



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday July 16, 2025

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
E. Henley, Director of Finance
R. Houle, Director of Development Services
T. Hagmeier, Recreation Director
S. Ashfield, Director of Operations

Call to Order:

The meeting was called to order at 5:00 p.m. with 42 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:

a. Amendment of Agenda

Amendment of Agenda

THAT the July 16, 2025, Regular Council Meeting agenda be Amended as follows:

1. THAT the letter from to the Honourable Garry Begg, MLA, Minister of Public Safety and Solicitor General with a request for additional safety and security resources be added under Item 12.d.; and,

2. THAT the order of Items under New Business be revised so that Item h. Official Community Plan Update is moved to Item a., with the remaining items moving down accordingly.

(2025.259) -- CARRIED UNANIMOUSLY

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the July 16, 2025, Regular Council Meeting agenda be Adopted as Amended.

(2025.260) -- CARRIED

3. DELEGATIONS:

a. Vanya Koshti (Cascadia Views Inc): Intro Report for Development Proposal at 1946 & 1950 Comox Ave (RZ 24-4)

1946 & 1950 Comox Ave

Delegates from Cascadia Views presented a 228-unit apartment proposal for 1946–1950 Comox Ave, including a daycare, park, and greenway. They requested support for two traffic entrances, flexible road dedication, and zoning/height variances. Affordable housing and arborist report still pending.

b. Yvette Crane (Save Comox's Urban Forests): OCP & Tree Bylaws

Yvette Crane - Urban Forests

Save Comox Urban Forest urged Council to adopt a strong tree bylaw and urban forest strategy, citing rapid canopy loss. They raised concerns about limited OCP engagement and called for integration of tree protection with future density planning. They asked Council to explain how the strategy and bylaw will be incorporated into the OCP and to hold another public presentation with round two consultation.

c. Rosemary Abram: Exposé Part 1: "The Best Predictor of Future Behaviour is Past Behaviour"

Rosemary Abram - Exposé

The delegation outlined concerns regarding a rezoning application at 1950 Comox Ave, citing non-compliance with public posting requirements, poor property maintenance, and an extensive litigation history—over 100 court cases—involving the landlord and affiliated companies, raising questions about the suitability of the developer and its representatives.

4. ADOPTION OF MINUTES:

a. Regular Council Meeting Minutes

RCM Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on June 4, 2025, be Adopted.

(2025.261) -- CARRIED

b. Special Council Meeting Minutes

Special Council Meeting Minutes

THAT the Minutes of the Special Council Meeting, held in Council Chambers on June 27, 2025, be Adopted.

(2025.262) -- 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, June 11, 2025, be Received.

(2025.263) -- CARRIED

COMMITTEE RECOMMENDATIONS:

(1) UBCM Meeting Requests

1. *THAT the Town of Comox request a UBCM Minister meeting to support the Town's goal of acquiring 900, 910, and/or 920 Pritchard for recreational purposes.*

(2025.264) -- CARRIED

2. *THAT the Town of Comox request a UBCM Minister meeting to support the Town's Federal Active Transportation grant application and seek Provincial support for the desired sidewalk along the north side of Guthrie on MOTI's section of the road.*

(2025.265) -- CARRIED

3. *THAT the Town of Comox request a UBCM Minister meeting to discuss housing related infrastructure funding.*

(2025.266) -- CARRIED

COMMITTEE RECOMMENDATIONS:

(2) Parks and Trails Master Plan - Strategic Priorities

1. *THAT the Strategic Plan be amended to include the following projects:*
 - a) *Community Centre Outdoors/Village Park Concept Plan*
 - b) *Marina Park Concept Plan*
 - c) *Lancaster Park Concept Plan*
 - d) *New Park Washrooms*
 - e) *Beach Access Improvements*
 - f) *Dog Park Pilot Project*

