

**Public Hearing Report and Meeting Minutes
held in d’Esterre Seniors Centre
on Wednesday November 26, 2025**

<u>Present:</u>	Mayor	N. Minions
	Councillors	S. Blacklock, K. Grant, C. Haslett, J. Kerr, J. Meilleur, M. Swift
	Absent	Nil
	Staff	J. Wall, Chief Administrative Officer S. Russwurm, Corporate Officer R. Houle, Director of Development Services

The Public Hearing Meeting was called to order at 5:00 p.m. with 213 members of the public in attendance.

Mayor Minions respectfully acknowledged that the land on which we gather and work is on the Unceded traditional territory of the K’ómoks First Nation, the traditional keepers of this land.

PUBLIC HEARING STATEMENT

Mayor N. Minions made the following statement:

This This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations those persons who believe that their interest is affected by the proposed **Official Community Plan Bylaw No. 2054**.

Proposed *Official Community Plan Bylaw No. 2054* has received first and second readings but has not passed third reading or been adopted by Council.

Notices of this Public Hearing have been published in accordance with the requirements of the Local Government Act. Also, a copy of the proposed bylaw, supporting documentation and any submissions to Council received from the public have been available for inspection at Comox Town Hall as required by the Local Government Act. Copies are also available for review at the desk of the Clerk.

To maintain order and to ensure everyone has a reasonable opportunity to be heard, I ask that each person wishing to speak first sign the Speaker’s List, located at the desk of the Clerk. All speakers will be asked to speak by the Chair. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please limit your presentation to five minutes.

After all have had an opportunity to be heard, anyone wishing to have further input may once again sign the Speaker’s List.

Council will not debate with each other or members of the public. Council will not answer questions; we are here to hear from you. Technical questions may be directed by the Chair to the staff.

Everyone will be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making his or her views heard. Please refrain from any conduct that would intimidate others or discourage them from speaking.

In addition, if you wish to provide a written submission during this Public Hearing, you may do so by leaving a copy at the desk of the Clerk or by sending an email to council@comox.ca. Note that written submissions (including emails to Council) must be received before the end of the Public Hearing.

Bylaw Summary

OFFICIAL COMMUNITY PLAN BYLAW NO. 2054.

In general terms, the purpose of proposed Official Community Plan Bylaw 2054 is to outline the Town's long-term vision for the community and direct future development. The Official Community Plan update will offer guidance on important policy areas, including transportation, the environment, climate change, parks and trails, infrastructure, economic development, culture, recreation, as well as truth and reconciliation, and other key elements that shape how a community grows and functions.

PUBLIC HEARING SUBMISSIONS

Mayor N. Minions made the following statement:

Written – To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk or via email to council@comox.ca before the end of the meeting.

Verbal – The proposed bylaw is now open for discussion.

Summary of Speakers:

1. Alex Jegier, 2355 Valley View Drive, Courtenay, thanked Council for supporting d'Esterre Senior Centre in the OCP, shared a personal perspective on lack of available housing for his family in Comox, and expressed support for mixed housing and adoption of the OCP.
2. Edward Truman, 1912 Comox Ave, asked Council to delay the decision until a new Council is in place or until a referendum could be held.
3. Peter Galpin, 1789 Beaufort Ave, expressed concerns about the Town not requesting input from the community and stated people should decide what the community should be.

4. Andrew Rice, 2347 Stirling Place, Courtenay, expressed concerns that the OCP misses major housing needs and noted that people want to move here, while adding that he supports the OCP/density and believes the Town must build upward as there is no space for new subdivisions.
5. Bill Schneider, 1797 Centennial Ave, stated that the golf course already provides recreation and does not need added connectivity, noting that it caters to the working population, the design is predetermined, and no one wants high-density development.
6. David Durrant, 630 Church St, a long-time resident stated strong opposition to the OCP, emphasizing that development should remain proportional, building on fill should not occur, and that climate and seismic advice must guide decisions, with livability and community character put first.
7. Mary Whyte, 1912 Comox Ave, noted that she started the Keep Comox's Charm Facebook page, said the OCP goes far beyond the group's original concerns, and reported 64,700 views showing strong public interest, and urged Council to listen to the community.
8. Mel McLaughlin, 1688 Dogwood Ave, from Save Comox Trees, reiterated their call for a tree-cutting moratorium, urged delaying third reading until a tree bylaw is passed, referenced the 2011 traffic study, and asked that the default speed limit be lowered below 50 km/h.
9. David Proctor, 282 Comox Ave, stated affordable housing isn't possible without added density and stressed the need for higher density in the downtown.
10. John Neville, 170 Bay Court, owns the CV Marina and noted the site has petitioned for a comprehensive development zone and could accommodate a hotel, and emphasized the need for density, adding that avoiding building up leads to costly sprawl and that taxes increase less with higher-density growth.
11. Martha Wetmore, 1533 Mulberry Lane, opposed the plan, saying Comox is losing its charm and the waterfront won't be affordable for the average family, adding that while she accepts growth, she does not support six-storey buildings and questioned whether infrastructure and traffic can be safely managed.
12. Earl Beaudry, 1198 Anderton Rd, asked a question about a property in Comox.
13. Barb Clement, 142 Manor Place, noted that Manor Place has only one access point, that traffic in and out is already busy, raised evacuation concerns, and said a four-storey Manor is incongruent with the area.
14. Colin Park, 1467 Balmoral Ave, warned that developers have too much influence, said he isn't opposed to some increase in height but not in the downtown or on the waterfront, and referenced a book on public investigations into the disappearance of communities.

15. Carol Molstad, 351 Church St, explained that third spaces are social environments separate from home and work where people gather, build relationships, and connect, stating the dog park is an ideal third space, but noted it isn't usable in summer because of ground wasps.
16. Tim Down, 2310 Guthrie Rd, voiced concerns that his children won't have the same opportunities without a wider range of housing, noted the value of neighbourhood mixed-use nodes and managed growth, and expressed support for the OCP's direction.
17. Bud Taylor, 1582 Balmoral Ave, commended Council on the traffic circles, questioned why the Province is requiring Comox to adopt a new OCP by December, and complimented the flower boxes at the Lorne site.
18. Marianne Enhorning, 358 McLeod St, is a long-time resident who supports some density but not city-scale growth, urged four-storey cap, opposed removing mature trees for six-storey Buena Vista project, suggested Anderton or Guthrie instead.
19. Stuart Robinson, 1712 Dogwood Ave, stated housing and density planning is essential for future opportunities, stressed the need for a guiding plan, appreciated Council's work with local businesses, noted the strain when employees can't live in town, and supported the OCP.
20. Matt McManns, 2141 Downey Ave, understands the need for development but opposes six-storey buildings and believes anything above four storeys doesn't belong in Comox.
21. John Neilson, 1500 Balmoral Ave, as Brooklyn Creek Watershed Society president, Brooklyn Creek Watershed Society president, supported urban forest plans, noted canopy dropped from 27% to 25%, and raised height concerns on Comox and Buena Vista.
22. Martha Gerow, 1907 Buena Vista Ave, concerned about six storeys on Buena Vista, citing tree survival at 3–4 storeys, canopy loss, shadow impacts, and need for traffic calming before added density.
23. Cheri Donaldson for Bill Toews, 1812 Comox Ave, spoke in support of the OCP, saying its focus on more housing doesn't change Comox's character but helps young families, supports aging in place, and provides options for local workers.
24. Rod Sutton, 857 Deal St, agreed with many speakers, called for more transparency, additional roundabouts, clarity on affordable housing delivery, and reporting on housing units built.
25. Derek Constantino, 518 Spitfire Dr, stated Comox must add 3,300 units and, with no room to expand outward, must build up. Noted six storeys isn't a high-rise, early floors aren't financially viable and downtown needs more residents. Urged Council to stay the course.

26. Kurt Reimer, 1480 Baybrook Dr, as a business owner, questioned lack of redevelopment at Edgewater and Lorne, noted core lacks land and workers, said adding two storeys won't erase Comox's charm, and supported the proposed OCP.
27. Stefan Scott, 1747 Beaufort Ave, isn't against density and knows growth won't stop, but wants a middle ground, adding that six storeys on Beaufort doesn't make sense and that European oceanfront towns show high density can still be visually appealing.
28. Yvette Crane, 2250 Manor Place, stated an open-minded approach is essential and that slow growth with careful densification is the best path, stressing the need to safeguard the community and include an urban forest management strategy in the OCP.
29. Lynne Blair, 1720 Beaufort Ave, referenced a 1986 Healthy Community study of a Nordic community that placed senior housing on second floors above commercial space and said Council should look to similar examples for building community.
30. Shawn Vincent, 1705 Comox Ave, noted similar concerns existed 20 years ago despite growth; highlighted tree preservation and the award-winning five-storey Berwick; questioned why height specifically is an issue.
31. Tim Krutzmann, 1239 Beckton Dr, stated that, as a golf club member, that recreation demand in Comox is high and it would be short-sighted to repurpose the golf course.
32. Carla Hundley, 2040 Wallace Ave, stated Comox has grown less affordable, the core is already dense, and opposed building in the town center; noted community division and doubted condos attract residents.
33. Chris Gerow, 358 McLeod St, opposed the OCP, arguing that densification is unsuitable given local constraints, preferred low-rise development, saw no traffic planning, emphasized protecting urban trees, and urged Council to revise the plan.
34. Bonnie Brett, 1895 Buena Vista Ave, requested Council delay OCP adoption, citing mature Douglas firs and concerns about building heights being out of character for Comox. Supported densification but urged a more creative approach.
35. Zim Zimmerman, 500 block King Rd, supported added density but stressed preserving community character, suggested village centres instead of taller buildings, questioned focusing growth in established areas, and said affordability won't be solved by 6-storey development.
36. Doug Veale, 2025 Beach Dr, opposed high-rise growth in Comox, noting slow historic population increase and arguing for low-rise development in town while directing taller buildings to a satellite village outside the urban area.

37. Mel McLaughlin (2nd time), 1688 Dogwood Ave, urged Council to push back against provincial pressure, questioned development near the golf course, and challenged claims that builders cannot profit on homes priced around \$1 million.
38. Paul White, 1912 Comox Ave, supported development but felt residents aren't heard, opposed six-storey buildings, questioned projections, and urged postponing third reading.
39. Carla Hundley (2nd time), 2040 Wallace Ave, noted downtown businesses are stable, recalled past struggles, encouraged looking to European architectural examples, and said several underused pocket areas deserve thoughtful development.
40. John Chislett, 303 Church St, stated the issue is design quality rather than height, encouraged reinstating a design panel to improve pedestrian character, and felt recent 4-storey buildings near the old hospital don't reflect the community's character.
41. Jay van Oosten, 1740 Linden Ave, raised transportation concerns and suggested reducing speed limits from 50 km/h to 40 or 30 km/h.

Close of Public Hearing:

There being no further speakers wishing to make representation, Mayor Minions made the following statement:

I remind those present that legal considerations prevent the members of Council from considering any representation made after the close of this Public Hearing item.

Before closing this Public Hearing item, I am going to call three times for any further speakers.

For the first time, is there anyone who wishes to make any further representation? For the second time, is there anyone who wishes to make any further representation? For the third time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing item closed.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:51 p.m.

CARRIED

Submissions received before 12:00pm on November 26 are attached to these minutes:

1. Email received from Karen Chrysler, #6-351 Church street
2. Email received from Helen Koziol & Wilf Craats, 1933 Taylor Ave
3. Second email received from Helen Koziol and Wilf Craats, 1933 Taylor Ave
4. Email received from Alison Rimmer, 1952 Buena Vista
5. Email received from Ian Patterson, 1953 Hamilton Rd
6. Email received from Bruce Abbotts, 555 Haida Street
7. Email received from Dr Leanne Gutierrez and Kyle Herman, 1640 Kingsley Ct

8. Email received from Karin Kratz, 2223 McKenzie Ave
9. Email received from Roger Sum, 630 Williams Rd
10. Email received from Lucy Smythe, #207 1683 Balmoral Ave
11. Email received from Darrell Fisher, 2016 McKenzie Ave
12. Email received from Theresa and Jim Martin, 1510 Juniper Pl
13. Email received from Terry Lawrence, 1716 Totino Pl
14. Email received from Catherine Hannon, 2301 Comox Ave
15. Email received from Carman R. Thompson, 1291 Noel Ave
16. Email received from Janice Nicklin, 1496 Bryant Pl
17. Email received from David Burns, 8-352 Douglas St
18. Email received from Sue Fulkerth, 1263 Potter Pl
19. Email received from Darin Nielsen, 918 Highwood Dr
20. Email received from Ron & Linda Vermeulen, #202-1811 Comox Ave
21. Email received from John Neville, 170 Bay Ct
22. Email received from Evelyn Nixon, 2041 Beach Dr
23. Email received from David and Carol Durrant, 630 Church St
24. Email received from Jaime McDowell, 1903 Beaufort Ave
25. Email received from Mary Wilson, 1784 Spruce Way
26. Email received from Philip Hinds, 879 Hercules Place
27. Email received from Jessica Strobl & Jeff Elliott, 1186 Lazo Rd
28. Email received from Terry Wedel, 1895 Buena Vista Ave
29. Email received from Cheryl Taylor, 481 Holly Pl
30. Email received from Pat Everett, 1067 Kye Bay Rd
31. Email received from Comox Golf Club Board of Directors, 1718 Balmoral Ave
32. Email received from Joanne Wiens, 1418 Kye Bay Rd
33. Email received from Ashley Pinder, 170 Carthew St
34. Email received from Vivian Chislett, 303 Church St
35. Email received from Barbara Clement, 142 Manor Dr
36. Email received from Chantelle Zawila & Kent Gilroy, 1875 Robb Ave
37. Email received from Dianne Sellin, 557 Bambrick Pl
38. Email received from Jim and Nicole Wright, 642 Colby Rd
39. Email received from Bonnie Brett, 1895 Buena Vista Ave
40. Email received from Dr. Andrew Remillard, 364 Butchers Rd
41. Written submission received from L. Huibers, 2063 Murphy Ave
42. Written submission received from Annemarie Pletscher, 1984 Buena Vista Ave
43. Written submission received from Shirley Dumas, 1958 Buena Vista Ave
44. Written submission received from Cathryn W. Thompson, 1291 Noel Ave
45. Written submission received from Ralph Watts, 1833 Robb Ave
46. Written submission received from Mel McLachlan, 1688 Dogwood Ave
47. Second written submission received from Mel McLachlan, 1688 Dogwood Ave

Submissions received at the meeting, are attached to these Minutes:

1. Email received from Eric Alexandre, 175 Bay Ct
2. Email received from Erin Bevans, 1504 Juniper Pl
3. Email received from Catherine Black, 1847 Buena Vista Ave

4. Email received from Kate Casselman, 1765 Linden Ave
5. Email received from Barbara Clement, 142 Manor Dr
6. Email received from Robyn Dickinson, 1415 Noel Ave
7. Email received from Katy Doran, 1081 Mantle Dr
8. Email received from Carol Finley, 2045 Beaufort Ave
9. Email received from Catherine Hannon, 2301 Comox Ave
10. Email received from Roy Heaton, 863 Albion Rd
11. Email received from Sean McDonald, 902 Highwood Dr
12. Email received from Bonnie McGlashan, 2187 Comox Ave
13. Email received from Margaret McKenzie, 360 Fairway Ct
14. Email received from Julie Micksch, 906 Acacia Rd
15. Email received from Neale Mullen, 524 Cormorant St
16. Email received from Denise Reide, 334 Redwood St
17. Email received from Nina Sato, 1789 Beaufort Ave
18. Email received from William Schneider, 1797 Centennial Ave
19. Email received from Shannon Smith, 260 Ivy Pl
20. Email received from May Trieu, 1504 Juniper Place
21. Email received from Jay Van Oostdam, 1740 Linden Ave
22. Email received from Diane Van Oostdam, 1740 Linden Ave
23. Second email received from Jay Van Oostdam, 1740 Linden Ave
24. Third email received from Jay Van Oostdam, 1740 Linden Ave
25. Fourth email received from Jay Van Oostdam, 1740 Linden Ave
26. Email received from Michael Wedge, 1680 McLaughlin Drive
27. Email received from Frank & Jill White, 1912 Comox Ave
28. Email received from Mary Whyte, 1912 Comox Ave
29. Written submission received from Anne Hatlelid, 2069 Beaton Ave
30. Written submission received from Bill Toews, 1812 Comox Ave
31. Written submission received from Brenda Bavin, 197 Ellis St
32. Written submission received from Carla Hundley, 2040 Wallace Ave
33. Written submission received from Carol Mostad, 351 Church St
34. Written submission received from Caroline Wrokel, 243 Beach Dr
35. Written submission received from Catherine Hannon, 233 Comox Ave
36. Written submission received from Christin & Dennis Keeler, 1935 Beaufort Ave
37. Written submission received from Donna Klym, 2310 Guthrie Rd
38. Written submission received from Jeff West, 148 Beach Dr
39. Written submission received from Joanne McKechnie, 1611 Noel Ave
40. Written submission received from John Bavin, 197 Ellis St
41. Written submission received from John North, 1685 Beaufort Ave
42. Written submission received from Laika Heflin, 1809 Buena Vista Ave
43. Written submission received from Lynne Blair, 1720 Beaufort Ave
44. Written submission received from Martha Gerow, 1907 Buena Vista Ave
45. Written submission received from Maureen Denny, 1515 Balsam Ave
46. Written submission received from Nancy Lang, 163 Stewart St
47. Written submission received from Neil Ladell, 1533 Dogwood Ave
48. Written submission received from Patricia Emsley & Brian Stemecki, 1950 Comox Ave
49. Written submission received from Rod Hamerston, 1360 Mountain View Ct

- 50. Written submission received from Rosalind Pattison & Dana Way, 1723 Beaufort Ave
- 51. Written submission received from Sheila Borman & Thomas Bennett, 144 Manor Dr
- 52. Written submission received from Shelley & Leon Bohmer, 1713 Beaufort Ave
- 53. Written submission received from Wayne Matkoski, 2044 Hector Rd
- 54. Written submission received from William Schneider, 1797 Centennial Ave

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

Certified fair and accurate pursuant to Section 890(7) of the Local Government Act.



MAYOR



CORPORATE OFFICER

Town of Comox – Administration

From: Karen Chrysler [REDACTED]
Sent: November 18, 2025 8:09 AM
To: council
Subject: Ocp

RECEIVED

November 18, 2025

TOWN OF COMOX

LOG: 25-478	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Dear Council, I am unable to attend next Wednesday's public meeting on the OCP so I would like to write you about my concerns.

You will be aware thr I am using the Keep Comox's charm info email to make my points.

Please Keep building heights human-scaled (4 storeys or less)_ Please require substantial step-back/terracing to minimize building massing Please Ensure remaining views, natural light corridors are protected. Density can happen without south side 6 storey buildings blocking daylight and leaving north-side properties in shadow.

Integrate density into existing neighbourhoods, respectfully. i think the building beside the golf course is an excellent example of this.

I thank you for your attention.

Karen chrysler
#6-351 Church street
comox, Bc
[REDACTED]

Sent from my iPad

RECEIVED

November 18, 2025

TOWN OF COMOX

LOG: 25-479	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

From: Helen Koziol [REDACTED]
Sent: November 18, 2025 1:04 PM
To: council <council@comox.ca>
Subject: Proposed Town of Comox OCP As Presented Should NOT be Approved

Mayor Minion and Council;

The impact of the proposed OCP has not been clearly and succinctly presented and this document SHOULD NOT be approved at the upcoming third and final reading.

This ridiculously large document is sadly lacking an "Executive Summary" that would outline and summarize what the changes would be when compared with the existing OCP and what the final impact the proposed OCP would have on the residents of Comox.

The actual impact to residents of Comox was buried in this verbose, enormous draft document. Our main concern, which will likely be echoed by ALL residents of Comox, is how the changes will directly impact our residential communities. For instance, could the new OCP result in my neighbour's property becoming 4 houses where currently 1 house exists, or could a six-storey apartment building be constructed? What exactly does maximum densification for the Harbourview area mean?

Comox has limited access and egress (Comox Avenue and Guthrie Road). Neither of which can be easily widened to accommodate the proposed increase in population. We live south of Comox Avenue and already have significant difficulty exiting our community safely.

We recognize the town is obligated to address densification as a result of pressure from the federal and provincial governments HOWEVER what is being

proposed in the new OCP likely exceeds their mandates. Instead of approving the proposed OCP, Comox should instead take a firmer stance with the governments (as several other municipalities have done) and push back on their densification demands.

We appreciate that significant planning effort went into addressing transportation, services, industrial development, recreation, etc. HOWEVER please see that our primary concern is what the impact of the OCP will have on the existing residential communities. The 15,000 people living in Comox deserve to have it clearly laid out as to how the new OCP will change the residential neighbourhoods.

Only when citizens understand the impact, can the Town get a true read on the public's acceptance of any OCP.

Sincerely,
Helen Koziol & Wilf Craats
1933 Taylor Avenue, Comox

RECEIVED

November 19, 2025

TOWN OF COMOX

LOG: 25-480	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

From: Helen Koziol [REDACTED]

Sent: November 19, 2025 8:30 AM

To: council <council@comox.ca>

Subject: Town of Comox Should Review Why the Mayor of Saanich is Changing Directions

Mayor Minion and Council:

As a follow-up to the e-mail sent to you yesterday, we strongly advise that you review the draft OCP and take serious note of all the push back from residents.

The following are extracts from the November 19th edition of the Victoria Times Colonist:

allay fears of residents who worry Saanich is growing too fast.

Murdock said now is an “opportune time to pivot a little bit and respond to some of what’s been going on in our community.” The scale and pace of change being contemplated in the district have resulted in growing unrest among residents, said the mayor, who argues that he wants to bring the conversation back to “reasonableness.”

“I was finding it increasingly difficult to be able to make an argument against a lot of voices that were saying that what’s proposed is unreasonable,” he said.

In his address to council, Murdock said it’s time to “lower the volume” so residents and the district can have a conversation about how the community will grow.

Now is the perfect time to apply the brakes, push back against governments densification demands and clearly communicate how the OCP will impact residential owners.

Sincerely,
Helen Koziol and Wilf Craats
1933 Taylor Avenue, Comox

RECEIVED

November 18, 2025

TOWN OF COMOX

LOG: 25-481	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

From: Alison Rimmer [REDACTED]

Sent: November 18, 2025 4:43 PM

To: council <council@comox.ca>

Subject: OCP written submission

Mayor Minion and Council
Town of Comox

Good day,

My wish is to add my voice to those who can attend the meeting on Nov 26th. I very strongly support keeping the building height in Comox at a **four storey maximum**. You've been in other towns and we know that low buildings and landscaping are really important. The Parks Department has for decades been outstanding, and we need to keep the buildings low so as not to wreck the feel of the Town. I'd like to see four stories with ample set-backs in our Town, please.

Thank-you for your attention.

Alison Rimmer
1952 Buena Vista
(since 1984)

Town of Comox – Administration

From: ian rhodes [REDACTED]
Sent: November 23, 2025 11:11 AM
To: Town of Comox – Administration
Cc: Planning Dept
Subject: OCP

RECEIVED

November 23, 2025

TOWN OF COMOX

LOG: 25-485	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

To Whom it may concern;

I would like to comment on the current Draft OCP. Specifically the portion regarding the Comox Golf Club. I am not a member of the Comox Golf Club, however I do golf there occasionally.

I take issue with sections 2.18, 20.2 and 20.3 of the OCP.

