

**CORPORATION OF THE CITY OF COURTENAY  
COUNCIL MEETING AGENDA**

**DATE:** Monday, September 17, 2012  
**PLACE:** City Hall Council Chambers  
**TIME:** 4:00 p.m.

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**1.00 ADOPTION OF MINUTES**

1. Adopt September 10, 2012 Regular Council Meeting Minutes

**2.00 INTRODUCTION OF LATE ITEMS**

**3.00 DELEGATIONS**

1. Dr. Betty Donaldson PowerPoint Presentation – Estuary Survey Summary
2. Mark Middleton, DCBIA President – Update on the DCBIA

**4.00 COMMITTEE/STAFF REPORTS**

**(a) Planning Services**

- 3 1. Costco Wholesale – Sound Attenuation Measures
- 7 2. District Energy Opportunity
- 9 3. Buckstone Investments Rezoning

**5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION**

- 17 1. Police Report for August 2012

**6.00 REPORTS FROM COUNCIL REPRESENTATIVES**

**7.00 RESOLUTIONS OF COUNCIL**

1. In Camera Meeting

That under the provisions of Section 90(c) & (g) of the *Community Charter*, notice is hereby given that a Special In-Camera meeting closed to the public, will be held September 17, 2012 at the conclusion of the Regular Council Meeting.

**8.00 UNFINISHED BUSINESS**

## **10.00 NEW BUSINESS**

### **1. Councillor Hillian – Proposed Motion – Off Leash Dog Area**

“Whereas the City has received numerous requests to establish a leash free area for dog owners to walk their pets; and

Whereas the City has identified establishment of such an area as an objective in the current strategic plan; and

Whereas Harmston Park appears ideally suited for this purpose based on size, fencing and low usage otherwise;

Be it Resolved that Council request a staff report on the feasibility of establishing a leash free dog-walking area at Harmston Park.”

## **11.00 BYLAWS**

### **For First and Second Reading**

- 19 1. “Zoning Amendment Bylaw No. 2724, 2012”  
(to consider minor amendments to the CD-21 Zone)

### **For Final Adoption**

- 21 1. “Official Community Plan Amendment No. 2667, 2011”  
(To amend the OCP designation for property located at 1577 Dingwall Road)
- 23 2. “Zoning Amendment Bylaw No. 2670, 2011”  
(To rezone property located at 1577 Dingwall Road from R-1A to R-3)
- 27 3. “Official Community Plan Amendment Bylaw No. 2711, 2012”  
(Public/Institutional to Urban Residential for properties on 3<sup>rd</sup> and 2<sup>nd</sup> Street)
- 29 4. “Zoning Amendment Bylaw No. 2712, 2012”  
(to rezone properties on 3<sup>rd</sup> and 2<sup>nd</sup> Street from CD-9 to R-2B)

## **12.00 COUNCIL MEMBER ROUND TABLE**

## **13.00 ADJOURNMENT**



*Delegation*

## ESTUARY SURVEY SUMMARY

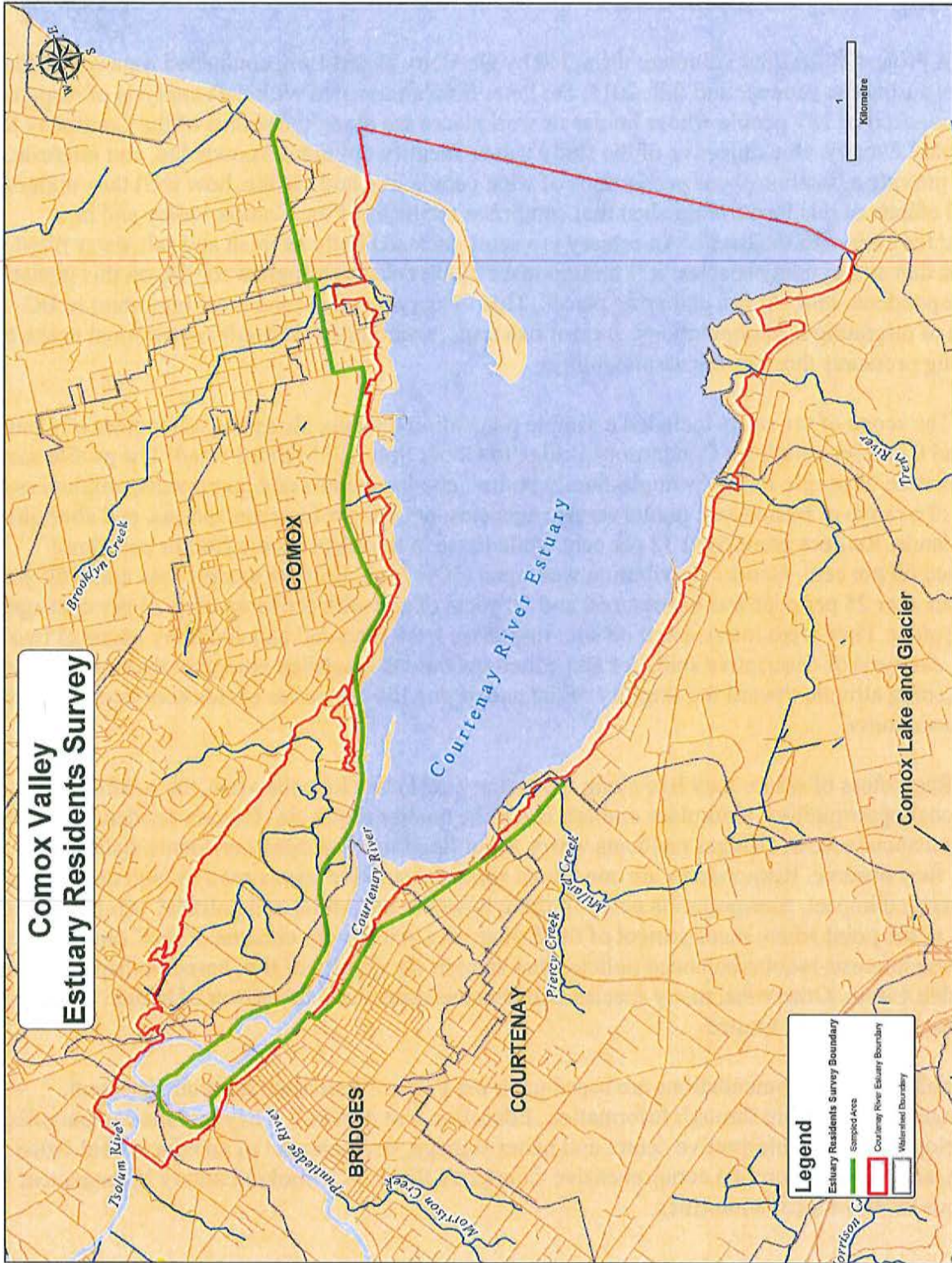
A Project Watershed volunteer team, led by Dr. Betty Donaldson, conducted a survey of Estuary residents during the summer and fall, 2011. Dr. Peter Sinclair assisted with data analysis of responses to questions asked of 187 people whose homes or workplaces are along the shores of the Courtenay River (K'omoks) Estuary. One objective of the study was to identify opinions, knowledge, and interests. Results provide a baseline about perceptions of what people like and dislike, how well they understand the tidal effects of this fertile watershed that comprises the heart of the Comox Valley and how involved they are with the locale. An estuary is a semi-enclosed body of fresh and salt water filled with nutrients that attract many species: it is an important biodiverse environment for life on this planet. As some respondents said, "it is a gathering place". This Estuary is the second most important in BC because of migrating bird populations, ancient fish traps, salmon runs and safe recreational usage but increasing pressures threaten the sustainability.

