



TOWN OF COMOX

1809 Beaufort Avenue Ph: (250) 339-2202
Comox BC V9M 1R9 Fx: (250) 339-7110

REGULAR COUNCIL MEETING AGENDA FOR WEDNESDAY JUNE 3, 2020

We respectfully acknowledge that we live, work and play on the traditional lands of the K'ómoks First Nation ... Gila'kasla ... Hay ch q' a'

NOTICE is hereby given that, pursuant to section 7(1) and 7(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. 2 M139, the Jun 3, 2020 Regular Council Meeting will be conducted by electronic means with some or all members of Council participating electronically. Further, in accordance with section 3(1) of the Ministerial Order No. 2 M139, the public will not be permitted to be in attendance. The meeting will be live-streamed on the Town's Facebook page.

Meeting Location: Council Chambers, 1801B Beaufort Avenue, Comox

Call to Order: 5:30 p.m.

Adoption of the Agenda

1. DELEGATIONS:

- (9) a. [David Frisch & Angela Holmes \(CVRD\): Integrated Regional Transportation Committee - Memorandum of Understanding](#)

2. MINUTES OF MEETINGS:

- (15) a. [Regular Council Meeting Minutes](#)
That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday May 20, 2020, be Approved.

3. COMMITTEE REPORTS: NIL

4. UNFINISHED BUSINESS:

- (20) a. [Management Report - June 3, 2020](#)
That the June 3, 2020 Management Report be received and filed for information.
- (26) b. [UBCM Poverty Reduction Strategy Grant Application - Resolution Revision](#)
That the Town of Comox provides its support for the Comox Valley Regional District to apply for, receive and manage grant funding to develop a regional poverty reduction action plan on behalf of the Town of Comox.

- (30) c. [Planning Report PR 20-3 Patio Liquor Licence Application Review Land and Sea Brewing Company 2040 Guthrie Road](#)

Be it resolved that:

The Town of Comox Council's comments on the prescribed considerations regarding the request for an amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, the Land and Sea Brewing Company facility (Lot 2, Section 70, Comox District, Plan VIP52533) are as follows:

a) *The location of the establishment:*

- i) *The subject property is located on Guthrie Road, an arterial in the Town's northwest commercial node. Surrounding uses include abutting multi-family residential to the south, commercial development to the west, light industrial to the east and, across Guthrie Road to the north, a mixture of commercial, light industrial and residential uses.*

b) *The person capacity and hours of liquor service of the establishment:*

- i) *The subject property is zoned C3.2 Commercial Industrial. The development is proposed under the following C3.2 permitted uses:*
- a. *restaurant-lounges;*
 - b. *processing or packaging of food or beverage products (e.g. brewery);*
 - c. *warehousing; and*
 - d. *as an accessory use, the retail sale of beverage products produced or packaged onsite.*

The proposed amendment of an existing Lounge Endorsement liquor licence with an indoor capacity of 72 persons to permit a 38 person capacity outdoor patio for a total of 110 persons capacity is significantly less than the Zoning Bylaw 175 seat (indoor and outdoor) maximum for brew pubs which is also an allowed use in the C3.2 zone.

- ii) *The proposed hours of patio liquor service from 12:00 noon to 10:00 PM daily are shorter than the 11:00 PM closing of liquor service of the existing Lounge on Thursdays, Fridays and Saturdays and are the same hours as for the existing Lounge on other days of the week.*

c) *The impact of noise on nearby residents:*

- i) *The Land and Sea Brewery occupies the ground floor of a 2 storey, commercial building and extends from the front (north) to the rear (south) wall of the building. Indoor liquor serving areas are in the centre and northern part of this area. The proposed patio on the north side of the building is largely screened by the two stories of the commercial building from the multi-family development to the south.*
- ii) *The proposed patio is separated from the abutting Multi-Family parcel to the south by at least 30 m, including a 7.5 m building setback, and an approximately 1.8 m high fence.*
- iii) *Residents in a mixed use development to the west are separated from the subject property by a commercially developed parcel and the patio area will be screened at the subject property's west lot line by a proposed 1.8 m high solid fence.*

