

**THE CORPORATION OF THE CITY OF COURTENAY**

**BYLAW NO. 2973**

**A bylaw to amend Zoning Bylaw No. 2500, 2007**

The Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Zoning Amendment Bylaw No. 2973, 2020**”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:

(a) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.2 Permitted Uses through the addition of:

- “(8) Within the CD-1J area:
- (a) *Single residential dwelling*
  - (b) *Duplex dwelling*
  - (c) *Multi-residential dwelling*
  - (d) *Secondary suite*
  - (e) *Accessory buildings and structures*
  - (f) *Boarding*
  - (g) *Home occupation*”

(b) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.3 Densities through the addition of:

- “(8) Within Area J:
- (a) Up to 122 *single residential dwellings* with or without a *secondary suites*
  - (b) Up to 208 *duplex dwelling* or *multi-residential dwelling* units”

(c) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.5 Lot Coverage through the addition of:

“(3) Within Area J: 50%”

(d) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.6 Minimum Lot Sizes through the addition of:

“(9) Area J: 400 m<sup>2</sup>”

(e) Amending Division 8 - Classification of Zones, Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.9 Setback through the addition to the table of:

<b>AREA J</b>	<i>Front yard</i>	<i>Rear yard</i>	<i>Side yard</i>	<i>Exterior side yard</i>
<b><i>Single residential lot</i></b>	6.0 m	6.0 m	1.5 m	3.0 m
<b><i>Duplex</i></b>	6.0 m	6.0 m	1.5 m	3.0 m
<b><i>Multi Residential</i></b>	6.0 m	6.0 m	4.5 m	4.5 m

(f) by rezoning Lot 1, District Lot 206, Comox District, Plan VIP76495 (Lannan Road) as shown in bold outline on **Attachment A** which is attached hereto and forms part of this bylaw, from Rural Eight (RU-8) to Comprehensive Development Zone One J (CD-1J) and from Comprehensive Development One B Zone (CD-1B) to Comprehensive Development Zone One J (CD-1J).

(g) That Schedule No. 8, Zoning Map be amended accordingly.

3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 6<sup>th</sup> day of January, 2020

Read a second time this 6<sup>th</sup> day of January, 2020

Considered at a Public Hearing this 20<sup>th</sup> day of January, 2020

Read a third time this 22<sup>nd</sup> day of November, 2023

Approved by the Ministry of Transportation and Transit this 30<sup>th</sup> day of July, 2025

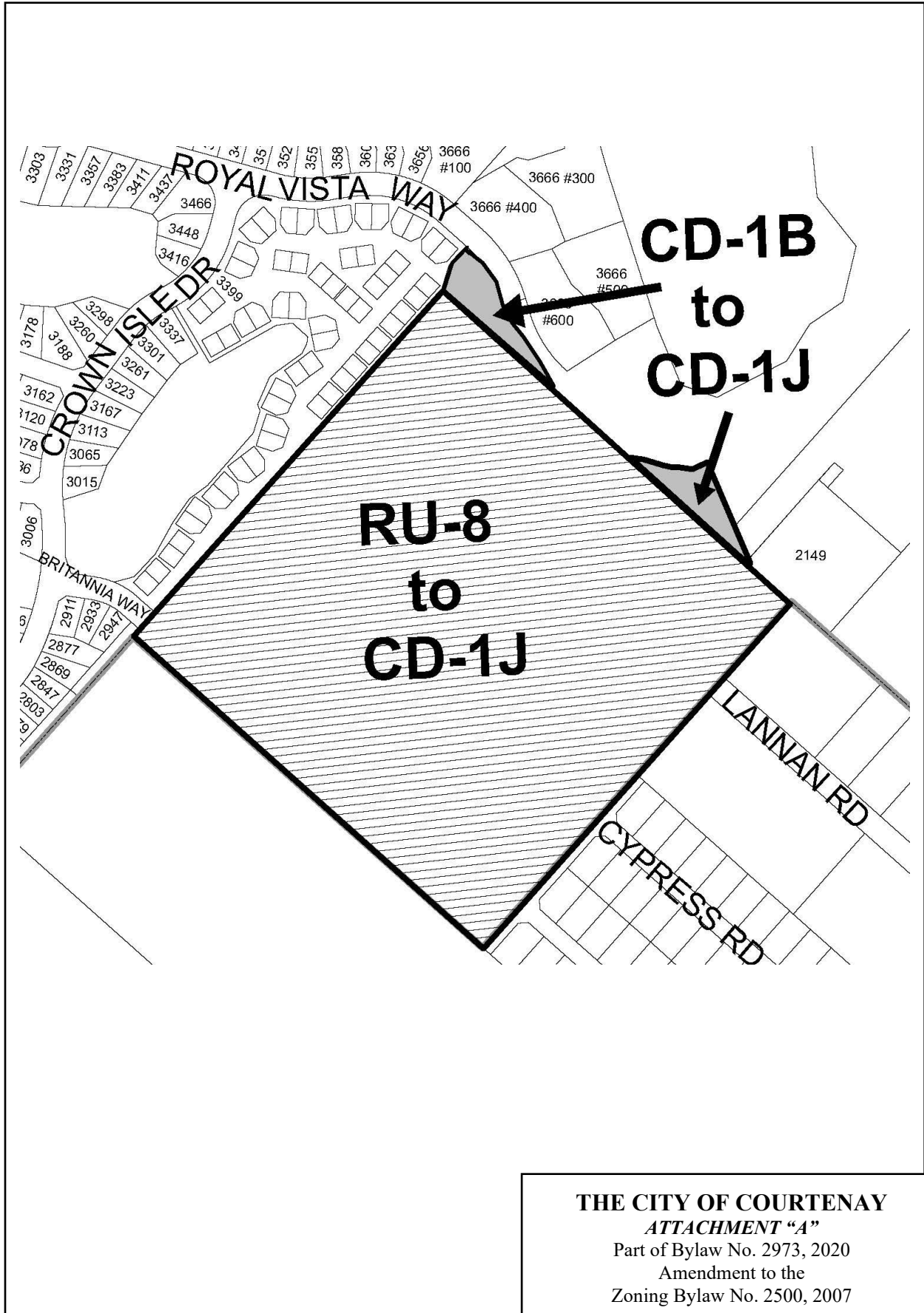
Finally passed and adopted this 30<sup>th</sup> day of July, 2025

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Mayor Bob Wells

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Adriana Proton, Corporate Officer



**THE CITY OF COURTENAY**  
**ATTACHMENT "A"**  
 Part of Bylaw No. 2973, 2020  
 Amendment to the  
 Zoning Bylaw No. 2500, 2007