(2025.267) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

1. *THAT the Consent Agenda items as follows be received for information:*
 1. *Kermit Dahl, Mayor (City of Campbell River): BC's Resource-Dependent Communities*
 2. *Craig Freeman, Director (Craig Freeman, Director): Update on Shakesides*
 3. *Wendy Rudolph, Subttute Teacher (Airport Elementary): Letters from Grades 2 & 3 Class Regarding Local Government*
 4. *Linda Gale: Requesting Bylaw for Noise from Moving Vehicles*
 5. *Les Van Herwaarden: Reopen Strathcona Cres to Back Rd/Glacier View Dr*
 6. *Myrna Holman, President (d'Esterre Seniors' Centre Association): 50th Anniversary Celebration & Future Plans for the Association's Current Building*
 7. *Sarah Weber, President & CEO (C3 Alliance): Invitation to the 12th Annual Resource Breakfast Series - Sept 23-25, 2025.*
 8. *Angela MacDougall, Executive Director (Battered Women's Support Services): Request to Discuss Public Safety*
 9. *Josie Osborne, Minister of Health (Province of BC): Reply to Letter Request: Farmers' Market Nutrition Coupon Program.*
 10. *Susan Wood & John Mang, Downtown Comox Events Producers (Susan Wood Communications): Comox Summer Fest 2025 - Thank You*
 11. *Al Gregory: Comox Community Centre HVAC Issues- Fitness Studio*
 12. *Anne Davis: Property Tax Concerns*
 13. *William Crowder: Traffic Calming Saftey Request - Lowering Speed Limits*
 14. *Scott Mercer, Detachment Commander (Comox Valley RCMP): Quarterly Report: April 1 – June 30, 2025*

a. Consent Agenda

Consent Agenda

- 1.0 15. Joanne Wiens: Merville Community Association's Proposal for Shakesides
16. Mike Seib: Property Tax Concerns
17. Alison Rimmer: CVGSAR Funding
- (2025.268) -- CARRIED
2. THAT Item 5. (Les Van Herwaarden: Reopen Strathcona Cres to Back Rd/Glacier View Dr) be removed from the agenda for discussion.
- (2025.269) -- CARRIED
3. THAT Item 2. (Craig Freeman, Director (Craig Freeman, Director): Update on Shakesides) be removed from the agenda for discussion.
- (2025.270) -- CARRIED
4. THAT Item 11. (Al Gregory: Comox Community Centre HVAC Issues- Fitness Studio) be removed from the agenda for discussion.
- (2025.271) -- CARRIED
5. THAT Item 10. (Susan Wood & John Mang, Downtown Comox Events Producers (Susan Wood Communications): Comox Summer Fest 2025 - Thank You) be removed from the agenda for discussion.
- (2025.272) -- CARRIED
6. THAT Item 6. (Myrna Holman, President (d'Esterre Seniors' Centre Association): 50th Anniversary Celebration & Future Plans for the Association's Current Building) be removed from the agenda for discussion.
- (2025.273) -- CARRIED
7. THAT Item 14. (Scott Mercer, Detachment Commander (Comox Valley RCMP): Quarterly Report: April 1 – June 30, 2025) be removed from the agenda for discussion.
- (2025.274) -- CARRIED

7. UNFINISHED BUSINESS:

a. 2025 UBCM Grant - Strategic Priorities Fund – Asset Management Plan

UBCM Grant - Asset Management Plan

THAT Council support the submission of an application to the Union of BC Municipalities (UBCM) Strategic Priorities Fund, as detailed in the July 10, 2025 report titled "2025 UBCM Grant – Strategic Priorities Fund – Asset Management Plan" from the Comox Director of Finance, in the amount of \$276,950 to assist with the necessary revision and update of the tangible capital assets and implementation of asset management software and development of an updated asset management plan; AND FURTHER,

THAT Council commit to providing overall grant management for the project if the application is successful.

(2025.275) -- CARRIED

b. Evolve Expansion – Electric Kick Scooters

Evolve Expansion

1. *THAT the Town of Comox consents to the Electric Kick Scooter Pilot Project (B.C. Reg. 247/2023) taking place within the Town of Comox.*

(2025.276) -- CARRIED

2. *THAT the Comox Street and Traffic Bylaw Amendment No. 1358.06 be given First, Second and Third Readings.*

(2025.277) -- CARRIED

c. Torrence and Noel Boundary Extension – Results of Alternative Approval Process

**Torrence and Noel Boundary
Extension AAP Results**

WHEREAS the Town of Comox has obtained the assent of the electors to petition the Ministry of Housing and Municipal Affairs to extend the boundaries of the Town of Comox as it appeared in the Gazette under issue of May 1, 2025, and in the Comox Valley Record under issues of April 30 and May 7, 2025;

