

# 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 m<sup>2</sup>
    - (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 m<sup>2</sup> 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 1<sup>st</sup> day of April, 2019

Read a second time this 1<sup>st</sup> day of April, 2019

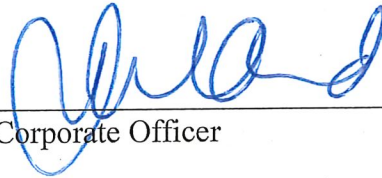
Considered at a Public Hearing this 15<sup>th</sup> day of April, 2019

Read a third time this 6<sup>th</sup> day of May, 2019

Finally passed and adopted this 6<sup>th</sup> day of May, 2019



Mayor



Corporate Officer