2.18 - Running an active transportation route through the club is absurd. The course is bordered by Church street on the west and a path on the east. Letting the public walk through the course only invites injury and mayhem when, not if, someone gets hit by a golf ball.

20.2, 20.3 - the town of Comox has enough trouble taking care of the parks it already has without adding more. If there is a burning desire to commune with nature I suggest the town put some meaningful thought into developing and enhancing the waterfront, which is only two blocks away, much like what has been done in Campbell River and Willow Point.

Robert Filberg was clear. He donated the land on condition that it remain a golf course and I believe we should honor his legacy by leaving the Comox Golf Club as is.

Having a golf course in the center of town is an economic benefit, it draws people to downtown Comox. Leave it alone.

Thank you and regards,
Ian Patterson
1953 Hamilton Road
Comox, B.C.

Town of Comox – Administration

From: Bruce Abbotts [REDACTED]
Sent: November 22, 2025 9:00 AM
To: council
Subject: OCP bylaw

RECEIVED

November 22, 2025

TOWN OF COMOX

LOG: 25-486	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Bruce Abbotts 555 Haida Street, Comox BC V9M 4A7

Resident since 1997

I am not in favour of the proposed zoning bylaw proposal increasing height restrictions over four stories in any part of the downtown core including the marina area. The recent renovation of Comox Ave. is ample evidence of the traffic problem which would only be exacerbated by an increased population base should that avenue of egress be compromised. I would hope that our small town flavour be maintained.

Town of Comox – Administration

From: [REDACTED]
Sent: November 22, 2025 9:28 AM
To: council
Subject: North Pritchard neighborhood

RECEIVED

November 22, 2025

TOWN OF COMOX

LOG: 25-487	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Amended with address by our names.

Good morning Council members,

My husband and I are unable to attend the community planning public hearing next week.

Please receive this email as notice that we are absolutely **against** the proposal to change the zoning for developing the North Pritchard neighborhood.

We live on Kingsley Court and this would directly affect us.

Currently we have a peaceful neighborhood with low volume traffic (although already unfortunately increasing with the rise to our population and recent road construction).

With our local wildlife, farmland, and water shed, this is not the area to build high density housing.

A large building would look directly into our backyard, devaluing our property.

Please note our significant concerns. Comox needs to maintain its small town charm and this would ruin the area.

Sincerely

Dr Leanne Gutierrez and Kyle Herman

1640 Kingsley Court, Comox

Sent from my iPhone

Town of Comox – Administration

From: Karin [REDACTED]
Sent: November 23, 2025 5:41 PM
To: council; Planning Dept
Subject: Comment on Proposed OCP November 2025
Attachments: Comment on OCP proposal November 2025.pdf

RECEIVED

November 23, 2025

TOWN OF COMOX

The ability to comment is not as transparent to me as perhaps it is.

Following the news media and several differing web pages, I have settled on emailing the above addresses.

Thank you for the potential to comment on the proposed OCP and the work done to create a vision for the Town of Comox.

Karin Kratz

(Resident at 2223 McKenzie Ave Comox.)

LOG: 25-488	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Karin Kratz

Comox BC

November 23 2025

Town of Comox Council

With regard to The Town of Comox OCP

Thank you for the opportunity to comment on the OCP. While I have missed the opportunities that were offered before, whether from missed notices or not being part of the targeted stakeholders, I am grateful for the opportunity to send in a comment now.

I appreciate that you have created a **Vision for the community**:

Comox embraces its natural areas and surroundings, recreational opportunities and the unique atmosphere of its seaside setting. The heart of Comox is the Downtown – a compact, pedestrian friendly area with a lively mix of housing, services, and amenities. New development diversifies housing and employment options throughout Comox and is accompanied by concerted efforts to minimize environmental impacts. Mixed-use nodes throughout the community allow residents to safely access education, services, amenities, and employment by walking, rolling, or using public transit.

A vision for the community has been needed to refer all bylaw amendments, development and forward movement.

My commentary will be based on the presented vision for Comox and suggestions on way finding that is essential to truly embrace this vision.

Thank you also for providing the **Guiding Principles** that the Town of Comox will use in its development, expansion, evaluation and community building efforts.

Those Guiding Principles are:

1. Prioritize integrated community planning, and neighbourhood nodes, with strong links between land use, infrastructure, active transportation, and community amenities.
2. Plan Comox to be a complete community with convenient access to services and amenities linked by multi-modal transportation options for all abilities.
3. Enhance Downtown Comox in partnership with the Comox Business in Action (BIA) and other interested community partners.
4. Continue to build a strong relationship with K'omoks First Nation.
5. Expand and enhance partnerships with agencies, organizations, and regional partners.
6. Protect, restore and enhance the natural environment and urban forest.
7. Provide a connected and diverse network of parks, trails, and open spaces.
8. Enhance the Urban Forest and Contribute to achieving emissions targets and risk management objectives of the Climate Action Plan and Risk Assessment.
9. Enhance employment and economic development for the Town of Comox

I will include the Guiding Principles in my commentary to link the Vision to the Guiding Principles.

Of note, the Vision and Guiding Principles DO NOT include equitable affordability; community personal connectivity (outside education, employment and commerce); access and use of community amenities, infrastructure, land use, and commercial endeavours by persons with diverse abilities.

I am please to note that the OCP will include the acknowledgement of the importance of a public transit to allow residents to 'safely access education, services, amenities, and employment'. For this to be viable it must of course be logical, comprehensive, accessible and scheduled to meet the needs of the people. Currently, as you are all likely aware, the public transit within the Town of Comox, is designed to afford minimal access to areas within Comox. Since 2018, the Public Transit system COMOX route #3 has been, at best a weak feeder to the main CVRD route #1. It has been scheduled to be a lame duck inspiring abandonment of ridership. From West Comox, the Hyland high school is not accessible. Students from Hyland can not take the bus home if they live in East Comox. Persons in East or North Comox can visit West Comox but can not visit East Comox passed the Comox Mall. Connecting buses do not align in scheduling with the internal #3 and no internal bus system exists for getting home after 7 PM. This has inspired a strong preference of car use within and without Comox. I have written often about this situation since 2018. If Comox is serious about 'the Climate Action Plan', 'integrated community planning and neighbourhood nodes', and 'be a complete community with convenient access to services and amenities linked by multi-modal transportation options for all abilities' that creates "a complete community with convenient access to services and amenities linked by multi-modal transportation options for all abilities"; then a working effective, consistent public transit that connects the diverse neighbourhoods to employment, education, community amenities and to one another is essential.

Given the demographics, providing public transit that connects the citizens of Comox to all of the above and to the greater CVRD public transit system provides an affordable means of access to the amenities within and without the Town of Comox. Whether seniors, children or young families, public transit is an affordable, accessible transport mode that can be thoughtfully integrated to *encourage* its use and *promote* inter-neighbourhood *connection*. It is well established that use of public transit is a key contributor to Active Transportation. From the government of Canada (though of note, it does not acknowledge differently abled physical travel) :

Active transportation is any form of human-powered travel—most commonly walking and cycling, but also in-line skating or skateboarding. In the context of this project, the term also includes public transit because virtually every transit trip starts and/or ends with an active transportation journey

Or from the government of BC:

The availability and ease of access to different modes of transportation (such as public transit) appear to have a substantial influence on Overall AT Usage in B.C. Two in five respondents typically used a motor vehicle or multiple modes of travelling to and from activities in their communities and overall AT Usage was significantly higher for those who had access to a bicycle and those who lived within walking distance of a transit stop.

In order to increase the opportunities of employment, hospitality, tourism and attraction the current number 3 Comox bus could be scheduled to run in a continuous loop that included the Airport, the military base, and with eventual expansions into greater coverage of the Town of Comox. This would effectively allow the #3 to be a connection bus that connects the

neighbourhoods of Comox to one another and to the commercial, educational and recreational amenities of the Town. This is an enhancement for everyone including the citizens of the greater CVRD in accessing the potential benefits of the Town of Comox. By use of Public Transit and the diminished need and reliance on cars (whether gas or electric) Climate Change and the benefits of Active Transportation is being addressed. The OCP, with an eye to creating the universal access to and smooth flow and schedule for Public Transit can dovetail into and enable access to the current Active Transit emphasis on biking.

While the proposed OCP recognizes the importance of the #1 bus, it fails to recognize the designed and implemented demise of the #3 bus, that continues to diminish the service to over 50% of the population of Comox for contiguous public transit (which it had in 2018). Recognize and acknowledge that a fully scheduled contiguous inter Town Public Transit, that feeds the CVRD #1 bus, AND services the majority of citizens of the Town of Comox is of strategic benefit to accomplish the sustainability, the "Climate Action", expanding the diverse housing, the expanded employment options (including business parks, the Airport corridor) which this OCP hopes to address.

With regard to housing, While the current attitude has been to push development and to create windfall opportunities for developer to charge market value rentals in the name of affordability. However the vision statement of **New development diversifies housing and employment options throughout Comox and is accompanied by concerted efforts to minimize environmental impacts.** opens possibility for low income housing, assisted living, co-operative housing, and other forms of diverse housing mechanisms – throughout the Town of Comox. These diverse housing potentials combined with a solid public transit will accommodate the Town of Comox in any diverse age category. I look forward to the enthusiastic implementation of this possibility.

Incorporating the concept of 'Visitability' (see

<https://assets.cmhc-schl.gc.ca/sf/project/cmhc/pubsandreports/pdf/68661.pdf?rev=30a20832-ce30-465a-b588-4a956235dcd3>) -which advocates for a non-barrier entry, an accessible hallway, a room to meet and a washroom that can be accessed on one floor -is a dramatic community building feature for any community. Incorporating it into development design and build is cheaper upfront than to force renovation and reconstruction. Certainly as advocates *for the citizens* of the Town of Comox, this Town Council has an opportunity to ensure that visitability is an excellent lens from which to view plans on new builds. Sadly, I note this is lacking outside of 'consideration' from the OCP.

I appreciate that the OCP focuses primarily on the Downtown core as the employment hub. However, as the Vision clearly states 'New development diversifies housing and employment options throughout Comox'. In this way, Comox can expand its revenue sources (that is, lower residential burden) and build on neighbourhood employment, character and diversity. This should include an clear understanding that inclusion and accessibility are essential to all developments within the Town of Comox. It is no longer a perk to create accessible venues (public or private commercial) but now part of the BC government law. It is always cheaper to catch an error in the design than to have to reconstruct or renovate after the build. There is never 'good will' created in creating something that is a 'new build' and is not accessible. I am pleased to see the efforts put in by the current planning department and public works to try to 'get it right' in the design and implementation stages. Creating a Town of Comox that supports creative commercial venues such as neighbourhood stores, art studios, small footprint manufacturing, small and larger scale cultural venues will draw attention to and

appeal of the Town of Comox. With public transit access, these venues and commercial businesses can thrive in environmentally friendlier ways. They will contribute to the economy, culture, cohesion, pride and sustainability of the Town of Comox.. As they are implemented, with accessibility in their design, they will remain viable and inviting to all the potential clientele.

Urban Forests and parklands/ community parks are essential for the environmental, emotional and physical health of any community. Enhancement, encouragement and protection of urban forests will create a stronger, healthier and safer Town of Comox. In partnership with good, efficient, contiguous Public Transit, Urban Forests and park spaces are the cheapest ways to achieve "Climate Action" goals and outcomes.

When designing, and permitting (if not outright pursuing) aggressive redevelopment in areas, consideration for the displacement of individuals from lower income housing options must be considered for more than their economic advantage to the developer and the Town of Comox. We are the sum of our cohesion, culture and compassion. Inclusion means everyone and minimizing the impact of decisions that are detrimental to those who do not have the financial means to weather displacement. As well, all development must include seismic, tsunami and flood considerations especially at foreshore construction. Nature is beautiful just not always safe and predictable. Actively planning for disaster can mitigate effects.

I appreciate the inclusion of consultation with our municipal neighbours, especially the inclusion of respectful , intentional consultation with the K'omoks First Nation. As in every aspect of life, collaboration, desire to learn, compassion and inclusion will create true sustainability for everyone.

I appreciate the work done by the planning department to consult with the Comox Valley Accessibility Committee, the willingness of the Public Works and Engineering departments to look at conventional and creative ways to create more inclusive and accessible spaces for all. In collaboration we can definitely achieve more than we can working in 'stove pipes'.

Thank you for the opportunity to comment on this process.

Karin Kratz

RECEIVED

From: Roger Sum [REDACTED]
Sent: November 23, 2025 7:08 PM
To: council <council@comox.ca>
Subject: Request to Remove Golf Course References from Draft OCP

November 23, 2025

TOWN OF COMOX

LOG: 25-489	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Dear Council,

I am writing to request the removal of three statements in the Draft OCP that imply possible future re-purposing of the Comox Golf Course:

- Section 2.18 – exploring an active transportation route through the course
- Section 20.2 – encouraging a “plan” for the Golf Club as Central Community Park
- Section 20.3 – exploring transition of the southern portion to a public park

While the clarification that the Town does not own or operate the golf course is appreciated, these three statements continue to create uncertainty for members, shareholders, and lenders.

As you know, although the Town holds 53% of Courtenay Golf Club Limited shares, it does **not** have the 67% supermajority required to change land use. The Filberg donation requires the lands remain a golf course, and any change rests with all shareholders collectively. Additionally, Council has already committed to extending the lease to 2040, making references to future land-use change inconsistent with that decision.

Removing these statements would prevent ongoing public misunderstanding and honour both the Filberg legacy and the established ownership structure.

Thank you for your consideration.

Sincerely,

Roger Sum

[REDACTED]
630 Williams Rd, Courtenay, BC

Town of Comox – Administration

From: Roger Sum [REDACTED]
Sent: November 24, 2025 9:02 AM
To: Town of Comox – Administration
Subject: Re: Request to Remove Golf Course References from Draft OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

630 Williams Rd, Courtenay, BC [REDACTED]

Best regards,

Roger Sum
[REDACTED]

On Mon, Nov 24, 2025 at 9:00 AM Town of Comox – Administration <town@comox.ca> wrote:

Good Morning Roger,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services



TOWN OF COMOX

250-339-2202 – Comox.ca

[1809 Beaufort Avenue, Comox B.C. V9M 1R9](#)

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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Subject: Request to Remove Golf Course References from Draft OCP

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Removing these statements would prevent ongoing public misunderstanding and honour both the Filberg legacy and the established ownership structure.

Thank you for your consideration.

Sincerely,

Roger Sum

A solid black rectangular box used to redact the signature of Roger Sum.

From: Town of Comox <no-reply@web-response.com>
Sent: November 23, 2025 12:51 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Webform submission from: Contact Us > Content

Submitted on Sun, 11/23/2025 - 12:50

LOG: 25-490	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Submitted values are:

RECEIVED

First name:

November 23, 2025

Lucy

TOWN OF COMOX

Last name:

Smythe

Email:

[REDACTED]

Feel free to ask us a question or provide feedback:

I am increasingly concerned about your plans for the Comox Golf Course. I am not a member of the Club, but I value its worth.

This truly is a gem in the middle of our town, and the envy of many who visit-- golfers and non-golfers alike. It is used by youngsters learning the value of Sportsmanship & healthy outdoor activity; by adults of all ages, both local and from other parts of the Country, including several Seniors in their 90s. It is an important asset to our town, maintained by the members, with no upkeep required by the Town itself. It is not an exclusive facility, but is open to the general public.

Although you have recognized some of the problematic details, the OCP draft still includes three statements that imply possible future re-purposing or re-programming of the golf course lands:

****Section 2.18 – “Explore concepts for an active transportation route through the Comox Golf Club...”** (Note: An active transportation route is a path or corridor designed for people to travel without using a motor vehicle)

****Section 20.2 – “Encourage the development of a plan for the Comox Golf Club (Central Community Park) ...”**

**** Section 20.3 – “Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park...”**

These statements continue to create uncertainty for members, shareholders, and lenders. Please don't destroy what is already a very good thing!

#207 1683 Balmoral Avenue, Comox

Town of Comox – Administration

From: Lucy Smythe [REDACTED]
Sent: November 24, 2025 11:15 AM
To: Town of Comox – Administration
Subject: Re: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Lucy Smythe

#207 1683 Balmoral Avenue

Comox BC [REDACTED]
[REDACTED]

On 2025-11-24 8:56 a.m., Town of Comox – Administration wrote:

Good Morning Lucy,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – [Comox.ca](https://www.comox.ca)

1809 Beaufort Avenue, Comox B.C. V9M 1R9

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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Sent: November 23, 2025 12:51 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Webform submission from: Contact Us > Content rows

Submitted on Sun, 11/23/2025 - 12:50

Submitted values are:

First name:

Lucy

Last name:

Smythe

Phone:

[REDACTED]

Email:

[REDACTED]

Feel free to ask us a question or provide feedback:

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These statements continue to create uncertainty for members, shareholders, and lenders.
Please don't destroy what is already a very good thing!

RECEIVED

November 23, 2025

TOWN OF COMOX

From: Darrell Fisher [REDACTED]
Sent: November 23, 2025 7:44 AM
To: council <council@comox.ca>
Subject: Comox Golf Course Lands

LOG: 25-491	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

To Mayor and Council,

I'm writing to ask that three statements in the Draft OCP be removed, as they continue to imply future re-purposing or re-programming of the Comox Golf Course lands. Even with the improvements made in the latest draft, these items still create uncertainty for members, shareholders, and lenders:

- Section 2.18 – “Explore concepts for an active transportation route through the Comox Golf Club...”
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The updated Draft OCP now clearly states that the Town does not own or operate the Comox Golf Course. That clarification is appreciated and reflects both the Filberg legacy and the ownership structure of Courtenay Golf Club Limited. The golf course lands are privately owned, not municipal parkland.

For that reason, these three statements remain problematic. They imply potential future repurposing of the land, even though the Town does not have the authority to change its permitted use. While the Town holds 53% of the shares, it does not have the 67% supermajority needed to authorize a change away from golf use. The land was donated by Robert Filberg on the condition that it remain a golf course, and any change requires support from the shareholders as a whole.

Council has also agreed to extend the lease to 2040. Given that commitment, references in the OCP to possible future land-use changes are not consistent with the Town's stated position.

Removing these three statements would help prevent ongoing public misunderstanding, support stability for the club, and respect the Filberg legacy.

Thank you for your time and consideration.

Sincerely,

Darrell Fisher

2016 McKenzie Ave, Comox BC

Town of Comox – Administration

From: Darrell Fisher [REDACTED]
Sent: November 24, 2025 11:08 AM
To: Town of Comox – Administration
Subject: Re: Comox Golf Course Lands

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Good morning David,

My address is 2016 McKenzie Ave, Comox BC. Thank you for letting me know.

Regards
Darrell Fisher

On Mon, Nov 24, 2025 at 8:59 AM Town of Comox – Administration <town@comox.ca> wrote:

Good Morning Darrell,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services



TOWN OF COMOX

250-339-2202 – Comox.ca

[1809 Beaufort Avenue, Comox B.C. V9M 1R9](http://1809%20Beaufort%20Avenue%2C%20Comox%20B.C.%20V9M%201R9)

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Removing these three statements would help prevent ongoing public misunderstanding, support stability for the club, and respect the Filberg legacy.

Thank you for your time and consideration.

Sincerely,

Darrell Fisher

Town of Comox – Administration

From: Theresa Martin [REDACTED]
Sent: November 24, 2025 10:29 AM
To: council
Subject: OCP

RECEIVED

November 24, 2025

TOWN OF COMOX

LOG: 25-492	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Dear Mayor Minion and council;

We are writing to voice our opinion about all the proposed building hight planned for Comox. We see no reason why there should be any buildings more than 3 stories. We would want to keep our village small and quaint as it is now. And changing heights of buildings to more, isn't conducive to that feel or look.

I have already voiced my displeasure of the Comox mall proposal, siting WE DO NOT need a higher building with more living spaces and people that our infrastructure can not keep up with.

Tourist come to Comox because of the small unique place it is. We are not a city that needs high risers. And if we do need to build, to keep it looking like the seaside village it is. We do not need modern glass filled buildings with over sized signs. That is NOT a look and our village by the sea needs.

Please put this letter forward as both myself and my husband are long time residents of Comox.

Theresa and Jim Martin 1510 Juniper Place, Comox

Town of Comox – Administration

From: Terry L [REDACTED]
Sent: November 21, 2025 7:24 PM
To: council
Cc: [REDACTED]

RECEIVED

November 24, 2025

TOWN OF COMOX

LOG: 25-496	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Good Evening,

I have been made aware of request to develop further areas of Comox into higher densities according to a old OCP which now does not take into consideration major transportation changes done.

I must voice my opinion that I Disagree with this plan.

Are we not when the OCP was done not looking forward some 25plus years....

Some points that are being overlooked.

- We already have added high density to all residential areas without improving vehicle access.
- Access by vehicles to areas is being further restricted. Not improved. we need **3 lane roads** in and out of comox now.
- without a garrantee by First Nations allowing the Dyke road to be open for all time it would be a mistake to load Ryan Road further.
- Density must equal quality and no developement can ensure quality if "low income" support is required.
- Low income support can not be supplied if land is restricted for development in favor of high rise developments.
- the local business district will not be able to support more residents.(speaking of retail...)
- Residential areas are seeing 4-6 vehicle loads now per household.
- a six storey building in no way is a quaint addition to a residential area.
- Comox by the sea can be renamed to Metro-Comox by the bay.
- Comox by the Sea was to be a special place, quiet streets, sidewalks, quality homes, quality families, a place people aspired to move to.
- due to low parking shoppers are going to places that have parking, and the stores that thrive on high traffic.

Sincerely,

Terry Lawrence, retired, 40 year resident of Comox. 35years operating and running a business here.

[REDACTED]
1716 Tofino Pl., Comox BC

Town of Comox – Administration

From: TERRY LAWRENCE [REDACTED]
Sent: November 24, 2025 3:05 PM
To: Town of Comox – Administration
Subject: Re: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Good afternoon,

Yes you may include my remarks.

Home address;

1716 Tofino Pl., Comox BC

Sent from Terry Lawrence's cell

On Nov 24, 2025, at 9:58 AM, Town of Comox – Administration <town@comox.ca> wrote:

Good Morning Terry,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services

<image001.png>

250-339-2202 – [Comox.ca](https://www.comox.ca)

1809 Beaufort Avenue, Comox B.C. V9M 1R9

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Sent: November 21, 2025 7:24 PM
To: council <council@comox.ca>
Cc: [REDACTED]
Subject:

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- due to low parking shoppers are going to places that have parking, and the stores that thrive on high traffic.

Sincerely,

Terry Lawrence, retirered, 40 year resident of Comox. 35years operating and running a business here.

[REDACTED]
[REDACTED]

<PH_Notice_OCP 2025.pdf>

Town of Comox – Administration

From: Catherine Hannon [REDACTED]
Sent: November 24, 2025 6:15 PM
To: council
Cc: Nicole Minions; Jonathan Kerr; Jenn Meilleur; Ken Grant; Steve Blacklock; Chris Haslett; Maureen Swift
Subject: Letter Re Comox OCP
Attachments: Letter regarding Comox OCP.odt

Dear Council,
Please accept my attached letter regarding the Comox Official Community Plan.
I look forward to the open house on Nov 26.
Thanks,
Catherine Hannon
2301 Comox Ave
Comox

RECEIVED

November 24, 2025

TOWN OF COMOX

LOG: 25-497	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Comox Councillors
council@comox.ca

November 24, 2025

Dear Mayor Minions and Comox Councillors:

I am a ten year resident of Comox, living in a house my husband built here 35 years ago. After 35 years working and living in Toronto, we retired here and continue to choose to live here because of the opportunities around Comox to stay active and connect with nature through public access to forests, parks, and shorelines. I also enjoy opportunities to help with habitat restoration projects such as Project Watershed/Kus Kus Sum, and I am active in local theatre, and other community groups.

