

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2953

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. 2953, 2019**”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
 - (a) Amending Division 3 - Interpretation, Part 1 Definitions by adding:
“**secondary residence**” means an additional *dwelling unit* which:
 - (a) is accessory to a single residential dwelling
 - (b) has a total *floor area* of not more than 90.0 m²
 - (c) is located on a property of residential occupancy containing only one other *dwelling unit*
 - (d) is located on a property which is a single real estate entity
 - (e) is located on a property over 1,250 m² in *lot area*
 - (b) Amending Division 8 – Classification of Zones Section 8.10.1 by adding:

“(5) notwithstanding any provision of this bylaw, a *secondary residence* is a permitted use on Lot 2, Section 18, Comox District, Plan VIP77045 (2991 Chapman Road).”
 - (c) Amending Division 8 – Classification of Zones by deleting Section 8.10.6 and replacing it with:

“8.10.6 Setbacks

Except where otherwise specified in this bylaw the following minimum building setbacks shall apply:

(a) Single Family Residence

- | | |
|------------------------|-----------------------------------------------------------------------------------------------------------|
| (1) <i>Front yard:</i> | 7.5 m |
| (2) <i>Rear yard:</i> | 10.0 m |
| (3) <i>Side yard:</i> | 3.5 m except where a <i>side yard</i> flanks a <i>street</i> , in which case, the minimum shall be 4.5 m. |

(b) Secondary Residence

- | | |
|------------------------|------------------------------------------------------------------------------------------------------------|
| (1) <i>Front yard:</i> | 7.5 m |
| (2) <i>Rear yard:</i> | 10.0 m |
| (3) <i>Side yard:</i> | 3.5 m except where a <i>side yard</i> flanks a <i>street</i> , in which case, the minimum shall be 4.5 m.” |

(d) Amending Division 8 – Classification of Zones by deleting Section 8.10.7 and replacing it with:

“8.10.7 Height of Buildings

- (1) The *height* of a *principal* residence shall not exceed 9.0m
- (2) The *height* of a *secondary residence* shall not exceed 5.5m”

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

Read a first time this _____ day of _____, 2019

Read a second time this _____ day of _____, 2019

Considered at a Public Hearing this day of , 2019

Read a third time this _____ day of _____, 2019

Finally passed and adopted this day of , 2019

Mayor

Director of Legislative Services