The scope of the study included a sample population residing along the water sides of Comox Road and Cliffe Avenue from Condensory Bridge to Goose Spit and Mallard Road. The profile seems representative of people living in single-family homes, condominiums and apartments, employees and owners of a range of businesses, public service agencies, not-for-profit organizations, and aboriginal reserve lands. Retirees comprised 32 per cent while those in the labour force (full or part time) comprised 68 per cent. Gender distribution was equal (50% f:m). Half the sample was under 60 years of age; another 25 per cent was between 60 and 70 years of age with the remaining 25 per cent aged 70 years or older. They were interviewed on site; responses were recorded and coded by teams of two people. Analysis of descriptive statistics and edited quotations identified emergent themes that confirm an awakening attitude toward the fragility of the underlying bio dynamics of this ecosystem but rarely a deeper awareness.

Regardless of where they live along the Estuary, residents love the view, the wildlife, the recreational opportunities, workplace ambience and the quality of the air. Comox residents are more concerned about access; Bridges residents worry about flooding; Courtenay residents disliked the garbage they observe. Respondents are concerned about substantive issues such as land development and watershed impact, transportation and pollution; however the public and political will has not yet evolved to the point where management of the Estuary is a priority for citizens of the Comox Valley. Competing interests require balanced policies that support the quality of life, based perhaps on more sustainable values. Otherwise, many species will become extinct and the power of human beings to restore such loss is very limited.

Follow-up recommendations are based upon the Project Watershed mission statement: "Community Stewardship through Information, Education and Action." They include campaigning for the development of an interpretive centre and better signage, development of an educational video and web site, and the adoption of a comprehensive Courtenay River (K'omoks) Estuary Management Plan by various levels of local authorities.

MAP



“COMMUNITY STEWARDSHIP THROUGH INFORMATION, EDUCATION, AND ACTION”

THE CORPORATION OF THE CITY OF COURTENAY

REPORT TO COUNCIL

FROM: Development Services Department

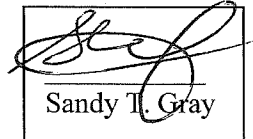
FILE #: 4020-20

DATE: September 12, 2012

SUBJECT: Costco Wholesale  
Sound Attenuation Measures

C.A.O. COMMENTS/RECOMMENDATIONS:

That the recommendation of the Director of Development Services be accepted.



Sandy T. Gray

RECOMMENDATION:

That the report from the Director of Development Services regarding noise attenuation measures being studied by Costco Wholesale be received for information.

PURPOSE:

To provide Council with an update on the sound attenuation efforts made by Costco and to review additional measures being considered by Costco and a timeline on completion.

BACKGROUND:

On September 4, 2012, Council received a report outlining the noise attenuation measures Costco had implemented and that Costco has continued to review their building and operation with respect to the noise complaints received.

In the attached letter dated September 5, 2012, a representative of Costco outlines answers to the principle concerns discussed by Council on September 4, 2012. In their letter, Costco does offer to appear as a delegation before Council should that be the preference of Council.

Respectfully submitted,



Peter Crawford, MCIP  
Director of Development Services



**THE CORPORATION OF THE CITY OF COURTENAY**

**REPORT TO COUNCIL**

**FILE #:** 5500-20 [DISTRICT ENERGY]

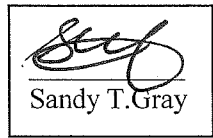
**FROM:** Director of Development Services  
Director of Financial Services

**DATE:** Sept 12, 2012

**SUBJECT:** City of Courtenay – District Energy Opportunity

**ADMINISTRATORS COMMENTS/RECOMMENDATIONS:**

That the recommendation from the Director of Development Services and Director of Financial Services be accepted.



**RECOMMENDATION:**

That Council provide approval in principal to the concept of the District Energy opportunity; and  
That Council approve proceeding with a feasibility study in order to further investigate and define the project details and cost/benefit of this proposed project; and  
That staff report back to Council with the results of the feasibility study, and seek further Council direction on the proposed project.

**PURPOSE:**

To provide staff with direction to proceed with a feasibility study on the proposed district energy project in the vicinity of North Island College.

