



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday June 5, 2024

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

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
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 31 members of the public in attendance.

Acting Mayor Swift 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 June 5, 2024, Regular Council Meeting agenda be Adopted.

(2024.205) -- CARRIED

3. DELEGATIONS:

a. Jenny Steel, Finance Director (Comox Golf Club): Request for letter of support

Comox Golf Club

Jenny Steel from the Comox Golf Club provided an update on the strategic direction of the golf course and requested a letter of support to help secure gaming grant funding for capital projects including an irrigation renewal project.

b. Trevor Dickie (Broadstreet Properties): Potential impact of a east-west pedestrian pathway through proposed development

2123 Hector Road pathway

Trevor Dickie of Broadstreet Properties proposed various pathway options for their multi-family development on Hector Road, seeking clarification on pathway connection requirements and suggesting a 10-meter-wide dedicated statutory right of way as the most minimally disruptive choice.

c. Julie Micksch (RBTech): Request for the Town to hire a registered professional biologist

Julie Micksch

Julie Micksch delivered a detailed presentation on the reasons the Town should employ a registered biologist on staff, including the protection of sensitive ecosystems and features on undeveloped and partially developed lands.

d. Neil Bolton and Eric Delorme (Highstreet Ventures): OCP and Zoning amendment RZ OCP 23-2 (941 Aspen and 2077 Hector Rd)

941 Aspen and 2077 Hector Rd

Neil Bolton from Highstreet Ventures provided an overview of project timelines and development applications, detailing the measures they have taken to advance these applications and their contributions to the community.

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes

Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on Wednesday, May 15, 2024, be Adopted.

(2024.206) -- CARRIED

b. Special Council Meeting Minutes

Special Council Meeting Minutes

THAT the Minutes of the Special Council Meeting, held in Council Chambers on Wednesday, May 22, 2024, be Adopted.

(2024.207) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

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

- 1. Trish Mandewo, UBCM President - 2024 Endorsed AVICC Resolution*
- 2. Sean Fraser, Minister of Housing, Infrastructure and Communities - Letter of Support Regarding the Loaves and Fishes Community Food Bank's Food Security Project.*
- 3. Rebecca Chatters - Pedestrian Crossings on Anderton*
- 4. Jessica Paramio - Anderton and Noel Intersection*
- 5. Natasha Letchford - Anderton and Noel Intersection*
- 6. Michelle Willard - Anderton and Noel Intersection*
- 7. Hope Milroy - Proclamation Request: Childhood Cancer Awareness Month*
- 8. Ellen Rainwalker - Denied Grant for K'omoks First Nation*

a. Consent Agenda

Consent Agenda

- 9. *Stephanie McGowan - Proclamation Request: Brain Injury Awareness Month and Mike's Miles 4 Fundraising Event*

- 10. *Kari Pratt - Anderton & Bolt, and Anderton & Noel Pedestrian Crossings*
(2024.208) -- CARRIED

- 2. *THAT Items:*
 - 3. *(Rebecca Chatters - Pedestrian Crossings on Anderton),*
 - 4. *(Jessica Paramio - Anderton and Noel Intersection),*
 - 5. *(Natasha Letchford - Anderton and Noel Intersection),*
 - 6. *(Michelle Willard - Anderton and Noel Intersection), and*
 - 10. *(Kari Pratt - Anderton & Bolt, and Anderton & Noel Pedestrian Crossings)*
be removed from the consent agenda for discussion.
(2024.209) -- CARRIED

- 3. *THAT traffic concerns regarding the intersections at Anderton Road and Noel Avenue, and Anderton Road and Bolt Avenue, be referred to Administration, and*

THAT a report to be provided to Council prior to budget discussion in 2025.
(2024.210) -- CARRIED

- 4. *THAT Item 9. (Stephanie McGowan - Proclamation Request: Brain Injury Awareness Month and Mike's Miles 4 Fundraising Event) be removed from the consent agenda for discussion, and*
THAT Administration issue a Proclamation recognizing Brain Injury Awareness Month in June.
(2024.211) -- CARRIED

7. UNFINISHED BUSINESS:

a. Adoption of Annual Report

2023 Annual Report

That the 2023 Annual Report, as contained in the June 5, 2024, Regular Council Meeting agenda, be Adopted.
(2024.212) -- CARRIED

b. March 6, 2024, Correspondence from the Comox BIA - Establishment of a Town of Comox Tourism Commission

Comox Tourism Commission

Council discussed the establishment of a Town of Comox Tourism Commission and noted that it will be discussed further at the Special Council Meeting on Wednesday, June 12, 2024.

c. February 7, 2024, Delegation - Carolyn Rice, Make Back Road Safe (Glacier View Drive): Verbal update

Make Back Road Safe

Council discussed the request and noted that Comox Valley municipal governments will send a letter to the Ministry of Transportation and Infrastructure, requesting a meeting to expedite this process.

d. May 1, 2024, Consent Agenda: Tim McKinnon, Food vendors on Lazo Road

Tim McKinnon - Food vendors on Lazo Road

THAT the process for issuing Mobile Vending Permits be reviewed by Administraton and an updated process be provided to Council for 2025.

