



Courtenay Official Community Plan Bylaw No. 3206, 2026

Development Standards Policies Guide



The following tables provide a reference guide to the specific policies within the Courtenay OCP Bylaw No. 3206 (at first and second reading as of February 25, 2026) that relate to development applications, including land use, zoning, building, and development permits. These policies are identified in the OCP with the following icon: 🏠 Not all policies will apply to all developments. Policies are organized by thematic chapter in the OCP. Any new or modified policies between OCP Bylaw No. 3070, 2022 and proposed OCP Bylaw No. 3206, 2026 are identified with an **.

- For more complete information on the OCP vision, goals, objectives, and other policies, visit: <https://engagecomoxvalley.ca/courtenay-ocp>
- **A public hearing on OCP Bylaw No. 3206, 2026 will occur on May 6, 4pm at the Comox Valley Regional District civic room, 770 Harmston Ave., Courtenay.**
- To learn more how to participate in the public hearing please visit <https://engagecomoxvalley.ca/courtenay-ocp>
- Staff contacts on the OCP include Nancy Gothard Manager of Community and Sustainability Planning and Jacob Cramer Policy Planner, ngothard@courtenay.ca; jcramer@courtenay.ca; 250 703 4839

ST=Streets and Transportation Chapter
 BL=Buildings and Landscape Chapter
 H= Housing Chapter
 NE=Natural Environment Chapter

PR=Parks and Recreation
 MI=Municipal Infrastructure
 SI=Social Infrastructure

ACH=Arts, Culture and Heritage
 FS=Food Systems
 LE=Local Economy

Policies

OCP
reference

Part B – Growth Management

All Growth Management and Land Use Policies. Includes:

- Time Immemorial
- Regional Context Statement
- Three Key Land Use Concepts
- How Courtenay Will Grow
- Land Use Objectives and Policies
- Land Use Designations and Policies

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Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

Any new or modified policies between OCP Bylaw No. 3070, 2022 and proposed OCP Bylaw No. 3206, 2026 are identified with an **.



Policies	OCP reference
Part C - Streets & Transportation	
Require that all internal road and multi-modal networks are identified and provided as part of rezoning, subdivision, and development permit applications.	ST 26 Pg.110
**Ensure transportation network opportunities maximize pedestrian, cycling and transit connections in order to provide shortest active travel and transit routes to key destinations. This includes, but is not limited to, designing for mid block pedestrian and cycling connections in areas with low pedestrian and cycling connectivity, and securing public access for pedestrian and cycling use through strata developments (such as through Statutory Rights of Way and Covenants), wherever such opportunities are part of the active travel transportation network. <i>(Minor adjustment to the policy's language for clarity)</i>	ST 27 Pg.110
**Develop guidelines to inform landowner responsibilities and minimum standards when considering a public access for active transportation use through private property. <i>(New Policy)</i>	ST 28 Pg. 110
**Multi-use pathways within developments may be required to be designated as “highway” instead of linear parks to reflect their role in the wider Courtenay and regional multi-modal transportation system. Such lands shall not form part of the 5% park dedication (where required), except where the multi-modal network is located within a significant green space that offers park values. <i>(Minor addition to the policy's language to include regional coordination)</i>	ST 29 Pg.110
Part C - Buildings & Landscape	
Establish and promote incentive programs such as rebates or financing mechanisms (e.g., property assessed clean energy – PACE) to support decarbonizing and energy efficiency in existing buildings. Do this in partnership with and/or in relation to others offering such programs. <i>(This policy is not a development standard but could incentivize renovations)</i>	BL 1 Pg. 118
Establish and promote incentive programs such as rebates and information audits to support water efficiency in existing buildings. Do this in partnership with and/or in relation to others offering such programs. <i>(This policy is not a development standard but could incentivize renovations)</i>	BL 2 Pg. 118