The development pressures on our town council from provincial and regional government(s), land developers, builders, trades, residents, business and commercial interests are intense and need workable solutions. That said, there are choices to be made that might accommodate new housing without ruining our town for current and future residents. Lower impact policies to increase housing should be explored before we hand the town over to development that is more appropriate for larger urban centres. Incentives to encourage the creation of secondary suites on existing lots, for example, is only one idea that I haven't seen being supported.

I tip my hat to the Comox councillors who responded to the feedback from residents on the Comox Official Community Plan and voted for a cap on building heights of 4 stories, as opposed to the proposed 8 stories. Thank you for standing with the majority of Comox residents.

Generous setbacks of mixed use and residential buildings from streets and sidewalks, will keep our Comox streetscapes walkable and on a scale that welcome human activities like window shopping and gathering. Downtown, there must be room for street furniture such as benches to encourage community and art works that nurture and inspire creativity, as well as space for large trees providing shelter, beauty and shade

The *Draft Urban Forest Management Strategy*, clearly recommends restrictions and controls on development, so as to support and increase the existing tree canopy. It also lays the blame for the reduction in our tree canopy between 2019 -25 on recent development. Here are some relevant quotes from this report below:

“Comox’s canopy cover in 2019 was estimated using a combination of LiDAR data and ortho-imagery. This analysis bench marked Comox’s canopy cover in 2019 at 27% (456 hectares). To derive more recent canopy cover, the project team assessed the change between the 2019 result and 2023 using 2023 aerial imagery. The change analysis found 18 hectares of canopy loss...An additional 10 hectares of canopy is estimated by Town of Comox staff to have been lost between 2023 and 2025, mainly as the result of recent greenfield development, bringing canopy cover down to 25% in 2025 (429 hectares). Adding people requires building more units of housing, which makes integrating tree protection and tree planting with development regulations even more important for turning around the trend in Comox’s canopy cover.

“The census dissemination area containing the former St. Joseph’s Hospital site in southwest Comox emerges as the part of the community with the highest priority index score (*my note: for a need to increase the tree canopy*). This area continues to be home to a high number of elderly people, some in

hospice care, and includes hot spot areas from the land surface temperature analysis. Other neighbourhoods that emerge as having high priority index scores include parts of Downtown, central and north Comox. The priority index is compared with estimates of canopy cover in Section 2 to establish the location of the greatest gaps between current canopy cover and social need for urban forest ecosystem services (the Tree Equity Score).”

“Comox may need to house 3,300 new residents by the year 2041, according to the Housing Needs Report (2024). This will require both intensification, a process where the density of urban areas increases, and greenfield development, a process where previously undeveloped land is developed for new uses. Development can result in the removal of existing trees and reduce the amount of permeable space available for planting new trees. It can also put stress on trees that are retained throughout development. For example, development activities may compact tree roots and increase a tree’s exposure to utility infrastructure, roads, and vehicles.”

“Comox’s urban forest program received an overall scoring of ‘fair’.”

“As development pressure increases, better integrating urban forestry objectives with development should be a priority. To ensure long-term sustainability of Comox’s urban forest, it will be essential to prioritize the protection and integration of more trees into all types of development.”

“Revised OCP guidelines, new applicant checklists, and staff issued variances will support retention of higher-value trees, while financial tools such as DCC reductions and stormwater tax rebates will incentivize canopy integration. Together, these measures ensure redevelopment protects mature trees and expands Comox’s canopy.”

“Preventing canopy loss is crucial for preserving the many urban forest benefits trees provide in Comox.”

Comox is a small town, located on a peninsula, surrounded on all sides by mountains, fields, forests, ocean and estuary, and therefore defined and enriched by its relationship to nature. I believe we should attempt to conserve, preserve and develop what makes Comox special and are its greatest resource for the future: the connections to nature that keep us and our neighbourhoods and communities physically, mentally, emotionally, spiritually and financially healthy.

Sincerely,

Catherine Hannon
Comox, BC

From: CarmanThompson [REDACTED]
Sent: November 24, 2025 1:44 PM
To: Communications - Town Of Comox <communications@comox.ca>
Cc: Planning Dept <Planning@comox.ca>; 'Comox Golf Club' <comoxgolfclub@gmail.com>
Subject: Comox Official Community Plan

Carman R. Thompson
1291 Noel Avenue, Comox, B.C.
[REDACTED]

RECEIVED

November 24, 2025

LOG: 25-498	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

November 24, 2025

TOWN OF COMOX

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Attention: Mayor Nicole Minions, Council and Planning Commission;

Town of Comox
1809 Beaufort Ave, Comox, BC
V9M 1R9

Dear Mayor Minions, Council and Planning Commission,

Subject: Comox Official Community Plan Bylaw NO. 2054

I am writing to express my concerns regarding Comox Official Community Plan Bylaw No. 2054. I would respectfully request the removal of:

- Section 2.18 – “Explore concepts for an active transportation route through the Comox Golf Club ...”
- Section 20.2 – “Encourage the development of a plan for the Comox Golf Club (Central Community Park)”
- Section 20.3 – “Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park ...”

Although the Town holds a majority of shares 53% in Courtenay Golf Club Limited, it does not have the 67% supermajority required to change the permitted use of the land away from golf course use. The land was donated by Robert Filberg on the condition that it remain a golf course, and the shareholders collectively – not the Town alone – control any decision about a change in land use.

These lands are privately owned, not municipal parkland. The three OCP statements listed above imply possible future repurposing or park programming of the golf course and should be removed. Council has already agreed to extend the lease to 2040, so references to future land-use changes are not consistent with that commitment.

Please note that all three of the sections mentioned will add substantially to increasing our municipal tax load. Why would you change to something that costs much more when at very little cost you can leave it as a golf course?

The study that was used for the plan only mentions the number of members of the golf course. The study should have noted that a number of these members are from Cumberland and Courtenay, bringing money to the community of Comox. This same study did not note that many persons using the golf course are green fee players, some from out of town and even out of province again bringing money into Comox.

The employees that operate the golf course would lose their jobs should the golf course close.

Sincerely

Carman R. Thompson

c/c Comox Golf Course,

From: Janice Nicklin [REDACTED]
Sent: November 24, 2025 3:58 PM
To: Communications - Town Of Comox <communications@comox.ca>
Subject: Community plan feedback

RECEIVED

November 24, 2025

TOWN OF COMOX

LOG: 25-499	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Regarding Section 2.18 “Explore concepts for an active transportation route through the Comox Golf Club.” While it is assumed that active transportation would mean non-vehicular travel, there are multiple problems with this suggestion. Firstly, anyone using such a route would be exposed to undue risk of injury. Secondly, no other recreation facilities allow for such traffic, there are no walkways through tennis or pickleball courts, ball diamonds or soccer fields that are designed for use while the facility is being used for its intended purpose.

Regarding Section 20.2 “Encourage the development of a plan for the Comox Golf Club (Central Community Park)” This section is problematic on two fronts. The Golf Course has a plan, so there is no need to encourage the development of said plan. Secondly, and more importantly, there is no Central Community Park in Comox. Planning for such a facility would imply that Council wishes to remove the golf course for some reason not fully articulated to the public.

Regarding Section 20.3 “Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park.” Without a clear description of the parcel of land referred to in this section there is no possible argument to be made for or against such a proposal so the section is too vague to be of use going forward.

Comox already has more than enough recreation facilities and park lands spread throughout the community. We are already stretched to maintain all of the trails, playgrounds, woodlands that residents currently enjoy. Adding the financial burden of a park the size of the Comox Golf Course would be a questionable undertaking. This is especially so when there is a group of dedicated individuals who have been dedicated, for over 70 years, to maintaining the green space in the heart of our community through their own fund raising efforts.

Therefore, we would strongly recommend that the three sections mentioned above be removed from the draft plan before final approval by council.

1496 Bryant Place in Comox
Janice Nicklin

Town of Comox – Administration

From: Janice Nicklin [REDACTED]
Sent: November 25, 2025 9:16 AM
To: Town of Comox – Administration
Subject: Re: Community plan feedback

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Our civic address is 1496 Bryant Place in Comox, [REDACTED]

Janice Nicklin

Get [Outlook for Android](#)

From: Town of Comox – Administration <town@comox.ca>
Sent: Tuesday, November 25, 2025 1:07:58 PM
To: Janice Nicklin [REDACTED]
Subject: RE: Community plan feedback

Good Morning,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – Comox.ca
1809 Beaufort Avenue, Comox B.C. V9M 1R9
[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

I respectfully acknowledge that the land on which we gather and work is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

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From: Janice Nicklin [REDACTED]
Sent: November 24, 2025 3:58 PM
To: Communications - Town Of Comox <communications@comox.ca>
Subject: Community plan feedback

Regarding Section 2.18 “Explore concepts for an active transportation route through the Comox Golf Club.” While it is assumed that active transportation would mean non-vehicular travel, there are multiple problems with this suggestion. Firstly, anyone using such a route would be exposed to undue risk of injury. Secondly, no other recreation facilities allow for such traffic, there are no walkways through tennis or pickleball courts, ball diamonds or soccer fields that are designed for use while the facility is being used for its intended purpose.

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Therefore, we would strongly recommend that the three sections mentioned above be removed from the draft plan before final approval by council.

Town of Comox – Administration

From: Dlburns139 [REDACTED]
Sent: November 24, 2025 4:47 PM
To: Town of Comox – Administration
Subject: Ugly tall buildings



LOG: 25-500	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

I just saw that for some unfathomable reason Comox is considering a multi story building near the shore line which will destroy the beauty and what is left of the charm of Comox. I've lived here since 1971 and have seen Comox change from a charming village to a cookie cutter town.

So, I would like to protest strongly against this abomination even being considered. And I know I am not alone in this protest, as it's a main topic of conversation amongst my many friends and the citizens of Comox

David Burns

8-352 Douglas St, Comox

Sent from [Proton Mail](#) for Android.

Town of Comox – Administration

From: Dlburns139 [REDACTED]
Sent: November 25, 2025 10:51 AM
To: Town of Comox – Administration
Subject: Re: RE: Ugly tall buildings

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Thanks for following up.

Address is:

8-352 Douglas St
[REDACTED]

David Burns

Sent from [Proton Mail](#) for Android.

----- Original Message -----

On Tuesday, 11/25/25 at 23:37 Town of Comox – Administration <town@comox.ca> wrote:

Good Morning David,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – [Comox.ca](https://www.comox.ca)

1809 Beaufort Avenue, Comox B.C. V9M 1R9

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From: Dlburns139 [REDACTED]
Sent: November 24, 2025 4:47 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Ugly tall buildings

I just saw that for some unfathomable reason Comox is considering a multi story building near the shore line which will destroy the beauty and what is left of the charm of Comox. I've lived here since 1971 and have seen Comox change from a charming village to a cookie cutter town.

So, I would like to protest strongly against this abomination even being considered. And I know I am not alone in this protest, as it's a main topic of conversation amongst my many friends and the citizens of Comox

David Burns

Sent from [Proton Mail](#) for Android.

Town of Comox – Administration

From: Sue Fulkerth [REDACTED]
Sent: November 25, 2025 11:14 AM
To: council
Subject: Comox Golf Course

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-501	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

With respect to the Comox Golf Course:

I am a member of the Comox golf Course. Our Board has been very diligent in describing the Golf Course's legacy, as well as historical and public importance in Comox. It is well used by the public and has a long time dedicated membership that deserve a recreational facility as much as any other genre in Comox. There needs to be something for everyone in our town, and especially seniors that are participating in a healthy activity on a day to day basis.

- Removing the following statements would prevent ongoing public misunderstanding and respect the Filberg legacy.
- The golf course lands are privately owned, not municipal parkland.
- The three OCP statements listed imply possible future repurposing or park programming of the golf course and should be removed.
- The Town may hold a majority of shares, but it does not have the 67% supermajority needed to authorize a change of land use away from golf.
- Council has already agreed to extend the lease to 2040, so references to future land-use change are not consistent with that commitment.

Thank you,
Sue Fulkerth Ladies Club
Captain Comox Golf Course
1263 Potter Place, Comox BC

Town of Comox – Administration

From: Sue Fulkerth [REDACTED]
Sent: November 25, 2025 12:28 PM
To: Town of Comox – Administration
Subject: Re: Comox Golf Course

Follow Up Flag: Follow up
Flag Status: Completed

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Ok, got it.

My address is:

Sue Fulkerth,
1263 Potter Place,
Comox BC
[REDACTED]

Thank you,
Sue

On Tue, Nov 25, 2025, 12:24 p.m. Sue Fulkerth <susanfk@telus.net> wrote:

Can you tell me what a civic address is please?

Sue

On Tue, Nov 25, 2025, 12:06 p.m. Town of Comox – Administration <town@comox.ca> wrote:

Good Afternoon Sue,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – Comox.ca

[1809 Beaufort Avenue, Comox B.C. V9M 1R9](#)

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

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From: Sue Fulkert [REDACTED]
Sent: November 25, 2025 11:14 AM
To: council <council@comox.ca>
Subject: Comox Golf Course

With respect to the Comox Golf Course:

I am a member of the Comox golf Course. Our Board has been very diligent in describing the Golf Course's legacy, as well as historical and public importance in Comox. It is well used by the public and has a long time dedicated membership that deserve a recreational facility as much as any other genre in Comox. There needs to be something for everyone in our town, and especially seniors that are participating in a healthy activity on a day to day basis.

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- Council has already agreed to extend the lease to 2040, so references to future land-use change are not consistent with that commitment.

Thank you,

Sue Fulkerth

Ladies Club Captain

Comox Golf Course

Town of Comox – Administration

From: Darin Nielsen [REDACTED]
Sent: November 25, 2025 12:53 PM
To: council
Subject: November 25, 2025 Draft OCP: Urgent Concern Regarding Wildlife Corridor and Proposed Density on Pritchard Road

TOWN OF COMOX

Importance:

High

LOG: 25-502	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

I am writing to raise urgent concerns regarding the draft Official Community Plan, specifically the proposal to place high-density housing on both sides of Pritchard Road between Cambridge Road and Brighton Street. The Town's own environmental mapping identifies this exact location as a sensitive wildlife corridor that connects directly into the Lazo and Northeast Woods conservation area. Despite this, the proposed OCP applies the highest residential density in Comox to this corridor. This creates a direct conflict with the Town's environmental data and exposes the municipality to significant legal, safety, and policy risks.

The first issue is liability. The Town is fully aware, through its own mapping and previous studies, that this area functions as a wildlife movement corridor. Intensifying traffic and population in a location with daily wildlife movement creates a foreseeable and preventable hazard. Vehicle and wildlife collisions will increase. Pedestrian risks will increase. Damage to private property and injury to residents are predictable outcomes. Once the Town adopts an OCP that knowingly places high-density housing inside a documented wildlife corridor, it becomes difficult to claim the harms were unforeseen. These risks are identifiable now and therefore fall squarely within the Town's duty of care.

The second issue relates to Indigenous rights and provincial commitments. The wildlife corridor in question connects directly into the Lazo and Northeast Woods conservation area where the K'ómoks First Nation have cultural, environmental, and stewardship interests. Under the Declaration on the Rights of Indigenous Peoples Act, all levels of government acting under provincial authority must ensure their decisions are consistent with the United Nations Declaration on the Rights of Indigenous Peoples. UNDRIP affirms the rights of Indigenous peoples to participate in decisions that affect lands, waters, and wildlife that hold cultural significance. Fragmenting a wildlife corridor that feeds directly into a conservation area linked to KFN raises serious questions about whether proper consultation occurred, whether concerns were heard, and whether the proposal aligns with DRIPA requirements.

If the Town proceeded without meaningful consultation, or if the proposed density contradicts feedback from KFN, the OCP risks falling out of alignment with the Province's reconciliation framework and Indigenous participation obligations. This creates both legal and reputational exposure for the municipality, and could result in challenges that delay or undermine the entire OCP process.

Comox needs housing, but responsible planning requires that development be placed where it does not generate predictable harm or violate stewardship commitments. High-density development inside a

mapped wildlife corridor is inconsistent with provincial environmental goals, inconsistent with DRIPA, and inconsistent with the Town's own data.

I respectfully request that the Planning Department revisit the proposed density along Pritchard Road and revise it to align with the Town's wildlife corridor mapping, provincial commitments under DRIPA, and the duty of care owed to residents.

Sincerely,

Darin Nielsen
Comox Resident

Town of Comox – Administration

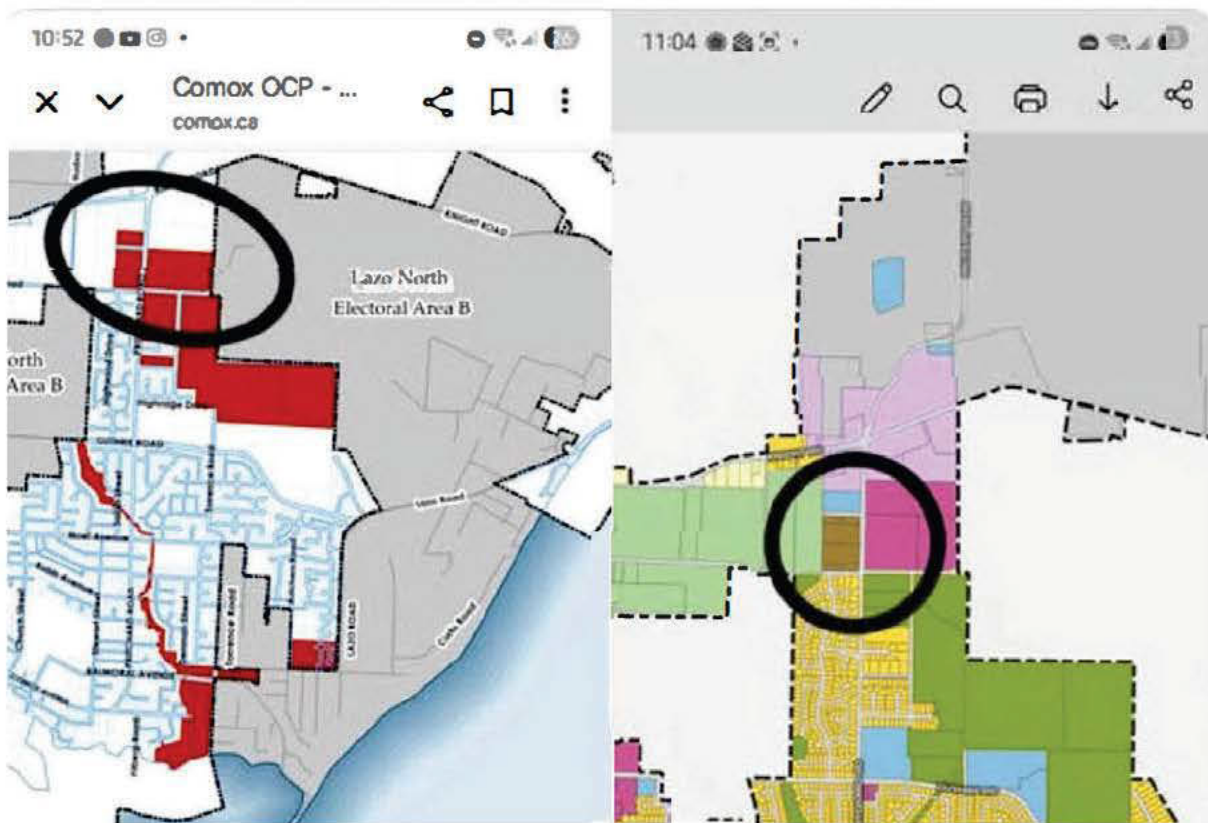
From: Darin Nielsen [REDACTED]
Sent: November 25, 2025 2:01 PM
To: Town of Comox – Administration
Subject: RE: Draft OCP: Urgent Concern Regarding Wildlife Corridor and Proposed Density on Pritchard Road

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Hi David,

My address is 918 Highwood Drive, Comox, BC [REDACTED]

The area that I have identified are just north of Foxwood, as outlined in the attached picture:



Using the City of Comox maps, the image on the left (in red) is the area identified as the wildlife corridor, and the image on the right (brown) identifies the high-density housing.

I understand the housing needs, however the choice of housing product on a wildlife corridor seems contradictory.

Darin

Town of Comox – Administration

From: Linda Vermeulen [REDACTED]
Sent: November 25, 2025 12:51 PM
To: council
Subject: from Linda & Ron Vermeulen re meeting

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-503	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Dear Comox Council,

We are Comox senior residents that moved here in Oct. 2013 to a 3 story condo with a view of the beautiful park & marina. We could have chosen a less expensive condo to downsize to in Courtenay but we always loved Comox best as it has so much green space, charm, locally owned shops with lots of character, and not forgetting all the wonderful events that happen here. We are totally dismayed to hear that some of the council members are considering 6 story zoning bylaws. We strongly feel 4 storeys should be the maximum, especially on the south side of Comox Avenue. Consider more horizontal builds instead of vertical. We do not want to turn into Parksville or Nanaimo. As well, protecting all the green space areas by the Marina is so important. There is already heavy traffic (cars, trucks etc) in the summer and parking areas are pretty much full.

There are many other areas in Comox that would not feel the impact of building as opposed to the Marina. There were just units built up Anderson Road recently and they did not go to 6 storeys for example.

Thank you for your time and hopefully you will seriously take into account what I know the majority of the residents and tax payers of Comox would like as I was at the last open house.

Respectfully,

Ron & Linda Vermeulen
#202-1811 Comox Ave.
Comox BC

[REDACTED]

[REDACTED]

L Vermeulen
Comox, B.C.

[REDACTED]

RECEIVED

November 25, 2025

OCP Talk

TOWN OF COMOX

LOG: 25-504	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Good evening, ladies and gentlemen

My name is John Neville, I live at 170 Bay Court and my family and I own the Comox Valley Marina.

First of all, I would like to pay my compliments and express my appreciation to the Mayor of Comox and Council, Comox staff, and Urban Systems on the huge job they have done to pull this new OCP together. It was a massive undertaking, and they have stuck to schedule, worked long hours, and tried their best to accommodate the many points of view that have arisen on so many issues.

With regards to the OCP, we have petitioned for a comprehensive development zone for the two lots west of Marina Park that we currently use for Marina parking. Russ Arnott strongly requested that we consider building a hotel on this property. This sentiment has continued to the current Mayor and the majority of Council. Since we currently use these lots for parking the base of our building will need to be big enough to hold current and future marina parking needs plus the needs of building users and we are also considering space for some public parking in the new development.

As a matter of policy, we would like to comply with the Town's request to facilitate the building of a hotel on our property. This would be a fantastic move for the overall economic development of the downtown core.

If we want a Comox that remains livable, welcoming, and financially resilient; if we want to support the BIA, local businesses and ensure our town can maintain the services we depend on; if we want future generations to have a place in this community, then we need density.

If we refuse to build up, then our only remaining option is to build out—and that means pushing development farther and farther into rural areas. The province has mandated that a number of communities accept the province's goals for new accommodation. Failure to meet these

requirements could mean that a future Comox Council will be dismissed by the Crown and the province will take over and effect their density policy.

That aside, the most objective case for vertical development is financial necessity. Low-density sprawl is one of the biggest drains on a small town's budget. Every foot of road, pipe, and sidewalk is a long-term liability, and in spread-out neighbourhoods there simply aren't enough tax-paying residents to maintain those systems. By contrast, a mid/high-rise mixed-use building can generate many times more tax revenue per acre than a subdivision or a strip mall.