- iv) *Residents to the north across Guthrie Road are separated by a 2 to 4 lane arterial road and other commercial development.*
- v) *No concerns were raised by the RCMP regarding this new liquor licence application.*
- d) *The impact on the community if the application is approved:*
 - i) *If the application is approved, the impact is expected to be generally positive in that it will support:*
 - a) *growth in tourism and offer a social venue on a section of an arterial road that is primarily focused on retail, services and light industrial development; and*
 - b) *local beverage manufacturing.*
- e) *The method the Town used to gather the views of the residents:*
 - i) *A notice, as contained in Attachment 5 of the June 3, 2020 report to Mayor and Council, Planning Report PR 20-3 Patio Liquor Licence Application Review, was:*
 - a) *posted on the Town's website and Town Hall notice board;*
 - b) *published in two consecutive editions of the Comox Valley Record newspaper (May 20, 2020 and May 27, 2020); and*
 - c) *mailed or otherwise delivered to owners and tenants within 75 metres of the subject property.*
 - ii) *A sign advertising the Liquor License application was installed on the subject property.*
 - iii) *Written submissions from the public were provided to Council for Council's consideration of this application, copies of which will be forwarded to the General Manager of the Liquor and Cannabis Regulation Branch with this resolution.*
- f) *The Town of Comox Council recommends that the existing Lounge Endorsement of a Manufacturer's Liquor Licence for the Land and Sea Brewing Company, located at 2040 Guthrie Road in Comox be amended to permit a 38 person capacity outdoor patio on the condition of the outdoor seating being limited to the area between the north building face and the north lot line of the subject property.*

5. SPECIAL REPORTS:

- (271) a. [Comox Valley Regional District Meeting Minutes](#)
That the following Comox Valley Regional District meeting minutes be received for information:
 - *Comox Valley Regional District Board held on Tuesday, April 28, 2020 and Tuesday, May 12, 2020.*

6. BYLAWS:

- (281) a. [Comox Business Regulation Amendment Bylaw No. 1882.04, 2020](#)
That Comox Business Regulation Amendment Bylaw No. 1882.04, 2020 be Adopted.

7. NEW BUSINESS AND NOTICES OF MOTION:

(283) a. [Motion to Reopen the Comox Recreation Facilities](#)

WHEREAS the COVID-19 pandemic has had a significant impact on the Town of Comox's ability to effectively deliver programs and services and has resulted in the closure of many Town recreation facilities;

AND WHEREAS the Town of Comox is committed to the health and wellbeing of its employees and the general public;

THEREFORE BE IT RESOLVED THAT TOWN OF COMOX recreation facilities, which were closed as a result of the COVID-19 pandemic, be reopened in alignment with recommendations, advice, and guidelines that are issued by WorkSafeBC, Island Health, the BC Centre for Disease Control, the BC Recreation and Parks Association, and the BC Ministry of Health;

AND FURTHER THAT any reopenings be informed by safety plans, safe work procedures, signage, and internal and external communication to promote public safety and responsible operations;

AND FINALLY THAT the TOWN OF COMOX remain responsive to changing conditions associated with COVID-19 such that future closures occur where required.

(285) b. [Appointment of Acting Mayor](#)

THAT Council approves a medical leave of absence for Mayor Arnott until such a time that he is able to return to his duties and;

THAT Councillor Ken Grant be appointed as Acting Mayor during this time period.

