



**TOWN OF COMOX**  
**Minutes of the Regular Council Meeting,**  
**held in Council Chambers on Wednesday May 21, 2025**

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

**Absent:** J. Meilleur

**Staff Present:** J. Wall, Chief Administrative Officer  
S. Russwurm, Corporate Officer  
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 11 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.

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**1. INTRODUCTION AND APPROVAL OF LATE ITEMS:**

**a. Amendment of Agenda**

**Amendment of Agenda**

*THAT the May 21, 2025, Regular Council Meeting agenda be amended as follows:*

- 1. THAT the order of Items 3.a. and 3.b. under Delegations be reversed; and*
- 2. THAT the letter dated May 2, 2025, from MLA Brennan Day, requesting a letter of support, be added to Item 12.a. under Correspondence.*

(2025.208) -- CARRIED UNANIMOUSLY

**2. ADOPTION OF AGENDA:**

**a. Adoption of Agenda**

**Adoption of Agenda**

*THAT the May 21, 2025, Regular Council Meeting agenda be Adopted as Amended.*

(2025.209) -- CARRIED

3. DELEGATIONS:

- a. **Brennan Day, MLA for Courtenay-Comox (Legislative Assembly of British Columbia): Request for Support - Integrated Mobile Crisis Response Team (IMCRT) Car 67 for the Comox Valley**

**Integrated Mobile Crisis Response Team - Car 67**

MLA Brennan Day presented the proposed Integrated Mobile Crisis Response Team (Car 67), a rebranded PACT initiative pairing plainclothes RCMP with mental health nurses to respond to non-emergency mental health calls. He requested Council’s support in principle through endorsement of a joint letter to the Minister of Health.

- b. **Rachel Ricard, Director of Land Development (Broadstreet Properties LTD): RZ 24-3 (2123 Hector) - Applicant**

**2123 Hector Road**

Broadstreet Properties provided an update on the revised 2123 Hector Road proposal, increasing units from 72 to 80 in the form of 2- and 3-storey townhouses due to wetland and sanitary servicing constraints. They aim to begin civil works in October 2025 and phased construction by February 2026, with a proposed rezoning to simplify development.

- c. **Craig Freeman (Merville Community Association): Update on Shakesides**

**Shakesides**

The Merville Community Association outlined their efforts to relocate and renovate the Shakesides building with support from various organizations and regulatory approvals in place. They are fundraising, seeking Council's approval for the move, and requesting a delay in demolition due to current funding constraints. The goal is to preserve Mack Laing’s legacy by converting the building into a caretaker’s residence.

4. ADOPTION OF MINUTES:

- a. **Regular Council Meeting Minutes**

**Regular Council Meeting Minutes**

*THAT the Minutes of the Regular Council Meeting, held in Council Chambers on May 7, 2025, be Adopted.*

(2025.210) -- CARRIED

- b. **Special Council Meeting Minutes**

**Special Council Meeting Minutes**

*THAT the Minutes of the Special Council Meeting, held in Council Chambers on May 14, 2025, be Adopted.*

(2025.211) -- 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, May 14, 2025, be Received.*

(2025.212) -- CARRIED

**b. Nautical Days Festival Committee Meeting Minutes**

**Nautical Days Festival  
Committee Meeting Minutes**

*THAT the Minutes of the Nautical Days Festival Committee Meeting, held in Council Chambers on Wednesday, March 26, 2025, be Received.*

(2025.213) -- CARRIED

**6. CONSENT AGENDA:**

**a. Consent Agenda**

**Consent Agenda**

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

1. *Keil Kodama, Lieutenant (19 Wing Comox): CC-295 Kingfisher Enters Operational Service at 19 Wing Comox*

2. *Wanda Thompson: Destruction of Heritage Gardens*

3. *Deb Scarsbrook: Urgent Request to Protect the Gardens on Comox Hill Road*

4. *Christina Locke: Comox Hill Heritage Garden*

5. *Jennifer Pass, Co-ordinator (CV Elders Take Action): Seniors Advocate Event for June 4*

