



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday September 4, 2024

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

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
E. Henley, Director of Finance
G. Schreiner, Fire Chief
S. Ashfield, Director of Operations

Call to Order:

The meeting was called to order at 5:00 PM with 9 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, the traditional keepers of this land.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the September 4, 2024, Regular Council Meeting agenda be Adopted.

(2024.304) -- CARRIED

3. DELEGATIONS:

a. Nancy Henderson & Aaron Penner (Urban Systems): Comox OCP and Complete Communities Update

Nancy Henderson from Urban Systems provided an overview of the Town's Complete Communities Growth Assessment, covering the Official Community Plan (OCP) Review and Update, UBCM Complete Communities Program, geospatial analysis, proposed land use scenarios and the next steps.

b. Andrew Scanlan-Dickie (Turner Drake and Partners Ltd): Presentation of Town of Comox's Updated Housing Needs Report

Andrew Scanlan-Dickie presented the 2023 update of the Comox Valley Regional District's Housing Needs Report for the Town of Comox, which examines homeowners, renters, demographics, and housing demand, in line with new legislative amendments requiring standardized 5- and 20-year projections.

REGULARLY MOVED AND SECONDED THAT THE MEETING RECESS AT 5:56 P.M. UNTIL AFTER THE PUBLIC HEARING ON OCP AMENDMENT & REZONING APPLICATIONS: OCP RZ 23-4 (1966 GUTHRIE ROAD)

CARRIED

THE MEETING WAS CALLED BACK TO ORDER AT 7:05 P.M.

4. ADOPTION OF MINUTES:

a. Adoption of Minutes

Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on August 7, 2024, be Adopted.

(2024.305) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

1. *THAT the consent Agenda items as follows be received:*

1. Darcel and Brad Hammond: Appeal of Decision Regarding Secondary Suite Use as Short-Term Rental

2. Rosalind Pattison: Illuminated Advertising Sign at Marina Park

3. Julie Micksch, RBTech: Wetland Buffers Discussed at the Aug 7 RCM: OCP 2077 Hector and 941 Aspen

4. Dana Way: Illuminated Advertising Sign at Marina Park

5. Darrell Tomkins: Noise levels allowed in Marina Park

6. Cathy Peters, BC anti human trafficking educator, speaker, advocate (BeAmazingCampaign.org): UBCM Trade Show 2024- Booth 522- An Anti Human Trafficking Initiative

7. Judith Hilger & Pawel Palkiewicz, Veterinarians: Designation of Northeast Woods as an Official Off Leash Area for Dogs

8. Maurita Prato, Co-Chair & Naomi Robert, Co-Chair (Comox Valley Food Policy Council): Feedback on Parks and Trails Master Plan

9. Lynn Lewis: Responsibility for the Ponds at Brookside Estates on Guthrie Road

(2024.306) -- CARRIED

2. *THAT Item 2. (Rosalind Pattison: Illuminated Advertising Sign at Marina Park) and Item 4. (Dana Way: Illuminated Advertising Sign at Marina Park) be removed from the consent agenda for discussion.*

(2024.307) -- CARRIED

3. *THAT Item 1. (Darcel and Brad Hammond: Appeal of Decision Regarding Secondary Suite Use as Short-Term Rental) be removed from the consent agenda for discussion.*

(2024.308) -- CARRIED

7. UNFINISHED BUSINESS:

a. Rezoning and OCP Application RZ OCP 23-2: 2077 Hector and 941 Aspen Roads

2077 Hector Road and 941 Aspen Road

- 1. *THAT Comox Official Community Plan Amendment Bylaw 1685.11 be given Third Reading.*
(2024.309) -- CARRIED

- 2. *THAT Comox Zoning Amendment Bylaw 1850.46 be given Third Reading.*
(2024.310) -- CARRIED

- 3. *THAT Comox Phased Development Agreement Authorization Bylaw 2024: Aspen – Hector be given Third Reading.*
(2024.311) -- CARRIED

- 4. *THAT Comox Subdivision and Development Servicing Amendment Bylaw 1261.18 be given Third Reading.*
(2024.312) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Comox Building Bylaw Amendment 1472.14: Delete Owner’s Declaration of Secondary Suite and Coach House