**BACKGROUND:**

At their regular council meeting held September 10<sup>th</sup>, 2012, City of Courtenay Council heard from Stephen Salter, P.Eng LEED AP of Farallon Consultants Limited regarding a district energy opportunity available to the City of Courtenay. The proposed system would be located in the vicinity of North Island College and is intended to serve North Island College, the CVRD Aquatic Centre, School District 71 Queneesh School, as well as the new hospital. This facility could also be expanded to include privately owned commercial and industrial buildings.

Council was introduced to the concept of district energy systems, as well as the economic and environmental benefits associated with this technology.

Council was advised that there was a tight timeline for Courtenay to consider its involvement in this particular project as the VIHA would need to know definitively by January 2012 whether or not to include a district energy source in its design process for the new hospital.

**DISCUSSION:**

There is a unique opportunity for Courtenay to participate in a District Energy System. The outcomes would include significant community greenhouse gas (GHG) reductions, the greening of future development, modest non-tax revenues, diversion from landfill, and a reputation for

leadership.

As a first step in ensuring that Council may make an informed decision, the City will need to undertake a detailed feasibility report on the proposed project. Once the results of this study have been received, staff will report back to Council to seek further direction on the proposed project.

**FINANCIAL IMPLICATIONS:**

The cost of the feasibility study will be \$15,000 and will be sourced from the health/environmental services section of the general budget.

The financial details of the proposed project will be reviewed within the scope of the feasibility study, and will form part of the subsequent report to Council.

**STRATEGIC PLAN REFERENCE:**

Environment and Parks

- Section 1(e): Develop a cost-effective action plan to meet the city's climate change emissions reduction targets, including OCP emission targets by 2012.
- Section 1(g): Continue to refine and implement strategies and systems to promote higher performance, green development practices in the City, including promoting the LEED green building system (Or equivalent) for development in the City.

**OCP SUSTAINABILITY REFERENCE:**

Section 10 of the OCP (Planning for Climate Change) identifies several overarching policies and goals.

- Support the Climate Action Charter and develop strategies to achieve carbon neutrality
- Reducing GHG emissions for homes and businesses by 20%
- Make public sector buildings carbon neutral by 2012
- Mandate the planning, design and construction of energy efficient, low environmental impact buildings.
- The City will encourage pilot projects for alternative energy production and distribution and will work with local, regional and provincial agencies and organizations for their development and implementation.

**REGIONAL GROWTH STRATEGY REFERENCE:**

RGS Policy: 8 – Climate Change

Objective 8-A: Reduce GHG emissions created by the building sector

Objective 8-E: Plan for renewable energy generation

Objective 8-F: Plan for Climate Change Adaptation

Respectfully submitted,



Peter Crawford, MCIP  
Director of Development Services



Tillie Mantley, B.A, CGA,  
Director of Financial Services/  
Deputy CAO



Allan Gornall, B.Sc  
Sustainability Planner



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**THE CORPORATION OF THE CITY OF COURTENAY**

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**REPORT TO COUNCIL**

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**FROM:** Development Services Department

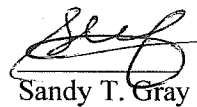
**FILE #:** 3360-20-1018

**DATE:** September 13, 2012

**SUBJECT:** Application for Rezoning  
Buckstone Investments  
Lot A, District Lot 153, Comox District, Plan EPP19353

**C.A.O. COMMENTS/RECOMMENDATIONS:**

That the recommendation of the Director of Development Services be accepted.



Sandy T. Gray

**RECOMMENDATION:**

That Council receive the application from Buckstone Investments to amend the City of Courtenay Zoning Bylaw No. 2500, 2007, for Lot A, District Lot 153, Comox District, Plan EPP19353 to amend the Comprehensive Development Twenty One Zone (CD-21);

That Bylaw No. 2724, 2012 to amend the Comprehensive Development Twenty One Zone (CD-21) proceed to first and second reading;

That Council waive the Public Hearing for this bylaw pursuant to Section 890 (4) of the *Local Government Act*; and

That Council direct staff to give notice pursuant to Section 892(8) of the *Local Government Act* in respect of waiving of the public hearing.

**PURPOSE:**

To consider several minor amendments to the Comprehensive Development Twenty-One Zone (CD-21) with respect to the maximum height for a single residential dwelling and building setbacks along Buckstone Road and for lots with a depth of less than 36 metres.

**BACKGROUND:**

In September 2011, the CD-21 Zone was adopted by Council which created a zone specific to the Buckstone Development allowing for a residential development on approximately 30 hectares. This followed the adoption of the Local Area Plan in June 2009. The overall development will accommodate approximately 250 residential units when complete (refer to *Attachment No. 1*).

In August 2012, Council approved a Development Permit for the first phase of this development which consists of 69 residential lots. This development permit includes the requirement for design approval meeting design criteria for specific building form and character.

In a letter dated August 27, 2012 (included as *Attachment No. 2*), the developer approached the City seeking several minor amendments to the CD-21 Zone to accommodate specific form, siting and character guidelines pertaining to housing design and layout.

S:\PLANNING\Development Applications\Zoning\RZ1018 & ENVIRO DP1023 - BUCKSTONE\Report to Council Sept 13, 2012\Report to Council-Sept 13, 2012.docx

The requested amendments are:

1. Increase the maximum height for a single residential dwelling from 8.0 to 9.0 metres. This would allow increased roof pitches as encouraged in the Local Area Plan and the approved Development Permit.
2. Decrease the front setback along Buckstone Road from 7.5 metres to 4.5 metres to improve street presence. The lots along Buckstone Road do not have vehicle access onto Buckstone Road and only have vehicle access via rear public lane. The City has reduced the front yard setback to 4.5 metres in another development for the principle residence and 6.0 metres for the garage. In this situation, there is no access onto Buckstone Road, and Buckstone Road is being constructed with a separated landscaped boulevard with street trees. The change in setbacks would provide more flexibility for only the lots fronting Buckstone Road for the accommodation of carriage houses on these lots.
3. Decrease the rear yards for lots with a depth of less than 36 metres from 9.0 to 7.5 metres. The rear yard setback in the City does vary between zones and reducing the setback for smaller lots that are less than 36 metres in depth would again be consistent with the Development Permit Guidelines.