(2024.213) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS: NIL

10. NEW BUSINESS:

a. 2025-2029 Budget Schedule

Budget Schedule

1. *THAT the June 5, 2024 report from the Director of Finance, titled "2025-2029 Budget Schedule" be received for information.*

(2024.214) -- CARRIED

2. *THAT the 2025-2029 Budget Schedule be amended to include a report on traffic concerns regarding the intersections at Anderton Road and Noel Avenue intersection, and Anderton Road and Bolt Avenue, and*

THAT a report to be provided to Council prior to budget discussion in 2025.

(2024.215) -- CARRIED

b. Bylaw Amendments - RZ OCP 23-2, PR 24-9 - 2077 Hector Road and 941 Aspen Road

2077 Hector Road and 941 Aspen Road

1. *THAT Comox Official Community Plan Amendment Bylaw 1685.11 be given First Reading.*

(2024.216) -- CARRIED

2. *THAT, having considered the Town of Comox May 2020 Housing Needs Report, and Summary Form; the Comox Strathcona Waste Management 2012 Solid Waste Management Plan and the impact on the current Financial Plan, Comox Official Community Plan Amendment Bylaw 1685.11 be given Second Reading.*

(2024.217) -- CARRIED

3. *THAT Comox Phased Development Agreement Authorization Bylaw 2024: Aspen-Hector be given First and Second Readings.*

(2024.218) -- CARRIED

4. *THAT a Public Hearing in respect of Bylaws No: 1685.11, 1850.46 and 2024 be scheduled for July 10, 2024, 6:00 pm, at d'Esterre House, 1801 Beaufort Avenue, with an option for online participation, and notices be published as required in accordance with the Local Government Act.*

(2024.219) -- CARRIED

5. *THAT Comox Subdivision and Development Servicing Bylaw, Amendment Bylaw 1261.18 be given First and Second Readings.*

(2024.220) -- CARRIED

b. Bylaw Amendments - RZ OCP 23-2, PR 24-9 - 2077 Hector Road and 941 Aspen Road

2077 Hector Road and 941 Aspen Road

- 6. *THAT Comox Zoning Amendment Bylaw 1850.46 be given First and Second Readings.*

*AMENDING MOTION:
THAT the main motion be amended to add the following text "and that Item 1.0 in Schedule 1, Outstanding Items, of Planning Report RZ OCP 23-2, PR 24-9 dated June 5, 2024 be deleted."*

(2024.221) -- CARRIED

- 7. *MOTION AS AMENDED:
THAT Comox Zoning Amendment Bylaw 1850.46 be given First and Second Readings, and that Item 1.0 in Schedule 1, Outstanding Items, of Planning Report RZ OCP 23-2, PR 24-9 dated June 5, 2024 be deleted*

(2024.222) -- CARRIED

THE MEETING RECESSED AT 7:03 P.M. AND WAS CALLED BACK TO ORDER AT 7:08 P.M.

c. Community Event Recognition Policy CCL-059: Proclamation review

Community Event Recognition Policy CCL-059

- 1. *THAT the Community Events Recognition Policy CCL-059 be amended to remove Item 7.05 "Issuance of Proclamations".*

*AMENDING MOTION:
THAT the main motion be amended to include: and Item 7.07 "Light up of Town Hall".*

(2024.223) -- CARRIED

- 2. *THAT the Community Events Recognition Policy CCL-059 be amended to remove Item 7.05 "Issuance of Proclamations" and Item 7.07 "Light up of Town Hall".*

(2024.224) -- CARRIED

e. Pearl Ellis Display Cases LTU 2024 - 2027

Pearl Ellis Gallery

THAT the Licence to Use (LTU) or Occupy Agreement between the Town and the Pearl Ellis Gallery of Fine Arts Society, as included in the June 5, 2024, Regular Council Meeting Agenda, be approved for a period of three years effective July 1, 2024; and further, that the Mayor and the Corporate Officer be authorized to execute the agreement.

