



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday November 15, 2023

Present: Mayor N. Minions
Councillors S. Blacklock (electronically), K. Grant, C. Haslett,
J. Kerr, J. Meilleur (electronically), M. Swift

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
G. Kreek, Acting Director of Finance
M. Kamenz, Director of Development Services
G. Schreiner, Fire Chief
S. Ashfield, Director of Operations

Call to Order:

The meeting was called to order at 5:00 p.m. with 5 members of the public in attendance.

Mayor Minions acknowledged that the Town of Comox is standing on the Unceded traditional territory of the K'omoks First Nation.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

That the November 15, 2023 Regular Council Meeting agenda be Adopted.

(2023.378) -- CARRIED

3. DELEGATIONS: NIL

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes

**Regular Council Meeting
Minutes**

*That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday,
November 1, 2023 be Adopted.*

(2023.379) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS:

a. Strategic Planning Committee Meeting Minutes

**Strategic Planning
Committee Meeting Minutes**

*That the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on
Wednesday, November 8, 2023 be Received.*

(2023.380) -- CARRIED

COMMITTEE RECOMMENDATIONS:

- (1) Permissive Property Tax Exemption Policy

**Permissive Property Tax
Exemption Policy**

That a report to Council be provided on the various permissive property tax exemptions granted in BC.

(2023.381) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

That the Consent Agenda items as follows be received for information:

a. Janette Martin-Lutzer, President, Comox Valley Ukranian Cultural Society, October 27, 2023, sponsorship package.

b. Ben Davies, Rad Brewing Co., October 30, 2023, operating days clarification.

c. Mel McLachlan, October 30, 2023, church tax exemption

d. Zoe Levitsky and John Clark, October 31, 2023, 2024 organic carts.

e. Minister Mitzi Dean, Ministry of Children & Family Development, October 31, 2023, November Adoption Awareness Month

f. Heather Hachigian, Royal Roads University, November 3, 2023, Speaker Series.

g. Wanda Thompson, November 6, 2023, church tax exemption.

h. John Mang, November 6, 2023, 2024 automated collection.

i. Carolyn & David Rice, November 6, 2023, CVRD - Traffic Management Strategy Back Road.

j. Debra Caldecott, November 9, 2023, 2024 organic carts.

k. Joan Hanson, November 9, 2023, Comox Ave. crosswalk.

l. Gord Milsom, Mayor - City of West Kelowna, November 10, 2023, thanks for wildfire assistance

(2023.382) -- CARRIED

7. UNFINISHED BUSINESS:

a. Kari Hackett and Betty Tate, Comox Valley Substance Use Strategy update - Delegation on November 1, 2023

CV Substance Use Strategy

That the delegation information related to the Comox Valley Substance Use Strategy Update at the Regular Council Meeting on November 1, 2023, be Received.

(2023.383) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Comox Water Rates and Regulations Amendment Bylaw No. 529.34

Water Rates Amendment

That Comox Water Rates and Regulations Amendment Bylaw No. 529.34 be Adopted.

(2023.384) -- CARRIED

b. Comox Sanitary Sewer and Water Parcel Tax Bylaw No. 2029

Sewer and Water Parcel Taxes

That the Comox Sanitary Sewer and Water Parcel Tax Bylaw No. 2029 be Adopted.

(2023.385) -- CARRIED

c. Comox Sewer User Rates Bylaw No. 2030

Sanitary Sewer Rates

That the Comox Sewer User Rates Bylaw No. 2030 be Adopted.