**DISCUSSION:**

The requested amendments to the CD-21 Zone are considered minor in nature and are in part as a result of the developer seeking more flexibility for design which better reflects the final lot layout, configuration and elevations.

As the requested amendments are considered minor in nature and are consistent with the Local Area Plan and the approved Development Permit, it is recommended that the public hearing requirement be waived . Notice of the bylaw amendment is still required and would be completed pursuant to the Local Government Act.

**FINANCIAL IMPLICATIONS:**

N/A

**STRATEGIC PLAN REFERENCE:**

N/A

**OCP SUSTAINABILITY REFERENCE:**

N/A

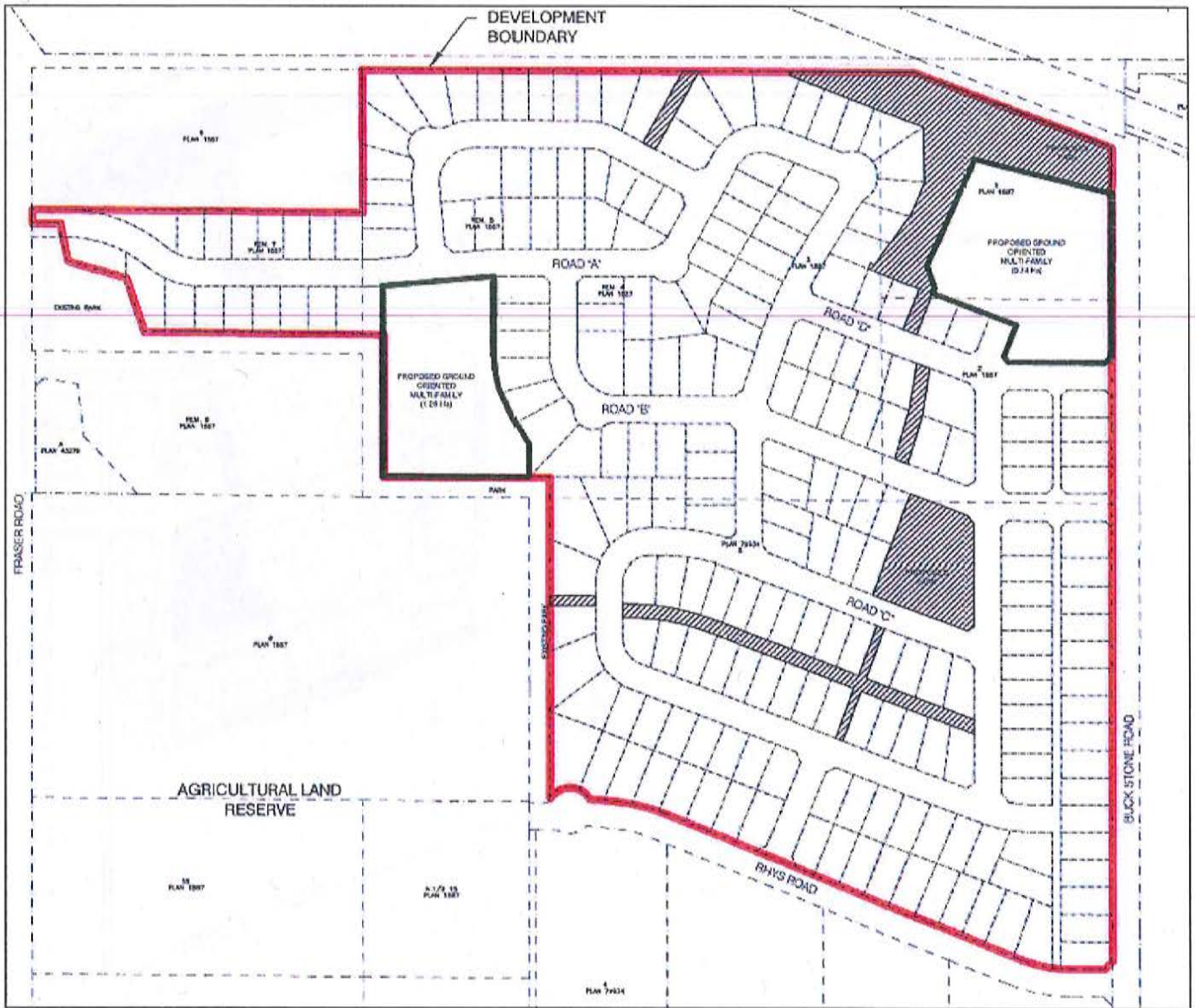
**REGIONAL GROWTH STRATEGY REFERENCE:**

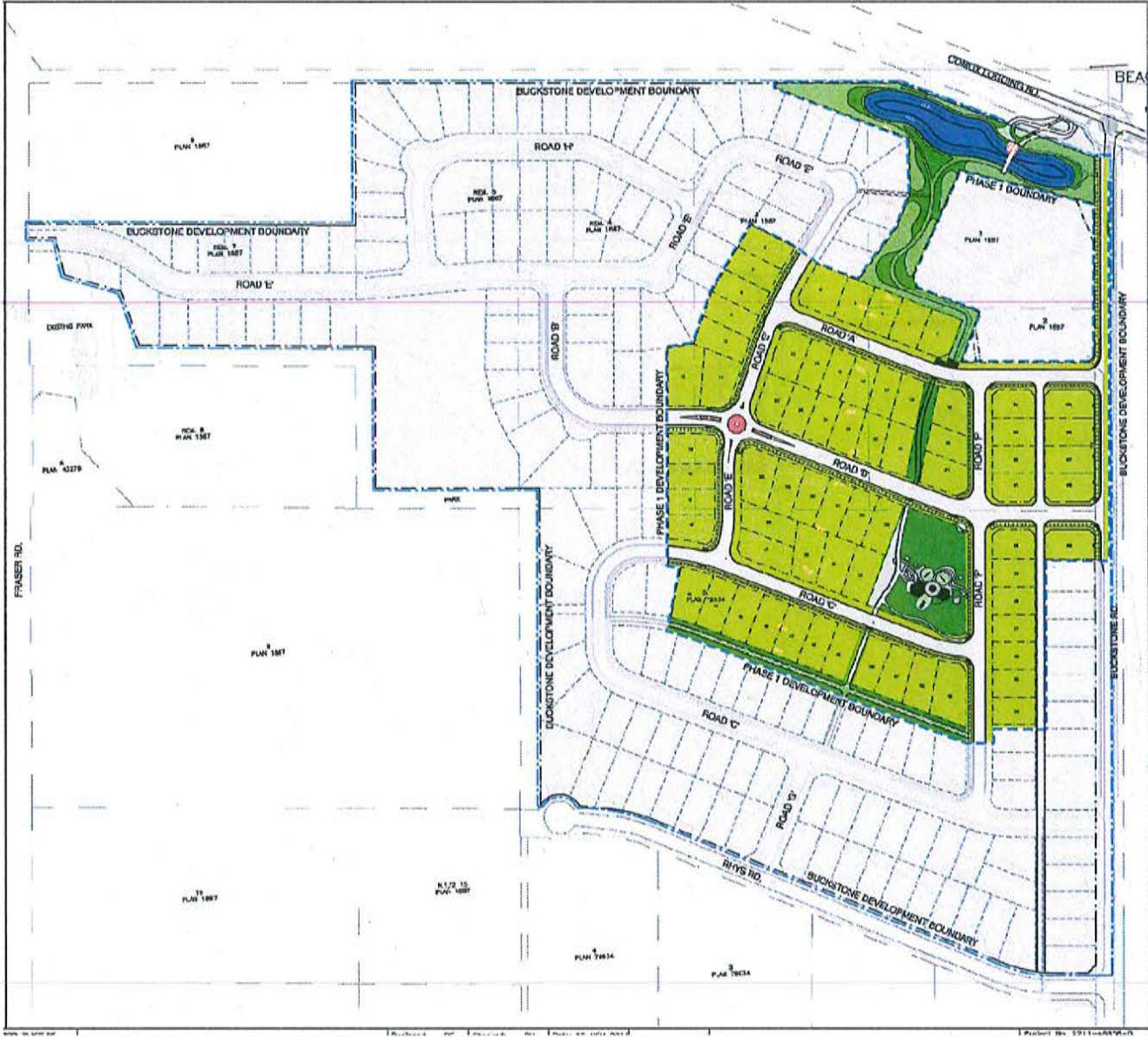
N/A

Respectfully submitted,



Peter Crayford, MCIP  
Director of Development Services





Buckstone Investments  
2159 Coleman Road  
Courtenay, BC V9J 1T8

September 11, 2012

City of Courtenay  
830 Cliffe Avenue  
Courtenay, BC, V9N 2J7

**Attention: Peter Crawford, Director of Planning Services**

Dear Sir,

**BUCKSTONE INVESTMENTS DEVELOPMENT  
COMPREHENSIVE DEVELOPMENT ZONE TWENTY ONE (CD-21)  
MINOR AMENDMENTS**

Further to your telephone message of September 10, 2012, Buckstone Investments authorizes the City of Courtenay to carry out the zoning changes identified in MCSL's letter of August 27, 2012.

We trust this will be included in the September 17, 2012 City Council Agenda.

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Yours truly,

BUCKSTONE INVESTMENTS

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Bruce Clapham



August 27, 2012

Our File: 2211-46958-0

City of Courtenay  
830 Cliffe Avenue  
Courtenay, BC, V9N 2J7

Attention: Peter Crawford, Director of Planning Services

Dear Sir,

**BUCKSTONE INVESTMENTS DEVELOPMENT  
COMPREHENSIVE DEVELOPMENT ZONE TWENTY ONE (CD-21) – MINOR  
AMENDMENTS**

