



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council

File No.: 3360-20-2201/RZ000065

From: Director of Development Services

Date: November 8 2023

Subject: Zoning Amendment Bylaw No. 3063 (1814 Grieve Ave) Final Reading

PURPOSE:

Staff are recommending that Council adopt Zoning Amendment Bylaw No. 3063 (1814 Grieve Avenue) to rezone the property from Residential One S Zone (R-1S) to Residential One E Zone (R-1E) to facilitate a proposed subdivision for the creation of two additional lots while retaining the existing home on the remainder lot.

BACKGROUND:

At the regular meeting of Council held on July 26, 2023, Council gave First, Second and Third Reading to Bylaw No. 3063 (1814 Grieve Avenue) to rezone the property located from Residential One S Zone (R-1S) to Residential One E Zone (R-1E), subject to the following conditions prior to adoption:

- a. 219 Covenant for Community Amenity Contributions;
- b. 219 Covenant to ensure a 3 m vegetation buffer is installed along the northeast and southeast property lines; and
- c. A Preliminary Layout Review be issued.

A 219 Covenant executed by the subject property owners was submitted to the city on October 19, 2023 satisfying conditions for amenity contributions (a) and 3 m vegetation buffer (b). A Preliminary Layout Review (c) was issued October 19, 2023. All conditions have been satisfied for adoption of the bylaw.



Figure 1: Subject Property Location and Context

OPTIONS:

1. THAT Council give Final Adoption to “Zoning Amendment Bylaw No. 3063” (1814 Grieve Ave)
2. THAT Council provide alternative direction to staff.

ATTACHMENTS:

Attachment 1 July 26 2023 Council Report

Attachment 2 Bylaw 3063 (1814 Grieve Ave)

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