

Notice of Zoning Amendment Bylaw 3135

New Small-Scale Multi-Unit Housing (SSMUH) Residential Zone

File No: RZ00081

Bylaw Number: 3135, 2024

The provincial government has enacted the provincial Housing Statutes (Residential Development) Amendment Act (Bill 44 Small-Scale Multi-Unit Housing - SSMUH) which requires that local governments permit up to four small-scale multi-unit housing units on properties exclusively zoned for single residential or duplex use. Local governments must amend zoning bylaws to conform to the legislation no later than June 30, 2024. Provincial legislation prohibits the holding of a public hearing to adopt zoning amendments required by Bill 44.

Council will consider 1st, 2nd and 3rd reading of Zoning Amendment Bylaw No. 3135, 2024 at the May 22, 2024 regular Council meeting. The purpose of the amendment bylaw is to amend the Zoning Bylaw 2500, 2007 to create a new Residential Small-Scale Multi-Unit Housing zone (R-SSMUH) that will replace 16 existing residential zones comprising of approximately 5648 properties. The zones are: R-1, R-1B, R-1C, R-1D, R-1E, R-1S, R-2, R-2A, R-2B, RR-1, RR-2, RR-2S, RR-3, RR-4, RR-5, and R-RU. In addition, 15 properties not suitable for SSMUH zoning are being zoned to an appropriate alternate zone.

Get more information

The bylaw is available for viewing at Courtenay City Hall, 830 Cliffe Avenue, May 9 - May 22, 8:30 am to 4:30 pm Monday to Friday, except holidays, OR online:

courtenay.ca/SSMUH



Watch Meeting Online Wednesday May 22, 2024

starting at 4:00 p.m.

Streamed live on the City of Courtenay's YouTube channel



Submit Written Comments by 1:00 pm on Wednesday May 22, 2024

Email: planning@courtenay.ca

Mail: Development Services

830 Cliffe Avenue

Courtenay, BC

V9N 2J7

This notice is issued pursuant to s.467
of the Local Government Act.

Kate O'Connell
Corporate Officer



**City of
Courtenay**

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