

Notice of Development Variance

Permit No. 2306

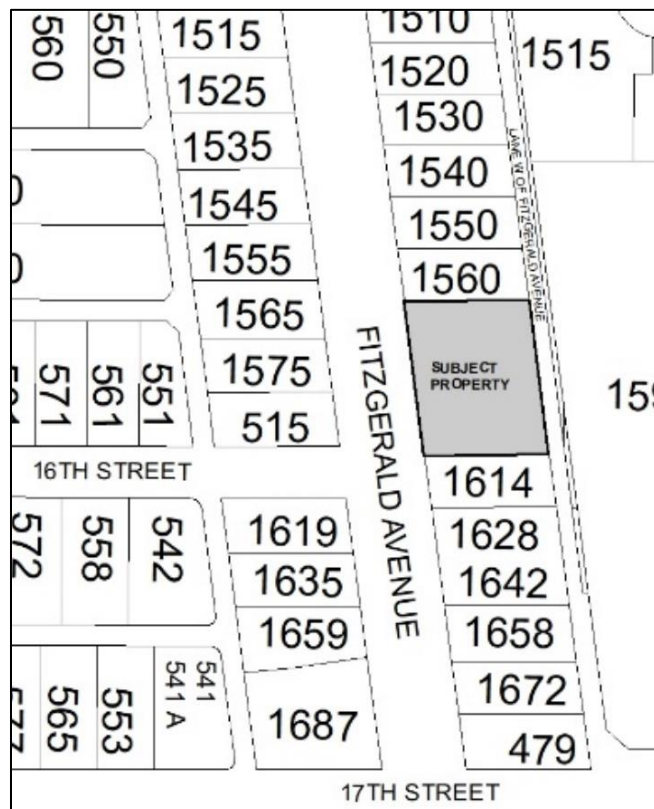
Development Variance Permit application for the redevelopment of 1580 Fitzgerald Avenue.

File No.: 3090-20-2306/DVP00048

Council will consider Development Variance Permit No. 2306, at the June 12, 2024 regular Council meeting at 4pm, to allow for the redevelopment/replacement of the church at 1580 Fitzgerald Avenue (LOT A, (DD P54316) SECTION 41, COMOX DISTRICT, PLAN 7449).

The property is zoned Public Assembly One (PA-1). The proposed Development Variance Permit would vary the following sections of Zoning Bylaw No. 2500, 2007:

- *Section 8.26.2 – Minimum Lot Size – A lot shall have an area of not less than, from 2,500m² to 1,600m².*
- *Section 8.26.5(2) – Rear Yard Building Setback – from 10.0m to 6.8m.*
- *Section 8.26.5(3) – Side Yard Building Setback – for the north west side yard from a minimum of 9.0m to 1.2m.*
- *Section 8.26.10(1) – Landscape and Screening Requirements – where a lot adjoins a residential zone, a minimum landscaped area shall be provided along the inside of all affected property lines from 7.5 m to 0.7 m for the north west side property line and from 7.5 m to 1.0m for the south east side property line.*
- *Section 8.26.10(2) – Landscape and Screening Requirements – where a lot adjoins a street, a landscaped area shall be provided along the entire frontage of the property facing the street, from 6.0m to 0.0m.*



Get more information

The proposed permit is available for viewing at Courtenay City Hall, 830 Cliffe Avenue, May 31 – June 12, 8:30 am – 4:30 pm Monday to Friday, Except holidays, OR online: Courtenay.ca/devapps (more information on reverse of page)



**City of
Courtenay**

City of Courtenay Development Services

830 Cliffe Avenue, Courtenay BC, V9N 2J7

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



Watch Meeting In-person Wednesday June 12, 2024

starting at 4:00 p.m.

At the CVRD's CIVIC Room

770 Harmston Ave., Courtenay



Watch Meeting Online Wednesday June 12, 2024

starting at 4:00 p.m.

Streamed live on the City of Courtenay's YouTube channel



Submit Written Comments by 1:00 p.m. on Wednesday June 12, 2024

Email: planning@courtenay.ca

Mail: Development Services

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