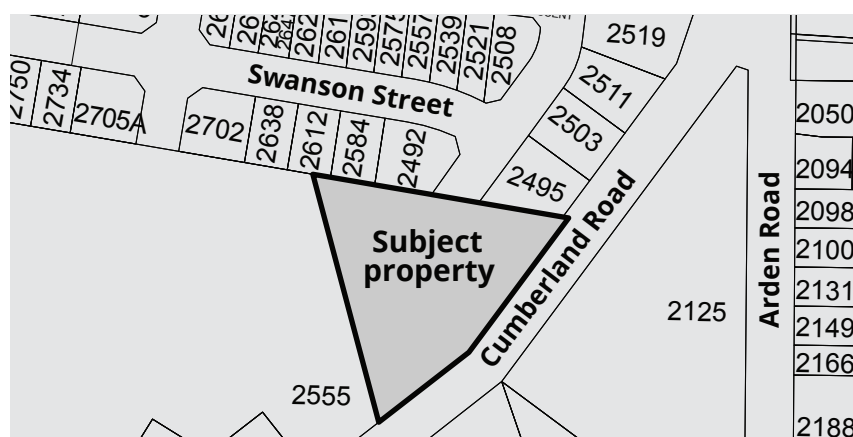


Notice of proposed Zoning Amendment Bylaw No. 3226 (2535 Cumberland Road)

Council will consider first, second and third readings of Zoning Amendment Bylaw No. 3226 (2535 Cumberland Road) at the June 10, 2026, regular Council meeting. In accordance with section 464(3) of the Local Government Act, the City must not hold a public hearing when the sole purpose of a zoning bylaw is to permit a development that is consistent with the Official Community Plan and that is at least half residential by area. The purpose of the bylaw is to rezone 2535 Cumberland Road from Residential One A Zone (R-1A) to Residential Small-Scale Multi-Unit Housing (R-SSMUH). The current R-1A zone is for single residential and accessory dwelling uses, has a maximum density of four dwelling units per lot, a minimum one-hectare lot size, a maximum lot coverage of 25 per cent, a maximum building height of nine metres, and permits agricultural uses on lots greater than 4,000 square metres. The proposed R-SSMUH zone is for residential uses including small-scale multiple unit housing, has a minimum lot size of 280 square metres and a maximum density of four dwelling units per lot, along with relatively less restrictive siting specifications. The current development proposal is for six duplexes across twelve bare land strata lots, each with a suite for a total of up to 24 residential units.

Subject property legally described as:

LOT C, DISTRICT LOT 138, COMOX DISTRICT, PLAN 17751



Get more information

The bylaw is available for viewing at Courtenay City Hall (830 Cliffe Ave.), Monday to Friday, 8:30 a.m. to 4:30 p.m. (excluding holidays), May 27 to June 10, 2026. It is also available to view online starting May 27, 2026: courtenay.ca/public-notice

Staff report and bylaws are posted before meetings:
courtenay.ca/council-meetings

Watch the Council meeting in person or online, or submit written comments in advance



Watch in person

Wednesday, June 10, 4 p.m.
Comox Valley Regional District
Civic Room, 770 Harmston Ave.,
Courtenay



Submit written comments

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



Watch online

Wednesday, June 10, 4 p.m.
Streamed live on the
City of Courtenay's
YouTube channel

The deadline for written comments is **Wednesday, June 10, at 1 p.m.** Submissions should contain the writer's name and address, which may become part of the public record.

This notice is pursuant to sections 464 and 467 of the Local Government Act and the City of Courtenay Public Notice Bylaw 3210 (2026).

Adriana Proton, Corporate Officer



**City of
Courtenay**

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