(2023.386) -- CARRIED

10. NEW BUSINESS:

a. Introductory Report: Official Community Plan Amendment RZ OCP 23-4 (1966 Guthrie Road)

1966 Guthrie Road

1. *That the Food Policy Council be added to the referral list of organizations.*

(2023.387) -- CARRIED

[Opposed: Councillors SBlacklock CHaslett]

2. *That, in accordance with section 475 of the Local Government Act:*

- a. *Notice of proposed Official Community Plan Amendment, as contained in Attachment 1 to the November 15, 2023 Planning Report on RZ OCP 23-4, be posted on the Town's bulletin board and website, until replaced by a notice of public hearing; and*

- b. *The November 15, 2023 Planning Report on RZ OCP 23-4 and subsequent Planning Reports be posted on the Town website.*

(2023.388) -- CARRIED

3. *That, when a public hearing is scheduled for the proposed development application RZ OCP 23-4, an option for online participation is added.*

(2023.389) -- CARRIED

b. Rezoning Application: RZ 23-3 / Development Permit Application: DP 23-6 (215 Port Augusta Street)

215 Port Augusta Street

1. *That, once the Town has received an updated application package which addresses BC Transit concerns and Development Permit Area #1 compliance as outlined in the October 18th, 2023 Staff Report on RZ 23-3 215 Port Augusta, rezoning and phased development agreement bylaws be submitted for Council consideration which exclude the permanent and temporary plaza spaces as outlined in the October 18th, 2023 Staff Report on RZ 23-3 215 Port Augusta, but includes, as amenities, the 4 m wide (130 m²) dedication strip along the frontage of the proposed building and a \$200,000 amenity contribution towards a downtown vitality project.*

b. Rezoning Application: RZ 23-3 / Development Permit Application: DP 23-6 (215 Port Augusta Street)

215 Port Augusta Street

1. AMENDING MOTION:

That the main motion be amended to include the following text: "When a rezoning bylaw for 1st reading is introduced for Council's consideration, it shall include the requirement of terracing the building mass above the second storey to reduce its prominence over the streetscape."

(2023.390) -- DEFEATED

[Opposed: Councillors SBlacklock CHaslett KGrant JMeilleur MSwift]

SUBSEQUENT AMENDING MOTION:

That the main motion be amended to include the following text: "When a rezoning bylaw for 1st reading is introduced for Council's consideration, it should include the requirement for the building to reduce its prominence over the streetscape, such as through the terracing of the building mass over the second storey."

(2023.391) -- CARRIED

2. MAIN MOTION AS AMENDED:

That, once the Town has received an updated application package which addresses BC Transit concerns and Development Permit Area #1 compliance as outlined in the October 18th, 2023 Staff Report on RZ 23-3 215 Port Augusta, rezoning and phased development agreement bylaws be submitted for Council consideration which exclude the permanent and temporary plaza spaces as outlined in the October 18th, 2023 Staff Report on RZ 23-3 215 Port Augusta, but includes, as amenities, the 4 m wide (130 m²) dedication strip along the frontage of the proposed building and a \$200,000 amenity contribution towards a downtown vitality project; and further,

That, when a rezoning bylaw for 1st reading is introduced for Council's consideration, it should include the requirement for the building to reduce its prominence over the streetscape, such as through the terracing of the building mass over the second storey.

(2023.392) -- CARRIED

[Opposed: Councillors SBlacklock CHaslett KGrant]

c. Village Park Tot Lot Playground Renewal

Village Park Tot Lot Playground

That \$150,000 funding for the renewal of the playground at Village Park Tot Lot as part of the Capital and Special Projects Budget 2024, as recommended in the November 15, 2023 report to Mayor and Council from the Parks Department titled "Village Park Tot-Lot Renewal", be Approved.

(2023.393) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock CHaslett KGrant JKerr JMeilleur MSwift]

d. New Automated Collection Service and Solid Waste Management Bylaw

New Automated Collection Service

1. *That the Solid Waste Management Bylaw be amended to eliminate the \$100.00 assisted setout service fee.*

(2023.394) -- DEFEATED

[Opposed: Councillors SBlacklock CHaslett KGrant JMeilleur MSwift]

2. *That the draft Solid Waste Management Bylaw be reviewed to consider the removal of the \$100.00 assisted set-out service fee; and further,*

That the draft Solid Waste Management Bylaw be brought back for three readings at the December 6, 2023, Regular Council Meeting.

(2023.395) -- CARRIED

e. Fees and Charges Amendment Bylaw No. 2016.01

Fees and Charges Bylaw Amendment

1. *That the Fees and Charges Amendment Bylaw No. 2016.01 be given First Reading.*

(2023.396) -- CARRIED

2. *That the Fees and Charges Amendment Bylaw No. 2016.01 be given Second Reading.*

(2023.397) -- CARRIED

3. *That the Fees and Charges Amendment Bylaw No. 2016.01 be given Third Reading.*

(2023.398) -- CARRIED

f. 2024 Capital and Special Projects Budget

2024 Capital and Special Projects Budget

1. *THAT Council approves for expenditure the capital and special projects, in 'Schedule 'A' of the November 15, 2023 report from the CAO titled "2024 Capital and Special Projects Budget", and approves their inclusion in the 2024-2028 draft Financial Plan.*

(2023.399) -- CARRIED

2. *THAT Council approves for expenditure the capital and special projects, in 'Schedule 'B' of the November 15, 2023 report from the CAO titled "2024 Capital and Special Projects Budget", and approves their inclusion in the 2024-2028 draft Financial Plan.*

(2023.400) -- CARRIED

3. *THAT Council approves for expenditure the capital and special projects, in 'Schedule 'C' of the November 15, 2023 report from the CAO titled "2024 Capital and Special Projects Budget", and approves their inclusion in the 2024-2028 draft Financial Plan.*

(2023.401) -- CARRIED

4. *THAT Council approves for expenditure the capital and special projects, in 'Schedule 'D' of the November 15, 2023 report from the CAO titled "2024 Capital and Special Projects Budget", and approves their inclusion in the 2024-2028 draft Financial Plan.*

(2023.402) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE: NIL

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock advised that he attended:

- the Comox BIA downtown revitalization public engagement sessions and AGM meeting; and,
- an online information session on substance use in the workplace.

b. Councillor Grant

Councillor Grant announced the election outcomes of the November 7, 2023, CVRD Board meeting.

c. Councillor Haslett

Councillor Haslett advised that he attended a meeting with North Island College.

d. Councillor Kerr

Councillor Kerr thanked the Comox BIA for hosting the BIA downtown revitalization public engagement sessions last week and congratulated the Comox Valley Society for Diversity on the first Divali festival in Courtenay.

e. Councillor Meilleur

Councillor Meilleur advised that she had nothing to report.

f. Councillor Swift

Councillor Swift advised that she had nothing to report.

g. Mayor Minions

Mayor Minions advised that she attended:

- the Comox BIA downtown revitalization public engagement sessions;
- the Remembrance Day ceremonies on Nov 11th;
- a Task force meeting on homelessness and shelter spaces;
- the Metis flag raising at the Comox Town Hall in recognition of Métis Week and Louis Riel Day.

17. RESOLUTION TO GO IN-CAMERA:

a. Exclude the Public

Exclude the Public

That the Public be Excluded from the In-Camera session of Council on Wednesday November 15, 2023 pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

(2023.403) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 6:59 p.m.

THE REGULAR COUNCIL MEETING RECONVENED AT 7:35 P.M.

18. RISE AND REPORT FROM IN-CAMERA:

a. 266 Gladstone Street – Old Fire Hall

266 Gladstone Street

The following Resolution No. 23-405 from the November 15, 2023 In-Camera meeting of Council was reported:

"THAT Council authorize Administration to demolish the building at 266 Gladstone Street and retain the property for future use."

Adjournment:


Regularly moved and seconded that the meeting adjourn at 7:36 p.m.

CARRIED

Certified correct pursuant to Section 97(1)(b) of the Community Charter.



MAYOR



CORPORATE OFFICER