



The Corporation of the City of Courtenay

# Staff Report

To: Council

File No.: 6480-20-2401

From: Director of Development Services

Date: July 17, 2024

Subject: Official Community Plan Amendment Bylaw No. 3141 – Final Reading

## PURPOSE:

For Council to consider adoption of *Official Community Plan Amendment Bylaw No. 3141, 2024* (the Bylaw) to designate municipally owned land as *Urban Corridor*.

## BACKGROUND:

At Council's regular meeting on June 26, 2024, Council passed the following resolution:

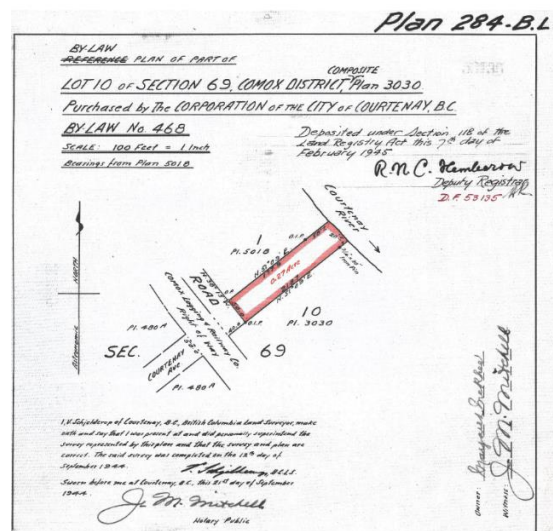
*THAT Council give third reading to "Official Community Plan Amendment Bylaw No. 3141, 2024".*

The Bylaw only applies to municipally owned land. The parcel of land in the Bylaw is outlined in red in Figure 1 below, and it is legally described as:

PID: 006-318-657

THAT PART OF LOT 10, SECTION 69, COMOX DISTRICT, PLAN 3030, TAKEN FOR ROAD PURPOSES AND CONTAINING .27 OF AN ACRE MORE OR LESS, SHOWN IN RED ON PLAN 284 BL

*Figure 1 Land Purchased by City of Courtenay and deposited under Land Registry Act Section 118*



## DISCUSSION:

*Official Community Plan Amendment Bylaw No. 3141, 2024* seeks to amend the OCP to designate this parcel of land owned by the City of Courtenay as *Urban Corridor*. The parcel of land does not currently have an OCP designation because it has historically been treated interchangeably as highway or statutory right of way.

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**FINANCIAL IMPLICATIONS:**

There is no direct financial implication related to this bylaw.

**ADMINISTRATIVE IMPLICATIONS:**

The drafting of *Official Community Plan Amendment Bylaw No. 3141, 2024* falls within the Planning Division's regular work program. Staff time spent on accompanying reports and reviews are captured as part of the normal scope of work for the Development Services Department.

**PUBLIC ENGAGEMENT:**

As required by section 464 and section 466 of the Local Government Act, a public hearing was held on June 19, 2024 that allowed the public to make representations to Council.

To alert the public and in accordance with the *Local Government Act, Community Charter* and *City of Courtenay Development Procedures Bylaw No. 3106, 2023*, notification was posted on the City's website and social media and an advertisement was placed in two consecutive newspapers with a mailout being delivered to 20 owners and tenants within a 100-metre radius of the subject property.

As a requirement of sections 475 and 476 of the *Local Government Act*, opportunity for consultation was also provided persons Council considered will be affected by the bylaw, including the CVRD, Comox/Cumberland, K'ómoks First Nation, province/provincial agencies and the school board.

**OPTIONS:**

1. THAT Council adopt *Official Community Plan Amendment Bylaw No. 3141, 2024*.
2. THAT Council provide alternative direction to staff through resolution.
3. THAT Council not proceed with the application for "*Official Community Plan Amendment Bylaw No. 3141, 2024*".

**ATTACHMENTS:**

1. *Attachment 1 - Official Community Plan Amendment Bylaw No. 3141, 2024*
2. *Attachment 2 - Staff Report for OCP Bylaw Amendment No. 3141 - May 22, 2024*

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