I am not saying municipal taxes will go down but taxes won't go up as much if density is allowed in the core and makes a considerable contribution to the overall tax base.

Building up is also environmentally preferable. One of Comox's greatest strengths is its proximity to forests, the ocean and farmland. Horizontal growth erodes those assets piece by piece. Vertical growth protects them. Multi-unit buildings are more energy-efficient, walkable communities reduce car dependence, and higher density provides the customer base that local shops need to survive. We must stop paving outward and start planning upward.

Socially, small towns like ours often lack housing choices. We have plenty of detached homes, but not enough options for seniors who want to age in place. Mid/high-rise apartment buildings provide accessible homes, affordable entry points for residents at all stages of life, and the density needed to keep a vibrant, walkable, locally supported town center. This is how we keep Comox a community for everyone, not just those who want and can afford a single-family home.

In the OCP, Mayor and Council have required in our Comprehensive Development Zone, that our buildings must display exemplary and unique architectural designs that weaves into the Downtown Comox setting.

Further, development should result in a high degree of pedestrian permeability to allow pedestrians to easily connect from the waterfront walkway to Marina Park, Beaufort Avenue and Wilcox Street.

We willingly accept these and other OCP directions.

Hopefully, our new hotel will have a conference center and become a great venue for weddings. The building will also have commercial spaces that will house offices and retail space. We are also planning to build space for restaurants with a large patio space at the front of the property. In addition to the proposed hotel which might be 40 to 100 rooms, we will be building condominiums. The size and definition of these structures has not been worked out yet, but I can advise that we are working with a renowned architect, who has considerable hotel and condominium experience not only on Vancouver Island but also across Canada.

In closing, I urge Mayor and Council to show leadership, having put forward a plan for density to stick with it and stick together. Our children and grandchildren will thank you for preserving the modest parcels of green space that we have left.

Town of Comox – Administration

From: John Neville [REDACTED]
Sent: November 25, 2025 1:45 PM
To: council
Cc: Marina Comox Valley; Allan Gornall
Subject: CVML submission to Public Hearing on November 26th, 2025
Attachments: OCP Talk.docx

Warning This E-Mail originated from outside The Town of Comox. ***Please open with Caution***

Dear Councillors

Please find attached a copy of my remarks that will be presented to Council at the Public Meeting on November 26th.

Kind regards
John Neville
President
Comox Valley Marina Ltd.
[REDACTED]

Town of Comox – Administration

From: Evelyn Nixon [REDACTED]
Sent: November 25, 2025 1:16 PM
To: council
Subject: Opinion on the town's OCP

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-505	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Mayor Minions and council,

I cannot attend the public meeting but want to express my opinion on the 6 storey plus proposals.

No, no, no! When I chose to move to the valley 26 years ago I chose Comox as it did not have high rise buildings, big box stores, congestion, night life, etc. It had views of the beautiful surroundings. And was peaceful at night. And generally it still is that! But plans already decided for a 6 storey transit hub to foul up the corner of the mall and more such building are slipping into place already with far more to come. 6 storey apartments already rezoned for the north side of Comox Ave!! And the south side of Buena Vista! Really??

The disgraceful condition of the Mariners Bldg that I often walk by should not have the chance to build over 6 stories! That landlord is what I call a "slum landlord".

No tall building should be allowed along our lovely waterfront.

Look at Courtenay as you drive down the Ryan Road hill. 5 story, cheap looking apartments have filled that area. The south end by Walmart is full of apartments and townhouses. The infrastructure to handle the traffic is not there! Instead of trying to solve that Courtenay is building a pedestrian, cyclists bridge. On the west side if it is a hill so steep most cyclists can't even ride up it. Old folks likely have trouble walking up it.

Hopefully Comox council will think this high rise plan over and reject these over height plans! I'll vote for those who reject this proposal!

Evelyn Nixon
2041 Beach Drive
Comox

Resident for 26 years!

Sent from my iPad

November 24, 2025
Official Community Plan
Public Hearing

RECEIVED

November 24, 2025

LOG: 25-506	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

Dear Mayor and Council,

TOWN OF COMOX

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

As long-time residents of Comox, Carol and I strongly oppose the latest draft of the Official Community Plan (OCP).

The draft prioritizes economic growth over livability, safety, and community character, guiding Comox in the wrong direction. We do not support high-rise development on our waterfront, at Comox Mall, or anywhere that would negatively impact the community. We oppose the proposed rezoning for 228 units on Comox Avenue and Buena Vista.

Past councils have safeguarded what makes Comox special. When Des Reid developed the Edgewater Pub and condos, Council capped the project at two storeys to protect Marina Park and neighbouring homes. Numerous other proposals were similarly restrained. Raising height limits now disregards precedent, disregards decisions made by previous Councils, and betrays public trust. All development must remain proportionate, never exceed surrounding buildings, and never come at the community's expense.

Oversized, high-density developments strain infrastructure, increase traffic, reduce safety, destroy green space, and threaten wildlife. They erode property values, livability, and the quiet charm that defines Comox.

Seismologists warn that Comox sits atop the Cascadia Subduction Zone. Their message could not be clearer, building on fill should never happen. Marina Park is entirely built on fill. Climate scientists also warn of sea rise, and against building on the waterfront. As a military community Comox is aware there must be added safety protocols. Major General Vincent, Comox Alderman, often stated high-density projects are inconsistent when it comes to the safety of Comox residents.

We urge Council to:

- Listen to the warnings of seismologists, subject-matter experts, and climate scientists.
- Ensure all new development is set well back from the waterfront.
- Keep building heights low and consistent across every neighbourhood.
- Put livability, safety, and community character ahead of purely economic goals.
- Engage residents openly, fully, and transparently in planning Comox's future.

Sincerely,

David and Carol Durrant

Long-time residents of Comox – 630 Church Street, Comox

Town of Comox – Administration

From: Planning Dept
Sent: November 25, 2025 2:15 PM
To: council; Town of Comox – Administration
Subject: FW: OCP
Attachments: Nov. 24, Letter to Council.docx

From: David Durrant [REDACTED]
Sent: November 25, 2025 2:12 PM
To: Planning Dept <Planning@comox.ca>
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

To Whom it May Concern

Please accept the attached letter regarding the newly revised Town of Comox OCP.

Will we be permitted to speak at the November 26th OCP Public Hearing? Carol and I would like to be placed on the speakers list.

Thank you
David Durrant

Town of Comox – Administration

From: Jaime McDowell [REDACTED]
Sent: November 25, 2025 11:09 PM
To: Town of Comox – Administration
Subject: Downtown Development

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-507	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

To Whom It May Concern:

I am a resident in the downtown area of Comox and a business owner in downtown Comox.

I understand there has been some concern about increasing height restrictions in the downtown area of Comox.

I am writing in support of projects that help with densification of the downtown, including buildings of heights greater than 4 stories. I appreciate the importance of density for residents to be able to access businesses and services without getting into their vehicles. I am a proponent of maintaining/increasing park space in the downtown area for residents. I also support projects that enable more people outside the downtown core to access businesses and park space in the downtown area on foot and by cycling.

Thank you,

Jaime McDowell
1903 Beaufort Ave, Comox

From: Mary Wilson [REDACTED]
Sent: November 25, 2025 7:29 PM
To: Planning Dept <Planning@comox.ca>
Subject: Comox Official Community Plan meeting on Nov 26,2025

To the **Comox Town** Council Members. Nov 25, 2025

As a resident of **Comox** for 20 years I am writing to register my opposition to the planned development of any buildings higher than what is now legally allowed in **Comox**.

Our towns' density in the past 10 years has grown beyond the road infrastructure. Parking in the **town** core is impossible. High rise buildings will destroy the charm and stunning views of our marina and ocean.

In the summer we have water restrictions starting as early as May.

In the last 4 years our town has seen several apartment and condo buildings especially on Anderton Road and Guthrie Road. Parking anywhere in town during the day is at its limit.

Allowing any buildings of more than 4 stories especially at the marina will destroy the view of our wonderful harbour.

I respectfully urge you to preserve our coastal **town** charm and unique community by rejecting any proposals for high - rise construction.

Sincerely

Mary Wilson
1784 Spruce Way
Comox BC [REDACTED]

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-508	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Town of Comox – Administration

From: Philip Hinds [REDACTED]
Sent: November 25, 2025 4:30 PM
To: council
Subject: Official Community Plan - Submission

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-509	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

To the Council of Comox

Thank you for the work you are doing for the town.

I submit the following for consideration as part of the consultation process.

I support most of the draft plan. But I wish to note concerns and comment on aspects that I feel should be emphasized. I list them below in bullet form for ease of review.

Transportation

- 2.18 Explore concepts for an active transportation route through the Comox Golf Club to improve east-west connections through Downtown Comox.
- Has anyone on the Council ever played golf at Comox? Or been hit by a golfball? This is a crazy and reckless suggestion.

Economic Development

I strongly support the measures below. We need to increase new industry and commerce to support the proper development of Comox. Compared with shopping in Courtenay, downtown Comox is mediocre.

- 3.4 Ensure that the Business Park land use designation new and emerging industries via Zoning Bylaw text amendments to add new and emerging land uses for lands zoned I1.1 and I2.1 (light industrial and aeronautical industrial).
- 3.5 Vitalize and enhance downtown with boutiques, street-level retail, service and restaurants, tourist accommodation, and residential and offices above ground/ higher storeys.
- I also support policies 14.1 - 14.4 in these regards.

Parks, Trails and Open Space

The marina area is under appreciated and under used. Ways to draw people down to the marina park from the town should be explored. E.g. cafes, restaurant, trails. I support the following:

- 4.17 Continue to improve the existing node of harbour and marina node and waterfront access on the harbour as a priority recreation interest for the Town.
- I also support policies 12.2-12.5 in these regards.

Environment and Climate Action

I welcome the focus on flora and fauna as opposed to carbon reduction measures. The town can make a positive impact on our local ecosystem, but, to be blunt, nothing we do from a carbon/net-zero perspective will make any difference to the world (we are just too tiny) and is a waste of our limited time and resources.

Parks and Open Space

I welcome the comments on ownership of the golf club: (Policies that refer to the Comox Golf Club should be read with the context that the Town does not own the land or operate the course; rather the Town is the majority shareholder in Courtenay Golf Club Ltd., which owns the land that the Comox Golf Club operates on. The land is leased by Courtenay Golf Club Ltd. to the Comox Golf Club, which is a non-profit organization that owns the improvements and operates the golf course and facilities...)

Therefore, given this acknowledgment, proposed policies that seek to alter the use of the golf course should be removed.

For example:

- 2.18 (see above)
- 20.2 Encourage the development of a plan for the Comox Golf Club (Central Community Park) to guide its future role, form, use, and programs in the Town of Comox, considering that this property is in a prime location that should be programmed to appeal to the Town's long-term population.
- 20.3 Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park as per Section 4.5 of the Downtown Enhancement Action Plan.

I note the following facts:

- The golf course lands are privately owned, not municipal parkland.
- The Town may hold a majority of shares, but it does not have the 67% supermajority needed to authorize a change of land use away from golf. Therefore these policies are redundant.
- Council has already agreed to extend the lease to 2040, so references to future land-use change are not consistent with that commitment.
- Removing the three statements would prevent ongoing public misunderstanding regarding the status of this land and ensure respect of the Filberg legacy.
- In any case, I would be surprised if the town has the financial resources to support a change from a golf course to a park. Parks are expensive to support.
- Why change the golf course from an asset to a liability?

Sincerely

Philip Hinds
879 Hercules Place
Comox, [REDACTED]

Town of Comox – Administration

From: Jessica Strobl [REDACTED]
Sent: November 25, 2025 7:30 PM
To: council
Subject: DPA sensitive Ecosystem

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-510	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

To the Town Council members,

We have just become aware of another DPA that will affect our property, 1186 Lazo Rd. There are already DPA's that govern our land use and permits. I want to know how the Town decided that this new DPA was necessary and what purpose it serves beyond what is already in place?

We are part of a wildlife corridor that is currently protected by a DPA. When consulting the Town's Draft document, we do not have any of the other 'sensitive ecosystems' that are outlined.

Our hope is that these questions will be answered at the 26 November 2025 Public Hearing.

Thank you for providing some clarity.

Jessica Strobl & Jeff Elliott
Owners 1186 Lazo Rd

Get [Outlook for Android](#).

Town of Comox – Administration

From: Terry Wedel [REDACTED]
Sent: November 26, 2025 12:07 AM
To: council
Cc: Nicole Minions; Steve Blacklock; Ken Grant; Chris Haslett; Jonathan Kerr; Jenn Meilleur; Maureen Swift; Jordan Wall
Subject: **RECEIVED** Feedback on the Comox OCP Height Designations for Buena Vista Avenue

November 26, 2025

TOWN OF COMOX

LOG: 25-511	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

Dear Mayor Minions and Council,

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

I am writing to request council amend the OCP height designation on the south side of Buena Vista Avenue from 6 storeys to 3-4 storeys to be consistent with its Guiding Principles for urban forest protection.

The north side of Buena Vista Avenue was successfully changed from 4 storeys to ground oriented at the last council meeting. Unfortunately, the motion to change the south side to ground oriented development was narrowly defeated.

Buena Vista Avenue is a unique area with a significant mature urban forest that should be protected. Tree retention was the biggest concern of a recent survey of over 400 local residents, who requested a maximum of 3-4 storeys on Buena Vista Avenue to minimize the damage to our local tree canopy.

According to Urban Forest Management Strategy Final Draft, urban development is the "most significant driver of canopy loss".

This objective is in harmony with the Direct OCP Policy Guiding Principle 6 which is to: "Protect, restore and enhance the natural environment and urban forest".

The OCP Policy also contains within it Objective 7(A): "Recognize and sustain the functional role of forests in providing essential functions such as storm water management, cooling."

Also Objective 8(C): "Minimize impacts of development on...natural areas."

It also contains DPA Guideline 9: "position buildings to protect and retain mature trees to the greatest extent possible."

To allow 6 storey building on the south side of Buena Vista Avenue seems to directly contradict these principles and objectives. 6 storey buildings will cause the destruction of the neighbourhood's character and habitat. A 3 storey height designation would allow much greater tree retention and an opportunity to protect the neighbourhood's unique character.

I urge council to vote to amend the OCP height designation on the south side of Buena Vista Avenue.

Respectfully,
Terry Wedel
1895 Buena Vista Avenue
Comox, BC

Town of Comox – Administration

From: Cheryl Taylor [REDACTED]
Sent: November 25, 2025 7:44 AM
To: Planning Dept
Subject: OCP

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-512	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

I wish to voice my continued opposition to the amended community plan. I am OPPOSED to any buildings surrounding the waterfront/marina area that are over 3-4 stories high.

I TOTALLY understand the need for new housing options and densification and support that, my issue is LOCATION for this amendment. The marina view and access is FOR THE RESIDENTS of COMOX, the taxpayers. allowing development will restrict our natural access and views (the reason most of us moved here) and will create more housing for the rich only. If you want more housing capacity look at some newer models being tried in Vancouver, density via modular builds (6 stories) to keep costs down-we need more inexpensive housing models so our children and grandchildren can afford to live here, but in other locations like the Anderton corridor. Developing the marina will only attract developers (usually from out of town who don't understand our community needs and care about the effects once they leave) who see an opportunity to build expensive waterfront condos and we lose our view and still have our housing problem. We DON'T WANT TO BE NANAIMO!!!! Please consider a First Nations Planning lens and wonder what these changes will do over the next 7 generations? Improve or harm? This option will not benefit us all, it will benefit developers and those who can afford millions dollar homes, please think about those who need housing in a more reasonable budget and build up in another area.

Thanks for your consideration in this important matter.

Cheryl Taylor
Comox Taxpayer
481-Holly Place

Town of Comox – Administration

From: Pat Everett [REDACTED]
Sent: November 23, 2025 5:29 PM
To: Planning Dept
Subject: Feedback re OCP Bylaw #2054

LOG: 25-513	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

RECEIVED

November 23, 2025

TOWN OF COMOX

Pat Everett
1067 Kye Bay Rd. Comox

I am both a taxpayer of the Town of Comox and a member of the Comox Golf Club.

I wish to express my concern about some of the language used in OCP Bylaw No. 2054, with reference to future intentions around the golf course property. I am strongly opposed to any alterations of the golf course property, in particular the suggestion of a public walkway (Section 20.3) through the southern portion with shortening of holes 7 & 8 to accommodate this. Doing so would drastically alter the integrity of the golf course and change it from a full length nine hole course to an executive style course. This suggested alteration would create three Par 3 holes on the course, in other words 1/3 of the course would become par 3 holes.

It most certainly would not carry the same appeal to the majority of golfers, and I feel would significantly reduce the attraction for both local and tourist green fee players. A decline in revenue for both the Golf Club and the Town. Another consideration for this idea is that it most likely would reduce foot traffic along our downtown business core on Comox Ave. If I was a business owner I would feel that more people passing my door means more opportunity for commerce. Cutting through the golf course from Buena Vista to Port Augusta Street is simply taking a two block pleasant stroll passing local businesses out of the equation. From a taxpayers point of view, I see it as a very expensive proposition to create this space. From a Golf Course members point of view I feel it would be detrimental both in attracting full-time membership and green fees.

As a member of the Comox Golf Club, and a shareholder in Courtenay Golf Club Ltd, I am aware of the status of the lease and the conditions under which the Comox Golf Club operates. I note that the OCP does state that the Town does not own or operate the Golf Club. However, I feel that there is a general misunderstanding of this in the community. I would like to see all reference to Golf Course lands be removed from OCP Bylaw # 2054 . Until the lease is considerably closer to expiring I feel that planning for land use of the property should not be a consideration for Council at this time.

Respectfully submitted
Pat Everett .

Sent from my iPad

COMOX GOLF CLUB

1718 Balmoral Avenue
Comox, [REDACTED]

November 22, 2025

Mayor and Council
Town of Comox
1809 Beaufort Avenue
Comox, BC V9M 1R9

RECEIVED

November 22, 2025

TOWN OF COMOX

LOG: 25-514	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Re: OCP References to the Comox Golf Course — Sections 2.18, 20.2 and 20.3

Dear Mayor and Council,

Comox Golf Club (CGC) thanks Council and staff for the revisions to the draft Official Community Plan (OCP) that now recognize the golf course lands as privately owned through Courtenay Golf Club Limited (CGCL) and not municipal parkland nor a municipally operated facility. This correction is important and appreciated.

However, three remaining passages of the OCP still imply municipal authority to plan for alternate uses of the golf course lands:

- Section 2.18 – “Explore concepts for an active transportation route through the Comox Golf Club...”
- Section 20.2 – “Encourage the development of a plan for the Comox Golf Club (Central Community Park) ...”
- Section 20.3 – “Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park...”

Section 20.3 is not possible. Council has already indicated in writing to CGCL its support for a lease extension to 2040. The OCP cannot contemplate a “near-term transition” while simultaneously acknowledging continuous golf use to 2040.

The lands are legally bound to remain a golf course in perpetuity due to the Filberg donor agreement and the corporate purposes of CGCL. Although the Town is the majority shareholder, it does not hold the supermajority (67%) required to change CGCL’s corporate objects. The OCP cannot trigger alternate land use.

For legal accuracy and clarity, Comox Golf Club respectfully requests that Sections 2.18, 20.2 and 20.3 be removed from the OCP.

Sincerely,

Comox Golf Club — Board of Directors

Sent: Saturday, November 22, 2025 18:35

To: Steve Blacklock <sblacklock@comox.ca>; Ken Grant <kgrant@comox.ca>; Chris Haslett <chaslett@comox.ca>; Jonathan Kerr <jkerr@comox.ca>; Jenn Meilleur <jmeilleur@comox.ca>; Nicole Minions <NMinions@comox.ca>; Maureen Swift <mswift@comox.ca>

Cc: Jordan Wall <jwall@comox.ca>; [REDACTED] Planning Dept
<Planning@comox.ca>; [REDACTED]

Subject: Official Community Plan Draft - Comox Golf Club

Letter attached

Town of Comox – Administration

From: Joanne Wiens [REDACTED]
Sent: November 26, 2025 9:59 AM
To: council
Subject: OCP Input - Building Heights

RECEIVED

November 26, 2025

TOWN OF COMOX

LOG: 25-515	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Dear Town of Comox Council,

Thank you for the work and respectful thought you and Town staff have put into our Official Community Plan.

I would like to suggest that building heights on the south side of Comox Avenue between Manor Drive and Mack Laing Nature Park be limited to 4 storeys or less. As the distance from the Comox Harbour increases, going north, building heights could be gradually increased.

Thank you for your consideration of this suggestion/modification to the OCP.

Sincerely,

Joanne Wiens

1418 Kye Bay Road

Comox BC [REDACTED]

Town of Comox – Administration

From: Ashley Pinder [REDACTED]
Sent: November 25, 2025 8:14 PM
To: council
Subject: Feedback regarding OCP 2025

Importance: High

RECEIVED

November 25, 2025

LOG: 25-516	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Dear Council, **TOWN OF COMOX**

I am writing to voice my thoughts of the Official Community Plan proposal. Firstly I commend the work that has gone into this comprehensive and well thought out plan. I can tell that the heart of our valley has been considered at most levels and areas in this plan. I have just one concern.

I strongly believe that if 6-storey buildings (base height) are permitted on BOTH SIDES of the street in our small core of Comox we will forever lose our quaint and beautiful town. As a healthcare professional and person that has lived and worked nearly two decades in the core of Comox I am absolutely NOT IN FAVOUR of the proposed 6 storey building heights in these locations. See below for my thoughts.

I ask council to amend the following:

The baseline height in the area of Mid-Rise Mixed-Use proposed as dark purple on the OCP Land Use (2025) Map. This would amend the land use designation 11.1 which states “Maximum building height shall be up to 4 storeys in the Low-Rise Mixed-Use designation and 6 storeys in the Mid-Rise Mixed-Use designation” to “Maximum building height shall be up to 4 storeys in the Low-Rise Mixed-Use” in this zone. Or at least consider removing this allowance of such height away from the oceanfront and consider which building/homes would these structure would be blocking.

I have have full confidence with the OCP other than the issues that bringing in a 6-storey baseline height for residential/mixed residential buildings in the proposed locations. I believe that our affordable-housing and general housing shortfalls will be greatly met by no more than 4 storey builds. The average local person cannot and will never afford to live in an oceanfront luxury condo downtown. These builds would require mega lenders and most likely draw from out of town populations force us long time local residents out. Allowing 4 storey Mid-Rise Mixed-Use or even 4 storey Mid-Rise Residential use will greatly impact in the positive our “Missing Middle Housing”.

Lets keep our Town of Comox welcoming to all. Please reconsider the locations you are proposing to allow these very tall structures (Ocean front and lining both sides of the street).

Thank you for considering my thoughts,

Ashley Pinder
Comox resident and healthcare professional

[REDACTED]
170 Carthew Street. Comox BC

RECEIVED

November 26, 2025

November 26, 2025

Mayor and Council

Jordan Wall, Chief Administrative Officer **TOWN OF COMOX**

Randy Houle, Director of Development Services

Town of Comox

LOG: 25-520	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Re: Serious Concerns Regarding Procedural Fairness in Official Community Plan Bylaw No. 2054 & Zoning Bylaw NO. 2056

Dear Mayor, Council, CAO, and Director of Development Services,

I write with serious concerns about the overall procedural fairness of the consultation process that has led to tonight's public hearing on OCP Bylaw No. 2054. These concerns relate to fundamental principles of administrative law and go directly to whether the community has been provided a genuine opportunity to participate in shaping the foundational document that will guide Comox's development.

