

Public hearing

Official Community Plan (OCP) Bylaw No. 3206, 2026

Wednesday, May 6, 2026, 4 p.m.

Comox Valley Regional District (CVRD) Civic Room
770 Harmston Avenue, Courtenay

To repeal and replace Official Community Plan Bylaw No. 3070, 2022

The proposed bylaw received 1st and 2nd readings on February 25, 2026. In accordance with Local Government Act sections 464 and 465, a public hearing is being held before Council considers 3rd reading of this bylaw.

The primary purpose of the OCP bylaw is to conform to provincial legislation, specifically Bill 44, which ensures local governments remove barriers to housing supply through regular, proactive land use planning that supports 20 years of housing needs. This bylaw applies to all lands within the City of Courtenay.

The proposed OCP bylaw upholds the overall vision and priorities set by the community in the creation of the 2022 OCP.

Proposed changes include, but are not limited to:

- Updating population and housing needs projections.
- Revising infrastructure servicing policies to support growth.
- Adding municipal boundary extension policies in alignment with the Comox Valley Regional Growth Strategy.
- Changing land use designations for 10 parcels and target densities added for residential and mixed-use designations.
- Revising the housing policy chapter to include more detailed policies on non- and below-market housing and explore density-benefits zoning to support non- and below-market housing.
- Creating a growth contribution policy framework of how Development Cost Charges, Amenity Cost Charges, Community Amenity Contributions, Density Benefits and Inclusionary Zoning will be utilized.
- Establishing a local area planning framework to direct more detailed neighbourhood-level planning.

Get more information

The bylaw is available for viewing at Courtenay City Hall (830 Cliffe Avenue), Monday to Friday, 8:30 a.m. to 4:30 p.m. (excluding holidays), April 22 to May 27, 2026. It is also available to view online starting April 22, 2026:

courtenay.ca/public-notice

Staff report and bylaws are posted before meetings:

courtenay.ca/council-meetings

Participate in person, or live by Zoom or phone, on May 6 at 4 p.m., or by submitting comments in advance



In person

CVRD Civic Room
770 Harmston Ave., Courtenay



Live by Zoom webinar

Information and instructions:
courtenay.ca/public-hearing



Live by phone conference

1-855-703-8985 Toll Free
Meeting ID: 883 8038 5976#



Watch online

Streamed live on the City of Courtenay's YouTube channel



Submit written comments

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

The deadline for written comments is Wednesday, May 6, at 1 p.m.

Submissions should contain the writer's name and address, which will become part of the public record.

This notice is pursuant to sections 464 and 466 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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