This is further to our letter of February 8, 2012, and subsequent discussions thereafter, regarding modifications to the CD 21 zone. A number of minor amendments are required to the existing CD-21 Zone, to accommodate specific conditions of the recently approved Development Permit.

Requested changes are as follows:

- Amend the maximum allowable single family building height from 8.0m to 9.0m. Buckstone Investments had originally requested a maximum single family building height of 9.5m, and subsequently agreed with City staff to compromise to 9.0m. This additional height is required to allow for increased roof pitches, and/or architecturally interesting homes.
- Amend front yard setbacks on carriage house lots fronting Buckstone Road, from 7.5 to 4.5m. Access to these homes is via the proposed lane at the rear of the lots. We believe this decreased setback would allow for a greater street presence along Buckstone Road, while increasing the functionality of carriage homes along the lane.
- Decrease rear yard setbacks on single family lots with less than 36m of total lot depth from 9.0 to 7.5m.

City staff and Buckstone Investments have commenced revisions of the Phased Development Agreement, to reflect changes in offsite servicing resulting from the relocation of the Beachwood Pumpstation. We understand these changes will require Council approval; details will be provided to planning staff when available. In the interim, we would ask that these minor amendments be addressed as soon as reasonably possible, as registration of the subdivision is expected within the month of September.

...continued

495 Sixth St  
Courtenay BC  
Canada V9N 6V4

Tel 250 338 5495  
Fax 250 338 7700  
[www.mcelhanney.com/mcsi](http://www.mcelhanney.com/mcsi)



Our File: 2211-46958-0  
Page 2

We look forward to your response. Should you have any questions regarding this request, please contact our office.

Yours truly,

MCELHANNEY CONSULTING SERVICES LTD.

Bob Hudson, P.Eng.