6. *Linda Thomas, Executive Director (Filberg Heritage Lodge and Park Association): Grand Opening of "Bob's Office" at Filberg Lodge on June 11th*

7. *Will Cole-Hamilton, Chair (CVRD): Social Development Grant Program Response*

8. *Steve Hill: Beyond the Lawn*

(2025.214) -- CARRIED

2. *THAT Item 2. (Wanda Thompson: Destruction of Heritage Gardens, Item 3. (Deb Scarsbrook: Urgent Request to Protect the Gardens on Comox Hill Road) and Item 4. (Christina Locke: Comox Hill Heritage Garden) be removed from the consent agenda for discussion.*

(2025.215) -- CARRIED

**7. UNFINISHED BUSINESS:**

**a. Dayna Forsgren (Coalition to End Homelessness) Grant-in-Aid Funding**

**Coalition to End  
Homelessness**

*THAT a contribution of \$40,000 be approved through the Grant-in-Aid Policy, to be allocated proportionally according the funding request recommended by the Coalition to End Homelessness, to the following organizations:*

- 1. *L'arche Comox Valley - The anchorage site preparation- \$9,524.00*
- 2. *Dawn to Dawn - Affordable Housing watermain repair- \$6,667.00*
- 3. *Dawn to Dawn - Gukwas sa Wagalus - \$23,809.00*

(2025.216) -- CARRIED

**b. Michael Zbarsky (CVRD), David Holzer (BCAA): Update on Regional Electric Bike Share Program**

**Regional Electric Bike Share Program**

*THAT Council approve the inclusion of e-scooters in the Regional Electric Bike Share Program.*  
(2025.217) -- CARRIED

**d. RZ 24-3 (revised concept) 2123 Hector Road**

**2123 Hector Road**

1. *THAT First and Second Readings of Zoning Amendment Bylaw No. 1850.48 be rescinded.*  
(2025.218) -- CARRIED

2. *THAT Zoning Amendment Bylaw No.1850.48 be amended to:*  
*a. rezone the entire subject property to RM7.1 zone as opposed to split-zone: RM7.1 and RM6.1;*  
*b. delete sections that became redundant after Comox Zoning Amendment Bylaw No. 1850.46 was adopted.*  
(2025.219) -- CARRIED

3. *THAT Zoning Amendment Bylaw No. 1850.48 be given First and Second Readings as amended.*  
(2025.220) -- CARRIED

4. *THAT, prior to third reading, Administration explore the potential donation of the undevelopable land within the 2123 Hector Road development and provide a report to Council.*  
(2025.221) -- CARRIED

**8. SPECIAL REPORTS: NIL**

**9. BYLAW ADOPTIONS:**

**a. Fees and Charges Amendment Bylaw 2016.08 (Advertising in Parks)**

**Advertising in Parks**

*THAT the Fees and Charges Amendment Bylaw No. 2016.08 be Adopted.*  
(2025.222) -- CARRIED

**10. NEW BUSINESS:**

**a. 2024 Annual Report**

**2024 Annual Report**

*THAT the 2024 Annual Report as attached to the May 16, 2025 report from the Communications Coordinator, titled "Adoption of the Annual Report", be received; AND FURTHER,*

*THAT the 2024 Annual Report be available for public inspection as per section 98(1)(b) of the Community Charter.*  
(2025.223) -- CARRIED

**b. Budget Amendment - Comox Roundabout - Rodello**

**Comox Roundabout - Rodello**

*THAT the 2025 Budget be amended to move the capital project Comox Roundabout – Rodello project from 2026 to 2025.*

(2025.224) -- CARRIED

**c. Development Permit 24-6 (2025 McKenzie Avenue)**

**2025 McKenzie Avenue**

*THAT Development Variance Permit 24-6 be approved; AND FURTHER,*

*THAT Administration be directed to issue the permit*

(2025.225) -- CARRIED

**d. New Leases – 129 Port Augusta Street (Marine Services Building)**

**Marine Services Buildings  
Leases**

1. *THAT the proposed lease agreement with Bill's Big Animal Encounters Ltd., for the premises located at Unit 102 – 129 Port Augusta Street, during the term August 1, 2023, to July 31,2026, as attached to the May 21, 2025, report from the Director of Corporate Service titled "New Leases – 129 Port Augusta Street (Marine Services Building)", be approved; AND FURTHER,*

