## THE CORPORATION OF THE CITY OF COURTENAY

# **BYLAW NO. 2912**

# 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. 2912, 2020".
- 2. That "Zoning Bylaw No. 2500, 2007" be hereby amended as follows:
  - (a) Amending Division 8 Classification of Zones through the addition of:

Part 54 – Comprehensive Development Thirty Zone (CD-30) Lot A - Copperfield Road as attached in **Attachment A**.

- (b) by rezoning Lot A, District Lot 138, Comox District, Plan 2607 Except Parts in Plans 312R, 14210 and 29833 (Lot A, Copperfield Road) as shown in bold outline on **Attachment B** which is attached hereto and forms part of this bylaw, from Residential One A (R1-A) to Comprehensive Development Zone Thirty (CD-30) and Public Assembly Two (PA-2).
- (c) That Schedule No. 8, Zoning Map be amended accordingly.
- 3. This bylaw shall come into effect upon final adoption hereof.

Mayor	Corporate Officer		
Finally passed and adopted this	XX	day of	XX, 2022
Read a third time this	29 <sup>th</sup>	day of	August, 2022
Considered at a Public Hearing this	$23^{\text{rd}}$	day of	June, 2021
Read a second time this	$3^{\text{rd}}$	day of	May, 2021
Read a first time this	5 <sup>th</sup>	day of	October, 2020

# Attachment A

# Part 57 – Comprehensive Development Thirty (CD-30) (Lot A, Copperfield Road)

#### 8.57.1 Intent

The CD-30 Zone is intended to accommodate a strata community on Lot A, District Lot 138, Comox District, Plan 2607 Except Parts in Plans 312R, 14210 and 29833. The property shall be developed in accordance with Schedule A which form part of this zone, to a maximum density of 46 units.

#### 8.57.2 CD-30A

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Single Residential
- b) Accessory Buildings and Structures
- (2) Minimum Lot Size
  - a) Dwelling, Single Family: 300m<sup>2</sup>
- (3) Minimum Lot Frontage
  - a) Dwelling, Single Family: 10m
- (4) Maximum Lot Coverage
  - a) A lot shall not be covered by building to a greater extent that 70% of the total lot area
- (5) Setbacks
  - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
  - b) Rear Yard: 7.5m except 1.2m for Accessory Buildings and Structures
  - c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road
- (6) Height
  - a) Dwelling, Single Residential: 9.0m

# 8.57.3 CD-30B

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

a) Dwelling, Single Family with or without a Carriage House

- b) Accessory Buildings and Structures
- (2) Minimum Lot Size
  - a) Dwelling, Single Family with or without a Carriage House: 300m<sup>2</sup>
- (3) Minimum Lot Frontage
  - a) Dwelling, Single Family with or without a Carriage House: 10m
- (4) Maximum Lot Coverage
  - a) A lot shall not be covered by building to a greater extent that 70% of the total lot area
- (5) Setbacks
  - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
  - b) Rear Yard: 7.5m except 1.2m for Carriages Houses and Accessory Buildings and Structures
  - c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road
- (6) Height
  - a) Dwelling, Single Residential: 9.0m
  - b) Carriage House: 7.5m

#### 8.57.3 CD-30C

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Duplex
- b) Accessory Buildings and Structures
- (2) Minimum Lot Size
  - a) Dwelling, Duplex: 200m<sup>2</sup>
- (3) Minimum Lot Frontage
  - a) Dwelling, Duplex (per unit): 8% of lot perimeter
- (4) Maximum Lot Coverage
  - a) A lot shall not be covered by building to a greater extent that 70% of the total lot area
- (5) Setbacks
  - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
  - b) Rear Yard: 7.5m except 1.2m for Accessory Buildings or Structures
  - c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road

- (6) Height
  - a) Dwelling, Duplex: 9.0m

## 8.57.4 CD-30D

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Townhouse
- b) Accessory Buildings and Structures
- (2) Minimum Lot Size
  - a) Dwelling, Townhouse: 200m²
- (3) Minimum Lot Frontage
  - a) Dwelling, Townhouse (per unit): 8% of lot perimeter
- (4) Maximum Lot Coverage
  - a) A lot shall not be covered by building to a greater extent that 70% of the total lot area
- (5) Setbacks
  - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
  - b) Rear Yard: 7.5m except 1.2m for Accessory Buildings and Structures
  - c) Side Yard: 0m except 2.25m for side yards adjacent to the strata road or adjacent lands zoned CD-30 A , B and C areas.