BH/njg

cc: Buckstone Investments, Lawrie McIntyre  
Buckstone Investments, Bruce Clapham







Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

Security Classification/Designation  
Classification/désignation sécuritaire

Unclassified

Your File - Votre référence

Our File - Notre référence

302-2

Date

September 5<sup>th</sup>, 2012

*FOL  
Info*

Officer in Charge  
Comox Valley Detachment  
800 Ryan Road  
Courtenay, BC V9N 7T1

Mayor and Council  
City of Courtenay  
830 Cliffe Avenue  
Courtenay, BC V9N 2J7

Dear Mayor and Council:

**Re: Comox Valley RCMP Monthly Policing Report - August, 2012**

The following is a brief overview of some of the more significant events and activities of the Comox Valley Detachment for the month of August, 2012.

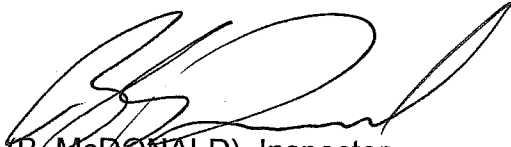
- This summer was a busy time for members and staff at the Comox Valley RCMP Detachment. During the summer the Comox Valley hosted a variety of large scale events such as Canada Day Celebrations, MusicFest, The Big Time Out, the Filberg Festival and the Comox Valley Exhibition to name just a few. The extra policing resources required for these events have helped these well attended events remain fun and enjoyable for those who attended.
- The Comox Valley RCMP Detachment will be undergoing a renovation to the detachment cell block beginning in September. The renovations will include an upgrade to the cell block fixtures which will aid in the safety of persons in custody.
- A reminder of the 2012 Tour de Rock Red Serge Gala that will be taking place at the Crown Isle Resort Ballroom on September 26<sup>th</sup>, 2012. The event features a helicopter ball drop, a putting contest, a 50/50 draw as well as other fun events. This event also includes a Prime Rib Buffet and a chance to meet the participants of the 2012 Tour de Rock.
- Cst. Nicole Hall participated in the 2012 Special Olympics Free the Fuzz fund

Canada

raising event during August. The event raised \$4810.45 during the 30 hour event.

Should you wish to discuss this report or any other matter, please feel free to contact me.

Kindest Regards;

A handwritten signature in black ink, appearing to read 'B. McDonald', written in a cursive style.

(B. McDONALD), Inspector  
Officer in Charge  
Comox Valley RCMP Detachment

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2724

A bylaw to amend Corporation of the City of Courtenay Zoning Bylaw No. 2500, 2007

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE 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. 2724, 2012”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
  - (a) By deleting subsection (1) and (2) from to Part 47 – Comprehensive Development Twenty One Zone (CD-21) Section 8.47.7 Setbacks and replacing with the following:
    - (1) *Front Yard*            7.5 metres except where a *lot* fronts onto Buckstone Road in which case the minimum distance can be 4.5 metres.
    - (2) *Rear Yard*            9.0 metres except where a *lot* is less than 36 metres in depth in which case the minimum distance can be 7.5 metres.
  - (b) By deleting subsection (1) from Part 47 – Comprehensive Development Twenty One Zone (CD-21) Section 8.47.8 Height of Buildings and replacing with the following:
    - (1) The height of a *principle building* shall not exceed 9.0 m.
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this	day of	, 2012
Read a second time this	day of	, 2012
Considered at a Public Hearing this	day of	, 2012
Read a third time this	day of	, 2012
Finally passed and adopted this	day of	, 2012

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Legislative Services



**THE CORPORATION OF THE CITY OF COURTENAY**

**BYLAW NO. 2667**

**A bylaw to amend Official Community Plan Bylaw No. 2387, 2005**

WHEREAS the Council has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS, pursuant to Section 895 of the *Local Government Act*, the Council shall, by bylaw, establish procedures to amend a plan or bylaw or issue a permit;

NOW THEREFORE 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 “**Official Community Plan Amendment Bylaw No. 2667, 2011**”.
2. That Official Community Plan Bylaw No. 2387, 2005 be amended as follows:
  - (a) by changing the designation of Lot 15, Section 16, Comox District, Plan 7037 shown in bold outline on Attachment “A” which is attached hereto and forms part of this bylaw, from Urban Residential to Multi Residential;
  - (b) That Map #2, Land Use Plan be amended accordingly.
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 7<sup>th</sup> day of March, 2011