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

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Policies	OCP reference
<p>**Remain ahead of provincial minimum energy and carbon code requirements where opportunities exist. <i>(Updated the policy to reflect the City's current acceleration of the BC Energy Step Code. This policy is not a development standard but could incentivize high performance construction)</i></p>	<p>BL 3 Pg. 118</p>
<p>**Advocate to and support the Province in amending the BC Building Code and other building related policies to:</p> <ul style="list-style-type: none"> a. Regulate embodied energy of building materials and construction practices including demolition; and b. Enhance universal building accessibility requirements. <p><i>(Updated the policy to remove advocacy on regulation of carbon pollution as a result of the implementation of the BC Zero Carbon Step Code. This policy is not a development standard but will impact development standards)</i></p>	<p>BL 4 Pg. 119</p>
<p>**Review and update relevant building, zoning, and development permitting policies upon any new legislative authorities that support policies within BL 4. <i>(New policy to support the implementation of provincial actions stemming from BL 3)</i></p>	<p>BL 5 Pg. 119</p>
<p>Utilize Development Permit Area guidelines for the purposes of:</p> <ul style="list-style-type: none"> a. Energy and water conservation by encouraging all new buildings to exceed energy, emissions, and water conservation targets. b. Incorporating biodiversity and sensitive rainwater management practices within landscapes; and c. Ensuring that the form and character of new developments complement surrounding neighbourhood and showcase Indigenous designs. <p><i>(This policy directs the Development Permit Area guidelines that are contained in the Zoning Bylaw)</i></p>	<p>BL 6 Pg. 119</p>
<p>Explore the establishment of Development Permit Areas for wildfire hazard protection upon review of wildfire risk to Courtenay. <i>(This policy is not a development standard but will impact development standards)</i></p>	<p>BL 7 Pg. 119</p>
<p>Consider establishing pre-approved form and character Development Permit Area designs for smaller lot infill housing in order to expedite the construction of high quality design infill housing. <i>(This policy is not a development standard but would impact development standards)</i></p>	<p>BL 8 Pg. 119</p>
<p>Discourage the use of fossil fuel energy including natural gas in all development applications and continue to prohibit the installation of wood burning devices in new buildings. <i>(This policy is not a development standard but would impact development standards)</i></p>	<p>BL 9 Pg. 119</p>

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

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Policies	OCP reference
<p>Initiate a process to develop Indigenous design guidelines to inform Development Permit Area Form and Character Guidelines for future OCP amendments. Work with K'ómoks First Nation, other Indigenous partners, and in collaboration with other local governments to inform consistent regional design. <i>(This policy is not a development standard but would impact development standards).</i></p>	<p>BL 10 Pg. 119</p>
<p>Support amendments or variances to the Zoning Bylaw, Building Bylaw, or Subdivision and Development Servicing Bylaw when presented with development applications that:</p> <ul style="list-style-type: none"> • Exceed minimum universal accessibility requirements; • Include sustainable building practices that use low-carbon, renewable materials, and achieve self-sufficiency in energy, water and wastewater, wherever such opportunities are presented by building design professionals and meet the BC Building Code requirements. <p><i>(This policy is not a development standard but could incentivize development)</i></p>	<p>BL 11 Pg. 120</p>
<p>**Part C – Housing (Changed the Chapter's Title from 'Affordable Housing' to 'Housing')</p>	
<p>**Support multi-residential housing forms and densities in all residential land use designations, as described in the Managing Growth Policy section of this Plan, and in accordance with protection of Environmentally Sensitive Area policies. <i>(Updated the policy to support higher density housing and conform with provincial small scale housing regulations)</i></p>	<p>H 1 Pg. 126</p>
<p>**Review the OCP and Zoning Bylaw every 5 years to ensure that land designation and zoning permissions are sufficient to meet the next 20 years of housing needs and proactively amend them in cases where they are not. <i>(New policy to support proactively planning for new housing, i.e. the proactive planning cycle and align with provincial regulations. This policy is not a development standard but will impact development permissions)</i></p>	<p>H 2 Pg. 126</p>
<p>**Develop a density benefit policy that allows for additional density in exchange for public amenities. <i>(Updated policy to reflect change from 'density bonusing' to 'density benefit', in alignment with provincial regulation)</i></p>	<p>H 3 Pg. 126</p>
<p>**Review the Downtown Revitalization Tax Exemption Bylaw for its effectiveness in incenting new housing development. <i>(New Policy)</i></p>	<p>H 4 Pg. 126</p>
<p>**Maintain regular two-way communication with the development industry to support a mutually beneficial partnership and a healthy development environment. <i>(New Policy)</i></p>	<p>H 5 Pg. 126</p>

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

Any new or modified policies between OCP Bylaw No. 3070, 2022 and proposed OCP Bylaw No. 3206, 2026 are identified with an **.