(2024.225) -- CARRIED

f. Remedial Action Order - 328 Denman Street

328 Denman Street

THAT Council receives for information the report from the Director of Corporate Services and the Bylaw Officer dated May 30, 2024, regarding remedial action at 328 Denman Street;

THAT Council considers the property at 328 Denman Street to be in an unsightly condition and to not comply with the requirements of the Comox Public Nuisance and Property Maintenance Bylaw, 2010;

THAT Council hereby declares the property located at 328 Denman Street to be a nuisance within the meaning of Section 74 of the Community Charter;

THAT Council hereby declares the accumulation of garbage, construction waste and vehicles to be a nuisance, within the meaning of Section 74 of the Community Charter, and so dilapidated and unclean as to be offensive to the community;

THAT Council hereby requires the owner(s) of 328 Denman Street to, upon Council resolution dated June 5, 2024, perform the following actions to the property as prescribed under Section 77 of the Community Charter (the "Remedial Action Requirement"). The scope of the work shall include the following, and be completed within the following timelines:

- 1. Remove and dispose of all refuse, including any refuse stored in the outbuildings (within 30 days); AND*
- 2. Remove and dispose of the derelict trampoline and canvas shed (within 30 days); AND*
- 3. Remove and dispose of all animal waste (within 30 days); AND*
- 4. Remove and dispose of all derelict fencing (within 30 days); AND*
- 5. Remove and dispose of all invasive and non-cultivated growth (within 30 days); AND*
- 6. Remove and dispose of all non-operatable motorcycles (within 30 days); AND*
- 7. Remove and dispose of all rotten, or degraded tarps (within 30 days); AND*
- 8. Remove and dispose of all items that cause the property to be unsightly, including but not limited to, all metal parts, pallets, strewn wood, and anything in a state of disrepair (within 30 days).*

THAT under Section 77 (1) notice of the Remedial Action Requirement be sent to the persons entitled to notice under s. 77 of the Community Charter, including a copy of this resolution;

THAT the Town shall notify the persons entitled to notice under s. 77(1) of the Community Charter that they may request that Council reconsider the Remedial Action Requirement pursuant to s. 78 of the Community Charter, by providing the Town with written notice within 14 days of the date on which notice under s. 77(1) of the Community Charter was sent to them;

AND FURTHER THAT if any or all of the actions required in this Resolution are not completed within the corresponding timelines of the date of which notice under s. 77(1) of the Community Charter was sent to them, as set out above, the Town may, through its staff, contractors or agents,

undertake any or all of those actions required by the Remedial Action Requirement without further notice to and at the expense of the Owner, and recover the costs of doing so in accordance with sections 17, 80, 258, and 259 of the Community Charter.

(2024.226) -- CARRIED

g. Regional Recreation Assistance Program: LEAP - Adults

LEAP Access Recreation Program

THAT Council make permanent the trial, Leisure for Everyone Accessibility Program (LEAP) offering adults (19 years and younger) subsidized recreation under the terms of the program.

(2024.227) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

a. Ken Price (Chief Councillor, K'ómoks First Nation): Request for letter of support for an Addition to Reserve Application

K'ómoks First Nation - Addition to Reserve

THAT the May 23, 2024, letter from Ken Price, Chief Councillor, K'ómoks First Nation, requesting a letter of support for an Addition to Reserve Application be received, and the request granted.

(2024.228) -- CARRIED

b. Marusha Taylor (Director, Pride Society of the Comox Valley): Request for reconsideration of property tax exemption for Bay Community Church

Pride Society - Bay Community Church

Council discussed the request for reconsideration of property tax exemption for Bay Community Church and noted that it will be discussed at the Special Council Meeting on June 19, 2024.

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Haslett

Councillor Haslett advised that he attended the following
-d'Esterre Seniors Centre meeting
-Comox Nautical Days Festival meeting
-Federation of Canadian Municipalities (FCM) conference

b. Councillor Blacklock

Councillor Blacklock advised Council to attend the upcoming Substance Use Strategy - Community Resiliency event on June 11 at the Florence Filberg Centre.

c. Mayor Minions

Mayor Minions attended the following meetings:
-Island Coastal Economic Trust (ICET) meeting
-New Fire Truck dedication event

d. Councillor Kerr

Councillor Kerr advised that he attended the following:

- New Fire Truck dedication event -The Views Information session – Dementia Village
- CVRD Strategic Planning session about Housing
- Volunteered at the Brooklyn School salad bar
- Nautical Days Committee meeting
- Comox Air show
- Head Injury Society Walkathon even

e. Councillor Grant

Councillor Grant advised that he attended the following:

- New Fire Truck dedication event
- CVRD Strategic Planning session about Housing
- The Views Information session – Dementia Village

f. Councillor Meilleur

Councillor Meilleur advised that she attended:

- Baynes Sound Lambert Channel EcoForum at VIU's Deep Bay Marine Field Station
- Comox Archives and Museum board meeting

g. Councillor Swift

Councillor Swift advised that she attended:

- The Views Information session – Dementia Village
- New Fire Truck dedication event
- Comox Valley Sewage Commmission
- Farm Tour with the Farmers Institute

17. RESOLUTION TO GO IN-CAMERA: NIL

18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:37 PM

CARRIED

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



MAYOR



CORPORATE OFFICER