Read a second time this 7<sup>th</sup> day of March, 2011

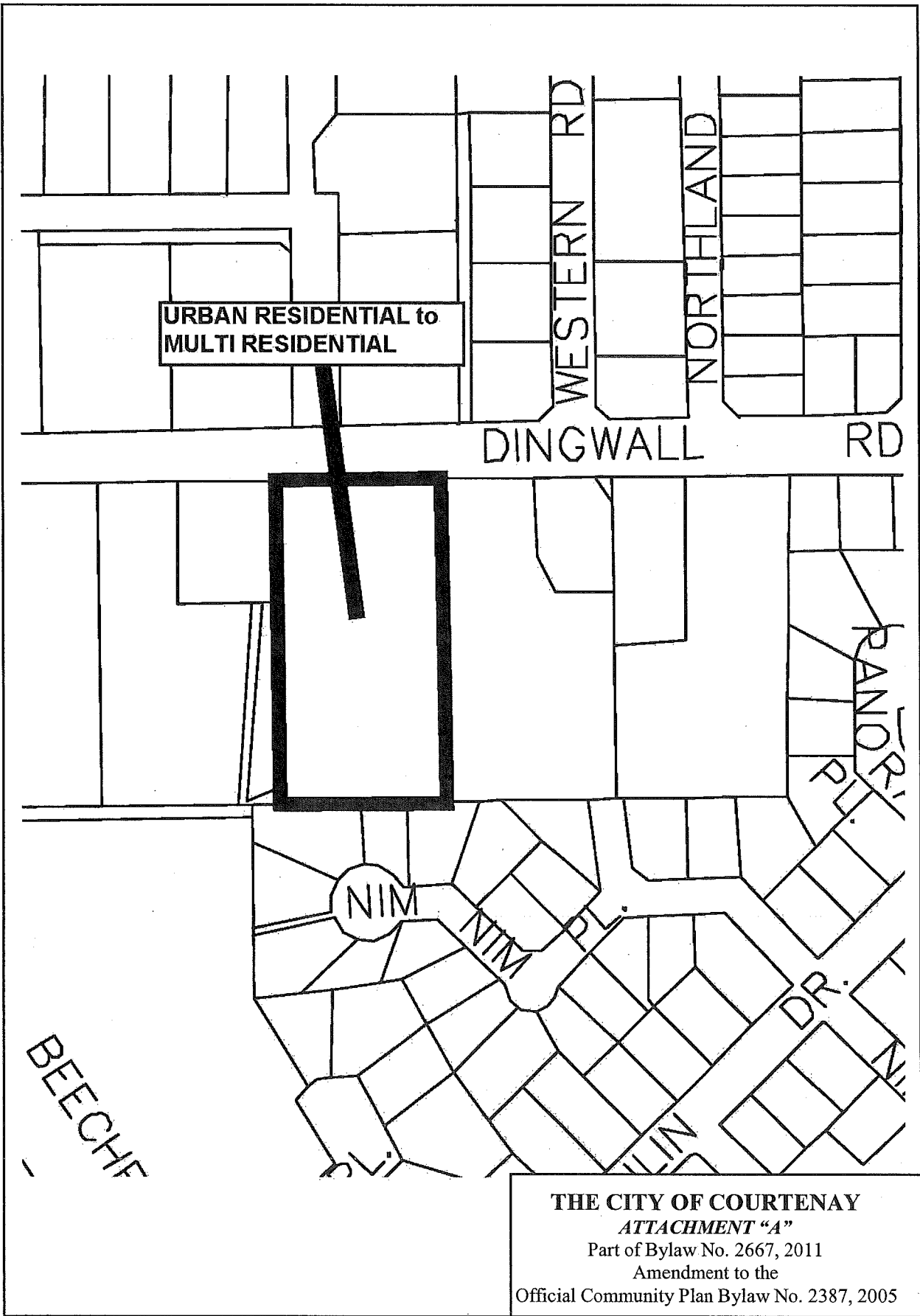
Considered at a Public Hearing this 4<sup>th</sup> day of April, 2011

Read a third time this 18<sup>th</sup> day of April, 2011

Finally passed and adopted this                      day of                      , 2011

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Manager of Corporate Administration



THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2670

A Bylaw to amend the *Zoning Bylaw No. 2500, 2007*

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE the Council 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. 2670, 2011”***
2. That *“Zoning Bylaw No. 2500, 2007”* be hereby amended as follows:
  - (a) That the property legally described as Lot 15, Section 16, Comox District, Plan 7037 be rezoned from Residential One A Zone (R-1A) to Residential Three Zone (R-3) as shown in bold outline on *Attachment No. A* attached hereto and forming part of this bylaw;
  - (b) That Zoning Bylaw No. 2500, 2007, Schedule No. 8 be amended accordingly.
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 7<sup>th</sup> day of March, 2011

Read a second time this 7<sup>th</sup> day of March, 2011

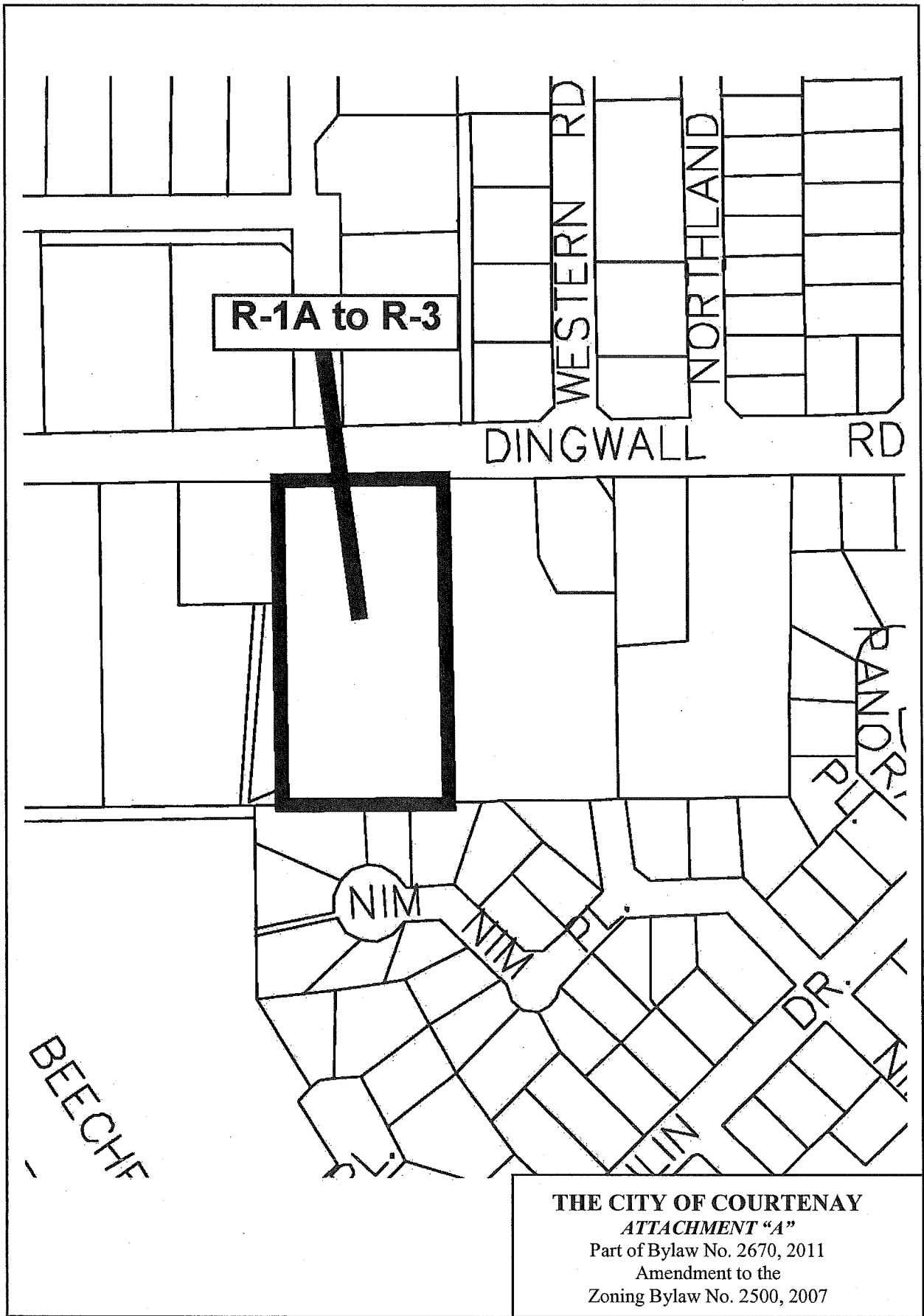
Considered at a Public Hearing this 4<sup>th</sup> day of April, 2011