Policies	OCP reference
<p>**Continue to evaluate development application processes in order to recommend improvements to the current application processes to reduce timelines, including fee structure, customer service, and improve clarity and transparency of OCP development requirements and expectations. <i>(Updated policy to increase detail on where to focus improvements)</i></p>	<p>H 8 Pg. 126</p>
<p>**Require that a diversity of housing types and unit sizes be provided in rezoning applications for large developments. Ensure that development of multi-residential units occur in early phases of the subdivision. <i>(Updated policy to align housing supply with housing needs)</i></p>	<p>H 9 Pg. 127</p>
<p>**Encourage a minimum of 10% of new residential units be universally accessible in multi-residential rezoning applications. <i>(Updated policy to encourage but not require 10% of units be accessible. This policy is not a development standard but would impact development permissions).</i></p>	<p>H 10 Pg. 127</p>
<p>**Encourage unit mixes, including family-oriented units, that reflect the data in the latest Housing Needs Report. <i>(Updated policy to align housing supply with housing needs. This policy is not a development standard but would impact development permissions).</i></p>	<p>H 11 Pg. 127</p>
<p>**Only consider permitting the conversion of existing occupied multi-residential rental buildings to strata ownership when the vacancy rate as reported by CMHC exceeds 3% for a period of at least 24 months. <i>(Updated policy to require vacancy rates exceed 3% for 24 months, up from 12 months)</i></p>	<p>H 14 Pg. 127</p>
<p>**Seek below-market housing as the priority amenity when negotiating Community Amenity Contributions in rezoning applications for multi residential projects that do not conform with established zones. <i>(Updated policy to tailor the use of CACs from all rezonings to specific circumstances. This policy directs the Community Amenity Contribution policy located in Part D).</i></p>	<p>H 20 Pg. 128</p>
<p>**Rezoning applications for supportive housing will be supported in all land use designations except Future Growth, Agricultural, Service Commercial, Light Industrial, and Parks and Recreation. <i>(New Policy)</i></p>	<p>H 22 Pg. 128</p>
<p>**Temporary Use Permits for emergency shelters will be considered in all land use designations except Future Growth, Agricultural, and Parks and Recreation. <i>(New Policy)</i></p>	<p>H 24 Pg. 128</p>

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

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Policies	OCP reference
<p>**Rezoning applications for emergency shelters are supportable in all land use designations, except Future Growth, Agricultural, and Parks and Recreation, and shall require community consultation as part of the application process in accordance with the City of Courtenay Development Procedures Bylaw. (New Policy)</p>	<p>H 25 Pg. 128</p>
<p>Part C – Natural Environment</p>	
<p>Preserve sensitive ecosystem areas and the connections between them in a natural condition to the maximum extent possible. <i>(This policy is not a development standard but could impact development standards).</i></p>	<p>NE 1 Pg. 133</p>
<p>Limit the extent of impervious surfaces on private and public land. <i>(This policy is not a development standard but could impact development standards).</i></p>	<p>NE 16 Pg. 136</p>
<p>Strive to maintain and/or restore the water balance. Consider options to reduce the volume of stormwater runoff through interflow, infiltration, retention, and/or detention. <i>(This policy is not a development standard but directs development standards).</i></p>	<p>NE 17 Pg. 136</p>
<p>Explore the use of enforcement tools to protect water quality related to development practices, such as an erosion and sediment control bylaw. <i>(This policy is not a development standard but could impact development standards).</i></p>	<p>NE 18 Pg. 136</p>
<p>Continue to regulate tree removal, and ensure replacement, through the use of the Tree Protection and Management Bylaw. <i>(This policy is not only a development standard).</i></p>	<p>NE 22 Pg. 137</p>