AND WHEREAS all relevant legislative requirements pertaining to a municipal boundary extension in the Local Government Act and Community Charter have been completed;

THEREFORE BE IT RESOLVED THAT the parcels approved for inclusion within the Town of Comox are as follows:

1. *The North half of Lot 20, District Lot 186, Plan 449 (PID 001-095-544, no civic address);*
2. *Lot A, District Lot 186, Plan 24247 (PID 002-992-647, 480 Torrence Road); and*
3. *The North half of the South half of Lot 20, District Lot 186, Plan 449 (PID 009-047-671, 456 Torrence Road).*

(2025.278) -- CARRIED

d. Councillor Grant - CVRD Grant-in-Aid Policy

**Notice of Motion from June
4, 2025, RCM**

THAT the Council of the Town of Comox requests that the Comox Valley Regional District Board amend the Regional Grant-in-Aid Policy as follows:

1. *Policy Statement (Section 1):*

To establish and provide a framework for a small-scale Regional Grant-in-Aid Program, administered through a Community Foundation, as part of the Comox Valley Regional District's (CVRD) Administration and General Government Service. This program is intended to streamline the distribution of already established granting amounts and to support cost control and program efficiency into the future. Should higher levels of grant funding be desired, the CVRD Board may consider the creation of a stand-alone granting service to support such expansion.

2. *Funding Cap (Section 5.b):*

Replace the original clause with "The total Grant Funding available each year shall be set at no more than \$30,000 in 2025, increasing by no more than \$1,000 per calendar year."

(2025.279) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Public Notice Bylaw - Alternative Means of Public Notice

Public Notice Bylaw No. 2045

THAT Comox Public Notice Bylaw No. 2045 be Adopted.

(2025.280) -- CARRIED

10. NEW BUSINESS:

THE MEETING RECESSED AT 6:02 P.M. AND RECONVENED AT 6:05 P.M.

Official Community Plan Update

Official Community Plan Update

Nancy Henderson from Urban Systems provided a presentation to Council on the Official Community Plan Update.

a. Official Community Plan Update

1. *THAT the land use designation for 1805 and 1823 Beaufort Avenue be amended from Harbour and Marina Comprehensive Development (up to 12 storeys) to Harbour and Marina Comprehensive Development (up to 6 storeys) on Map A: OCP Land Use, of the Draft Official Community Plan (OCP), as outlined in Attachment A of the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update."*

(2025.281) -- CARRIED

[Opposed: Councillor SBlacklock]

2. *THAT the land use designations on the south side of Comox Avenue, between Ellis Street and Rodello Street, be amended to allow a maximum of three storeys on Map A: OCP Land Use, of the Draft Official Community Plan (OCP), as outlined in Attachment A of the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update."*

(2025.282) -- CARRIED

[Opposed: Mayor Minions, Councillors SBlacklock JMeilleur]

3. *THAT the land use designation for 2181 Comox Avenue (High Rise Residential) in the Draft Official Community Plan (OCP), as shown on Map A: OCP Land Use and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be amended to include provisions requiring a tenant relocation strategy and a redevelopment plan for the existing building as conditions of any rezoning application exceeding six storeys.*

(2025.283) -- CARRIED

4. *THAT all Mid-Rise Residential (6 storeys) and Mid-Rise Mixed-Use land use designations in the Draft Official Community Plan (OCP), as shown on Map A: OCP Land Use and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be amended to Low-Rise Residential (4 storeys) and Low-Rise Mixed-Use, respectively, in the land use designations.*

(2025.284) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock CHaslett MSwift]

a. Official Community Plan Update

Official Community Plan Update

5. *THAT the High-Rise Residential land use designation in the Draft Official Community Plan (OCP), as shown on Map A: OCP Land Use and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be amended to Mid-Rise Residential (6 stories).*

(2025.285) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock CHaslett MSwift]

6. *THAT Map A: OCP Land Use, as amended and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be approved by Council for inclusion in the Draft OCP Bylaws to be submitted to Council at a future date.*

