

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 3072

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. 3072, 2022**”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
 - (a) By rezoning That Part of Lot 8, District Lot 104, Comox District, Plan 2317, Lying to the South East of a Line Bisecting the North Easterly and South Westerly Boundaries of Said Lot (1540 Willemar Avenue), as shown in bold outline on **Attachment A** which is attached hereto and forms part of this bylaw, from Residential Two Zone (R-2) to Residential One E Zone (R-1E); and
 - (b) Amending Section 8.1.53 by adding “Notwithstanding the maximum building area in (2), accessory buildings and accessory structures shall have a total building area not exceeding 45.0 m², or 10% of the rear yard, whichever is greater, on That Part of Lot 8, District Lot 104, Comox District, Plan 2317, Lying to the South East of a Line Bisecting the North Easterly and South Westerly Boundaries of Said Lot (1540 Willemar Avenue)” and renumbering accordingly; and
 - (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 21st day of November, 2022.

Read a second time this 21st day of November, 2022.

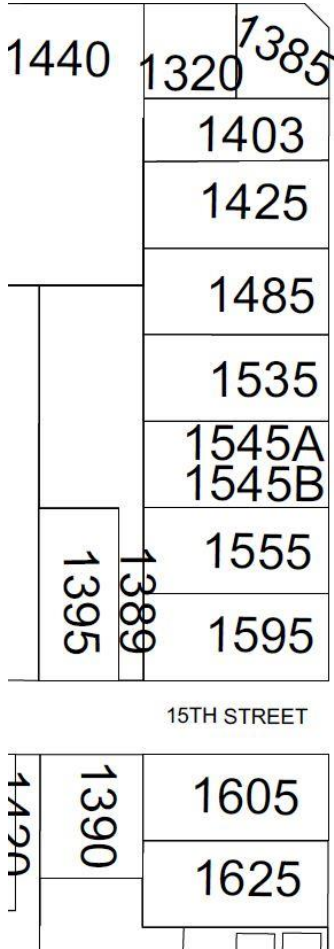
Considered at a Public Hearing this 12th day of December, 2022.

Read a third time this ____ day of _____, 2023.

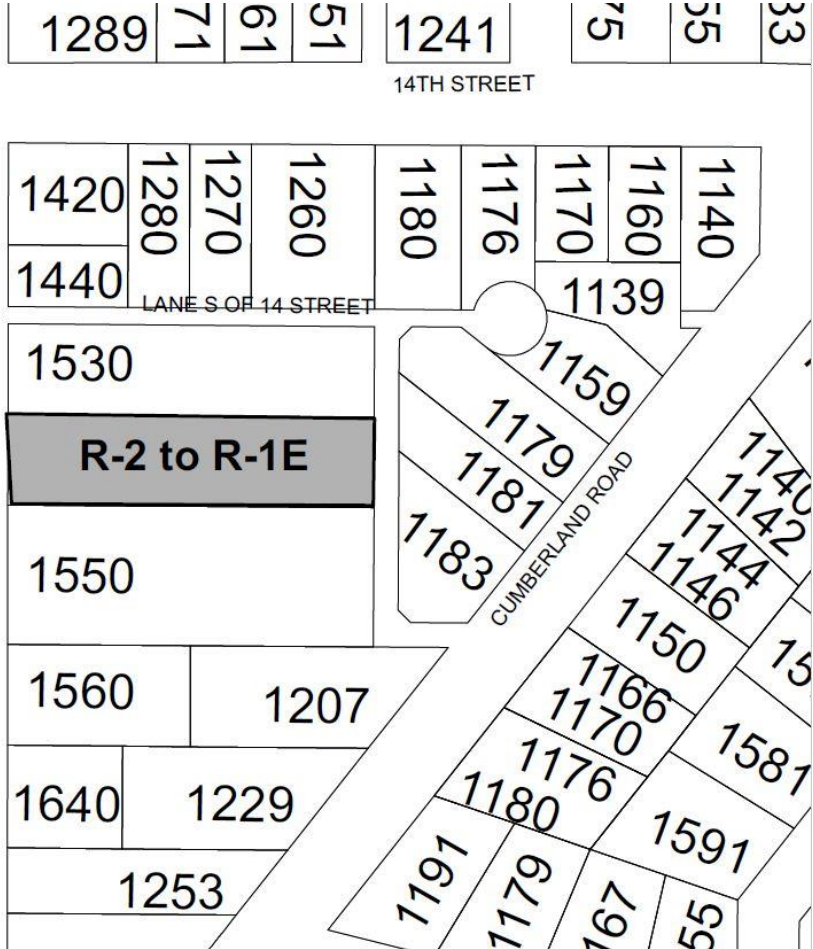
Finally passed and adopted this ____ day of _____, 2023.

Mayor Bob Wells

Adriana Proton, Corporate Officer



WILLEMAR AVENUE



R-2 to R-1E

THE CITY OF COURTENAY
ATTACHMENT "A"
 Part of Bylaw No. 3072, 2022
 Amendment to the
 Zoning Bylaw No. 2500, 2007