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Policies	OCP reference
<p>**Enact Zoning Bylaw requirements to avoid impact to sensitive ecosystems, including but not limited to:</p> <ul style="list-style-type: none"> a. Cluster housing zones to allow for a tighter grouping of homes on the most buildable portions of the property in exchange for retaining larger portions of the land in a natural state, and allowing the owner(s) of the land containing Environmentally Sensitive Areas to use the original site area in computing density allowances, in accordance with the Zoning Bylaw; b. Density benefit in exchange for increased nature protection or restoration; and c. Limiting the extent of impervious surfaces. <p><i>(Updated policy to reflect change from 'density bonusing' to 'density benefit', in alignment with provincial regulation. This policy is not a development standard, but could impact development standards and permissions).</i></p>	<p>NE 25 Pg. 137</p>
<p>Ensure connectivity of properties and landscapes to support ecosystem processes. This includes incorporating considerations such as wildlife movement and historical hydrological patterns into the development proposal including transportation and utility corridors.</p>	<p>NE 26 Pg. 137</p>
<p>Require all development proposals on properties equal to or greater than 4,000 metres square in size to submit an Environmental Impact Assessment to determine the presence or absence of Environmentally Sensitive Areas.</p>	<p>NE 27 Pg. 137</p>
<p>Require developments adjacent to Environmentally Sensitive Areas, including ecosystem connectivity opportunity areas, be subject to Environment Development Permit (EDP) area guidelines.</p>	<p>NE 28 Pg. 137</p>
<p>**Exceed setbacks prescribed by the Riparian Area Protection Regulations (RAPR) to result in 30-metre setbacks from stream boundaries where possible:</p> <ul style="list-style-type: none"> a. Include Environmental Development Permit Area guidelines for a 30-metre setback from the stream boundary when conducting development on properties subject to the Riparian Areas Protection Regulations (RAPR), whenever opportunities for a 30-metre setback are possible and in accordance with local government authorities and provincial legislative requirements. <p><i>(Updated policy to strengthen environmental protections in Riparian Areas and included development guidelines for consistency across developments)</i></p>	<p>NE 29 Pg. 138</p>
<p>Require as part of the development permit process the submission of securities to ensure the completion of landscaping and environmental rehabilitation, or to address damage to the environment caused by development activity.</p>	<p>NE 31 Pg. 138</p>

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

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Policies

OCP reference

<p>**Ensure Environmentally Sensitive Areas that are part of development proposals are managed over the life of the development to ensure the health and integrity of the Environmentally Sensitive Area:</p> <ul style="list-style-type: none"> a. Strategies may include requiring that the Environmentally Sensitive Area be retained under single ownership and may additionally include requiring the Environmentally Sensitive Area be dedicated to the City or other public entity, in circumstances where the Environmentally Sensitive Area is part of an existing or City park or greenway system or identified as a City or regional conservation priority; b. In order to retain Environmentally Sensitive Areas under single ownership, discourage the creation of Environmentally Sensitive Areas made up of smaller subdivided parcels with individual titles, or require a covenant prohibiting the separate sale of parcels that together form a single Environmentally Sensitive Area; c. Regardless of ownership of the Environmentally Sensitive Area, management plans that detail the management requirements of the Environmentally Sensitive Area are required as part of the development application and shall include information such as, but not limited to the following, as applicable: access, invasive species management, restoration, arborist or other environmental monitoring as may be identified by qualified professionals, management responsibilities; d. Where Environmentally Sensitive Areas will be dedicated to the City or other public entity, and where there are management uncertainties in receiving the Environmentally Sensitive Area such as tree hazards as a result of the development that may only be known a period of time after the development has occurred, the development applicant may be required to provide management to the Environmentally Sensitive Area for a defined period of time or securities provided in lieu. In such instances, the development applicant’s responsibility shall not exceed 10 years. Where securities are part of the management agreement, any funds not used by the City or public entity in accordance with the management agreement shall be returned to the development applicant; e. Such lands shall not be considered as part of the required 5% dedication for parkland, where applicable as a condition of subdivision approval. <p><i>(Expanded policy to better address management of Environmentally Sensitive Areas in new developments)</i></p>	<p>NE 32 Pg. 138-139</p>
<p>Do not permit development within Environmentally Sensitive Areas. New trails or facilities in Environmentally Sensitive Areas will be discouraged and installed only where they provide net gain for habitat values.</p>	<p>NE 33 Pg. 139</p>

