



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday October 2, 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
R. Houle, 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 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 October 2, 2024, Regular Council Meeting agenda be Adopted.

(2024.320) -- CARRIED

3. DELEGATIONS:

a. Pete Chambers (Comox BIA): Updates on BIA initiatives, challenges and opportunities

Comox BIA Update

Pete Chambers from the Comox BIA provided updates on the Business Matters series and Halloween pathway lighting efforts. The BIA is also preparing for its 2025 renewal, establishing a tourism commission, and seeking traffic management for the event.

b. Rachel Ricard, Director of Land Development (Broadstreet Properties): Applicant of Rezoning Application for 2123 Hector Road

2123 Hector Road

Rachel Ricard from Broadstreet Properties provided an update on the 12-acre parcel at Aspen and Hector, planned for townhomes, infrastructure improvements, and trail dedication. They reported that wetland boundaries were adjusted, a sewer assessment is available on the Town's website, and they request the "no-build covenant" apply only to the phase two apartments, as sewer capacity is sufficient for phase one townhouses.

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes

Regular Council Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on September 4, 2024, be Adopted.

(2024.321) -- CARRIED

b. Public Hearing Meeting Minutes

Public Hearing Minutes

THAT the Minutes of the Public Hearing Meeting, held in d'Esterre Seniors' Centre on Wednesday, September 4, 2024, be Adopted.

(2024.322) -- 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, September 11, 2024, be Received.

(2024.323) -- CARRIED

COMMITTEE RECOMMENDATIONS:

- (1) Climate Action and Economic Development Strategy

COMMITTEE RECOMMENDATION

1. THAT increasing the Town's Employment Lands land base be included as a goal to the Economic Health section of the Town's Strategic Plan.

2. THAT improving the pedestrian connection between the Marina and Comox Ave including exploring mechanized alternatives be added as a goal to the Economic Health section of the Town's Strategic Plan.

3. THAT holding annual forums, such as an annual Economic Development and Tourism forum and a Developer's Forum, with key Stakeholders be included as a goal in the Community Connection and Wellness section of the Town's Strategic Plan.

4. THAT exploring and incentivizing retail zoning in the downtown be added as a goal to the Economic Health section of the Town's Strategic Plan.

5. THAT a floating platform off the breakwater be added to the Economic Health section of the Town's Strategic Plan.

6. THAT the Town continue to consider electrification of the Town's fleet and equipment where practical and appropriate.

7. THAT future proofing infrastructure to prepare for climate change and events be included in the Organizational Excellence section of the Town's Strategic Plan.

COMMITTEE RECOMMENDATIONS:

- (1) Climate Action and Economic Development Strategy

COMMITTEE RECOMMENDATION

- 8. *THAT increased required bike parking and EV charging capabilities in multifamily development be added to the Balanced Community Planning section of the Town's Strategic Plan.*
- 9. *THAT the creation of a residential tree planting program be added to the Balanced Community Planning section of the Town's Strategic Plan.*
- 10. *THAT increasing public awareness of emergency evacuation routes be added to the Community Connection and Wellness section of the Town's Strategic Plan.*
- 11. *THAT the Town promote retrofit programs and top-ups through its communication channels.*
- 12. *THAT the Town review its floodplains bylaws and DPA's during the OCP review process.*
- 13. *THAT the Town of Comox explore acquiring a bee friendly designation to the Strategic Plan.*
- 14. *THAT the Town explore establishing a Town of Comox Tourism Commission*
(2024.324) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

- THAT the Consent Agenda items as follows be received:*
- 1. *Star Nap: Road Closure on Lazo Rd*
 - 2. *Jay Van Oostdam: Reduce Speeds on Urban Streets*
 - 3. *Ron Stovel, Marina Tenant: Municipal Marina Complaint*
 - 4. *Adele Sherman: UBCM's Free Transit for Youth*
 - 5. *Megan Ardyche: Town of Comox Permissive Property Tax Exemptions*
(2024.325) -- CARRIED

7. UNFINISHED BUSINESS:

a. Rezoning and OCP Application RZ/OCP 23-4, Development Permit Application DP 23-5 and Development Variance Permit Application DVP 23-2 (1966 Guthrie Road)

1966 Guthrie Road (Phase 3)

- 1. *THAT Comox Official Community Plan Amendment Bylaw 1685.10 be given Third Reading.*
(2024.326) -- CARRIED

a. **Rezoning and OCP Application RZ/OCP 23-4, Development Permit Application DP 23-5 and Development Variance Permit Application DVP 23-2 (1966 Guthrie Road)**

1966 Guthrie Road (Phase 3)

2. *THAT Comox Zoning Amendment Bylaw 1850.43 be given Third Reading.*

AMENDING MOTION:

THAT the main motion be amended to replace the first word with the text, "THAT Schedule 1, Outstanding Item 6.d(iv) of Planning Report RZ/OCP 23-4, DP 23-5, DVP 23-2 dated July 10, 2024, which requires the applicant to register a restrictive covenant on the title of proposed Lot 2 that secures electrical capacity and ducting to at least 65 underground parking spaces to facilitate the future extension of wiring for Class I EV chargers, be amended to change the number of parking spaces with secured electrical capacity and ducting to from 65 underground parking spaces to all underground parking spaces; and THAT".

(2024.327) -- CARRIED

3. *MAIN MOTION AS AMENDED:*

THAT Schedule 1, Outstanding Item 6.d(iv) of Planning Report RZ/OCP 23-4, DP 23-5, DVP 23-2 dated July 10, 2024, which requires the applicant to register a restrictive covenant on the title of proposed Lot 2 that secures electrical capacity and ducting to at least 65 underground parking spaces to facilitate the future extension of wiring for Class I EV chargers, be amended to change the number of parking spaces with secured electrical capacity and ducting to from 65 underground parking spaces to all underground parking spaces; and

THAT Comox Zoning Amendment Bylaw 1850.43 be given Third Reading.