8. CORRESPONDENCE: NIL

9. LATE ITEMS: NIL

10. DELEGATIONS: NIL

11. REPORTS FROM MEMBERS OF COUNCIL:

12. MEDIA QUESTION PERIOD:

13. PUBLIC QUESTION PERIOD:

14. EXCLUDE THE PUBLIC:

ADJOURNMENT



CORPORATE OFFICER

LOG: 20-073	REFER:	AGENDA: RCM
FILE: 0114-20	ACTION: MR	03 JUN 20

O-file Copies- Council AK / MK / SA

RECEIVED

Feb 28, 2020



REQUEST TO APPEAR AS A DELEGATION

TOWN OF COMOX
1809 Beaufort Avenue Ph: (250) 339-2202
Comox BC V9M 1R9 Fx: (250) 339-7110

TOWN OF COMOX

REQUESTS TO APPEAR BEFORE COUNCIL OR THE COMMITTEE OF THE WHOLE MUST BE SUBMITTED NO LATER THAN WEDNESDAY NOON, THE WEEK PRIOR TO THE MEETING.

Name(s) of person(s) speaking:

David Frisch, Director and Chair of the Integrated Regional Transportation Committee

Angela Holmes, Vice-Chair, Integrated Regional Transportation Committee

Organization you are representing: Comox Valley Regional District

Primary purpose of Organization: Local Government Number of members: N/A

Mailing address: 770 Harmston Avenue

City: Courtenay Postal Code: V9N 0G8

Contact name: Jake Martens Email: jmartens@comoxvalleyrd.ca

Phone: 250-334-6029

Fax: _____

Subject matter:

Regional transportation planning and advocacy

Specific request of Council, if any (i.e., letter of support, funding):

Seek City Council's consideration of a Memorandum of Understanding (MOU) re:

regional transportation planning and advocacy activities delivered by the CVRD.

Requested meeting and date: April 1, 2020 AV equipment required: PPT

Date of application: Feb 28, 2020

Signature of applicant:
(or print name)

Jake Martens

Please Note:

1. Regular Council Meetings start at 5:30 p.m., while Committee of the Whole Meetings start at 4:15 p.m. Delegations are dealt with at the beginning of each meeting.
2. Maximum presentation time is 10 minutes including questions, unless previously approved by the Chair.
3. Presenters are to address Council or the Committee of the Whole, and not the audience.
4. All presentation materials/handouts must be submitted no later than Thursday noon, the week prior to the meeting. If the Friday prior to the meeting is a statutory holiday, then presentation materials must be submitted by Wednesday noon.
5. Please ensure that your cell phone is turned OFF during the meeting.

Council and Committee of the Whole Meetings are public except where permitted to be closed pursuant to the Community Charter. Presentations at Council meetings are video recorded and available on the Town's website. Personal information you provide on this form is collected pursuant to Section 26 of the Freedom of Information and Protection of Privacy Act, and this form may be published in its entirety with public meeting agendas, which are also posted on the Town website.

MEMORANDUM OF UNDERSTANDING

BETWEEN:

**THE COMOX VALLEY REGIONAL DISTRICT, THE CITY OF COURTENAY,
THE TOWN OF COMOX, THE VILLAGE OF CUMBERLAND, SCHOOL
DISTRICT NO. 71, K'ÓMOKS FIRST NATION and the MINISTRY OF
TRANSPORTATION AND INFRASTRUCTURE**

REGARDING:

REGIONAL TRANSPORTATION PLANNING WITHIN THE COMOX VALLEY

**THIS MEMORANDUM OF UNDERSTANDING dated for reference the ____ day of
_____ 2020.**

1.0 PREAMBLE

The Comox Valley Regional District (CVRD) adopted Bylaw No. 120 being “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010” on March 29, 2011 to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources. The RGS outlines the need for regional coordination on a variety of issues that cross local government boundaries, including housing, transportation, food security, public health, environmental protection and climate change and economic development. With respect to transportation, Goal 4 and its supporting objectives of the Comox Valley Regional Growth Strategy provide for the following:

- **Goal 4: Transportation:**

Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.

Objective 4-A: Increase public transit use.

Objective 4-B: Improve bicycle and pedestrian infrastructure to increase the use of active transportation options.

Objective 4-C: Develop and maintain an inter-regional transportation system that efficiently and safely facilitates the movement of people and goods.