I raise these concerns respectfully but directly, recognizing that they address both the integrity of the process and the legitimacy of its outcomes. While I understand the pressures you face regarding provincial housing mandates and funding opportunities, procedural fairness cannot be compromised to achieve policy objectives, however worthy those objectives may be.

The Core Procedural Issues

From my perspective, five interconnected problems have compromised the procedural integrity of this OCP consultation. Individually, each raises significant questions. Together, they demonstrate a process that was structurally unable to provide the open, unbiased engagement that residents are entitled to expect, particularly as the OCP is the only mechanism now for public input.

1. Pre-Determination Through the CMHC Grant

The Town secured CMHC funding that required a commitment to 6-storey development policy before the OCP public consultation began. This external constraint meant that Council entered the consultation process with the most contentious policy decision—building height—already determined.

Administrative law recognizes a "reasonable apprehension of bias" when a decision-maker has predetermined an outcome before hearing from affected parties. The test is objective: would a reasonable, informed person conclude that the decision-maker's mind was already made up and not genuinely open to persuasion on the issue in question?

The CMHC grant agreement answers that question. By accepting funding with preconditions that locked in a specific density outcome, Council could not meaningfully consider community input on height policy. The consultation on this critical issue became procedural form rather than substantive engagement.

I recognize the Town's interest in securing grant funding and the importance of addressing housing needs, particularly non market. However, by not disclosing the CMHC requirements and their constraints during the consultation process—neither in the OCP survey, at public events, nor in subsequent communications—the Town prevented residents from participating with full knowledge of the predetermined policy framework. This lack of transparency fundamentally undermines the legitimacy of the consultation process.

2. Breach of Legitimate Expectations Through Removal and Reinsertion of Height Provisions

After initial public opposition, the Town removed the controversial 9 and 12-storey conceptual sites from the OCP map. In the context of significant community concern, this action created a clear and reasonable expectation: the OCP would establish definitive height limits, and the height issue was being resolved through the OCP process itself.

However, conditional height clauses have just now been introduced in the Zoning Bylaw (scheduled for public hearing next month) that function as mechanisms specifically designed to permit developments exceeding the OCP height limits that residents understood had been established.

This constitutes what administrative law terms a "breach of procedural legitimate expectation." When a public authority creates a clear expectation about how a process will unfold or what commitments are being made, it has a duty to honor that commitment or, at minimum, to clearly communicate any change in approach. *More fundamentally, this demonstrates a failure of candour—the Town did not disclose its full policy intent during the critical stage when the community's foundational planning document was under consideration.*

Residents reasonably believed that height limits were being established through the OCP process. They were not informed that parallel mechanisms were being developed to permit developments exceeding those limits. This is not a minor procedural irregularity—it represents a fundamental breach of the good faith required for legitimate public consultation.

3. Strategic Fragmentation of the Height Policy Framework

By splitting height policy implementation across two sequential processes—OCP establishment and then Zoning Bylaw provisions—the Town has required residents to engage with the same fundamental policy question twice, without providing a complete picture of the regulatory framework during the foundational OCP stage.

This fragmentation creates a public trust issue:

Prevention of informed participation: Residents could not meaningfully evaluate the OCP's height provisions without knowing that subsequent zoning mechanisms would permit exceptions. The consultation was therefore conducted on materially incomplete information.

4. Pre-Arranged Development Applications: Evidence of Pre-Determination

Perhaps most significant for assessing procedural integrity is evidence that specific development applications are being planned and coordinated with Town staff concurrently with the OCP consultation process.

Planning documents indicate that at least two projects are expected to apply immediately following OCP adoption, including a 9-storey development. This project proposes luxury rental units that would displace existing low-income tenants (with only a "tenant relocation strategy"), and notably does not require the developer to provide mixed-income housing despite the site having clear capacity to accommodate diverse housing types.

This information fundamentally alters the nature of the procedural concerns outlined above:

The grant constraint becomes concrete: The CMHC grant was not merely establishing abstract policy. Specific projects were already in the development pipeline, coordinated with Town staff, while residents were being consulted on policy frameworks they understood to be establishing development parameters.

The removal of high-rise sites from the OCP map becomes more problematic: Council's vote to reduce proposed heights from 9 and 12 storeys to 6 storeys conveyed to the community that height was being capped. However, the 9-storey project was already being prepared to proceed immediately after OCP adoption. This reveals a significant disconnect between the public consultation narrative and the actual development trajectory.

The conditional height clauses appear purpose-built: These provisions are not general planning tools added for regulatory flexibility. They function as mechanisms enabling specific applications already under discussion with Town staff—applications the general public had limited knowledge of during OCP consultation.

The hotel provision reveals systematic circumvention: New zoning text now states that the Marina CV site (which Council voted to limit to 6 storeys following community opposition) can exceed 6 storeys if the primary use is a hotel and certain conditions are met. The site residents believed they had successfully protected through the democratic process is now subject to conditional provisions permitting precisely what was publicly opposed.

This pattern reveals key procedural gaps:

- **Fundamental dishonesty in consultation design:** Residents participated in policy debate while specific applications were already being coordinated with Town staff. The consultation was structured to appear open while key outcomes were predetermined.
- **Material non-disclosure:** The community was not informed that development applications exceeding the height limits under discussion were already in progress. This represents a failure to disclose information material to informed participation.
- **Appearance of bias becomes demonstrable:** The CAO's stated interest in infrastructure budget expansion through development fee revenue, combined with pre-arranged applications that would generate such fees, creates a clear financial motive for the procedural approach taken.
- **Proven lack of candour:** Town staff had knowledge of pending applications during OCP consultation but did not disclose this material fact. Community participation was therefore based on false premises—residents believed they were establishing policy frameworks when they were actually participating in a process designed to provide political legitimacy for pre-arranged outcomes.
- **Equity implications:** A large site with capacity for mixed-income housing will instead displace low-income tenants for luxury units. The OCP process, which should have meaningfully addressed housing diversity and affordability, was structured in a manner that advantaged one specific developer with staff access while excluding those most affected by development decisions.
- **Pattern of systematic override:** Even after community opposition successfully reduced proposed heights on specific sites, conditional language was inserted to potentially permit developments anyway through alternative use classifications (e.g., "hotel"). This demonstrates that community input is being systematically circumvented through technical regulatory mechanisms.

5. Consultation Methodology Designed to Avoid Documenting Opposition

The structure of the Town's public engagement demonstrates that the process was designed to minimize rather than facilitate meaningful community input on building height.

The official survey omission: The Town's formal OCP survey, completed by 422+ respondents, did not speak directly to residents about their building height preferences. Despite height being the most consequential and contentious aspect of the OCP, the Town's primary consultation instrument included no baseline question on this critical policy issue. The responses received overwhelmingly emphasized values fundamentally incompatible with high-density development: small town character, peaceful environment, and low traffic levels.

The open house presentation strategy: At the open house attended by 300+ residents, the 9 and 12-storey proposed sites were displayed as small details on large boards. They were not highlighted or identified for specific attention. Only when it was highlighted by active engaged community members of these details, did other residents become aware of the proposals. Once aware, the majority of attendees provided written feedback specifically advocating for low-density height limits.

The community-initiated survey: Residents conducted an informal visual height preference survey using sticky notes outside the OCP Open House venue. Of approximately 200 respondents, 90% indicated preference for building heights of 5 storeys or lower.

This pattern reveals what administrative law terms "structured unfairness"—a consultation process that has the appearance of engagement but is deliberately designed to avoid generating evidence that would contradict predetermined outcomes:

- The omission of height questions from the official survey prevented creation of a formal record of community preferences on the issue already predetermined by the CMHC grant agreement.
- Critically, the Town's own survey results—documented in the Town's consultation materials— has never supported the 6-storey baseline policy. The consultation data the Town itself collected contradicts the policy direction already committed to, yet this contradiction was not disclosed to the community or addressed in the policy rationale.
- The presentation of 9 and 12-storey sites as inconspicuous details, rather than highlighted proposals requiring specific community input, minimized the likelihood of generating documented opposition.
- The community's self-organized survey revealed what the Town's methodology carefully avoided: overwhelming opposition to the height policy already committed to.

Legal and Administrative Context

These procedural concerns are grounded in established principles of administrative law, including those articulated in cases such as *Kitsilano Coalition v. British Columbia*. Courts have consistently held that:

1. **Pre-determination undermines consultation legitimacy:** Decision-makers must approach consultation with an open mind. Financial or policy commitments that predetermine outcomes before consultation occurs compromise procedural fairness.
2. **Legitimate expectations must be honored:** When public authorities create clear expectations about process or outcomes, those expectations must be respected or, at minimum, any change must be clearly communicated.
3. **Material information must be disclosed:** Meaningful participation requires that affected parties have access to all information material to the decision. Failure to disclose information such as pre-arranged development applications or grant preconditions constitutes a fundamental procedural failure.
4. **Process cannot be sacrificed to expediency:** Worthy policy objectives do not excuse procedurally unfair consultation processes. The legitimacy of outcomes depends on the integrity of the process that produces them.

The cumulative pattern of procedural issues documented here meets the threshold that courts recognize as serious procedural error requiring remedy.

Summary of Procedural Gaps

Issue	What Occurred	Procedural Problem	Impact on Consultation Integrity
CMHC Grant Pre-Commitment	Town secured grant requiring 6-storey policy before consultation began	Pre-determination; reasonable apprehension of bias	Consultation on most contentious issue was structurally unfair; Council could not genuinely consider community input on height
Consultation Design	Official survey avoided height questions; 9/12-storey sites displayed as inconspicuous details on large boards	Structured unfairness; designed to avoid documenting opposition	Community prevented from providing informed input on most consequential issue; no formal record of preferences
Removal and Reinsertion	High-rise sites removed from OCP map, then conditional height mechanisms added to Zoning Bylaw	Breach of legitimate expectations; lack of candour	Community given false impression height issue was resolved; full policy framework not disclosed during critical OCP stage
Process Fragmentation	Height policy split across OCP and Zoning processes; residents required to engage twice on same issue	Inversion of planning hierarchy; prevention of informed participation	Community never saw complete regulatory picture during foundational OCP consultation
Pre-Arranged Applications	Specific developments (including 9-storey project) coordinated with staff during consultation; hotel exception added for site community opposed	Material non-disclosure; appearance of bias; systematic circumvention of community input	Consultation revealed as providing political cover for predetermined outcomes; community victories systematically undermined through technical mechanisms

Requested Actions

I respectfully request that Council, CAO, and Director of Development Services address the following:

1. Direct acknowledgment of procedural concerns: These issues relate to process integrity, not opposition to housing policy or resistance to change. They warrant substantive response rather than characterization as obstructionist.

2. Clear public explanation of key procedural decisions:

- How the CMHC grant's predetermined height requirements can be reconciled with the duty to consult with an open mind?
- ***How removing high-rise sites from the OCP while simultaneously creating zoning mechanisms to exceed OCP heights represents good faith engagement?***
- Why material information about pre-arranged development applications was not disclosed during consultation?
- What justification exists for consultation methodology that avoided documenting community preferences on the most contentious policy issue?

Statement for the Record

While I submit this letter by email and I may participate in tonight's hearing, I do so in good faith and in respect for democratic process. However, my participation does not indicate acceptance of the OCP consultation process or adoption as the Official Community Plan Bylaw No. 2054 or Zoning Bylaw No. 2056 as binding, as I believe they have been fundamentally compromised. I am placing these concerns formally on the record.

Conclusion

I recognize the Town faces significant pressure regarding provincial housing mandates and understands the appeal of available funding opportunities. However, these

pressures do not justify a consultation process that appears designed to limit rather than enable genuine community participation.

When residents perceive—based on documented evidence—that consultation outcomes were predetermined, that representations of Mayor and Council as a whole, were not made in good faith, that material information to the public was withheld, and that the process looks strategically structured to avoid documenting community opposition to what Council wanted, the resulting loss of trust will impose costs far exceeding any short-term administrative efficiency gained.

Good governance requires both sound policy outcomes and procedurally fair processes. The two cannot be separated without compromising the legitimacy of municipal decision-making.

I respectfully urge you to engage directly with these procedural concerns rather than proceeding as if they do not exist. The community deserves transparency. Democratic accountability requires it.

Respectfully submitted,

Vivian Chislett

Vivian Chislett

303 Church Street, Comox B.C.

Happy Comox Resident & Tax Payer

From: [REDACTED]
Sent: Wednesday, November 26, 2025 11:19 AM
To: council <council@comox.ca>
Cc: Jordan Wall <jwall@comox.ca>; Randy Houle <rhoule@comox.ca>
Subject: OCP Public Hearing Submittal - V Chislett, 303 Church Street.

Good afternoon Mayor, Council, CAO Wall & Director of Development Services Houle,

Not yet sure about speaking this evening, so please find attached my letter of submission on the OCP NO. 2054 & Zoning Bylaw 2056 for the public record.

Kindly,
Vivian Chislett
303 Church Street,
Comox

Town of Comox – Administration

From: Barbara Clement (via Google Docs) [REDACTED]
Sent: November 26, 2025 10:26 AM
To: council
Cc: Planning Dept
Subject: OCP - November 25, 2025

RECEIVED

November 26, 2025

TOWN OF COMOX

LOG: 25-521	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Barbara Clement attached a document

Please find attached a letter regarding feedback on the OCP for consideration at tonight's council meeting (November 26, 2025).

Respectfully submitted,

Barbara Clement

142 Manor Drive

Comox

☰ OCP - November 25, 2025

Snapshot of the item below:

November 25, 2025

To: Nicole Minions

Steve Blacklock

Jonathon Kerr

Ken Grant

Jenn Meilleur

Randy Houle

Chris Haslett

Maureen

Swift

RE: OCP - Manor Drive and Manor Place Rezoning

I am **following up on letters to council** on August 18 and September 26 regarding the rezoning of Manor Drive and Manor Place. I have reviewed the latest proposal for the OCP and I continue to be concerned about the proposed rezoning in the Manor Drive neighbourhood.

Manor Drive is the singular access to Comox Avenue from our neighbourhood servicing the condo buildings at 2181 & 2187 Comox Avenue,

Eagle Ridge Estates town/patio homes and the Manor Park condos, 21 residential homes on Manor Drive and Manor Place and commercial use of The Manor at 156 Manor Drive. **Traffic and accessibility** to and from the area **is already busy** accessing Comox Avenue..

With the proposed increases in building heights, the density will minimally double affecting parking and traffic rates. Manor Drive and Manor Place terminate with cul de sacs limiting the ability for larger vehicles to navigate around. **Service vehicles**, such as garbage and recycling trucks, snow removal plows, hydro service trucks are just a few to mention. There is no room for street parking. I question the **ability for emergency vehicles to effectively access** the area and any potential evacuation of the area (**one way in, one way out!**) and **can not be ignored**.

Please consider the changes to the current, proposed OCP zoning:

- The Manor (156 Manor Drive) **be changed** from 4 storey mixed use to a **maximum of 3-storey** in keeping with the residential limits of the homes in the neighbourhood. A 4-storey mixed use buildings incongruent within a ground level residential area
- Eagle Ridge Estates (townhomes and patio homes) and Manor Park (three story condos) properties **be changed** from 4-storey **to 3-storey zoning**.

I understand the challenges you face with creating the new OCP for all of Comox. My concerns extend to the whole of Comox. I love our neighbourhood and love the unique Town of Comox. Over the past few months, I have connected with many residents and I know I am not alone! Having said that, **please reevaluate the zoning changes** to the proposed OCP **for Manor Drive and Manor Place** as suggested above. There are enough changes due to the rezoning of 2181 & 2187 Comox Avenue.

Respectfully submitted

Barbara Clement

142 Manor Drive

Town of Comox – Administration

From: Barbara Clement [REDACTED]
Sent: November 26, 2025 6:08 PM
To: council; Planning Dept
Subject: Manor Drive neighbourhood additional concern.

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Council and Planning committee,

I spoke tonight. I missed a critical detail that carries over to all streets that terminate in cul de sacs as Manor Drive and Manor Place do. The access of large emergency and service vehicles can be limited due to street parking.

I have noted that the large recycling, organics and garbage pick up already need to do two or three point turns. On one occasion the removal vehicles were unable to reach the properly placed bins due to contractors parking and construction deliveries on and off during the day. Increases in traffic and need for parking particularly affects streets terminating in cul de sacs.

Thanks again for the opportunity to speak tonight.

Barbara Clement
142 Manor Drive
Comox

Town of Comox – Administration

From: Chantelle Zawila [REDACTED]
Sent: November 26, 2025 11:20 AM
To: council
Subject: URGENT: Feedback for the Public Hearing Today

November 26, 2025

TOWN OF COMOX

Hi Council,

LOG: 25-522	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

I write as 5 year resident of Comox, on behalf of myself and my husband Kent Gilroy who is a 20+ year resident of Comox.

We are homeowners on Robb Avenue, have both served several years as members at Comox Fire Rescue, and have chosen to reside in Comox as our family expands.

As a former resident of the City of Vancouver, I chose to move to Comox very intentionally for very specific reasons, it being a quaint small town with amenities that support the community without overcrowding - community centers, waterfront walkable areas, tons of parks and greenspace, and a SAFE community. Reasons that are at risk of becoming extinct with the new proposed OCP.

I would like to focus on a few key points that we oppose:

1. **Please limit buildings to 4 stories or less under any circumstances, especially in the Comox Ave/Beaufort downtown core**
 - a. Taller buildings mean more people, parking issues, more traffic
 - b. Taller buildings mean losing our quaint beautiful small town feel
 - c. What does 'affordable housing' mean? I doubt the proposed marina building will be affordable for anyone who doesn't have \$2million+ to spend
2. **Please use your contracts with any developer to ensure they are putting money back into the community.** The City of Vancouver does this. As part of their development plans, developers should be required to provide enough parking within their building to provide for all residents, plus guests. Our current infrastructure and transit system does not support the reasoning that people will use public transit. Our public transit use is not exemplary (due to lack of ridership and offerings) and this theory does not work in the current state of our small communities.
3. **Create a more transparent and clearer definition of the additional stories being potentially permitted 'contribution to amenities that provide substantial benefits to the community'.**
 - a. Developers typically want to make a profit, that is all.
 - b. Since our tax dollars have and will continue to increase, how is taller buildings a 'substantial benefit' unless you can share examples where these developers have installed public pools, parks, or enhanced community life in any way?

Thank you council for your hard work, and for your consideration in this important decision.

Sincerely, Chantelle Zawila & Kent Gilroy - 1875 Robb Avenue, Comox BC

From: Dianne Sellin [REDACTED]
Sent: November 26, 2025 11:35 AM
To: council <council@comox.ca>
Subject: Multi story buildings

RECEIVED

November 26, 2025

LOG: 25-523	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

TOWN OF COMOX

There are already TWO cleared areas off of Pritchard where 4 story buildings would be suitable. They were cleared & put up for sale. They are located conveniently near the airport as well as two major roads & a roundabout.

Oceanfront property is always more expensive & these costs would be passed onto prospective buyers/renters. This isn't building affordable housing. As well, as you are aware, Comox has one main road which is already impacted by too many vehicles. We don't need more traffic.

Comox is appealing because it has a small town, quaint feel & that is worth preserving. We don't want to look like Nanaimo.

Please consider no multistory buildings near the water. It makes no sense when there are other more feasible properties.

Thank you.

Dianne Sellin
557 Bambrick Place
Comox

From: [REDACTED]
Sent: November 26, 2025 11:43 AM
To: council <council@comox.ca>
Subject: OCP feedback

LOG: 25-524	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

Hello, I have read the OCP. For the most part it is sensible and well considered.

However, I do want to give feedback on the proposal to accept 6 storey buildings. I don't support it for the following reasons:

- More units mean more traffic, which equates to more noise, pollution, and congestion around the main corridors. This translates to making Comox a less desirable place. The appeal of the town has been its quiet nature. That you could safely ride a bike from one side to the other. If you add hundreds of more drivers to our town, that will be lost.
- More units mean more demand on existing recreation activities. Already our boat launch, marina, Goose Spit, Point Holmes, Kye Bay and North East Woods would be considered busy. Eg. to the point where parking is limited. What is next, pay parking at Goose Spit? The joy of living here is its easy going nature. Add more people and everyone feels the pressure on the things they enjoy.
- To whose benefit is this? I understand that we need local business, but who will really benefit by cramming more residents and visitors in? The developers? Realtors? Hotel owners? What about the rest of us, it seems we just pay the price?

I don't really want 4 storey buildings either but maybe that is the compromise.

Thanks for your consideration.

Jim and Nicole Wright
642 Colby Rd

From: Bonnie Patricia Brett [REDACTED]
Sent: Tuesday, November 25, 2025 22:55
To: Nicole Minions <NMinions@comox.ca>
Cc: Steve Blacklock <sblacklock@comox.ca>; Ken Grant <kgrant@comox.ca>; Chris Haslett <chaslett@comox.ca>; Jonathan Kerr <jkerr@comox.ca>; Jenn Meilleur <jmeilleur@comox.ca>; Maureen Swift <mswift@comox.ca>; Jordan Wall <jwall@comox.ca>
Subject: Request for OCP Amendment

1895 Buena Vista Avenue
Comox BC [REDACTED]
Tuesday, November 25, 2025

RECEIVED

November 25, 2025

TOWN OF COMOX

LOG: 25-556	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Dear Mayor Minions and Council members,

In advance of the final public hearing on the proposed new OCP I write to respectfully renew my request that council reconsider and revise its intention to allow 6 story buildings on the South side of Buena Vista Avenue.

Allowing ground level buildings on the North side of the street and 6 story buildings on the South side would, in my opinion, create a drastic and unsightly discrepancy that would render the current beautiful landscape unrecognizable. Tall buildings on one side of the street would negatively affect light on the other side which is zoned ground level. They would also threaten at least half of the approximately 290 mature trees on the street not to mention the wildlife and birds they support.

Buena Vista Avenue is a unique enclave in the town and as such should be protected rather than slated for demolition and re-development. Just because you *can* do it doesn't necessarily mean that you *should* do it.

Since the controversy over increasing building heights in the downtown area has arisen, it has, at times seemed rather like an eviction notice for people who currently live on the street and also a harbinger of the demise of the urban forest.

When I look at the magnificent mature firs on Buena Vista, I am amazed and grateful that they have survived over the last century. I urge you to protect them as previous generations have done.

While I recognize that some development and densification is inevitable and indeed desirable, I believe that smaller walk-up apartment blocks could and should be gracefully and intelligently integrated into the neighbourhood. In many of the proposed sites for densification, 6 or more stories would simply be too much of a not necessarily good thing.

Specifically, I request that council amend the OCP draft to allow development no taller than 3 stories on the South side of Buena Vista Avenue.

Sincerely,

Bonnie Brett

Town of Comox
Town Council
1809 Beaufort Avenue,
Comox, BC
[REDACTED]

November 25, 2025

Members of Council,

LOG: 25-557	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

RECEIVED

November 25, 2025

TOWN OF COMOX

I am writing to express concerns in regards to the 3rd reading of Official Community Plan, this November 26, 2025.

First I extend my apology that we are communicating these concerns at this late stage. You are receiving this information at this time, however, due to the fact that we recently became aware of the proposed changes and by the time we had adequately reviewed all of the relevant documents we have arrived at this date. Which leads to our first concern; that notification did not come in the form of a mailout to all property owners.

Property owners should not have to rely on happenstance to see a posted notification at some point in their busy lives and hope that they become aware with sufficient time to act as necessary. Nor should they have check the Town of Comox website on a regular basis in order to be aware of such information. The onus should not be on the citizen to find out that changes to policies or statutes affecting land use are being proposed; we should not have to happen upon this information. The onus should be on the Town of Comox to ensure that this is adequately communicated to all citizens, via mailouts to all property owners.

The purpose of writing this letter is to object the inclusion of our property within the new Sensitive Ecosystem Development Permit area. It is our understanding that this DPA has been created with the goal of consolidating existing guidelines, and has added large properties with natural areas that may contain sensitive ecosystems. None of the existing guidelines combined into this new DPA had previously applied to our property; and it is our understanding that it has been included solely due to the fact that our property is partially wooded.

Our objections are as follows:

1. We find that the policy as written, to be an **unreasonable** erosion of property rights.

The policy would require that we should have to submit an application for a Development Permit, hire a Qualified Registered Professional and pay for a report if we so much as want to plant a new flower bed (for example) in a location on our property where the soil has not previously been "disturbed". I would ask all members of council to put yourselves in the shoes of a property owner being asked to do this.

2. We find that the policy is overly broad and its particular application to our property is **unfounded**.

The DPA identifies a list of known sensitive ecosystems, but also states that “There may be other sensitive ecosystems in the Town that are identified during the development processes that should be protected or should have development impacts mitigated”. This allows for an unnecessarily, **overly broad** interpretation.

The goal of this policy; to protect, restore and enhance environmentally sensitive areas and to protect wildlife habitats, is certainly supportable - where sensitive ecosystems are *known* to exist. The DPA requires a property owner to engage a Qualified Registered Professional and obtain a report with the purpose of identifying whether any sensitive ecosystems exists.

This however, is already one of the primary functions of the B.C. Conservation Data Centre, which maps and provides a database of known locations (element occurrences) of species or ecosystems that are at risk of being lost.

We can confirm by referencing BC CDC’s data, that there are **no known species at risk** with respect to our property.

Further, any isolation of our property for the concern that *someday*, a species at risk may take up residence, is a risk that *every* property in Comox equally shares and is not a valid reason to restrict the use of our land. A Northern red-legged frog, may decide to make its home on *any* property in Comox, at *any* point in time.

Hence, notwithstanding the presence of trees, that, without any other material evidence of the existence of any sensitive ecosystem at this present time, there is no supportable basis for applying this policy to our property (it is **unfounded**).

3. With respect to the fact that our property is partially wooded; we understand a desire to protect existing trees, for which the Tree Protection Bylaw is already in force on our property. We can conclude therefore, that with specific respect to our property, this is a **redundant** piece of legislation and would not be a prudent use of taxpayer dollars to enforce.

Last, with respect to the Parks & Trails Masterplan we find that the goal for all residents to be within a 5 minute walking distance to a park and playground to be excessive. A 10 minute walk time to a park is a more than reasonable distance, encouraging exercise and healthy living. Reducing that walk time, detracts from physical exercise and represents an unnecessary tax burden on residents. We would much rather see that money spent on building sidewalks which would make actually getting to parks easier and safer.

In summary, we find that the application of Sensitive Ecosystems Development Permit Area to our property to be unjustified. Further, given that the Tree Protection By-law is in force we find it to be redundant policy with respect to our property, and with respect to the applicable concerns.

At a time when the tax dependency ratio in Comox is very high, and affordability is a top issue in our nation, we must not inflict undue hardship or burden, in perpetuity on tax payers without good reason or due justification.

To conclude, we request that our property be excluded from the Sensitive Ecosystems Development Permit Area map, upon finalizing the Development Permit Guidelines and the Official Community Plan.

Respectfully,

Dr. Andrew Remillard
BMLSc, MD, FRCSC
364 Butchers Road, Comox

From: Andrew Remillard [REDACTED]

Sent: Tuesday, November 25, 2025 18:18

To: Nicole Minions <NMinions@comox.ca>; Steve Blacklock <sblacklock@comox.ca>; Ken Grant <kgrant@comox.ca>; Chris Haslett <chaslett@comox.ca>; Jonathan Kerr <jkerr@comox.ca>; Jenn Meilleur <jmeilleur@comox.ca>; Maureen Swift <mswift@comox.ca>

Subject:

Dear Mayor and Councillors,

Please find attached a letter regarding our concerns with the 3rd reading of the OCP tomorrow. Please note that our property address can be provided to staff in follow up as required.

Kind Regards,

Andrew Remillard

BMLSc, MD, FRCSC

Otolaryngology Head and Neck Surgery

Clinical Instructor UBC Department of Surgery

RECEIVED

NOV 17 2025

November 17, 2025

Town of Comox,
1809 Beaufort Ave.,
Comox, B.C. [REDACTED]

TOWN OF COMOX

Attention: Council

Re: OCP - final draft

LOG: 25-476	REFER:	AGENDA:
FILE: 6480-20	ACTION: File	

Copies: Council

JW/RH/ET/SR/CD

Dear Mayor and Council:

Thank you for all your efforts to produce this comprehensive and generally thoughtful draft of the Town's OCP.

I realize that your plan is driven in large part by provincial housing decrees, economic concerns (tax base, funding for infrastructure etc), the need for density due to our finite boundaries, and aviation height restrictions. I also realize that this is a 20 year plan and that some of the proposals may be more appropriate in 20 years. Therefore, certain proposals seem draconian for our current situation and should be set aside for reconsideration at the next 5 and 10 year reviews of the OCP.

I strongly object to the proposals for the Harbour and Marina area and, the Harbourview Corridor. It is ironic that you are permitting 6 storey buildings in the southwest waterfront area and are then calling it Harbourview Corridor. Six storey buildings will block the water and harbour view of anyone traveling along Comox Ave or Beaufort Ave. (and anyone in the neighbourhood still living in single family homes). Not only will six storey buildings totally destroy the character of the Town, but few citizens or visitors will have a view. If there must be 6 storey buildings, they should only be allowed on the north side of Comox Avenue.

Regarding the Harbour and Marinal area, I understand the pressure that the Town faces from developers and the lure of economic benefits, but I don't think many of the townspeople want to have their park and boat ramp overshadowed by a hotel. A similar proposal several years ago did not go forward due to the public's disapproval. Marina Park is a well used and well loved amenity that already has good access. Commercial development does not need to be 6 storeys (eg. The Edgewater Restaurant, Compass Adventures). Not only will tall buildings in this area interfere with people's view of the harbour but they will adversely affect one of the few areas where many people enjoy easy access to the sea..I found Section 12.6 worrisome. Who would make this decision? Would it be transparent and seek public input, or would it just quietly happen?

Many ideas in the OCP focus on generating commerce and tourism. This is important and should be a priority, but if the ambience and charm and character of the Village by the Sea is destroyed, who will come?

I hope that you will seriously consider the above before final approval of the OCP.

Yours truly,



L. Huibers

2063 Murphy Ave., Comox, B.C., [REDACTED]

1984 Buena Vista Avenue
Comox

RECEIVED

November 24, 2025

November 25th, 2025

TOWN OF COMOX

Mayor Minion and the Town of Comox Councillors
1809 Beaufort Avenue
Comox, BC [REDACTED]

LOG: 25-493	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Dear Mayor and Councillors:

This is my response to your invitation to contribute to the planning of our new Official Community Plan.

The recent release of the Comox Tree Canopy study is professional and thorough. Hopefully, the changes to the OCP will include all the recommendations in that tree and soil evaluation.

My other hope is for you to consider the quality of life we enjoy in Comox. How I appreciate the small forests and the trails that exist! As you know, the tree study encourages protection of existing trees and insists on many more plantings.

The pressure from the Provincial Government to increase housing does not need to translate to higher buildings—particularly from the marina and the surrounding neighbourhoods. Four storeys should be the maximum in those areas.

High rises would negate the small-town character and contribute to traffic and parking congestion. Plus the buildings that developers propose do not equate to actual affordable accommodations.

You have the responsibility to listen to your citizens and to implement healthy changes. Once the fresh OCP is official, it will have a long-term impact on our quality of life.

Much gratitude for your consideration,



Annemarie Pletscher

To: Mayor Minion and Town of Comox Council

Date: November 24th, 2025

From: Shirley Dumas
1958 Buena Vista Avenue

Re: OCP Changes

Petitioning for your consideration on OCP changes:

Please consider building heights to a 4 storeys maximum.

Please include all the excellent recommendations in the Comox tree canopy study.

Likely you are aware that Qualicum restricts the maximum building height to 3 storeys "to preserve the town's small-town character". Residents and visitors to Comox shop along Courtenay's 5th Street and Qualicum because of the compelling low vintage buildings and the boutique stores.

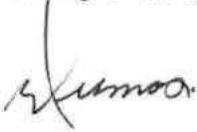
Also, developers insisting they can only profit from higher buildings, ignores the need for actual affordable accommodation.

The pressure for density and higher buildings does not take into consideration the ambience of a town nor the crucial tree and soil protection. The extensive, professional Comox Tree Canopy study presents all the urgent reasons that need to be embraced in the new Official Community Plan.

This is a request to embrace the recommendations of the Comox Tree Canopy Study into the renewed Official Community Plan, and to restrict any new buildings to four storeys.

Thank you for the time, energy and work you direct to managing our precious community.

With gratitude,



RECEIVED

November 24, 2025

TOWN OF COMOX

LOG: 25-494	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Cathryn W. Thompson
1291 Noel Avenue
Comox, B.C.

RECEIVED

November 24, 2025

LOG: 25-495	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

November 24, 2025

TOWN OF COMOX

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Attention: Mayor Nicole Minions, Council and Planning Commission

Town of Comox
1809 Beaufort Ave
Comox, BC
V9M 1R9

Dear Mayor Minions, Council and Planning Commission

Subject: Comox Official Community Plan Bylaw NO. 2054

I am writing to express my concerns regarding Comox Official Community Plan Bylaw No. 2054. I would respectfully request the removal of:

- Section 2.18 – “Explore concepts for an active transportation route through the Comox Golf Club ...”
- Section 20.2 – “Encourage the development of a plan for the Comox Golf Club (Central Community Park)”
- Section 20.3 – “Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park ...”

Although the Town holds a majority of shares 53% in Courtenay Golf Club Limited, it does not have the 67% supermajority required to change the permitted use of the land away from golf course use. The land was donated by Robert Filberg on the condition that it remain a golf course, and the shareholders collectively – not the Town alone – control any decision about a change in land use.

These lands are privately owned, not municipal parkland. The three OCP statements listed above imply possible future repurposing or park programming of the golf course and should be removed. Council has already agreed to extend the lease to 2040, so references to future land-use changes are not consistent with that commitment.

Removing the three statements would prevent ongoing public misunderstanding and respect the Filberg legacy.

Sincerely


Cathryn W. Thompson

1833 Robb Avenue
Comox, B.C.

26 Nov 2025

RECEIVED

NOV 26 2025

TOWN OF COMOX

LOG: 25-517	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

The Council
Town of Comox
1809 Beaufort Avenue
Comox, B.C.
V9M 1R9

Dear Mayor and Councillors:

Re: Official Community Plan

While the OCP has some admirable goals, it is not likely to achieve them as it fails to account for the realities of how people behave and what is economically viable. This idea that spreading density and commercial districts around the town will result in people being able to walk to basic services is not grounded in economic realities or the way people really behave. How many people buy most of their groceries at only one store? As well, the reality is for many things you need to go to Courtenay or order it on line as those stores or services do not exist in town.

Despite having active transportation as a key priority, I find has got significantly worse not better. Yes more people are using bicycles but that is likely due more to the advent of the e-bike than other factors.

Yours truly,



Ralph Watts

RECEIVED

November 26, 2025

TOWN OF COMOX

On behalf of Save Our Forest Team
MEL McLachlan 1688 Dogwood Ave. Comox BC

LOG: 25-518	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH Copies: Council
JW/RH/ET/SR/CD

We have been told on a number of occasions that the trees in Comox would be cared for in the new OCP.

From the town's web page; "An urban forest includes all the public and private-owned trees... in the Town of Comox." The draft UFMS and tree-by-law speak to how the town can be a part of and assist in the care and wellbeing of so-called private trees.

The draft plan has an element of desire to work with private property owners to conserve trees, this should assuage fears of restrictions on property owners rights and encourage them to consider themselves as crucial elements in the wellbeing of our community .

This hearing is effectively the last time anyone will have a chance to comment on any development in this town because of bill 44 so it is imperative that this council delay 3rd reading until after the UFMS and Tree bylaw is in place.

As this council seems truly concerned about the fate of the Comox Urban Forest and how it contributes to the health and livability of our citizens and how it fits into the mitigation of our changing climate, council should not pass OCP 3rd reading until the context of the tree by-law has a well-advertised public review and consultation and is included in the OCP.

Council should pass immediately a no-tree-cutting moratorium effective until a real tree-by-law is in place. Why? because as has happened in other places the mere mention of a tree by-law brings out the chain saws by, some would say, unscrupulous actors wishing to skirt the law with only their own interests in mind and not that of the greater community.

RECEIVED

NOV 26 2025

MEL McLachlan 1688 Dogwood Ave. Comox BC

Environment and traffic

TOWN OF COMOX

The 2011 traffic study by Boulevard noted that several roads have “85 th percentile speeds greater than 10km/h over the posted speed limit.. and that these roads could benefit from police enforcement and/or traffic calming.”

From the Town’s web page ; *As reported in the Climate Action Plan and Risk Assessment, “transportation is the largest contributor to community emissions in Comox.”* and offers these recommendations;

“Ensure the transportation system respects the natural environment, minimizes climate impacts and improves the livability of the community.”

Lower speed yields calmer traffic, less carbon emissions, less brake wear, less noise, less stress.

This council rejected the idea of reducing the speed limit on most roads or streets in Comox with one councilor mentioning that Comox was already jokingly known as slowmox as the idea was shot down.

The increase in traffic and population has contributed to the increase of people in a hurry to get to the next stop sign.

As other municipalities minimize climate impacts and improve the livability of the community, I call on you to use the OCP to **also** lower the default speed limit to under 50 KPH

LOG: 25-519	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

File: 6480-20-PH

Copies: Council
JW/RH/ET/SR/CD

Town of Comox – Administration

From: Eric Alexandre [REDACTED]
Sent: November 26, 2025 5:44 PM
To: council
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Dear Mayor and Council,

I think that waterfront structures should not be higher than 4 stories. The building heights should rise as we move away from the waterfront rather than having humungous buildings on the waterfront blocking everyone behind.

I agree that the golf course should be turned into a general park for everyone not just golfers. I believe we need more east/west corridors near town center especially as density increases.

Best regards
Eric Alexandre
175 Bay Crt
Comox

Sent from [Proton Mail](#) for Android.

Town of Comox – Administration

From: Erin Bevans [REDACTED]
Sent: November 26, 2025 5:25 PM
To: council
Subject: Changing Neighborhoods

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Hi,

I would like to express my concern over the erecting of 4-6 story structures at Port Augusta/Comox Ave. This is a quaint nautical seaside town and should be appreciated as such. To think that the downtown core would have buildings such as this instead of interesting and unique structures that draw people to the area is hard to understand. This is the heart of the Comox Valley. Do we need more housing directly downtown. More hardy plank rectangles blocking out the light? We have enough housing that fits the areas aesthetics, we don't need to force more into the area for the sake of builders. The fact that we have real estate and builders on city council involved in these decisions is hard to understand and seems a gross conflict of interest. Sorry this is rushed as I didn't realize that all submissions written or otherwise had to be in by the end of the hearing which seems pressed.

Thank you,

Erin Bevans
1504 Juniper Place
Comox, BC

Sent from [Outlook for Android](#)

Town of Comox – Administration

From: Catherine Black [REDACTED]
Sent: November 26, 2025 6:14 PM
To: council
Subject: Written submission OCP hearing

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Firstly, I agree with increasing density, build up not out. However, I think this should be done slowly, thoughtfully while maintaining view corridors and tree canopies and on a scale that fits the town. Maximizing profit for the developers should not be the priority. For example, why not put 6 stories on Noel and then decrease height moving towards the water.

Specifically where I live, 1847 Buena vista, Six stories is too dense, will create more traffic problems and will eliminate the mature tree canopy. This would negatively impact the goals stated in the town's urban forest strategy. Many of trees on this street are over 100 years old.

Thank you

Catherine Black
1847 Buena Vista

Sent from my iPhone

Town of Comox – Administration

From: Kate Casselman [REDACTED]
Sent: November 26, 2025 6:41 PM
To: council; Town of Comox – Administration
Subject: Comments on the draft OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Dear Mayor and Council,

My name is Katherine Casselman and I live at 1765 Linden Ave in Comox. I attended the public hearing but will have to leave before I can speak to you directly.

I am writing to express my support for the draft Official Community Plan. I strongly support the proposed higher densities in the downtown area, as this will help consolidate growth, make more efficient use of existing infrastructure, and place more homes within easy reach of transit, shops, and services. This approach will provide more housing options, strengthen local businesses and bring greater vitality to the town centre.

I also support the inclusion of bonus density provisions that deliver affordable housing and meaningful community amenities. These tools are essential for ensuring that new growth contributes positively to the community and helps meet the needs of residents.

I do not support the removal of commercial use in the northeast area. Without nearby shops and services, residents—particularly those in apartment buildings—will be forced to drive to meet even their daily needs, which runs counter to the goals of creating walkability and complete neighbourhoods. Hopefully the business park will permit commercial uses such as retail, restaurant and other services that could serve employees, the northeast neighborhood and military families and personnel in the area.

I hope that implementation of the OCP will include the preparation of clear, well-considered design guidelines to ensure new buildings contribute positively to beautiful buildings, and a high-quality, pedestrian-oriented streetscape. I hope the urban forest strategy looks at how sites can be designed to retain and add trees as they are developed for SSMUH and higher density buildings. Without public hearings for the public to comment on OCP compliant proposals, it is critical that zoning, DPAs and other tools contribute to establishing a high bar for the type of development that occurs.

I appreciate the challenge of balancing the need to accommodate growth with maintaining the character and qualities of the town that drew so many people, including me and my young family, to live here.

Thank you for your leadership in planning for a more sustainable, inclusive, and vibrant Comox.

Regards,

Katherine

Town of Comox – Administration

From: Barbara Clement [REDACTED]
Sent: November 26, 2025 6:08 PM
To: council; Planning Dept
Subject: Manor Drive neighbourhood additional concern.

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Council and Planning committee,

I spoke tonight. I missed a critical detail that carries over to all streets that terminate in cul de sacs as Manor Drive and Manor Place do. The access of large emergency and service vehicles can be limited due to street parking.

I have noted that the large recycling, organics and garbage pick up already need to do two or three point turns. On one occasion the removal vehicles were unable to reach the properly placed bins due to contractors parking and construction deliveries on and off during the day. Increases in traffic and need for parking particularly affects streets terminating in cul de sacs.

Thanks again for the opportunity to speak tonight.

Barbara Clement
142 Manor Drive
Comox

Town of Comox – Administration

From: Robyn Dickinson [REDACTED]
Sent: November 26, 2025 6:23 PM
To: council
Cc: Town of Comox – Administration
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Robyn Dickinson
1415 Noel Avenue
Comox BC

We have lived at this address for 32 years. I have been in Comox since 1969. My husband was born here 72 years ago.

My main concern with the OCP is the contradiction from the goal of maintaining our natural beauty and recreation opportunity by taking away just that which attracts us here in the first place.

Yes, we need more housing but PLEASE do not eliminate the view and accessibility to the waterfront.

The residential lots- such as along Anderton- that have had density housing constructed- is what we need.

They are such fine examples.

Please do not allow what creates our community to be so desirable to be taken away.

Sent from my iPhone

Town of Comox – Administration

From: katy doran [REDACTED]
Sent: November 26, 2025 6:25 PM
To: council
Subject: Town hall meeting

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Hello

I believe Comox is similar to Qualicum Beach in terms of size and charm. A unique aspect both communities have is a 9 holes golf in the center of town. I respectfully ask that the three bullets in the OCP which speak to the Comox Golf Course (section 2.18, 20.2 and 20.3) be removed from the OCP. The golf course provides recreation for thousands of people of all ages at no cost to the Town of Comox. It is the perfect type of recreation for the age group of the majority of Comox citizens (the elderly). It brings in hundreds of people daily to the downtown core which supports downtown businesses. The golf course requires a commitment from the Town of Comox for its continued success and the removal of these bullets would provide this commitment.

Thank you for seeking public input.

Respectfully

Katy Doran
1081 Mantle Drive
Courtenay
(But I come into Comox many times a week for recreation)

Get [Outlook for Android](#)

Town of Comox – Administration

From: Carol Finley [REDACTED]
Sent: November 26, 2025 6:05 PM
To: council
Subject: Official community plan - public hearing Nov 26 2025v

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

To Mayor and Council:

I am opposed to 6-storey buildings in Comox and the densification that has occurred and is planned and/or proposed to occur in this small town.

Comox's infrastructure will in no way support the number of people that are proposed to move here. I am thinking of schools, hospitals, doctors, roads, bridges, and, very importantly, the glacier that provides Comox drinking water is disappearing.

Building a hotel on the parking lot(s) by the marina will most definitely put additional pressure on Comox's infrastructure and block residents' views. Another serious consideration is that the area and parking lot(s) adjacent to the marina were built on in-fill which may not be suitable for a multi-storey building.

Little or no public community input appears to have been sought before two readings of the plan occurred and were passed by the Comox Mayor and Council. In addition, it feels like significant decisions are being made and/or proposed "behind closed doors." Please be much more transparent; otherwise, you risk eroding public trust.

Since at least 2 Council members and the Mayor are connected to the real estate and financial fields, I respectfully suggest those individuals recuse themselves from voting on the Official Community Plan.

Please keep building heights low (maximum 4 floors), do not allow multi-storey buildings in the downtown core, ensure views are maintained, maintain green spaces, do not be unduly influenced by self-serving developers, and think very seriously about how Comox's (and, where relevant, Courtenay's) infrastructure will support the density that is being proposed.

Sincerely,

Carol Finley

2045 Beaufort Ave, Comox BC [REDACTED]
[REDACTED]

Town of Comox – Administration

From: Catherine Hannon [REDACTED]
Sent: November 26, 2025 6:22 PM
To: council
Subject: Public OCP hearing

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I'm attending the public meeting on the OCP.

My sense is that attendees in general do support providing affordable housing but they do not want buildings over 4 stories or higher buildings on the waterfront. They also want to preserve the small town feel of the town, while increasing density by respecting existing neighborhoods.

I support sensitive infill housing that respects current residents and neighborhoods and does not sacrifice trees or views of current residents. This is achievable by 4 story developments, both residential and mixed use, sensitively sited, and by continuing to connect meaningfully with residents in a consultative planning process.

I support a 4 story hotel at the marina on the current parking lots. I support 4 story buildings well set back at the Comox Mall.

The middle path will work best. 4 stories is the middle path. Protecting green spaces and trees is the middle path.

Providing tax breaks to incentivize the creation of secondary suites and coach houses is the middle path.

I urge the council to follow the middle path. I urge that the Draft urban forestry management plan be adopted concurrently with the OCP.

Thanks,
Catherine Hannon
2301 Comox Ave
Comox

Town of Comox – Administration

From: Roy Heaton [REDACTED]
Sent: November 26, 2025 7:14 PM
To: council
Subject: OCP Public Hearing Feedback

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Dear council,

I would like to provide my feedback on the OCP to you.

First off, well done on creating the OCP so that we have a plan for the future. Many of the items in the OCP I am in agreement with. The main item I am not in agreement with is allowing 6 storey development in the downtown and Buena Vista areas.

I am an immigrant to Canada from Europe. During my 30 years living in various countries in Europe, I lived mostly in large cities with very dense housing. By far the most efficient and organised was the German system. City housing in Germany is predominantly based on apartments in 4 storey buildings. It creates livable spaces which are walkable with people of all ages living there, retail facilities, cafes, restaurants, pretty much everything you need within walking distance. Keeping at 4 storeys also allows light into buildings across the street, onto the walkways, into the parks so trees and plants can grow. At 6 storeys, just 2 storeys more, the negative impact of those 2 storeys are immediately visible. Higher still, the negative impacts increase. Other European cities are similar because the 4 storey height allows for the combination of density and livability.

Now I am lucky enough to have a house but at some point I will need to downsize. So I look forward to being able to walk around a vibrant downtown Comox which still preserves the natural beauty and views without having higher density buildings dominating the landscape.

I will also add that in my experience, higher density buildings mean a decrease in livability as people feel less part of that small community and in fact become more isolated. So finding the right combination of density and livability is critical. Learning from years of experience in Europe can help with these decisions so I would urge you to adapt the 4 storey maximum as your guideline.

Thank you

Roy Heaton
863 Albion Road, Comox.

Town of Comox – Administration

From: [REDACTED]
Sent: November 26, 2025 5:25 PM
To: council
Subject: OCP Open House

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I strongly oppose the proposal to add an industrial park on the Cambridge lands (1000 Pritchard) for a number of reasons. The most important being this use will not solve the housing crisis.

I also feel 4 stories is a perfect height for development to balance density with infrastructure-specifically traffic congestion.

Thank you for your consideration.

Sean McDonald
902 Highwood Dr. Comox

Town of Comox – Administration

From: Bonnie McGlashan [REDACTED]
Sent: November 26, 2025 6:13 PM
To: Town of Comox – Administration
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

To Mayor and Council of Comox

I oppose this OCP as it is written and presented. I am opposed to any new buildings above 4 stories. I have written about this OCP to you already, as have many others, whom have opposed this height variance. It seems you have not listened to us. We the people deserve to be heard and paid attention to. I don't believe you have done this. We need more consultation and for you to bring forward an OCP that reflects what your town people are saying. It's obvious you have not taken into consideration what WE the people of Comox have been trying to communicate to you. Please do not do a third reading on this until you have gone back to the table and really consider what your citizens are saying.

Thank you,

Bonnie McGlashan
410-2187 Comox Ave

Sent from my iPhone

Town of Comox – Administration

From: Margaret McKenzie [REDACTED]
Sent: November 26, 2025 6:13 PM
To: council
Subject: OCP Submission

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I am very concerned about any plan to change the golf course to a neighbourhood. It's a gem to town's character, a carbon sink that sequesters tonnes of carbon per year and provides oxygen better than houses!

Please leave the golf course as is!!
, Margaret McKenzie
360 Fairway court
Comox [REDACTED]

Town of Comox – Administration

From: Julie Micksch [REDACTED]
Sent: November 26, 2025 5:16 PM
To: Town of Comox – Administration
Subject: Re: Bylaw 2054 A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Apologies in advance for the all caps. My plan was to speak but decided there were others that may not get the opportunity to be heard if I took up air space.

I BELIEVE MANY OF US THAT ATTENDED THE OCP MEETING ON NOVEMBER 26, 2025 WONDER HOW THE TOWN OF COMOX PLANS TO IMPLEMENT THE SAID OBJECTIVES AS OUTLINED IN THE OFFICIAL COMMUNITY PLAN WHEN THE PROVINCE AND DEVELOPERS CONTINUE TO PRESSURE AND THREATEN THE TOWN OF COMOX AND COUNCIL WITH HOUSING QUOTA MANDATES AND DEVELOPMENT ULTIMATUMS. I WOULD HOPE THAT FOR EVERY NEW DEVELOPMENT PROPOSAL THAT COMES ACROSS YOUR DESKS THAT THIS OCP DOCUMENT WILL BE OPENED, REFERENCED AND WILL PROVIDE THE DIRECTION AS OUTLINED IN THE OBJECTIVES DESCRIBED IN SECTIONS 4 THRU 7.

1. PARKS, TRAILS AND OPEN SPACE
2. INFRASTRUCTURE
3. COMMUNITY, CONNECTION AND WELLNESS
4. ENVIRONMENT AND CLIMATE ACTION

THE OBJECTIVES I'VE READ IN THIS OCP WOULD PAINT A VERY DIFFERENT PICTURE OF WHAT WE HAVE SEEN MORE RECENTLY APPROVED FOR HIGH DENSITY DEVELOPMENTS ON HECTOR AND ASPEN ROAD. HOWEVER, I MUST POSITIVELY ACKNOWLEDGE THAT THE PROTECTION OF THE RED-LISTED WETLANDS IN THIS AREA WAS GREATLY APPRECIATED BY THOSE WHO UNDERSTAND THE LOCAL AND LARGER ECOLOGICAL IMPORTANCE OF PROTECTING ALL OF THE LAST REMAINING INTACT WETLANDS AND NATURAL FORESTS WITHIN THE TOWN OF COMOX. I HOPE WE WILL ALL KEEP THE TOWN OF COMOX AND COUNCIL ACCOUNTABLE TO ALL THE COMMUNITY POLICIES LISTED IN UNDER PARKS, COMMUNITY AND ENVIRONMENT.

Respectfully,

Julie Micksch
906 Acacia Road
Comox, BC

Town of Comox – Administration

From: Neale [REDACTED]
Sent: November 26, 2025 6:54 PM
To: council
Subject: Written submissions

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I recently moved to comox from Lions bay 5years ago to purchase a house and for a new job when I was 39

I worked for the village of lions bay in two capacities. I was a technician 2 for the public works department. I was the villages mechanic, welder, EOCP water treatment and distribution operator, sewer collection and sewage treatment plant operator too

My second job with the village was with the fire department. I was the deputy chief and served for 21 years.

Housing was always a challenge in lions bay. I would rent a whole house and sublet rooms to firemen and woman so they had a place to live at a reasonable amount\$

There are only a handful of condo units with the remaining 500 homes being single detached homes in lions bay

Long story short, as rental houses were sold, I could not secure an affordable rental nor could I afford a house to buy.

When I moved to Comox, Lions bay lost an amazing person who has dedicated his life to serving his community. Comox won that battle because housing was half of the cost of lions bay. I was able to purchase a \$700,000 simple comox house instead of a 1.3million dollar lions bay tear down

Comox must have a diverse housing market. Apartments, condos, townhouses, single detached etc. for the first time home buyers, for those stepping up. If density does not increase, Comox might lose the next generation of me, a skilled tax paying blue collar worker to a more affordable town

There are a lot of older people against the ocp, but I feel they are ignoring the next working generation that need housing options in all budget ranges.

I support 6 story or larger buildings in the downtown core and a 12 story hotel at the marina would be spectacular.

Thank you

Neale Mullen
524 cormorant street

Town of Comox – Administration

From: Neale [REDACTED]
Sent: November 26, 2025 6:27 PM
To: council
Subject: Feedback ocp

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I oppose slower 40kmh traffic slowing proposals. They're simply not reasonable and I think they would be well below the natural 85th % for most streets

I support 12 story building at the marina. People are going to come here weather or not people like density or not. Comox will change regardless of people wanting it to stay the same

Neale Mullen
524 cormorant street

From: denise reide [REDACTED]
Sent: November 25, 2025 6:12 PM
To: council <council@comox.ca>
Cc: [REDACTED]
Subject: For the public meeting Nov.26,2025

Re: OCP and building allowances in Comox.

Dear Council,

I have concerns and questions re the infrastructure that the projection of growth for our peninsula would include.

1. With buildings being permitted to be 6 stories high, inhibiting the view that we all now enjoy and love, would these buildings be residing permanent residents or absentee residents? What employment would they have? Do not invite the unemployed please.
2. We always have water restrictions every year. What are population projections and the plan to have sufficient water? The glazier is getting smaller every year.
3. Traffic circles are almost completed to slow down traffic but doesn't detract the numbers of cars. Six story buildings bring population, traffic, parking problems (which we have downtown already). Will these developers provide a new bridge and highway lane to cross over to Courtenay?
4. Our hospital does not have enough rooms and emergency wait times are lengthy at this time let alone double our population. I do not think we should be building enormous increased welcoming mats unless we can adhere to a balanced column of numbers to maintain our quality of life. Many new apartment buildings have been built in East courtenay and that has changed the feeling of those areas. That feeling is that of not feeling safe.
5. Quality of life; the 'meat and potatoes' of Comox are a large number of retirees, air force employees and the airport, Cosco, and the hospital. We have many schools and extra-curricular activities for the families. Our farms are well supported and appreciated. I love and support the restaurants. We live in a cohesive community. We can always think of improvements or desires but can we afford to destroy our happiness with over-population? The heritage homes and history means a lot to Comox people. Look at the love for the Filberg Park and lodge.

Thank you for explaining these issues to us.

Please withhold my address and phone number from publication.

Denise Reide
334 Redwood St
Comox, BC



Town of Comox – Administration

From: Nina Sato [REDACTED]
Sent: November 26, 2025 7:32 PM
To: council
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Dear Council,

I am submitting my input during the public hearing about the OCP.

It's clear that population growth requires increased housing; no argument there. The way this is done is of utmost importance to the community of Comox. The current plan of 6 storeys is not in keeping with the character of the Town of Comox. Furthermore, the areas that were chosen for 6 storey development, such as Buena Vista, do not make sense in terms of infrastructure, traffic, and the tree canopy.

I truly hope that you will hear the message that the community is telling you tonight.

Nina Sato

1789 Beaufort Ave, Comox

From: William Schneider [REDACTED]

Date: September 25, 2025 at 5:33:40 PM PDT

To: planning@comox.ca

Subject: Development of Comox Golf Course Land-Comox Draft OCP 2025-COMMENT

My comment on subject as required for submission. Please acknowledge receipt. Thank you.

25 September 2025

To Comox Council

Development of Comox Golf Course Land-Comox Draft OCP 2025-Comment

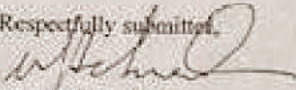
1. To develop the present Comox Golf Course Land for recreation for all ages and run a road through it under the guise of Connectivity are the two policies offered in the Comox Draft OCP for the future use of the land.
2. The land already provides the recreation for all ages, especially for Seniors and Working people. Further it provides opportunity for youth and families. All at a reasonable affordable price.
3. Concerning Provision of Connectivity, this is a false requirement. There are already plenty of routes around the land.
4. The Golf Course provides a Thriving Comox Senior's Facility promoting/catering to the physical as well as the mental well-being of the senior's population.
5. As well it caters to the working population and their families in the Comox Valley providing a very acceptable golf venue at an affordable price.
6. And it provides this facility/amenity available and frequented all day 12 months of the year.
7. Further this facility is provided at NO cost to the Town. It is entirely self financing.
8. It is similar to the Town Recreation Centre. However it affords especially Seniors with a longer period of exercise as well as social interaction.
9. It's presence provides/affords a very calming effect on/for the Town Centre and Town proper. The course area greatly enhances/provides the beauty, essence and atmosphere of what is Comox.
10. The arguments/reasons stated in the survey/planning stages supporting the view for Comox Golf Course Lands set out in this Draft OCP were False/not correct. Comox has excellent connectivity. Comox is NOT a Big City. There is Nowhere that people cannot get to in a very reasonable amount of time, 5-10 minutes maximum by car/bicycle. The Golf Course Land Does Not unreasonably block anyone from getting around. There are plenty of streets affording connectivity.
11. As well, the golf facility is open within reason and provides recreation to ALL ages.
12. I believe the Golf Club has provided information/statistics that show the contribution that the Golf Course area provides to the citizens of Comox and the Comox Valley all year round. And mentioned some of them in my earlier submission for the survey that was done for this Draft OCP. All of which seems to have fallen on Deaf Ears.
13. Also, preserving the the present use of the Golf Course Lands was NEVER discussed or given as an option for people to choose in the Survey done for the Draft OCP. The demise of such an important town facility and it's merits was pre-determined and totally left out!
14. To even consider running a road through the Golf Lands area is perhaps an indication of THE DANGER and it's possible future. The piecemeal diminuation of the area leading to it's lack of usefulness making it a prime target for DEVELOPMENT.

5/2

- 2 -

15. The recreation and connectivity already exists in Downtown Comox and is open to everyone. The Downtown Area of Comox is beautiful. No one wants large apartment buildings and high density which will DESTROY what is Comox, the reason we want to live here.
16. No, the preservation of The Comox Golf Course Land in it's present form and use is BEST.

Respectfully submitted,



William Schneider
Comox Resident and Colfer
1797 Centennial Ave
[REDACTED]

Sent from the iPad of
Billy Schneider

From: William Schneider [REDACTED]
Sent: November 27, 2025 10:26 PM
To: Regina Bozerocka [REDACTED]
Subject: Fwd: Development of Comox Golf Course Land-Comox Draft OCP 2025-COMMENT

Pls let confirm receipt.



Sent from the iPad of
Billy Schneider

Town of Comox – Administration

From: S Smith [REDACTED]
Sent: November 26, 2025 6:19 PM
To: council
Subject: OCP issue in Comox

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Hello,

My name is Shannon Smith, and I live at 260 Ivy place.

My home is directly affected by the proposed apartments that border Comox Ave and Buena Vista, as my property shares a border with it.

I am against these tall buildings being built here. This will create a nightmare for the neighborhood during the construction (underground parking and up from there) and after as well.

I ask you to drive down Buena Vista towards Anderton, at 8:45 am, and try to make a left turn onto Anderton. Now add over 200 more residences on Buena Vista. The line to pull out will probably stretch the length of Buena Vista. (The same problem occurs where Church street meets Noel). Our town can not handle the extra traffic- especially after narrowing Comox Ave. Summer water restrictions also come to mind... more people means more water being used.

I understand that the town needs to evolve, but why 4-6 stories? Especially on Buena Vista - one of the most beautiful streets in town.

Can there not be townhomes built on this property instead? There are new townhouse being built along Anderton and in other areas in town. Building townhomes on Buena Vista would increase density, but also keep the charm on the street and in the town.

Thank you,

Shannon Smith

Get [Outlook for Android](#)

Town of Comox – Administration

From: May Trieu [REDACTED]
Sent: November 26, 2025 7:25 PM
To: council
Subject: Comox and the New Purposed OCP Changes

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I am writing to express my concern regarding the proposal for 4–6 storey buildings in the downtown core. It appears as though densification is being concentrated exclusively in the heart of town, despite there being other suitable areas that would not alter the established character of our small seaside community.

The proposed structures do not reflect the existing scale or visual identity of downtown. Introducing large, uniform buildings in this area risks diminishing the distinct character that residents and visitors value. While housing needs are important, development should align with the community's established aesthetic and long-term vision rather than prioritizing cost-efficient construction or developer-driven interests.

I am also concerned about the decision-making process, particularly the involvement of individuals with real estate or development ties who sit on Council. Even when elected, their participation in decisions that may benefit their professional interests raises reasonable questions about conflict of interest and transparency.

Thank you for considering these concerns as part of the ongoing discussion.

May Trieu
1504 Juniper Place, Comox BC
(A life long Comox Resident 48yrs)

Town of Comox – Administration

From: Jay Van Oostdam [REDACTED]
Sent: November 26, 2025 7:38 PM
To: council
Subject: Fwd: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I have sent several comments on the OCP. At the meeting you indicated that you needed speakers addresses. Please add as needed.

1740 Linden Ave Comox [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Jay Van Oostdam [REDACTED]
Date: November 26, 2025 at 19:09:59 PST
To: Comox Council <council@comox.ca>
Subject: OCP

The Comox golf course needs to transition to a public park in the centre of the community. 200 members of the comox golf club should not hold the community hostage. Please put in the OCP a statement that the long term vision is for the golf course to become a public park.

Sent from my iPhone

Town of Comox – Administration

From: Diane Van Oostdam [REDACTED]
Sent: November 26, 2025 7:34 PM
To: council
Subject: OCP

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

To make Comox a more liveable place let's reduce the speed on suburban streets to 40 km per hour.

Thank you.

Diane Van Oostdam

1740 Linden Ave

Comox

Sent from my iPhone

Town of Comox – Administration

From: Jay Van Oostdam [REDACTED]
Sent: November 26, 2025 6:52 PM
To: council
Subject: Affordable Housing- basement suites.

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

New condos or apartments that cost \$500k or \$2000 / 3000 per month are not affordable. Basement suites could much more easily / economically be constructed and the town's density increased significantly. Make this a key part of the OCP.

Sent from my iPhone

Town of Comox – Administration

From: Jay Van Oostdam [REDACTED]
Sent: November 26, 2025 6:23 PM
To: council
Subject: OCP building height and transport

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Increasing density is what is needed to minimize overall environmental impact. Three stories should be the maximum height in residential areas and 4-5 stories in most other areas. Six stories in only special lots (very restricted).

Increased density must not bring more cars. Public transit must be tripled or quadrupled. Bicycles and walkers must also be supported to reduce the number of motor vehicles.

Sent from my iPhone

Town of Comox – Administration

From: Jay Van Oostdam [REDACTED]
Sent: November 26, 2025 5:51 PM
To: council
Subject: OCP input- tree cover, bylaw.

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I would like to provide the following input.

The urban forest management plan (UFMP) must be finalized and incorporated into the OCP. The % tree cover has decreased significantly and the 1% increase in the tree cover over the next 20 years is inadequate. In the following 20 years it is suggested that a higher increase (3%) might be a reasonable goal. We must increase tree cover by atleast 3% in the next 20 years and a further 3 to 5% in the following 20 years. This is an essential piece to help people address the coming climate challenges.

How do we do this? Give a deduction to each landowner for each square foot of tree cover. Make trees valuable!! A tree bylaw is also needed as trees belong to the community not just the land owner. Trees must be removed only if diseased or if there is significant risk. This needs to be done in this OCP!!

Sent from my iPhone

Town of Comox – Administration

From: mwedge [REDACTED]
Sent: November 26, 2025 6:10 PM
To: council
Subject: OCP proposals, town hall meeting Nov 26, 2025

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Ladies and gentlemen of Comox Town Council,

I am writing as I am in attendance at tonight's meeting on Nov 26, 2025... I am a resident of Courtenay but travel frequently to Comox to play golf at Comox Golf Club, where i have been a full member for 3 years... As a member there, I am strongly opposed to the OCP as it pertains to Comox Golf Course as I feel that it is misguided as well as unnecessary... it also contravenes the wishes of Robert Filberg when he donated the lands to be used as a golf course... This course has been attracting more and more people (golfers) over the past few years and is making money at no cost to the Town of Comox... The golf course also acts as a social center to many people, the majority of whom are seniors, as well as to many youth members who are taking up the game, and in some cases are being mentored by other older members of the club which can only be seen as a plus in this community... taking land away from the course to provide unneeded walkways that would not only be to the detriment of the club but would in turn harm the business of the club as it would affect the playability of the course resulting in less people playing... please honour the legacy of Robert Filberg and honour the many people who use the Comox Golf Club... It serves the community in ways than is obvious. thanks for your time

Regards,
Michael Wedge
1680 McLauchlin Drive
Courtenay [REDACTED]
Member 3072 Comox Golf Club

Sent from my Galaxy

From: Jill White [REDACTED]
Sent: November 24, 2025 10:41 AM
To: Planning Dept <Planning@comox.ca>
Subject: Bylaw 2054

Mr. R. Houle;

Since I'm unable to attend the public hearing on November 26/25; I would like to ask council to amend the baseline height in Zone X, From 6 to 4 stories.

The traffic in our downtown core, is at a crawl, as it is....! We don't need or want any further congestion. Please help keep the 'small town feeling in Comox'..... that we love & appreciate!

Thank You for your consideration.

J. White.

Frank & Jill White: 205-1912 Comox Ave., Comox, B.C

Sent from my iPad

Town of Comox – Administration

From: Jill White [REDACTED]
Sent: November 26, 2025 1:01 PM
To: Town of Comox – Administration
Subject: Re: Bylaw 2054

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

I'm assuming a civic address, is our residential address. If so;
Our is: 205-1912 Comox Ave., Comox, B.C., [REDACTED]
Frank & Jill White
(Thank You)

Sent from my iPad

On Nov 26, 2025, at 9:13 AM, Town of Comox – Administration <town@comox.ca> wrote:

Good Morning,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements (attached)?

Once I have a civic address, your submission will be included in a planning report to Council on November 26, 2025. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services

<image001.png>

250-339-2202 – [Comox.ca](https://www.comox.ca)

1809 Beaufort Avenue, Comox B.C. V9M 1R9

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

I respectfully acknowledge that the land on which we gather and work is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It is intended only for the personal use of the designated recipient(s). If you have received this message in error, any publication, use, reproduction, disclosure or dissemination of

its contents is strictly prohibited. If you have received this email in error please reply to this email or call us directly at (250) 339-2202.

From: Jill White [REDACTED]
Sent: November 24, 2025 10:41 AM
To: Planning Dept <Planning@comox.ca>
Subject: Bylaw 2054

Mr. R. Houle;

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The traffic in our downtown core, is at a crawl, as it is....! We don't need or want any further congestion.

Please help keep the 'small town feeling in Comox'..... that we love & appreciate!

Thank You for your consideration.

J. White.

Sent from my iPad

<PH_Notice_OCP 2025.pdf>

Town of Comox – Administration

From: Mary Whyte [REDACTED]
Sent: November 26, 2025 7:04 PM
To: council
Subject: OCP Public Hearing Feedback

Warning This E-Mail originated from outside The Town of Comox. *Please open with Caution*

Dear Mayor and Council,

Thank you for listening to us tonight.

We really do not want to become another White Rock. Please preserve our small town feel and the view corridors.

Even those in favour of densification and 6 storey buildings were wanting them so more families can afford to live in Comox.

You know as well as a lot of us do, these 'mid level' buildings in downtown, along Beaufort, and Comox Avenue will NOT be affordable housing. Multi family housing needs to be in another area of Comox.

Also, we all want the sea and the mountains to be visible to all who reside in Comox. Please reconsider building heights in downtown and the 'view corridor'.

And lastly, leave Buena Vista Ave as is. It is our heritage, our charm, and the last street that is Comox. By having multifamily dwellings there, you might as well change the 'Comox by the Sea' designation to 'We don't care about the town's history, heritage, charm, or old growth trees.' That would be a tragedy.

Thank you for the work you are doing. You represent our interests and what we, the voters, want. We the voters want our small town charm and not urbanification.

Otherwise you change Comox forever and will never get what we all love back. You can go more slowly, not make these big changes all at once. There will be more OCP's, for instance in 5 years.

Sincerely,

--

Mary Whyte
1912 Comox Ave, Comox by the Sea

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: ANNE HATLELID

Address: 2069 BEATON AVE
COMOX

Issue: Height of buildings allowed in Comox under proposed O.C.P.

Goal: Please restrict all building in Comox to a maximum of 3 to 4 story. This will preserve the character of

Call to Action: the community, views corridors & tree canopy.

(What you want Council to do) Six floor penthouses will most probably be occupied by wealthy individuals - will not provide affordable housing for young families. Please preserve the character of the waterfront & downtown.

Bill Toews

Good Evening to Mayor Minions, Council and Residents.

My name is Bill Toews, and I have had the privilege of living and working in Comox as a dentist for the past 47 years. In that time, I have gotten to know generations of local families, and I have seen firsthand how much this community cares for one another.

That is why I am speaking in support of the proposed Official Community Plan. This Plan preserves what we love about Comox and its small-town charm, while still preparing for the future.