(2024.328) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. **Rezoning Application RZ 23-6 (458 Anderton Road): Comox Zoning Amendment Bylaw 1850.45**

458 Anderton Road

THAT Comox Zoning Amendment Bylaw 1850.45 be Adopted.

(2024.329) -- CARRIED

10. NEW BUSINESS:

a. **Development Variance Permit Application DVP 24-3 (532 Lazo Road): Development Variance Permit Application to permit a two-lot subdivision**

532 Lazo Road

THAT Development Variance Permit DVP 24-3 for 532 Lazo Road be Denied.

(2024.330) -- CARRIED

b. **RZ 24-3 (2123 Hector Road): Comox Zoning Amendment Bylaw 1850.48**

2123 Hector Road

1. *THAT Comox Zoning Amendment Bylaw 1850.48 be given First Reading.*

(2024.331) -- CARRIED

b. RZ 24-3 (2123 Hector Road): Comox Zoning Amendment Bylaw 1850.48

2123 Hector Road

- 2. *THAT Comox Zoning Amendment Bylaw 1850.48 be given Second Reading.*

AMENDING MOTION:
THAT the main motion be amended to replace the first word with the text, "THAT a no-build covenant be registered on Phase 2 of the development until the Town is satisfied with a sanitary servicing solution, and THAT ".

(2024.332) -- CARRIED

- 3. *MAIN MOTION AS AMENDED:*

THAT a no-build covenant be registered on Phase 2 of the development until the Town is satisfied with a sanitary servicing solution, and

THAT Comox Zoning Amendment Bylaw 1850.48 be given Second Reading.

(2024.333) -- CARRIED
[Opposed: Councillor JKerr]

- 4. *THAT the subject property located at 2123 Hector Road, during the 2025 comprehensive Official Community Plan review, be considered for inclusion within DPA# 11 Wildlife Corridor.*

(2024.334) -- CARRIED

c. Comox Permissive Tax Exemption Bylaw 2036

Permissive Tax Exemptions

- 1. *THAT Comox Permissive Tax Exemption Bylaw No. 2036, 2024, a Bylaw to Authorize Permissive Tax Exemptions for 2025, be given First, Second and Third Readings.*

(2024.335) -- CARRIED

- 2. *THAT the Permissive Tax Exemption Policy CCL-025.01 and tax exemption list be brought forward at the Oct 9, 2024 Strategic Planning Committee meeting for further discussion.*

(2024.336) -- CARRIED

d. UBCM Grant: Community Emergency Preparedness Fund

**UBCM Community
Emergency Preparedness
Fund**

THAT Council supports the Comox Fire Departments UBCM Community Emergency Preparedness Fund application and that, if successful, the Town of Comox is willing to provide overall grant management.

(2024.337) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

a. Dan & Treena White - Seeking Approval to Extend Driveway

**Correspondence: Driveway
Extension Request**

THAT the September 11, 2024, letter from Dan & Treena White requesting approval to extend their driveway be received.

(2024.338) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock advised that he attended the following events:

- Comox BIA Meeting
- Comox Valley Sewage Commission meeting
- King Charles III Coronation Medal ceremony
- Comox Dragon Boat Festival
- Battle of Britain Commemoration Parade
- Comox Valley Coalition to End Homelessness strategic planning session
- Comox Valley Community Justice Board meeting
- Comox Valley Chamber of Commerce lunch with the Mayor
- Comox Valley Chamber of Commerce Mixer
- Rotary Club presentation.

b. Councillor Swift

Councillor Swift advised that she had nothing to report.

c. Councillor Haslett

Councillor Haslett advised that he attended a d'Esterre Seniors Centre Board meeting.

d. Councillor Kerr

Councillor Kerr advised that he attended the following events:

- Comox Valley Recreation Commission Meeting
- Strathcona Wae Management Board Meeting
- Two CVRD Board Meetings
- Nautical Days Debrief Meeting
- Meetings with Two Additional Doctors
- Vancouver Island Regional Library (VIRL) Board meeting
- UBCM Convention and meetings with the Ministers of Housing (twice), Public Safety, Agriculture, Transportation and Infrastructure, Emergency Management and Climate Readiness, and representatives from BC Hydro.

e. Councillor Grant

Councillor Grant reminded everyone about the Elected Official meeting on Oct 3 and advised that he attended the following events:

- Comox Valley Sewage Commission meeting
- Comox Valley Recreation Commission meeting
- CVRD Board Meeting
- Rotary Club presentation.

f. Councillor Meilleur

Councillor Meilleur advised that the Comox Museum and Archives is looking for Board members and attended the following events:

- Comox Valley Food Policy Council meeting
- National Day for Truth and Reconciliation event

g. Mayor Minions

Mayor Minions advised that Fire Prevention Week is October 6 to 12, and the Comox Fire Department will be holding an open house on Sunday, October 13 from 10:00 am to 3:00 pm.

She also attended the following events:

- National Day for Truth and Reconciliation event
- Comox Valley Chamber of Commerce presentation
- Glacier View Lodge Fundraiser
- UBCM Convention and meetings
- Town Hall Session with K'ómoks First Nation

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, October 2, 2024 pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(2024.339) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 6:22 P.M.

THE REGULAR COUNCIL MEETING RECONVENED AT 6:42 P.M.

18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

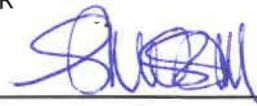
Regularly moved and seconded that the meeting adjourn at 6:42 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER