

Notice of proposed Zoning Amendment Bylaw No. 3248 (1201 and 1251 Braidwood Road)

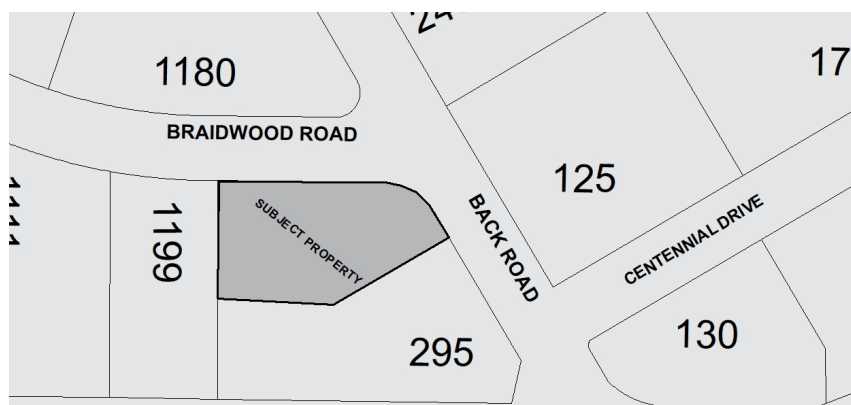
Council will consider first, second and third readings of Zoning Amendment Bylaw No. 3248 (1201 and 1251 Braidwood Road) at the September 23, 2026, regular Council meeting. In accordance with section 464(3) of the Local Government Act, the City must not hold a public hearing when the sole purpose of 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 1201 and 1251 Braidwood Road from Commercial Two A Zone (C-2A) to Multiple Use Six Zone (MU-6). The current C-2A zone is for commercial and community service uses, has a maximum floor area ratio of 0.6-0.8, a minimum lot size of 2,500 m² and a maximum building height of 9.14 metres. The proposed MU-6 zone is for residential, commercial and mixed uses including multi residential dwelling, has a maximum floor area ratio of 2.0-2.2, a minimum lot size of 650 m² and a maximum height of 15.0 m, along with relatively less restrictive siting and parking specifications. The current development proposal is for a four-storey apartment building with 34 residential units and 31 parking spaces.

Subject property legally described as:

LOT A, SECTION 16, COMOX DISTRICT, PLAN 27471 and

LOT B, SECTION 16, COMOX DISTRICT, PLAN 27471



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), Sept. 8 to 23, 2026. It is also available to view online starting Sept. 8, 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, Sept. 23, 4 p.m.

Comox Valley Regional District
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, Sept. 23, 4 p.m.

Streamed live on the
City of Courtenay's
YouTube channel

The deadline for written comments

is **Wednesday, Sept. 23, at 1 p.m.**

Submissions should contain the
writer's name and address, which
may 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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