Residential One A Zone (R-1A)

Part 1 – Residential One B Zone (R-1B)

Part 1 – Residential One C Zone (R-1C)

Part 2- Residential Two A Zone (R-2A)

Part 6 – Rural Residential One Zone (RR-1)
Part 7 – Rural Residential Two Zone (RR-2)
Part 8 – Rural Residential Three Zone (RR-3)
Part 9 – Rural Residential Four Zone (RR-4)
Part 10 – Rural Residential Five Zone (RR-5)
Part 30 – Agricultural One Zone (A-1)
Part 32 - Comprehensive Development One Zone (CD-1A, CD-1B, CD-1G, CD-1H, CD-1I)
Part 35 - Comprehensive Development Six Zone (CD-6)
Part 43 - Comprehensive Development Fifteen Zone (CD-15)
Part 50 – Comprehensive Development Twenty-Three A Zone (CD-23A)

- (d) That **Division 8, Classification of Zones**, Part 1 – Residential One S Zone (R-1S), Section 8.1.56 Permitted Uses, be amended by removing the definition of a secondary suite.
- (e) That **Division 8, Classification of Zones**, Part 2 – Residential Two B Zone (R-2B), be amended by removing Section 8.2.30 – Secondary Suites (definition), and re-numbering the following section numbers accordingly.
- (f) That **Division 8, Classification of Zones**, Part 3 – Residential Three Zone (R-3), Section 8.3.1 Permitted Uses, be amended by removing the definition of secondary suites following the listing of secondary suites as a permitted use.
- (g) That **Division 8, Classification of Zones**, Part 4 – Residential Four B Zone (R-4B), Section 8.4.21 Permitted Uses, be amended by removing the definition of secondary suites following the listing of secondary suites as a permitted use.
- (h) That **Division 8, Classification of Zones**, Part 30 – Agricultural One Zone (A-1), Section 8.30.4 be amended by removing the requirement that the second permitted dwelling unit on a property must be a mobile home, so that the new section will read as follows:

8.30.4 Maximum Density

Two *dwelling units*.

3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this ____ day of ____, ____

Read a second time this ____ day of ____, ____

Read a third time this ____ day of ____, ____

Finally passed and adopted this ____ day of ____, ____

Mayor

Corporate Officer