*THAT the Mayor and the Corporate Officer be authorized to execute the agreement.*

(2025.226) -- CARRIED

2. *THAT the proposed lease agreement with Surf SUP Inc. DBA Compass Adventure for the premises located at Units 104 and 105 – 129 Port Augusta Street, including a storage building and dryland compound, during the term February 1, 2024, to January 31, 2027, as attached tothe May 21, 2025, report from the Director of Corporate Service titled "New Leases – 129 PortAugusta Street (Marine Services Building)", be approved; AND FURTHER,*

*THAT the Mayor and the Corporate Officer be authorized to execute the agreement.*

(2025.227) -- CARRIED

**e. Parklet Licence – Hangar 31 Enterprises Inc.**

**Hangar 31 Enterprises Inc.**

*THAT the Road Encroachment Licence Agreement for Hangar 31 Enterprises Inc. for a portion of the highway located at the corner of Guthrie and McDonald Roads, during the term January 1, 2025 to December 31, 2029, as attached to the May 21, 2025, report from the Corporate Coordinator titled "Parklet Licence – Hangar 31 Enterprises Inc.", be approved; AND FURTHER,*

*THAT the Mayor and the Corporate Officer be authorized to execute the agreement.*

(2025.228) -- CARRIED

**f. Shakesides Viewing Platform - Next Steps**

**Shakesides Viewing  
Platform - Next Steps**

*THAT Council directs Administration to proceed with the construction of the Mack Laing viewing platform in 2025.*

(2025.229) -- CARRIED

**11. NOTICES OF MOTION: NIL**

**12. CORRESPONDENCE:**

- a. **Brennan Day, MLA for Courtenay-Comox (Legislative Assembly of British Columbia): Request for Support - Integrated Mobile Crisis Response Team (IMCRT) Car 67 for the Comox Valley**

**Integrated Mobile Crisis Response Team - Car 67**

*THAT the letter dated May 2, 2025, from MLA Brennan Day, requesting a letter of support, be received; AND FURTHER,*

*THAT the Town of Comox be included in a joint letter of support to the Honourable Josie Osborne, Minister of Health, advocating for the implementation of an Integrated Mobile Crisis Response Team (IMCRT) in the Comox Valley.*

(2025.230) -- CARRIED

**13. LATE ITEMS: NIL**

**14. REPORTS FROM MEMBERS OF COUNCIL:**

a. **Councillor Blacklock**

Councillor Blacklock advised that a luncheon on the Toxic Drug Crisis is scheduled for June 3 at Crown Isle Resort.

b. **Councillor Swift**

Councillor Swift advised that she had nothing to report.

c. **Councillor Haslett**

Councillor Haslett advised that the next Comox Nautical Days Festival Committee meeting is scheduled for Wednesday, May 28 at 4:00 pm in Council Chambers.

d. **Councillor Kerr**

Councillor Kerr thanked the BIA for inviting Council to their AGM and speaker presentations, and encouraged local businesses to sign up for the Great Canadian Trolley Company's summer pilot program.

e. **Councillor Grant**

Councillor Grant advised that he attended the following meetings:

- Comox Valley Recreation Commission
- Comox Valley Water Committee
- Comox Valley Regional District Board

f. **Mayor Minions**

Mayor Minions advised that she attended the following:

- RCMP Awards Ceremony at Marina Park
- Victoria Day Mayday Parade in Cumberland

**17. RESOLUTION TO GO IN-CAMERA: NIL**

**18. RISE AND REPORT FROM IN-CAMERA: NIL**

**TOWN OF COMOX - REGULAR COUNCIL MEETING MINUTES**

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**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 6:32 p.m.

*CARRIED*

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



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MAYOR



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CORPORATE OFFICER