Policies within the Courtenay OCP Bylaw No. 3206 that relate to Development Standards

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Policies	OCP reference
Continue to encourage participation of environmental stewardship organizations early in the design stages of a development project within or near sensitive ecosystems.	NE 34 Pg. 139
Explore development incentives and negotiation tools to encourage protection of the natural environment beyond minimum standards. <i>(This policy is not a development standard but could impact development).</i>	NE 35 Pg. 139
Part C – Parks & Recreation	
<p>**Apply planning and design guidelines set out in the Parks and Recreation Master Plan respecting parkland location, area and design, and including:</p> <ol style="list-style-type: none"> a. Providing adequate, quality, useable and universally accessible open space opportunities for year-round activities related to play, social gatherings, leisure activities, food growing, rest and relaxation. b. Considering local infrastructure needs and amenities as well as safety, accessibility, aesthetics, and recreation. c. Environmentally sensitive design of siting, materials, surfaces and maintenance. d. Securing and locating new neighbourhood parks in prominent, accessible locations that are connected to the City’s trail network and act as focal areas for the neighbourhoods they serve. e. Locating parks and open space, where appropriate, with areas for active and passive recreation use that accommodate institutions and social facilities, indoor and outdoor recreation facilities, retail and restaurant areas, and other community amenities. f. Ensuring land dedicated as parkland meets the minimum standards. g. Discouraging creation of small, isolated, single purpose parks; except in cases where the creation of such parks contribute effectively to park access and use that support overall parks and recreation goals. <p><i>(Minor addition to subsection (g) to include exceptions for small, isolated and single purpose parks)</i></p>	PR 5 Pg. 144
<p>**For multi-phase developments, park dedication and development should occur in the first phases of development. <i>(Minor change to the policy language for clarity and brevity)</i></p>	PR 6 Pg. 145

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Policies	OCP reference
<p>**Prioritize parkland dedication over cash-in-lieu contribution, where opportunities exist. <i>(Minor change to the policy language for clarity and brevity)</i></p>	<p>PR 7 Pg. 145</p>
<p>**Ensure future updates to the 2019 Parks and Recreation Master Plan, the 2019 Transportation Master Plan, and the Subdivision and Development Servicing Bylaw include a modified green and active street standard to support multiple goals within the road right of way on select streets. <i>(Minor change to the policy language for clarity and brevity. This policy is not a development standard but could impact development standards).</i></p>	<p>PR 19 Pg. 147</p>
<p>Part C – Municipal Infrastructure</p>	
<p>Support variances to development and servicing specifications to permit green infrastructure, public amenity or active transportation infrastructure on public land where such opportunities are technically feasible, where operations and maintenance considerations have been identified and are supported, and where such infrastructure is in accordance with the vision and goals of the OCP. <i>(This policy is not a development standard but could impact development standards).</i></p>	<p>MI 5 Pg. 154</p>
<p>Regularly review the Development Cost Charges Bylaw to reflect the costs of growth-related infrastructure including parks, and determine the appropriate balance of funding new infrastructure between the existing community and new developments. <i>(This policy is not a development standard but could impact development charges).</i></p>	<p>MI 13 Pg. 154</p>
<p>**Evaluate opportunity for green infrastructure specifications and best management practices to be included in the Subdivision and Development Servicing Bylaw and explore supporting green infrastructure opportunities in the Zoning Bylaw such as limiting impervious surfaces. <i>(Minor change to the language to include limiting impervious surfaces. This policy is not a development standard but could impact development standards).</i></p>	<p>MI 16 Pg. 155</p>

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Policies	OCP reference
<p>**In accordance with the Comox Strathcona Solid Waste Management Plan, explore zero-waste approaches in waste management, including prioritizing upstream approaches that avoid, reduce, and reuse waste in all applications of local government jurisdiction. This includes, but is not limited to:</p> <p>c. Ensuring sufficient and conveniently located spaces within all developments to support occupant waste diversion behaviours.</p> <p><i>(Minor update to include alignment with the Comox Strathcona Solid Waste Management Plan)</i></p>	<p>MI 19 Pg. 156</p>
<p>Encourage the generation of more renewable energy within Courtenay subject to form and character and other land use considerations.</p> <p><i>(This policy is not a development standard but is encouraged).</i></p>	<p>MI 24 Pg. 157</p>
<p>Part C – Social Infrastructure</p>	
<p>Apply universal design principles in the review of development applications and in the design of new or retrofitted public facilities and infrastructure early in design and evaluation. These principles include complete streets, transit and parking facilities, public buildings, trails, recreation areas, and intuitive and accessible way-finding.</p>	<p>SI 17 Pg. 163</p>
<p>Apply both first- and second-generation Crime Prevention Through Environmental Design (CPTED) principles in supporting community safety. This focus includes physical aspects such as street lighting and building orientation (first generation) and social aspects such as community connections and behaviour (second generation). Ensure consideration is given to unintended consequences associated with discriminatory surveillance practices that can target racialized and equity-priority groups.</p> <p><i>(This policy directs Development Permit guidelines).</i></p>	<p>SI 18 Pg. 163</p>
<p>Part C – Arts, Culture and Heritage</p>	
<p>Develop a Public Art Policy or Guideline that supports the growth of public art and artistic expression in buildings, streets, parks and other areas of the public realm, giving preference to local and Indigenous artists.</p> <p><i>(This policy is not a development standard but could impact development standards).</i></p>	<p>ACH 2 Pg. 159</p>

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Policies	OCP reference
Support cultural amenity contributions as part of the community amenity contribution of new development.	ACH 5 Pg. 169
Ensure enhanced protection of archaeological sites and places of cultural significance. This includes supporting the K'ómoks First Nation in obtaining information requirements to fulfill their Cultural Heritage Policy and Cultural Heritage Investigation Permits when applicable.	ACH 13 Pg. 171
Preserve, protect, and manage historic sites, structures, and landscapes in the city following the Standards and Guidelines for the Conservation of Historic Places in Canada or relevant best management practices.	ACH 15 Pg. 171
Through the Heritage Alteration Permit process, ensure that repairs or renovations be carried out without compromising Character Defining Elements, while improving energy efficiency and reducing greenhouse gas emissions.	ACH 16 Pg. 171
Part C – Food Systems	
Support establishment of small-scale healthy food retail options such as both year-round and seasonal farmers markets, small to mid-size grocery stores, mobile food vendors, bakeries and restaurants within or in proximity to the Town and Neighbourhood Centres and Corridors including the Downtown Town Centre. <i>(This policy is not a development standard but is encouraged as a use where applicable).</i>	FS 1 Pg. 177
Encourage large multi-residential mixed-use developments to include retail commercial uses such as small grocery stores or specialized food retails within the site, where appropriate. <i>(This policy is not a development standard but is encouraged as a use where applicable).</i>	FS 4 Pg. 177
Encourage the provision of gardens and other food production spaces for the use of residents in new multi-residential housing, as guided in the Development Permit Area Guidelines.	FS 8 Pg. 178

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Policies	OCP reference
<p>Develop a program for community gardens and other small scale food production spaces such as orchards or beehives across the City, prioritizing areas of higher residential density and areas home to equity-priority groups. Engage land holders who may have space to provide such uses, including on a short- to mid-term basis before land is developed. <i>(This policy is not a development standard but is encouraged as a use where applicable).</i></p>	<p>FS 10 Pg. 178</p>
<p>Continue to support protection of lands within the Agricultural Land Reserve (ALR) for agricultural uses. Applications for exclusion of land from the ALR are not supported.</p>	<p>FS 15 Pg. 180</p>
<p>Amend the Zoning Bylaw to guide the location of buildings and structures, including agricultural structures, to maximize the agricultural potential of prime soil resources. This includes establishing maximum farm residential dwelling and footprint sizes commensurate with urban lot areas and establishing maximum road setbacks. <i>(This policy is not a development standard but could impact development permissions on agricultural land).</i></p>	<p>FS 16 Pg. 180</p>
<p>Maximize the potential for agricultural land to be used for agriculture by discouraging subdivision into smaller parcels.</p>	<p>FS 17 Pg. 180</p>
<p>Where property is adjacent to land in the ALR and lands designated as agriculture, ensure that development limits associated negative impacts on and from adjacent agricultural operations by providing appropriate buffers, mitigation measures, careful site planning, and neighbourhood education as per Development Permit Area guidelines for farm protection, and by consulting with the Ministry of Agriculture and the Agricultural Land Commission (ALC). <i>(This policy directs Development Permit guidelines).</i></p>	<p>FS 18 Pg. 180</p>
<p>Support amendment of the Zoning Bylaw to ensure that small-scale food processing, warehousing, distribution, and other activities are permitted in more land uses including commercial, light industrial, and where live-work uses are permitted. <i>(This policy is not a development standard but could impact development permissions).</i></p>	<p>FS 20 Pg. 180</p>
<p>Part C – Local Economy</p>	

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Policies	OCP reference
Promote green and low-carbon construction and building retrofit programs as significant local economic development opportunities as per the CleanBC Economic Development Action Strategies. <i>(This policy is not a development standard but could incentivize development).</i>	LE 3 Pg. 185
Continue to support home-based businesses that are compatible with the residential character of neighbourhoods.	LE 11 Pg. 187
Support land uses that provide employment opportunities within or close proximity to the Town and Neighbourhood Centres and Corridors such as intensification of mixed-use office, retail, live-work studios and other commercial uses.	LE 12 Pg. 187
Support non-traditional light industrial and service commercial land uses or development proposals that accommodate emerging business trends and neighbourhood needs.	LE 13 Pg. 187
Liaise with senior governments, neighbouring jurisdictions, and the business community to identify barriers, improve business infrastructure, and streamline application processes.	LE 16 Pg. 187
Work with Comox Valley local governments to develop consistent regulatory standards.	LE 17 Pg. 187
Part D – Implementation – Development Approval Information Areas	
See the OCP section for more details on information that may be required in conjunction with a development application.	Pg. 197-200
**Part D – Implementation – Growth Contribution Policies	
**See the OCP section for more details on policy guidance when providing growth contributions for development applications – Development Cost Charges, Amenity Cost Charges, Density Benefits Zoning, Community Amenity Contributions, Inclusionary Zoning.	Pg. 201-205

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Policies	OCP reference
<p>Part D – Implementation – Development Permit Area Designations</p>	
<p>Development Permit Areas (DPAs) have been designated in the OCP for:</p> <ul style="list-style-type: none"> a. DPA-1: Commercial, Industrial, Mixed-use and Multi-Residential Form and Character b. DPA-2: Small-scale Multi-Unit Residential c. DPA-3: Farm Protection d. DPA-4: Environmental Protection e. DPA-5: Hazardous Conditions – Steep Slopes <p>While the DPA designations are included in the OCP, the guidelines that must be followed when preparing an applicable development application are contained within the Zoning Bylaw No. 3203, 2026, Division 10 www.courtenay.ca/zoning</p>	<p>Pg. 206-219</p>
<p>**Part D – Implementation – Local Area Plans (policy)</p>	<p>Pg. 220-223</p>
<p>**New policy - framework on type, use and content of Local Area Plans.</p>	
<p>Part E – Local Area Plans – Arden Corridor Local Area Plan</p>	<p>Pg. 225-264</p>
<p>Policies guiding development in the Arden Corridor Local Area Plan boundaries.</p>	