In addition to the goals, objectives and supporting policies outlined in the RGS, the City of Courtenay, the Town of Comox and the Village of Cumberland have identified objectives and requirements for transportation mobility within their official community plans. Recognizing the affinities in provincial, regional and community goals for transportation planning for the future of the Comox Valley, and the need for coordination between the Ministry of Transportation and Infrastructure, the Regional District, the City of Courtenay, the Town of Comox, the Village of Cumberland, K'ómoks First Nation and School District No. 71 in establishing and implementing unified regional policies and strategic transportation plans, the parties establish this Memorandum of Understanding (herein after referred to as 'MOU') to foster enhanced cooperation towards achieving the transportation goals and objectives of the Comox Valley Regional Growth Strategy.

This MOU relates only to the goals, objectives and policies of the Regional Growth Strategy that are related to transportation. Specific implementation agreements are intended to be developed in the future with respect to the projects and initiatives developed to achieve the transportation objectives within the Regional Growth Strategy.

2.0 PART 2 - PURPOSE

This MOU provides a mechanism for the development of inter-jurisdictional strategies and plans for implementing the growth management goals and commitments in the Comox Valley Regional Growth Strategy (RGS). Its purpose is to serve as a written understanding of the commitments and responsibilities of the parties to enhance cooperative planning and advocacy respecting transportation issues that have a regional and, therefore, multi-jurisdictional impact.

The parties acknowledge that notwithstanding any wording contained within, neither the MOU as a whole nor any of its parts taken separately are intended to be either a contract or contractual in nature. This MOU is not legally binding in any way and places no legal obligation on the parties either individually or collectively.

3.0 PART 3 - PRINCIPLES

The parties are committed to the following principles:

- **Local Autonomy:** mutual respect for the different and distinct statutory powers, authority, ownership and responsibility relating to land use and transportation related infrastructure and services, and acknowledgement that this MOU does not amend, modify, limit, extend or add to statutory powers and authority. Any formal actions that may result from this MOU, between the parties, have to follow the appropriate decision-making protocols;
- **Holistic:** appreciation of the need for a complete system-view in terms of the transportation system's social, economic and environmental impacts and value for a coherent multi-modal system for the cost-effective and efficient movement of people and goods.
- **Healthy and Sustainable:** active transportation has been demonstrated to provide multiple transportation, environmental and public health benefits, including promoting physical activity, reducing contributions to climate change, improving air quality and improving community livability. For these reasons active transportation strategies should be given priority status.
- **Coordinated Planning and Cooperation:** appreciation of the need for coordinated regional planning and cooperation on regionally-significant transportation projects and programs.

4.0 PART 4 - GOVERNANCE AND ADMINISTRATION

4.1 The Comox Valley Regional District Board, as the service participants of the Regional Growth Strategy Service, Function 512, is the governing body for the operation and administration of the service.

- 4.2 Without limiting the scope of responsibilities of the Senior Manager of Sustainability and RGS Planning for the Comox Valley Regional District, this position shall be responsible for the operation and administration of the services under this MOU, including the following specific matters:
- a) preparing and presenting an annual budget and workplan for the services under this MOU;
 - b) reporting to the Technical Advisory Committee (TAC) and CVRD Board with respect to the work undertaken for services under this MOU and any other matter considered appropriate.

