

Notice of Zoning Amendment Bylaw No. 3140

Amendments to Division 8 Classification of Zones Part 1
Residential Small-Scale Multi-Unit Housing (R-SSMUH) and
Part 19 Secondary Suites and Accessory Dwelling Units
Section 6.19

File No: RZ000083

Bylaw Number: 3140

Notice is being given as per Section 467 of the Local Government Act that Council will consider 1st, 2nd, 3rd readings and adoption of Zoning Amendment Bylaw No. 3140, at the Wednesday, September 11, 2024 regular Council meeting and a public hearing is prohibited as per section 464(4).

City of Courtenay Council adopted the Small-Scale Multi-Unit Housing residential zone (R-SSMUH) on June 12, 2024. Zoning Amendment Bylaw No. 3140 proposes to amend Zoning Bylaw No. 2500, 2007 to provide clarifying amendments to assist in the interpretation of general regulations in Section 6.19.1 (Division 6 General Regulations Part 19 Secondary Suites and Accessory Dwelling Units) and regulations in Division 8 Classification of Zones Part 1 Residential Small Scale Multi-unit Housing (R-SSMUH). These proposed amendments are:

- To add the title "Part 19 Secondary Suites and Accessory Dwelling Units" to Section 6.19.
- To remove the requirement that the Accessory Dwelling Unit shall not exceed the height of the principal residence (Section 6.19.1).
- To remove that where a fourplex is created by party wall subdivision, that no additional secondary dwelling units are permitted (Section 8.1.4 (1) ii.).
- To amend the minimum rear yard setback for Accessory Dwelling Units from 5 metres to 1.5 metres except where a rear yard flanks a street, excluding a lane, the minimum rear yard setback shall be 3.0 m (Section 8.1.6(1) ii.).
- To remove references to "secondary residence" as this term is no longer defined in Zoning Bylaw No. 2500, 2007 (Sections 8.1.6 (1) iii. (b) and 8.1.7 (2)).
- To add additional title to Section 8.1.8 to add clarity that the Section "Accessory Buildings and Accessory Structures" does not include Accessory Dwelling Units.
- To remove the requirement that a vegetated buffer or screen fence not more than 1.5 metres high shall be provided along rear or side property lines adjoining other properties (Section 8.1.10).



**Watch Online Wednesday,
September 11, 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,
September 11, 2024**

Email: planning@courtenay.ca
Mail: Development Services
830 Cliffe Ave.
Courtenay, BC V9N 2J7

Get more information

The bylaw is available at www.courtenay.ca/devapps and for viewing at Courtenay City Hall, 830 Cliffe Avenue, from August 28, 2024 to September 11, 2024. Monday to Friday, 8:30 am – 4:30 pm, except holidays.



**City of
Courtenay**

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