(2025.286) -- CARRIED

7. *THAT Council reconsider the defeated motion: "THAT the High-Rise Residential land use designation in the Draft Official Community Plan (OCP), as shown on Map A: OCP Land Use and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be amended to Mid-Rise Residential."*

(2025.287) -- CARRIED

8. *THAT the High-Rise Residential land use designation in the Draft Official Community Plan (OCP), as shown on Map A: OCP Land Use and attached to the July 11, 2025 report from the Director of Development Services titled "Official Community Plan Update," be amended to Mid-Rise Residential.*

(2025.288) -- CARRIED

[Opposed: Councillors SBlacklock CHaslett MSwift]

b. 2026-2030 Budget Schedule

2026-2030 Budget Schedule

THAT the July 16, 2025 report from the Director of Finance, titled 2026-2030 Budget Schedule be received for information.

(2025.289) -- CARRIED

c. Aspen and Bolt Sidewalk and Bike Lane Project

Aspen and Bolt Sidewalk and Bike Lane Project

THAT Council direct Administration to proceed with Option 2 as outlined in the July 11, 2025, report from the Engineering Manager titled "Aspen and Bolt Sidewalk and Bike Lane Project," and to install shared vehicle and bike lanes along with parking on both sides of Aspen Road adjacent to Aspen Park.

(2025.290) -- CARRIED

THE MEETING RECESSED AT 8:20 P.M. AND RECONVENED AT 8:25 P.M.

d. Bee City Canada Designation – Request for Council Resolution

Bee City Canada Designation

1. *THAT Council adopt the following resolution in support of applying for Bee City Canada designation:*

WHEREAS the goal of Bee City Canada designation is to promote healthy, sustainable habitats and communities for pollinators;

AND WHEREAS native bees and other pollinators are experiencing widespread declines due to habitat loss, land fragmentation, pesticide use, invasive species, disease, and the effects of climate change;

AND WHEREAS the Town of Comox recognizes that pollinator health is essential to maintaining biodiversity, supporting local ecosystems, and contributing to broader community resilience;

AND WHEREAS the Town's existing initiatives, including native planting beds at Filberg Park and Marina Park, pesticide use restrictions, interpretive signage, and Pollinator Week programming, demonstrate an ongoing commitment to pollinator stewardship;

AND WHEREAS the Town of Comox's Climate Action Plan and Risk Assessment identifies pollinator protection as one of the actions that supports ecosystem resilience, enhances biodiversity, and contributes to a more sustainable and livable community;

NOW THEREFORE BE IT RESOLVED THAT the Town of Comox:

1. *Accepts designation as a Bee City Canada community;*
2. *Will continue to promote the creation and enhancement of pollinator habitat on municipal lands where feasible;*
3. *Will support education and engagement efforts, including seasonal events, signage, and partnerships, to raise awareness about pollinator health;*
4. *Will celebrate Pollinator Week annually as a visible demonstration of this commitment;*
5. *Will designate staff to liaise with Bee City Canada and support the implementation and reporting of pollinator initiatives.*

(2025.291) -- CARRIED

[Opposed: Councillors SBlacklock CHaslett]

e. Comox Recreation and Parks Fees Bylaw No. 2035

**Comox Recreation and Parks
Fees Bylaw No. 2035**

THAT Comox Recreation and Parks Fees Bylaw No. 2035 be given First, Second and Third readings.

(2025.292) -- CARRIED

f. Public Art Policy

Public Art Policy

1. *THAT Policy CCL-082, Public Art Policy, be Adopted.*
(2025.293) -- CARRIED
2. *THAT Council approve up to \$10,000 from the unallocated Special Project budget to support the implementation of the Public Art Policy, including installation supports and fee waivers for equity deserving applicants.*
(2025.294) -- CARRIED

g. Rezoning Application RZ 24-4 (1946 & 1950 Comox Avenue)