Comox Building Bylaw Amendment 1472.14

- THAT Comox Building Bylaw Amendment 1472.14 be Adopted.*
(2024.313) -- CARRIED

10. NEW BUSINESS:

a. Northeast Comox Stormwater Pond

Northeast Comox Stormwater Pond

- 1. *THAT the Town continues to adhere to its previous resolution in regard to Stormwater management in the Northeast (NE) Comox development area passed on March 18, 2020, to endorse scenario 3 where developers are able to construct storm water solutions either individually or jointly to service their own properties.*
(2024.314) -- CARRIED
[Opposed: Councillor CHaslett]

- 2. *THAT Council supports the Town of Comox continuing discussions to contributing a percentage value, to be determined at a later date, of the cost of a large sized storm water pond in the North East Comox Development area to secure excess capacity, to be sold to future developers, and reduce the overall maintenance of the storm water system to future homeowners in the area.*
(2024.315) -- CARRIED

b. Planning Report PR 24-11: Clean BC Better Homes - Home Renovation Rebate Municipal Top Up Program

Home Renovation Rebate

THAT the Town of Comox declines to join the Clean BC Better Homes - Home Renovation Rebate 2024 Municipal Top Up Program.

(2024.316) -- CARRIED

[Opposed: Mayor Minions, Councillors JKerr JMeilleur]

c. Planning Report PR 23-27 and PR 23-28: Complete Communities Growth Assessment and Official Community Plan Review

Complete Communities & OCP

THAT the Planning Report PR 23-27 and PR 23-28 as attached to the September 4, 2024, report titled "Planning Report PR 23-27 and PR 23-28 Complete Communities Growth Assessment and Official Community Plan Review" be received for information.

(2024.317) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

a. Pete Chambers, President (Comox BIA): Road Closure Request: Halloween Costume Parade and Mayor Tree Lighting and Winter Market

Correspondence: BIA Road Closure

THAT the August 6, 2024, letter from Pete Chambers of the Comox BIA, requesting permission to close Comox Avenue between Nordin and Church Street from 2:00 pm to 8:00 pm on Monday, October 31, 2024, for the Halloween Costume Parade event, and to close Comox Avenue from Port Augusta to Nordin Street from noon to 8:00 pm on Friday, November 22, 2024, for the Mayor's Tree Lighting and Winter Market, be received and permission granted.

(2024.318) -- CARRIED

b. Cathy Johnson: Request for Low Fly-by by the Air Force for Birthday Milestone - Nov 16, 2024

Correspondence: Fly-by by Canadian Armed Forces

THAT the August 21, 2024, letter from Cathy Johnson be received, and that the Town of Comox is supportive of a flyby by Canadian Armed Forces aircraft as low as 500 feet, for the 101st birthday celebration on November 16, 2024 for transit, practice, and shows.

(2024.319) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock noted that he will be attending the Comox Valley Mayor's Charity Golf Classic event and advised that he attended the following:

- Restorative Justice board meeting
- Substance Use Strategy meeting
- Music in the Park
- Pride Flag raising at Town Hall
- Comox Valley Ribfest

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b. Councillor Swift

Councillor Swift mentioned that she attended various events but did not have an official report to present.

c. Councillor Haslett

Councillor Haslett advised that he had nothing to report.

d. Councillor Kerr

Councillor Kerr advised that he attended the following:

- Pride Flag raising at Town Hall
- Walked in the Pride Parade with physician allies
- Judge at Comox Valley Ribfest
- Coalition to End Homelessness meeting
- Comox Valley Social Planning Society meeting

e. Councillor Grant

Councillor Grant advised that he attended the following:

- Comox Valley Ribfest
- Met with Pete Chambers, BIA
- Met with Inspector Scott Mercer, RCMP

f. Councillor Meilleur

Councillor Meilleur advised that she attended the following:

- BC Human Rights Commissioner workshop (Systemic Discrimination)
- Restorative Justice workshop (Building Bridges to Reduce Hate)
- Met with Comox Valley Arts Executive Director
- Food Policy Group

g. Mayor Minions

Mayor Minions acknowledged the Comox Fire Department for all the work they do and the following:

- Council working session (Tourism Economic Development and Climate Change)
- Restorative Justice workshop (Building Bridges to Reduce Hate)
- Cadets graduation ceremony - HMCS Quadra
- Pride Flag raising at Town Hall
- 2300 Mission Road project grand opening

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 7:46 PM

CARRIED

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



MAYOR



CORPORATE OFFICER