

Notice of proposed Zoning Bylaw No. 3203, 2026

To repeal and replace Zoning Bylaw No. 2500, 2007

Council will consider 1st, 2nd and 3rd readings of this bylaw at the March 25, 2026, regular Council meeting. In accordance with Section 94(2) of the Community Charter, the City has adopted the Public Notice Bylaw 3210 (2026), and this notification is in accordance with the Public Notice Bylaw. A public hearing is not required for administrative changes to a zoning bylaw where land use on specific properties and density are not being altered and the amendment conforms to the Official Community Plan (OCP). This is a text amendment that applies to the Zoning Bylaw, covering the entire city, that does not change density or uses.

The primary purpose of the bylaw amendment is to conform to provincial legislation, specifically Bill 25, which ensures all local governments meet the small-scale, multi-unit housing requirements allowing more diverse forms of housing. The goal is to remove barriers to prevent local governments from excluding zones where small-scale, multi-unit housing should be allowed. This has been achieved in the proposed Zoning Bylaw by allowing secondary suites and accessory dwelling units in all zones that allow single detached and duplex dwelling units.

Other changes proposed include:

- Modifications to bicycle parking and numbers of stalls required.
- Consolidation of the CD-1 zone to reflect the upcoming OCP Amendments and conform to provincial legislation.
- Consolidation of the CD-7 zone (7A, 7B, 7C) to reflect provincial legislation.
- Consolidation of the CD-19 zone (19A, 19B, 19C) zone to reflect the OCP Amendments and conform to provincial legislation.
- Adding a new Multiple Use Six zone.
- Adding definitions of uses for clarity.

There are no in-person or online speaking opportunities for the proposed bylaw amendment.

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), March 18–27, 2026. It is also available to view online starting March 18, 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, March 25, 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, March 25, 4 p.m.
Streamed live on the
City of Courtenay's
YouTube channel

The deadline for written
comments is Wednesday,
March 25, at 1 p.m.

This notice is pursuant to sections 464 and 467 of the Local Government Act.

Adriana Proton, Corporate Officer



**City of
Courtenay**

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