1946 & 1960 Comox Avenue

1. *THAT Council direct Administration to work with the applicant to bring forward a zoning amendment bylaw for RZ 24-4, incorporating the conditions identified in the July 16, 2025 Regular Council Meeting staff report titled, "Rezoning Application RZ 24-4 (1946 & 1950 Comox Avenue)," from the Planning Department with the amendments as follows:*
 1. *No additional road dedication required from Ivy Place to allow for a future vehicle connection to Comox Avenue,*
 2. *Access permitted from Comox Avenue (right in, right out).*
(2025.295) -- CARRIED
2. *THAT Council supports an application to be received for a six story building under the current OCP with inclusion of daycare and outdoor amenity space.*
(2025.296) -- CARRIED
[Opposed: Councillors JKerr JMeilleur]

h. Road Encroachment Parklet Licence Agreements

**Impresso Café & Tidal Café
Parklets**

THAT the Road Encroachment Parklet Licence Agreements for:

1. *Impresso Café Inc., for the facility located at 105 – 1811 Comox Avenue, and*
2. *Tidal Café, for the facility located at 146 Port Augusta Street,*

for the term January 1, 2025, to December 31, 2029, as attached to the July 16, 2025 report from the Corporate Coordinator titled "Road Encroachment Parklet Licence Agreements," be approved; AND FURTHER,

THAT the Mayor and the Corporate Officer be authorized to execute the respective Road Encroachment Parklet Licence Agreements.

(2025.297) -- CARRIED

i. Subdivision Servicing Bylaw Update

**Subdivision Servicing Bylaw
Update**

1. *THAT Subdivision and Development Servicing Bylaw No. 2048 be given First, Second and Third reading.*
(2025.298) -- CARRIED

i. Subdivision Servicing Bylaw Update

Subdivision Servicing Bylaw Update

2. *THAT a Latecomer and Cash-in-Lieu policy be developed for Council consideration.*

(2025.299) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

- a. Mike Hoy, Secretary-Treasurer, Comox Fire Protection Improvement District: Board recommendation on the Future of the Comox Fire Protection Improvement District**

Comox Fire Protection Improvement District

THAT the letter dated June 16, 2025, from Mike Hoy, Secretary-Treasurer of the Comox Fire Protection Improvement District, be received; AND FURTHER,

THAT a follow-up letter be sent to the Comox Fire Protection Improvement District.

(2025.300) -- CARRIED

- b. Tracey Stoddart, Board Member (Pride Society of the Comox Valley): Pride Flag Raising Request - August 22, 2025**

Pride Society Flag Raising August 22, 2025

THAT the request for community event recognition from Tracey Stoddart of the Pride Society of the Comox Valley be received; AND FURTHER,

THAT approval be granted for the Pride flag to be raised from August 22 to August 24, 2025.

(2025.301) -- CARRIED

- c. Val Greenlaw, Poppy Chair 2025 (Royal Canadian Legion, Comox Branch 160): Permission for November 11, 2025 Ceremony & Flyby**

Remembrance Day Ceremony & Flyby

THAT the email dated June 23, 2025, from Val Greenlaw, Acting Poppy Chair for the Royal Canadian Legion, be received; AND FURTHER,

THAT permission be granted for the Remembrance Day Ceremony, including a flyby by Royal Canadian Air Force (RCAF) aircraft at altitudes as low as 500 feet, for the purposes of transit, practice, and the ceremony itself, to be held in Comox, British Columbia, on November 11, 2025.

(2025.302) -- CARRIED

- d. Inspector Scott Mercer, RCMP: Letter to the Minister of Public Safety and Solicitor General requesting additional safety and security resources**

Request for Additional Safety & Security Resource

THAT the letter from to the Honourable Garry Begg, MLA, Minister of Public Safety and Solicitor General with a request for additional safety and security resources be signed by the Town of Comox.

(2025.303) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock advised that he had nothing to report.

b. Councillor Swift

Councillor Swift attended various meetings in June as Acting Mayor. She noted that the Sewage Commission has confirmed two-way traffic will be implemented for the August long weekend.

c. Councillor Haslett

Councillor Haslett advised there are two Nautical Days Festival meetings left before the festival weekend and confirmed two-way traffic will be implemented for the August long weekend.

d. Councillor Kerr

Councillor Kerr advised that he had nothing to report.

e. Councillor Grant

Councillor Grant advised that he had nothing to report.

f. Councillor Meilleur

Councillor Meilleur advised that she had nothing to report.

g. Mayor Minions

Mayor Minions highlighted that the Nautical Days and Filberg Festivals are approaching on the BC Day long weekend, with Nautical Days taking place from August 2 to 4.

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 9:38 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER