

Notice of Zoning Amendment Bylaw No. 3140, 2024 (small-scale, multi-unit housing)

A proposed bylaw to amend Division 6 – General Regulations (Part 19 Secondary Suites and Accessory Dwelling Units) and Division 8 – Classification of Zones (Part 1 Residential Small-Scale Multi-Unit Housing (R-SSMUH)) of Zoning Bylaw No. 2500, 2007

File No: RZ000084

No Public Hearing: In accordance with s.464(2) of the *Local Government Act*, a public hearing regarding Zoning Amendment Bylaw No. 3140, 2024 (small-scale, multi-unit housing) is not required as an Official Community Plan is in effect for the area that is the subject of the proposed bylaw and as the proposed bylaw is consistent with the Official Community Plan.

Date: In accordance with s. 467 of the *Local Government Act*, notice is hereby given that Council will consider 1st, 2nd, and 3rd readings of Zoning Amendment Bylaw No. 3140, 2024 (small-scale, multi-unit housing) at the Wednesday, October 9, 2024 regular Council meeting.

Subject Lands: All properties zoned R-SSMUH.

Purpose: City of Courtenay Council adopted the Small-Scale Multi-Unit Housing residential zone (R-SSMUH) on June 12, 2024. If adopted, proposed Zoning Amendment Bylaw No. 3140, 2024 (small-scale, multi-unit housing) would amend Zoning Bylaw No. 2500, 2007 as follows:

- in Division 6 – General Regulations by adding a title to section to 6.19 and aligning the height of Accessory Dwelling Units to be consistent with the R-SSMUH Zone.
- in Division 8 – Classification of Zones, by: removing references to “secondary residence” and adding a title to section 8.1.8; clarifying that the minimum lot area applies to any permitted principal uses on the property; allowing a single real estate entity created by party wall subdivision to contain a secondary suite and an accessory dwelling unit; allowing a narrower minimum frontage requirement for party wall subdivisions; reducing minimum lot depth; reducing minimum rear yard setback for Accessory Dwelling Units; adding minimum parking aisle dimensions and bicycle parking requirements specific to off-street parking in the R-SSMUH zone; and removing specific screening requirements.



**City of
Courtenay**

City of Courtenay Development Services

830 Cliffe Avenue, Courtenay BC, V9N 2J7

Phone 250-703-4839 | **Email** planning@courtenay.ca



Watch Council Meeting on Wednesday October 9, 2024

starting at 4:00 p.m.

Online: Visit www.courtenay.ca/councilmeeting for the meeting link

In Person: 770 Harmston Avenue, Courtenay



Submit Written Comments by 1:00 p.m. on Wednesday October 9, 2024

Email: planning@courtenay.ca

Mail: Development Services

830 Cliffe Avenue, Courtenay, BC

V9N 2J7

Get more information

The bylaw (Zoning Amendment Bylaw No. 3140, 2024) is available for viewing online at www.courtenay.ca/devapps and in person at Courtenay City Hall, 830 Cliffe Avenue, from September 24, 2024 to October 9, 2024. Monday to Friday, 8:30 am – 4:30 pm, except holidays.

This notice is issued pursuant to s.467 of the Local Government Act.
Kate O'Connell, Corporate Officer



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