One of the strongest reasons to adopt this OCP is its clear focus on providing more opportunity for apartments and condo-style housing - housing that working individuals in Comox urgently need. Every day in my practice, I meet nurses, teachers, small business owners, tradespeople and young professionals, who are essential in keeping our town running. Unfortunately, many of them are unable to find a place to live here. When the people who support our town can't afford to stay in it, it becomes everyone's problem!! I recently met with two young dentists who wanted to relocate to Comox, but who ended up taking positions in Alberta, because they could not find suitable housing locally.

This OCP takes a practical and balanced approach. It doesn't try to change the character of Comox. It allows for well-designed apartment and multi-unit options in the right places, so people can live close to their jobs, walk to services, and be part of the community. These additional housing options could make it possible for young families, new workers, and long-time residents looking to downsize, to stay in Comox.

Comox has historically relied on single-family homes, but the needs of our community have changed, and it is time to provide a broader range of housing.

Adoption of the OCP will help to ensure that future generations, including the workers that are needed to keep our town vibrant, are able to live here. Adopting the OCP means supporting the people who support our town.

Thank you for your time!

Bill Toews
Comox Resident

"Town" of Comox . Nov. 26/25
OCP meetings

Brenda Barvin
197 ELLIS St. Comox

I agree with the need for higher density, however more than 4 storey would be too high. Also the area is important.

The marina & waterfront areas towards Goose Spit & Courtenay are very important for family activities, & should never be used for high storey development.

The area between Comox Ave & Buenavista, especially where the cabins housing 1 or 2 people need to be removed, bearing in mind that the people living there will need some kind of housing. Many other lots on the top of Comox Ave are ~~about~~ vacated & would be good for 4 storey buildings.

The speaker, Marthen who spoke about 6:20 p.m. had excellent information on the need for ~~the~~ keeping the trees & keeping it to 4 storeys.

One last point for maintaining the marina as a family gathering area is the town gatherings ^{park} the happen there - Marina Days, end of the Sky - Sea Race as well as other events - car shows etc. (musical events).

Also, I'm not sure what the Comox Golf Course issue is, however, I agree that it is a great area for people ^{to} socialize & anyone, seniors included, get exercise & peace.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Carla Hundley

Address: 2040 Wallace Ave.

Issue:

Goal: maintain community,
(Positive change wanted) green space, appropriate ratio of people:
capacity

Call to Action:
(What you want Council to do) slow growth | density | allow for
community to thrive not be overwhelmed
by increase in cars + high rises that
do not belong.

**Town of Comox Official Community Plan
November 26, 2025
D'Esterre House**

Third spaces are social environments separate from home (the first place) and work (the second place), where people can gather, build relationships, and connect with others. Examples include cafes, parks, libraries, community centres, and places of worship, which foster community and provide a sense of belonging. The term describes a vital component of community life, offering neutral, accessible ground for informal social interaction. The Comox Dog Park on Wallace Avenue is an ideal place for a third space in our community.

This summer the dog park was closed as “ground nest wasps were active” in the park. The park was not usable all summer. As an allergic person who has been swarmed by wasps and have seen the local government response; you’ve got to be kidding. This is a park just like MacDonald Woods or Port Augusta. You would not dream of ignoring ground wasps in those parks.

Comox

[illegible]

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Caroline Wrokel

Address: 243 Beach Drive, Comox, 

Issue: Extent of higher density zoning that theoretically will enable housing development that ~~will~~ exceeds housing targets, effectively leading to significant

Goal: changes to a town environment. We need higher density zoning but thoughtfully so and that fits within a town environment. We also need a healthy mix of commercial or mixed use zoning. For a healthy community. And maintain views/sheds for all.

(Positive change wanted)

Call to Action:

(What you want Council to do)

- Mixed uses in core areas
- Focused higher density with reasonable heights (4 stories or less)
- Keep focus on maintaining a town environment

Town of Comox Official Community Plan Feedback
(The Town wants you to include your name and address on the form)

Name: Catherine Hannon

Address: 2361 Comox Ave
Comox

Issue: Maximum Height

Goal: 4 stories with generous setbacks
(Positive change wanted) from streets/
sidewalks

Call to Action: Limit Building Height to 4
(What you want Council to do) stories

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: *Christin & Dennis Keeler*

Address: *1935 Beaufort Ave.*

Issue: *Overwhelming negative response to
high densification in downtown core.*

Goal:
(Positive change wanted) *Hotel build @ airport - (Knight & Prichard.) Preserve downtown view corridors*

Call to Action: *No more than 4 stories in commercial
(What you want Council to do) areas, 3 stories in residential
areas.*

Listen!

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name:

Donna Rhymer

Address:

25 2310 Guthrie Rd

Issue:

Can't even
get in the door to hear the proposal
or speak -

Goal:

(Positive change wanted) This is way too small a venue!

Call to Action:

(What you want Council to do)

Do this again at the Rec Centre!

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name:

Jeff West

Address:

148 Beach Drive

Issue:

Goal:

(Positive change wanted)

Please add reasonable density to
help meet housing needs.

Call to Action:

(What you want Council to do)

(2)

cond

and apartments in our community to satisfy Bill 44's requirement to provide housing. Bill 44 needs to be challenged so that the unique needs of each community are protected.

- As Lynn Blair outlined, we should look to the success of other countries, such as the Nordic countries where she was involved in livability studies that provided housing ~~for~~ and services for a range of ages in population.
- Buildings higher than 6 storeys create more anonymity in the community taking away from the community feel. These buildings higher than 6 storeys in the wrong places create shadow zones and ~~pr~~ inhibit natural daylight from housing across the street. We don't want an overgrown community that evolves into looking like Langford and its traffic problems.

Thank you for all your work.

Sincerely,
Joanne McKechnie
1611 Noel Ave
Cowan [REDACTED]

Nov 26/25

Mayor and Council

My name is Joanne McKechnie and I live at 1611 Noel Ave. Comox also known as High speed and Noise Pollution Ave.

- My first ask is to reduce the speed along Noel, Pritchard and Guthrie corridors and install speed bumps as well as better monitoring by law enforcement.

Other asks and concerns are:

- more meaningful consultation as we feel our input from the Open House earlier this year was not implemented. Poor advertising.
- Delay 3rd Hearing and adoption until the VFMS is implemented to give it more teeth to protect our urban canopy.
- I fully support the input and asks of Dave Durand, a former Town of Comox councillor as it seems the proposed OCP favours economic development over humaneness of neighbourhoods, especially in the downtown core.
- Skyscape is public domain that should not be appropriated and ruined by 6+ storey buildings along Comox Ave and along the waterfront. There should be no loopholes left open for developers to be allowed to build higher.
- Increased over densification in the downtown core causes higher traffic congestion and pollution as well as a strain on existing infrastructure.
- We should be focussing on densification of deep lots within the Town boundaries. Within 5 years many seniors who own these lots will be putting them on the market. This becomes the opportunity to build housing for families, which means townhouses and multiplexes will multiply in stock. This is the type of housing families are looking for - not apartments and condos.
- We need to gently grow with tiered storeys of 3 to 4 levels to maintain our coastal charm. There are many vacancies in the glut of apartments recently built in Comox and Courtenay because they are unaffordable - this is confirmed by real estate agents. We don't need ambitious builds of condos →

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name:

JOHN BAVIN

Address:

197 ELLIS ST.

Issue:

BIGGER MEETING
SPACE!!

Goal:

(Positive change wanted)

Call to Action:

(What you want Council to do)

WHY IS IT NOT
RECORDED!!

Town of Comox Official Community Plan Feedback
(The Town wants you to include your name and address on the form)

Name: John North

Address: 1685 Beaufort Avenue. Comox

I have great concern about increasing the height of
Issue: buildings on the South side of Beaufort Avenue between
Port-Augusta and the East-end of the street. This would block
the mountain views of all properties on the North side of the street and
Goal: Substantially reduce the attractiveness of this
(Positive change wanted) part of the downtown core.

Call to Action:

(What you want Council to do)

modify the OCP.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Laika Heflin

Address: 1809 Buena Vista

Issue: - Building heights & Density downtown
- Traffic & utilities needed
- People & Planet Before Profit

Goal: Please limit high density to outside the downtown core. Please keep the height considerate to nature, light, & view for all. People can walk 5-10 minutes or drive part way?

(What you want Council to do)

Please pause & rewrite the OCP to save the charm, beauty, trees, people...

Thank you! Laika

Lynne Blair

203-1720 Beaufort.

~~Re~~. I urge Council
to consider zoning that
restricts the size of
hotels to small boutique
hotels in the downtown
core to reduce congestion,
noise and pedestrian/
vehicle conflicts.

Martha Gerow

1907 Buena Vista Ave, Comox

**To the Mayor and Council
Town of Comox**

**Request for Amendment to Buena Vista South-Side Height Designation to
Ensure Compliance with OCP and UFMS Policies**

Dear Mayor and Council,

I am writing to express significant concerns regarding the proposed 6-storey designation on the south side of Buena Vista Avenue in the draft OCP. These concerns are shared widely within the neighbourhood and arise not from opposition to growth, but from the need for that growth to remain consistent with the Town's own adopted policies—especially the Official Community Plan (OCP) and the Urban Forest Management Strategy (UFMS). The current height proposal is not aligned with these policies.

**1. The Conflict: 6 Storeys vs. OCP and UFMS Policy Inconsistency with
OCP Environmental Protection Goals**

Neighbourhood survey results reflect a clear preference for a 3–4 storey maximum height to retain the remaining mature trees. A 6-storey designation contradicts **OCP Guiding Principle 6**, which directs the Town to *“protect, restore, and enhance the natural environment and urban forest.”*

Failure to Minimize Development Impacts

A 6-storey massing on Buena Vista would fundamentally change neighbourhood character, remove canopy, and impact habitat. This is inconsistent with **OCP Objective 8(C)**, which seeks to *“minimize impacts of development on... natural areas.”*

UFMS Evidence on Canopy Loss

The UFMS confirms that **urban development is the primary driver of canopy loss**. Height and density decisions must reflect this. A 6-storey form on the south side cannot achieve canopy retention and therefore conflicts directly with the UFMS.

2. The Daylighting Issue: North-Side Downgrade Does Not Resolve the Conflict

Council's reported decision to limit the north side of Buena Vista to ground-oriented or low-rise development does not solve the problem if the south side remains at 6 storeys. The height disparity significantly **exacerbates** shadowing impacts.

Deep, Persistent Shadow Impacts

A 6-storey wall facing low-rise development will cast significant, year-round shadows. This contradicts the OCP's **DPA Guidelines**, which require development to: *"position buildings on the site to maximize access to sunlight for both interior spaces and outdoor amenity areas."*

This core daylighting requirement cannot be met if 6-storey massing remains on the south side.

Request for Evidence: Daylighting Analysis

To support transparent, evidence-based planning, I respectfully ask Council:

"Has a professional shadow/daylighting analysis been completed that demonstrates a 6-storey south-side designation is consistent with OCP daylighting requirements for the affected low-rise properties?"

If no such analysis exists, the proposed height is not defensible under OCP policy.

3. Final Requests: Policy-Compliant, Responsible Growth

To ensure that planning decisions align with OCP and UFMS commitments, I request the following actions:

1. Amend the South-Side Designation — Including Comox Avenue Properties — to a Maximum of 4 Storeys

Revise the OCP to set a **3–4 storey height limit** on the south side of Buena Vista, **including properties that connect to Comox Avenue.**

This is essential for consistency with OCP environmental goals, canopy protection, neighbourhood character, and daylighting regulations.

2. Commit to Traffic and Infrastructure Solutions Before Adding Density

Traffic safety on Buena Vista is already an urgent issue. Infrastructure improvements, including traffic calming, must be funded and implemented **before** approving additional density. This is necessary for public safety, livability, and responsible sequencing of development.

3. Implement UFMS Action 7.20 — Strengthen Urban Forest Protections

Update the Tree Management and Protection Bylaw to include **all urban lands**, ensuring UFMS and OCP environmental commitments are enforceable and not merely aspirational.


In Conclusion

Residents support growth that is thoughtful, well-planned, and consistent with the Town's stated policies. The current 6-storey designation on the Buena Vista south side does not meet these standards. A clear height limit of 3–4 storeys—applied consistently to all south-side properties, including those with Comox Avenue access—is necessary to realign the draft OCP with its own guiding principles.

Thank you for your time, attention, and commitment to responsible community planning. I look forward to Council's response and to an OCP that reflects the Town's values and policy commitments.

Sincerely,

Martha Gerow

A handwritten signature in black ink, appearing to read 'Martha Gerow', with a long, sweeping horizontal line extending to the right.

1907 Buena Vista Avenue, Comox

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Maureen Denny

Address: 1515 Balsam Ave
Comox

Issue: - No 6 storeys in Comox

- implement UFM's along
with the OCP. Better than this
put a moratorium on tree cutting

Goal: Until UFM's is passed.

(Positive change wanted)

Limit building height to 4 storeys
Protect old trees on private property

Call to Action:

(What you want Council to do)

Create + Map a list of
Heritage Trees in Comox -
these trees must have
protection.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Nancy Lang

Address: #3-163 Stewart St.
Comox.

Issue: with density these concerns arise
① traffic & parking ② Doctor / Dentist Availability to meet growth plan

Goal:
(Positive change wanted) low density 3, 4 rise buildings.

Call to Action:
(What you want Council to do)

Delay plan.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Neil Ladell

Address: 1533 Dogwood Ave, Comox

Issue: 1. Want to see an immediate moratorium on removal of trees until a tree / Urban forest management plan is in place + prior to OCP passing for climate resilience + reduce urban heat island.

Goal: 2. Density in downtown, not Dogwood Ave.
1. Climate, ecology + community values + appearance.

(Positive change wanted)

2. Want to see density in places where development is already there + road infrastructure is there, but large trees ~~don't need to~~ aren't present

Call to Action: 2. Remove plans for densifying Dogwood Ave. Increase density downtown + Aspen + Guthrie. Increase apartments + townhomes there, including 6+storey along Noel, Aspen, Beaufort, + Comox.

(What you want Council to do)

1. Immediate moratorium on ^{large} tree removal, particularly native trees.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: PATRICIA EMLEY # BRIAN STREBECKI

Address: 1950 COMOX, B-C8A
COURTENAY, B.C.

Issue: TO KEEP OUR
RESIDENT

Goal:

(Positive change wanted) TO STAY

Call to Action:

(What you want Council to do) LET US KNOW

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: *ROD HAMERSTON*

Address: *1360 Mountain View Crt.*

Issue: *Lack of boat launch parking.*
After each of the last 2 renovations at the marina the boat launch parking lot has lost parking space.

Goal:

(Positive change wanted) *Better access to boat launch.*

Call to Action:

(What you want Council to do) *The town of Campbell river is currently buying property to expand the big rock boat launch. The valley is growing and we need more boat access.*

Town of Comox Official Community Plan Feedback
(The Town wants you to include your name and address on the form)

Name: Rosalind Paterson and Dana Way

Address: 1723 Beaufort Ave,

Issue: allowed height of buildings under the OCP

Goal: limit building heights to 3^{1/2} storeys (not 6) - also consider setbacks on higher storeys where appropriate
(Positive change wanted)

Call to Action: limit OCP building heights to 3-4 storeys
(What you want Council to do)

We support the OCP in general and the need for increased density, but feel that 3-4 storeys is plenty to allow that while still maintaining some of Comox's town charm.

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: SHEILA BORMAN
THOMAS BENNETT

Address: 144 MANOR DR
COMOX

Issue: ~~Draw~~ Potential development of Manor House
to 4 storeys

Goal: Reduce the height to no more than 3 storeys
(Positive change wanted) in keeping with residential
guidelines in the area

Call to Action:

(What you want Council to do)

Change the height restriction as requested in
two letters ^{we} sent previously to Council

Town of Comox Official Community Plan Feedback

(The Town wants you to include your name and address on the form)

Name: Shelley and Leon Böhmer

Address: 1713 Beaufort Ave.
Comox

Issue: Against an OCP that is not currently reflecting
the values and desires of the vast majority of
the Community.

Goal:

(Positive change wanted)

We do not want to see buildings in downtown Comox
above 4 stories.

Call to Action:

(What you want Council to do)

We want Council to "listen" to the majority
of the Community and reflect they have
"listened" when they vote on how to proceed.

Earlier this year Western Canada Environmental Law (WCEL) was contacted by Yvette Crane and myself to see if Comox Council is bound to follow the Comox OCP. This was triggered by the possibility of in-filling one of the Red-Listed wetlands along Hector Road. We received a reply from a lawyer there and we were told **"Section 478(2) of the Local Government Act clearly prohibits local government, following the adoption of an OCP, from adopting bylaws and undertaking any works that are inconsistent with the OCP."** Also the 2024 British Columbia Housing and Official Community Plans document states "after the adoption of an official community plan, all bylaws OR works undertaken must be consistent with the plan."

In respect of the wetlands on the development properties on Hector Road, they are classified as critically imperilled Red-Listed wetlands and are not fully protected yet as far as I know. In the current Comox OCP and again in this Draft OCP, Environmentally Sensitive Areas are mentioned – **"habitat which may be sensitive to natural or human caused disturbance; may be rare or fragile, at risk from developments and include: endangered plant communities, wetlands and riparian areas."** The Red-Listed wetlands along Hector Road are all of that and should automatically be protected forever, with no option on land-swapping or infilling. The Comox Council is obligated to take the lead and protect those wetlands based on the information I stated from WCEL, the Local Government Act and the Comox OCP.

Wayne Matkoski, RPBio

2044 Hector Road,

Comox, BC [REDACTED]

Wayne Matkoski

To: Town of Comox Mayor and Council

Re: Draft Comox Official Community Plan Bylaw No. 2054

Date: November 26, 2025

I read Draft Comox OCP and have some comments and recommendations regarding the Draft OCP.

On page 124 is DPA 7 – Sensitive Ecosystems. There is a list of 8 known sensitive ecosystems and I recommend adding Wetlands and Pileated Woodpecker nest trees to that list. They tend to be overlooked and not respected enough, so specifically mentioning them elevates their importance.

On page 126 re DPA 7 under Guidelines for site design and development, it simply states under Point 2.8 "The timing of site work and rehabilitation." This is oversimplified and it would be better to add specific timings such as: following the **Breeding Bird Work Window, the Bat window, fisheries work window** and any other timings you think are important. In the past 3 years of watching over the developments on Hector/Aspen Roads, working outside the Breeding Bird Work Window was the most flagrant thing I noticed.

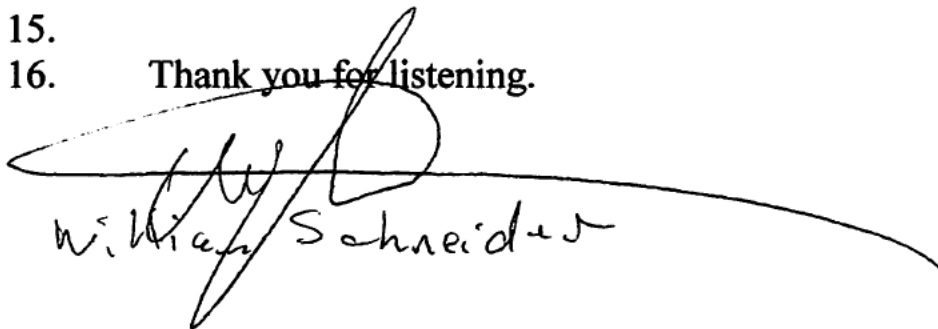
In the same Guidelines, Point 2.10 should add that **a QEP should be present when work is being done on the development properties** as their environmental reports stated. A majority of the times I have seen work being done on the properties there have been no QEP present when I ask workers. Having a QEP present benefits the T of C by having constant eyes and knowledge on the ground.

Point 5 states: "Where a sensitive ecosystem identified in the Environmental Report cannot be fully retained, habitat compensation areas should be provided at minimum 1:1 ratio." This statement makes me uncomfortable because it is so simplified. I am wary of how this could be used. This type of simplification was used on one of the Hector Road Red-Listed wetlands when one was called a "non-functioning wetland" as a reason to in-fill the wetland, which I disagreed with and fought against, successfully for now at least. I would like to see more specific information in Point 5 on Page 126.

DPA 8 is Riparian Ecosystems. In the current OCP this section lacks clarity and I have previously let Council know that I think that lack of clarity was likely the reason that a few houses were built on previous wetlands (which were destroyed) on the McDonald Rd development. This new draft version is not fully understandable to me once again regarding wetlands. In section 8.3 it should specifically address how wetlands and their riparian areas should be protected.

There are plenty of streets and paths affording connectivity.

11. Also, Preserving^{and} the significance, value and positive contribution of the present use of the Golf Course Lands to the citizens of Comox and the Comox Valley was ^{repeat NEVER} never stated, discussed or given as an option for people to choose in the Survey done for the Draft OCP. The demise and destruction of such an important Town Amenity and its' Merits was pre-determined and seems purposely^{and} totally left out.
12. And to even consider as is now proposed, to running a road or any such thing through the Land as is stated in the Draft OCP is perhaps an indication of what I fear, THE DANGER to and Lands' future. The Piecemeal diminuation of the area leading to its' lack of usefullness and making it a Prime target for DEVELOPMENT.
13. In sum, the recreational opportunities and the connectivity already exists in Downtown Comox and Comox proper and is open to everyone. The Downtown area is beautiful. Noone wants large apartment buildings and high density, which will Destroy what is Comox and the reason we choose to live here. ^{I submit that} The preservation of the Comox Golf Course Land in its' present form and use is Best.
- 14.
- 15.
16. Thank you for listening.


William Schneider

William Schneider

Copy of presentation

26 Nov 25

Comox Golf Course Land
Comments to Council

Mayor, Council Members, Fellow Citizens of COMOX Assembled. My name is Bill Schneider. 25 year Comox resident. 1797 Centennial Ave, Comox

1. I offer the following comments in regard to the future development of the present Comox Golf Course Lands.
2. To develop the Land for recreation of all ages and run a road through it under the guise of Connectivity are policies offered in the Comox Draft OCP for the future use of the Land.
3. I submit that the Land already provides recreation for all ages and that the requirement for the Provision of Connectivity is false.
4. The Golf Course Land Provides a Million dollar Plus Thriving Comox Seniors' Facility promoting and catering to the physical as well as the mental well-being of the Seniors' population of Comox and the Comox Valley.
5. As well it caters to the working population and their families providing a very acceptable golf venue for a growing sport and recreation and at a most affordable price.
6. And it provides this Facility/amenity available and frequented all day ^{all} ~~and~~ 12 months of the year.
7. Further, this facility is provided at NO cost to the town. It is entirely self financing.
8. It's contribution to Comox and Valley population parallels the Recreation Centre and Senior's Centre, however offering longer periods of physical exercise as well as social interaction, but again at No cost to the town taxpayers.
9. It's presence provides a very calming affect on and for the Town Centre and Town proper. The course area greatly enhances/provides the beauty, essence and atmosphere of what is Comox.
10. I submit that the arguments ^{and} reasons in the survey and planning phases ^{that were} used to support the ~~view~~ ^{plan} for Comox Golf Course Lands set out in the Draft OCP were false or not correct. Comox has excellent connectivity. Comox is not a Big City. There is NOWHERE that people cannot get to in a very reasonable amount of time, 5-10 minutes maximum by car ^{or} bicycle. And the Golf Course Land does not unreasonably block anyone from getting around.

6. Golf is one of the few competitive sports that can be played by seniors/super-seniors.

And its popularity continues to grow. And were all not getting younger!