

Notice of proposed Zoning – Amendment Bylaw No. 3219 (4680 and 4694 Headquarters Road)

4680 and 4694 Headquarters Road | Bylaw No. 3219

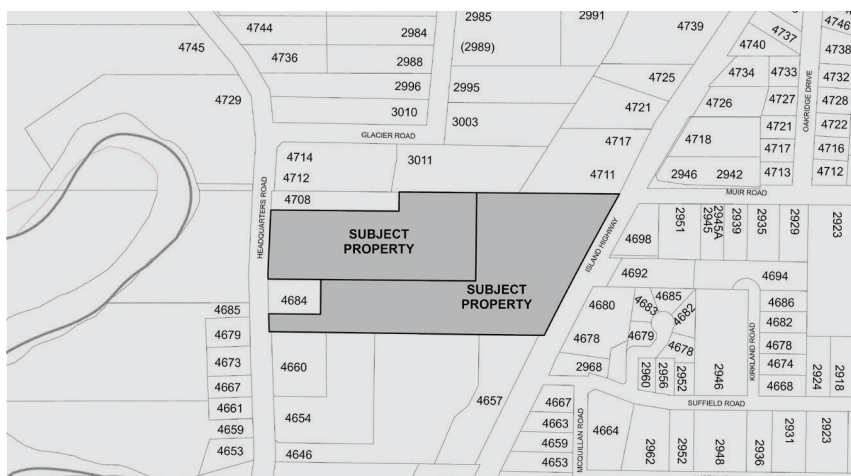
Council will consider 1st, 2nd and 3rd readings of Zoning – Amendment Bylaw No. 3219 (4680 and 4694 Headquarters Road) at the April 29, 2026, regular Council meeting.

In accordance with sections 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 4680 and 4694 Headquarters Road from Residential Small-Scale Multi-Unit Housing (R-SSMUH) to Medium Density Multi-Residential (RM-1). The current 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. The proposed RM-1 zone has the same height, setback and lot coverage restrictions as the R-SSMUH zone but applies to larger lots and stipulates no maximum number of residential units. The current development proposal is for 131 residential units comprised primarily of townhomes.

Subject properties legally described as:

LOT A, SECTION 17, COMOX DISTRICT, PLAN 2556, EXCEPT PART IN PLAN 3173 AND LOT 2, SECTION 17, COMOX DISTRICT, PLAN 3015



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 14 to June 30, 2026. It is also available to view online starting April 14, 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, April 29, 4 p.m.
CVRD's 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, April 29, 4 p.m.
Streamed live on the
City of Courtenay's
YouTube channel

The deadline for written comments is Wednesday, April 29, 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 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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