

WE WANT TO HEAR FROM YOU



1809 Beaufort Ave
Comox, BC V9M 1R9



council@comox.ca



Speak as a delegation

Development Variance Permit DVP 21-7 Proposed Warehouse and Distribution Centre at 1200 Military Row

Highlights: The following variances to Comox Zoning Bylaw 1850, Comox Subdivision and Development Servicing Bylaw 1261, and Comox Runoff Control Bylaw 1919 are proposed to facilitate the subdivision of the subject property into two lots facing Knight Road and the construction of a proposed warehouse and distribution centre on the proposed west lot after subdivision.

Details:

The subject property is zoned I2.1 Aeronautical Industrial.

The Development Variance Permit application DVP 21-7 proposes to vary *Comox Zoning Bylaw 1850* :

- sec. 3.2 definition of a front lot line to designate front lot lines for proposed Lots 1 and 2 to be a line closest and parallel to Knight Road; and
- Sec. 6.12(2)(c)(iii) to increase maximum width of on-site driveways from max. 7.2 m to 21.3 m; and

Town of Comox Subdivision and Development Servicing Bylaw 1261 is proposed to be varied to:

- not require sec 12.1 Storm Drainage and sec. 14.1 Sewage Collection & Disposal requirements on proposed Lot 2 for the existing use of proposed Lot 2; and

Schedule C.1, Appendix C Specifications for Highways, Table C-1 arterial road standards is varied to:

- not require a sidewalk or vertical curb along the subject property's Knight Road and Military Row frontages;
- reduce the minimum width of an arterial road along Military Row from 25 metres to 20 metres;
- add a requirement for a 3.0 metre wide multi-use asphalt path along the subject property's Knight Road frontage;
- add a requirement for a 1.5 metre wide bicycle lane along the subject property's Military Row frontage; and

Schedule C.1, Appendix G Specifications for Underground Wiring and Street Lighting:

- sec. 1.2.1 to not require undergrounding of utility distribution wires along the subject property's Knight Road and Military Row frontages;
- sec. 1.2.2.3 to require underground servicing wires from distribution poles to proposed Lot1 and proposed Lot 2; and

Comox Runoff Control Bylaw 1919 to vary:

- sec. 6 to not provide topsoil within areas designated as a Streamside Protection and Enhancement Area (SPEA) in accordance with the British Columbia Streamside Protection Regulation under the *Fish Protection Act*; and
- sec 10 to limit a subsoil grading plan to portions of a proposed parcel not within a designated SPEA.

More Information: Copies of the proposed Development Variance Permit, as well as other relevant documents are available for viewing online at Town Hall, 1809 Beaufort Ave, between the hours of 8:30am-4:30pm Monday through Friday (except Statutory Holidays). Email planning@comox.ca for more information.

We're listening - Please submit your written comments*

To provide written submissions:

Written submissions may be provided in advance of the Council Meeting. Written submissions must be received no later than noon on July 6, 2022, the day of the Council Meeting. Written submissions must:

- be addressed to Mayor and Council;
- Identify the application DVP 21-7 in the subject line; and,
- include the name and address of the person making the submission.

Written submissions may be emailed to council@comox.ca or dropped off/mailed to 1809 Beaufort Ave, Comox, BC, V9M 1R9.

Each such 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.

**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, Town of Comox, 1809 Beaufort Ave, Comox BC, V9M 1R9 or by calling the Corporate Officer at 250-339-2202.*

See Reverse for information on how to register as a delegation to speak at the Council Meeting.

M. Kamenz, Director of Development Services

Council Meeting to consider
DVP 21-7

July 6, 2026 5:00 pm
Council Chambers
1801B Beaufort Ave

Subject Property:
1200 Military Row
shown shaded on Map on Reverse





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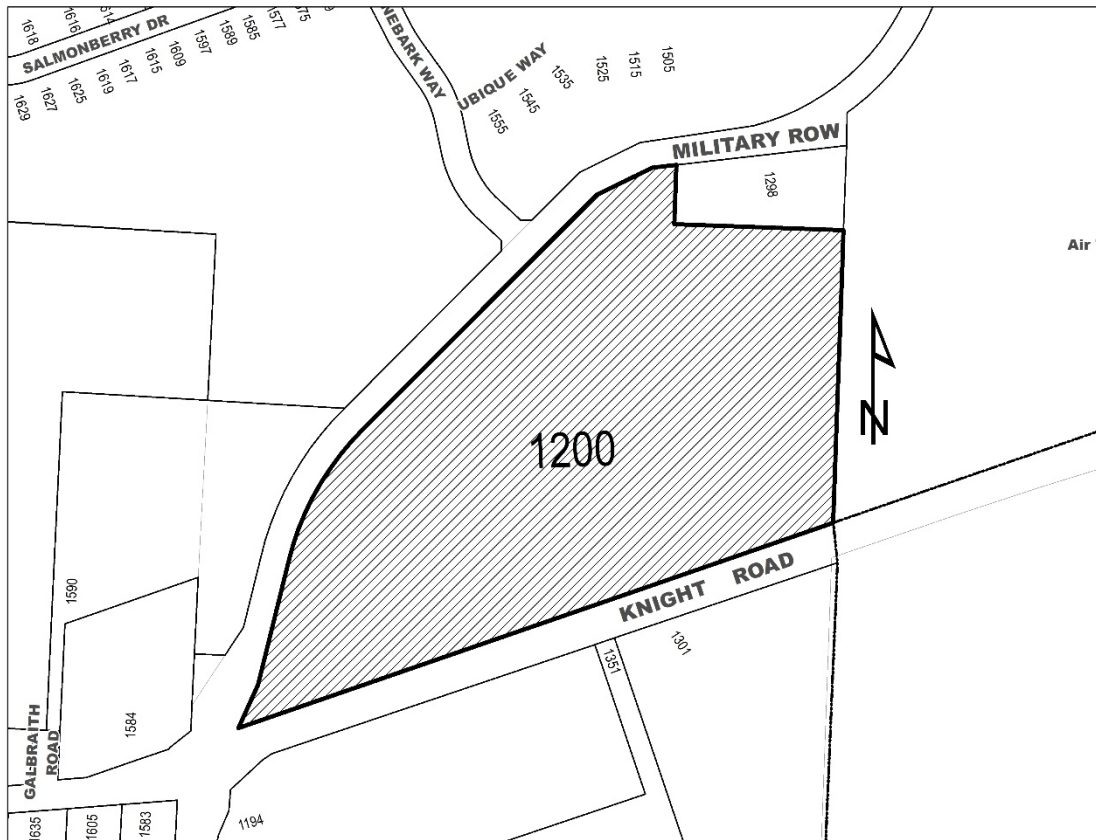
To speak at the Council Meeting (delegation requests):

send by mail to 1809 Beaufort Avenue, Comox, BC V9M 1R9 or e-mail to town@comox.ca, as long as the request:

1. is received before noon on Wednesday, June 29, 2022;
2. is addressed to the Corporate Officer;
3. identifies the application DVP 21-7 in the subject line; and
4. includes the name and address of the person making the request to appear as a delegation.

To View the Council Meeting Only

See the Town of Comox's YouTube Channel at <https://www.youtube.com/channel/UCQO7gYyDM3CeGb0sd0Gsiig>



Subject Property shown shaded on the Map:

1200 Military Row

LOT 1, DISTRICT LOT 217, COMOX DISTRICT, PLAN 15376, EXCEPT
THAT PART IN PLAN 50460