Read a third time this 18<sup>th</sup> day of April, 2011

Finally passed and adopted this    day of

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Manager of Corporate Administration



**R-1A to R-3**

WESTERN RD  
NORTHLAND  
DINGWALL RD

RANOR PL

NIM

NIM PL

DR

BEECH

**THE CITY OF COURTENAY**  
**ATTACHMENT "A"**  
 Part of Bylaw No. 2670, 2011  
 Amendment to the  
 Zoning Bylaw No. 2500, 2007



THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2703

A bylaw to amend Corporation of the City of Courtenay Zoning Bylaw No. 2500, 2007

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE 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. 2703, 2012”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
  - (a) by deleting the following from Division 8, Classification of Zones, Part 19 - *Commercial Two Zone (C-2) Section 8.19.1 Permitted Uses*:
    - (37) Notwithstanding any provisions of this bylaw, a *building supply store* limited to a maximum *building area* of 10,915 m<sup>2</sup> and canopy and outdoor area of 696 m<sup>2</sup> with a minimum *lot area* not less than 4.24 hectares is permitted on *Lot A*, Section 78, Comox District, Plan VIP75241 (388 Lerwick Road).
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 7<sup>th</sup> day of August, 2012

Read a second time this 7<sup>th</sup> day of August, 2012

Considered at a Public Hearing this 20<sup>th</sup> day of August, 2012

Read a third time this 20<sup>th</sup> day of August, 2012

Finally passed and adopted this                      day of                      , 2012

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Legislative Services

Approved under S.52(3)(a) of the *Transportation Act*

\_\_\_\_\_  
Michael Goodhelpsen



**THE CORPORATION OF THE CITY OF COURTENAY**  
**BYLAW NO. 2711**

**A bylaw to amend the Corporation of the City of Courtenay**  
**Official Community Plan Bylaw No. 2387, 2005**

WHEREAS the Council has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS, pursuant to Section 895 of the Local Government Act, the Council shall, by bylaw, establish procedures to amend a plan or bylaw or issue a permit;

NOW THEREFORE 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 “**Official Community Plan Amendment Bylaw No. 2711, 2012**”.
  
2. That Official Community Plan Bylaw No. 2387, 2005 be amended as follows:
  - (a) by changing the designation of Lot A, Section 61, Comox District, Plan VIP57557 and Lots 19 and 20, Both of Section 61, Comox District, Plan 1517, and Lots 3 and 4, Both of Block A, Section 61, Comox District, Plan 1395 as shown in bold outline on Attachment “A” which is attached hereto and forms part of this bylaw, from Public/Institutional Uses to Urban Residential;
  
  - (b) That Map #2, Land Use Plan be amended accordingly as shown in bold outline on Attachment “A” which is attached hereto and forms part of this bylaw.
  
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 20<sup>th</sup> day of August, 2012

Read a second time this 20<sup>th</sup> day of August, 2012

Considered at a Public Hearing this 10<sup>th</sup> day of September, 2012

Read a third time this 10<sup>th</sup> day of September, 2012

Finally passed and adopted this                      day of                      , 2012

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Legislative Services



THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2712

A bylaw to amend Corporation of the City of Courtenay Zoning Bylaw No. 2500, 2007

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE 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. 2712, 2012”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
  - a) by rezoning Lot A, Section 61, Comox District, Plan VIP57557 and Lots 19 and 20, Both of Section 61, Comox District, Plan 1517, and Lots 3 and 4, Both of Block A, Section 61, Comox District, Plan 1395, as shown in bold outline on **Attachment A** which is attached hereto and forms part of this bylaw, from Comprehensive Development Nine Zone (CD-9) to Residential Two B Zone (R-2B);
  - b) by amending Section 8.2.31 by adding the following: “notwithstanding the above, a carriage house is allowed on Lot A, Section 61, Comox District, Plan VIP57557, Lots 19 and 20 of Section 61, Comox District, Plan 1517, and Lots 3 and 4 of Block A, Section 61, Comox District, Plan 1395”;
  - c) by amending Section 8.2.32 by adding the following: “notwithstanding the above, a granny flat is allowed on Lot A, Section 61, Comox District, Plan VIP57557, Lots 19 and 20 of Section 61, Comox District, Plan 1517, and Lots 3 and 4 of of Block A, Section 61, Comox District, Plan 1395”; and
  - d) That Schedule No. 8 be amended accordingly.
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 20<sup>th</sup> day of August, 2012

Read a second time this 20<sup>th</sup> day of August, 2012

Considered at a Public Hearing this 10<sup>th</sup> day of September, 2012

Read a third time this 10<sup>th</sup> day of September , 2012

Finally passed and adopted this                      day of                      , 2012

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Legislative Services

