



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

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

Call to Order:

The meeting was called to order at 5:00 p.m. with 7 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 December 4, 2024, Regular Council Meeting agenda be Adopted.

(2024.422) -- CARRIED

3. ADOPTION OF MINUTES:

a. Adoption of Minutes

Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on November 20, 2024, be Adopted.

(2024.423) -- CARRIED

4. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

5. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

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

- 1. Doug Hillian, Chair (Comox Strathcona Regional Hospital District Board): Dec 5, 2024 Meeting Regarding the Co-location of Health Services.*

a. Consent Agenda

Consent Agenda

- 2. *Marie Racine: Request to Move Cenotaph - Crosswalk in Comox*

3. *Michael Day, Chair (Building & Property Committee, Comox Valley Presbyterian Church): Request for adjustment to water bill.*

(2024.424) -- CARRIED
- 2. *THAT Item 2 (Marie Racine: Request to Move Cenotaph - Crosswalk in Comox) be removed from the consent agenda for discussion.*

(2024.425) -- CARRIED
- 3. *THAT Item 3 (Michael Day, Chair (Building & Property Committee, Comox Valley Presbyterian Church): Request for adjustment to water bill) be removed from the consent agenda for discussion.*

(2024.426) -- CARRIED

THE MEETING RECESSED AT 5:12 PM AND RECONVENED AT 5:14 PM

6. DELEGATIONS:

James Warren (Comox Valley Regional District): Homeless and Affordable Housing supports and Regional Transportation

Housing supports and Regional Transportation

James Warren, CAO of the Comox Valley Regional District (CVRD), presented initiatives to address housing affordability, including the creation of a Housing Corporation and a Non-Market Housing Master Plan. He also proposed amending the Transit Service to a Regional Transportation Service to improve multimodal transportation and regional connectivity, and outlined the next steps, including conducting an Alternative Approval Process to authorize the proposed bylaw changes.

a. James Warren (Comox Valley Regional District): Homeless and Affordable Housing supports and Regional Transportation

THAT future participation in service 450 be added to the December 4, 2024 Regular Council Meeting agenda for discussion.

(2024.427) -- DEFEATED

7. UNFINISHED BUSINESS: NIL

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Comox Parks Use Amendment Bylaw No. 1881.02 - Mobile Food Vendors

Mobile Food Vendors

THAT the Comox Parks Use Amendment Bylaw No. 1881.02 be Adopted.

(2024.428) -- CARRIED

b. Comox Sanitary Sewer and Water Parcel Tax Bylaw No. 2039

Sewer and Water Parcel Taxes Bylaw

THAT the Comox Sanitary Sewer and Water Parcel Tax Bylaw No. 2039 be Adopted.

(2024.429) -- CARRIED

c. Sewer and Water User Rates Bylaws

Sewer and Water User Rates Bylaws

- 1. *THAT the Comox Water Rates and Regulations Amendment Bylaw No. 529.35 be Adopted.*
(2024.430) -- CARRIED
- 2. *THAT the Comox Sewer User Rates Bylaw No. 2038 be Adopted.*
(2024.431) -- CARRIED

10. NEW BUSINESS:

a. Continuation of the Comox Nautical Days Society

Continuation of the Comox Nautical Days Society

THAT the February 7, 2024, decision to dissolve the Comox Nautical Days Society be Rescinded, and

THAT Administration be authorized to execute the necessary legal documents to maintain the Comox Nautical Days Society's active status.

(2024.432) -- CARRIED

b. Housing Accelerator Program: Comox Home Suite Home Incentive Program

Comox Home Suite Home ADU Incentive Program

THAT the Comox Home Suite Home Accessory and Dwelling Unit (ADU) Incentive Program be endorsed, including the issuance of \$3000 grants for the first 25 accessory dwelling units meeting the terms of the program for a maximum expenditure of \$75,000 of the Housing Accelerator Fund allocated to the Housing Accelerator Fund ADU incentive program.

(2024.433) -- CARRIED

c. PR 24-13 Amendment to Zoning Bylaw No. 1850 - Fence Height Review

Zoning Bylaw 1850 Fence Height Review

- 1. *THAT Council direct Administration to prepare an amendment to Zoning Bylaw No. 1850 to increase the allowable fence height in the front or exterior yards of the R1.0 and R1.2 zones from 1.0 m to 1.2m.*
(2024.434) -- CARRIED
- 2. *That Council direct staff to prepare an amendment to Planning Procedure Bylaw No. 1780 to add fence height as a minor development variance permit application.*
(2024.435) -- CARRIED

d. PR 24-14 Comox Zoning Amendment Bylaw No. 1850.49 - Downtown Parking Zoning Amendments

Downtown Parking Zoning Amendments

THAT Comox Zoning Amendment Bylaw No. 1850.49 be given First, Second, and Third Readings.
(2024.436) -- CARRIED

e. PR 24-16 Comox Building Amendment Bylaw No. 1472.15 - Building Permit Fees

Building Permit Fees

THAT Comox Building Amendment Bylaw No. 1472.15 be given First, Second and Third Readings.
(2024.437) -- CARRIED

f. Union of BC Municipalities Community Emergency Preparedness Fund 2024 Disaster Risk Reduction/Climate Adaptions

UBCM Emergency Preparedness Funding

THAT the regional application submitted to the Union of BC Municipalities Community Emergency Preparedness Fund 2024 Disaster Risk Reduction/Climate Adaptions - Category 2 fund for up to \$100,000 be approved;

AND FURTHER THAT as the primary applicant, the Comox Valley Regional District will, apply for, receive, and manage the grant funding through Service 270 Comox Valley Emergency Management and on behalf of the Town of Comox.

(2024.438) -- CARRIED

g. Union of BC Municipalities Community Resiliency Investment Funds – FireSmart Community Funding

UBCM FireSmart Community Funding

THAT the Town of Comox approves the Comox Valley Regional Districts' grant application to the Union of BC Municipalities Community Resiliency Investment Fund - FireSmart Community Funding and Supports for up to \$2,000,000 over 2025-2026;

AND FURTHER THAT as the primary applicant, the Comox Valley Regional District, will apply for, receive, and manage the grant funding, if successful, through Service 270 Comox Valley Emergency Management on behalf of the Town of Comox.

(2024.439) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE: NIL

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Grant

Councillor Grant reported attending the following meetings:
-CVRD Recreation Commission, where discussions focused onC's.
-Comox Strathcona Waste Management Board, where topics included tipping fees, taxation to build reserves, and sorted versus non-sorted tipping.

b. Councillor Kerr

Councillor Kerr thanked SD71 for hosting the Ignite Youth Climate Forum in Courtenay.

c. Councillor Swift

Councillor Swift advised that there will be an event at the Filberg Lodge on December 7 featuring a visit with Santa.

d. Councillor Meilleur

Councillor Meilleur advised that the Regional Parks and Trails Final Plan has been adopted and is available for viewing on the Comox Valley Regional District website.

e. Councillor Blacklock

Councillor Blacklock advised of the following events:

- December 7: Hockey game in support of Wounded Warriors, featuring the CV First Responders the Home Town Glacier Kings,
- December 8: Seal Bay Park, CV Road Runners hosting the annual Jingle Bells Run/Walk fundraiser with Santa.

f. Mayor Minions

Mayor Minions thanked Chief Shreiner for the enjoyable Annual Awards night event and expressed gratitude to the Councillors who participated in the BIA Business Retention Walk to survey businesses on local issues.

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 December 4, 2024 pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

(2024.440) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 6:44 P.M.

THE REGULAR COUNCIL MEETING RECONVENED AT 7:39 P.M.

18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:40 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER