



TOWN OF COMOX

Zoning Amendment First Reading Special Council Meeting

NOTICE OF ZONING AMENDMENT BYLAW 1850.47 Application RZ 24-1

The provincial government enacted new housing legislation Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023, which requires that on properties exclusively zoned for single- or two-family use, local governments must permit up to 4 small scale multi-family housing units.
The deadline to adopt zoning amendments to conform with The provincial legislation is June 30, 2024.

The proposed Bylaw 1850.47 will amend Comox Zoning Bylaw 1850 by:

- Amending R1.2 Mobile Home zone to permit additional small scale multi-family units;
- Creating a new R1.0 Small-Scale Multi-Family Housing zone;
- Replacing the following zones with the new R1.0 zone:
R1.4 Single-Family - Two Storey Coach House;
R2.1 Single/Two-Family
R2.2 Two-Family
R2.3 Two-Family - Front to Back
R3.2 Single-Family - 450 m² Parcel
R3.8 Single-Family - 450 m² Parcel 2.5m Front Setback
R4.1 Single-Family - 350 m² Parcel
R5.1 Single-Family - 250 m² Parcel Zero Lot Line
R5.2 Single-Family - 300 m² Parcel
CD1.1 Comprehensive Development 1.1: Beckton Estates -Single/Two-Family
CD13 Comprehensive Development 13: Single-Family - 425 Stewart St
CD14 Comprehensive Development 14: Single-Family - Tracker Pl
CD17 Comprehensive Development 17: Single-Family 1651 McDonald Rd
CD22 Comprehensive Development 22: 537 Anderton Two-Family
CD24 Comprehensive Development 24: 290 Anderton Rd
CD23 Comprehensive Development 23: Single-Family - Ellis Street
CD26 Comprehensive Development 26: Single-Family - 2260 Robb Ave
- and by making other consequential changes required to reflect the amendments, such as definitions, parking requirements, the numbering and order of the bylaw sections.

MORE INFORMATION

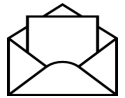
Copies of proposed bylaw, as well as existing relevant reports and documents will be available for inspection at Town Hall, 1809 Beaufort Ave, Comox, between the hours of 8:30am to 4:30pm Monday through Friday (except Statutory Holidays) and at comox.ca/applicationnotices commencing on May 29, 2024.

For more information email planning@comox.ca

WRITTEN SUBMISSIONS, send by mail or email, as long as the submission:

- Is received before 12:00pm on **June 12, 2024**
- Is addressed to Mayor and Council
- Identifies the bylaw under consideration in the subject line; and
- Includes the name and address of the person making the submission

Each person is solely responsible to ensure that their submission is received on time. The Town will not issue any acknowledgement of receipt of such submissions.



**WATCH THE MEETING
in person, at Council Chambers,
1801B Beaufort Ave, Comox**



youtube.com/@TOComox/streams

**on Wednesday, June 12, 2024
starting at 5:00 pm**

The proposed Bylaw 1850.47 will affect approximately 4100 parcels in the Town of Comox.

Per Local Government Act, s. 464(4) a municipality must not hold a public hearing on a zoning bylaw proposed for the sole purpose of complying with section 481.3 (zoning bylaws and small-scale multi-family housing).

Council will consider First Reading of proposed Zoning Amendment Bylaw 1850.47 on June 12, 2024.

The meeting will be open to public attendance in person or you can view online.

Tel: 250-339-2202

Fax: 250-339-7110

Email: town@comox.ca

Mailing Address:

**1809 Beaufort Ave
Comox, B.C. V9M 1R9**

* Written submissions, including any personal information, will be made public and provided to Council. Further information on the collection of information may be obtained from the Corporate Officer at Town Hall.