5.0 PART 5 - ADVISORY COMMITTEES

- 5.1 The Comox Valley Regional Growth Strategy Technical Advisory Committee shall serve as advisory committees concerning the services provided under this MOU. When matters concerning regional transportation are considered by the TAC, the membership shall include a staff representative from the Ministry of Transportation and Infrastructure, K'ómoks First Nation and School District No. 71.
- 5.2 The activities of the Technical Advisory Committee (TAC) are to include, but are not limited to, the following:
- a) to provide comments or advice upon request, or at the Committee's initiative, to local government boards/councils, or other agencies respecting regional transportation initiatives;
 - b) to ensure proper process and consultation in regards to regional transportation plans and priorities, policy, monitoring, and related issues;
 - c) to support the monitoring and evaluation of this MOU and progress towards the achievement of the Regional Growth Strategy goals and objectives related to transportation.
- 5.3 The TAC shall provide such advice and comments in the form of a report prepared by regional district staff, to the Steering Committee. Upon receipt of a report from the Technical Advisory Committee, the Steering Committee will meet to review and discuss. The Steering Committee will provide its comments and recommendations to the CVRD Board via a report prepared by regional district staff.
- 5.4 The TAC shall meet as necessary and at least twice each calendar year to discuss each jurisdiction's regionally-significant transportation projects and consider the annual budget and work plan for services under this MOU.
- 5.5 The TAC may receive and require reports and information regarding the services under this MOU as it considers necessary.

6.0 PART 6 - SERVICES

- 6.1 The services established and provided in respect of this MOU, and without limiting the foregoing, may include:

- a) regional transportation data-collection and monitoring;
- b) advocacy respecting transportation issues of common interest to the local governments and other agencies within the Comox Valley;
- c) multi-modal regional transportation planning and policy development; and
- d) public education and promotion respecting active transportation.

6.2 The specific services to be provided under this MOU shall be considered annually by the Comox Valley Regional District Board as part of the budget deliberations concerning the Regional Growth Strategy Service, Function 512.

7.0 PART 7 - FINANCIAL CONSIDERATIONS

7.1 Funding for services and projects under this MOU shall be provided under the Comox Valley Regional District Regional Growth Strategy Service, Function 512.

7.2 Notwithstanding any provision of this MOU, the expenditure of money by any party to achieve any of the objectives or plans established by, set out in or created by this MOU or to fulfil any of the commitments set in out or created by this MOU is subject to funds being available.

7.3 The parties acknowledge that this MOU is not intended to be a procurement instrument or influence procurement in any way. Any procurement resulting from or required by the implementation of this MOU must be accomplished in accordance with applicable procurement laws, regulations and policies.

8.0 PART 8 – MONITORING AND REVIEW

8.1 This MOU may be reviewed in conjunction with the formal reviews of the Comox Valley Regional District Regional Growth Strategy or at the request of any of the parties.

IN WITNESS WHEREOF THE parties have executed this Memorandum of Understanding as of the date first above written.

COMOX VALLEY REGIONAL DISTRICT

by its authorized signatory:

THE CITY OF COURTENAY

by its authorized signatory:

THE TOWN OF COMOX

by its authorized signatory:

THE VILLAGE OF CUMBERLAND

by its authorized signatory:

K'ÓMOKS FIRST NATION

by its authorized signatory:

SCHOOL DISTRICT NO. 71

by its authorized signatory:

THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

by its authorized signatory:

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday May 20, 2020

Present: Mayor R. Arnott
Councillors A. Bissinger, S. McGowan, P. McKenna (each participating electronically),
K. Grant, N. Minions, M. Swift
Staff J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
C. Freundlich, Director of Finance
M. Kamenz, Director of Development Services

Absent: Nil

Call to Order:

The meeting was called to order at 5:30 p.m.

The Agenda was Adopted.

There were 0 members of the public in attendance.

Pursuant to section 7(1) and 7(2) of the Local Government Meetings and Bylaw Process (COVID-19) Ministerial Order No. 2 M139, the May 20, 2020 Regular Council Meeting was conducted by electronic means with some or all members of Council participating electronically. Further, in accordance with section 3(1) of the Ministerial Order No. 2 M139, the public was not permitted to be in attendance.

1. DELEGATIONS: NIL

2. MINUTES OF MEETINGS:

a. Regular Council Meeting Minutes

RCM Minutes

That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday May 6, 2020, be Approved.

(2020.152) -- CARRIED

3. COMMITTEE REPORTS: NIL

4. UNFINISHED BUSINESS:

a. Management Report - May 20, 2020

Management Report

That the Management Report for May 20, 2020 be received and filed for information.

(2020.153) -- CARRIED

b. Updated Town of Comox Council Priorities Summary 2020

Strategic Priorities 2020

1. *That the Town of Comox Council Priorities Summary 2020, as attached to the Corporate Officer's May 15, 2020 report titled "Updated Town of Comox Council Priorities Summary 2020", be received.*

(2020.154) -- CARRIED

2. *That a Committee of the Whole meeting be scheduled in order to discuss Council priorities in light of the COVID-19 pandemic.*

(2020.155) -- CARRIED

5. SPECIAL REPORTS: NIL

6. BYLAWS: NIL

7. NEW BUSINESS AND NOTICES OF MOTION:

a. Planning Report PR 20-4: Extension of Comox Downtown Vitalization Program

Downtown Vitalization Program

1. *That Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946 be given First Reading.*

(2020.156) -- CARRIED
2. *That having given Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946 First Reading, having received the May 20, 2020 Planning Report on PR 20-4, and in accordance with Section 226(6)(b) of the Community Charter, Council has considered the bylaw in conjunction with the objectives and policies set out under Section 165(3.1)(c) of the Community Charter in its Financial Plan.*

(2020.157) -- CARRIED
3. *That Comox Downtown Revitalization Tax Exemption Amendment Bylaw 1946 be given Second and Third Readings.*

(2020.158) -- CARRIED
4. *That Comox Planning Procedures Amendment Bylaw 1947 be given First, Second and Third Readings.*

(2020.159) -- CARRIED
5. *That Comox Building Amendment Bylaw 1952 be given First, Second and Third Readings.*

(2020.160) -- CARRIED

b. Planning Report PR 20-5: Temporary Patio and Parklet Program

Temporary Parklet and Patio Program

1. *That Council authorize staff to suspend until September 1, 2020 enforcement of*
 - a. *Comox Zoning Bylaw 1850 setback and parking requirements; and,*
 - b. *Comox Official Community Plan Bylaw 1685 Development Permit Area requirements**in respect of restaurants (including coffee shops), restaurant-lounges, breweries, and pubs who wish to place temporary outdoor seating on existing on-site open space and parking areas provided that:*
 - c. *the combined indoor and outdoor seating capacity does not exceed pre-COVID maximum seating capacity;*
 - d. *temporary seating in a parking lot does not reduce vehicle parking capacity by more than 6 parking spaces or 50% of existing onsite parking spaces whichever is greater;*
 - e. *no structures are constructed or placed on the property other than temporary seating and associated temporary tables, fencing and serving facilities;*
 - f. *no existing trees are impacted, and any landscaping alterations are temporary; and*
 - g. *use of temporary seating within a required Zoning setback does not exceed 10:00 a.m. to 8:00 p.m. and in all other instances 7:00 a.m. to 10:00 p.m.*

(2020.161) -- CARRIED

b. Planning Report PR 20-5: Temporary Patio and Parklet Program

Temporary Parklet and Patio Program

- 2. *That Council direct staff to amend the parklet program to allow restaurants (including coffee shops), restaurant-lounges, breweries, and pubs who wish to set up temporary outdoor seating in a parklet to include Town installation of one no-post barrier and temporary curb stops to demark the three non-sidewalk sides of the parklet, and to exclude the requirement for the construction of a deck surface, provision of bicycle parking spaces or referral to the Comox Business Improvement Association provided that:

 - a. *the combined indoor and outdoor seating capacity does not exceed pre-COVID maximum seating capacity;*
 - b. *applicant provision of 1.07 m high 2 x 4 wooden railing with horizontal roping between posts or other methods to delineate the boundaries of the parklet acceptable to the Town; and*
 - c. *the approval is limited to 60 days with a 30 day review/reconsideration if any public complaint is received, after 60 days, Council issuance of a new license is required.**

That section 2(c) be amended to require Administration's and not Council's approval.

(2020.162) -- CARRIED

Main motion as amended:

- That Council direct staff to amend the parklet program to allow restaurants (including coffee shops), restaurant-lounges, breweries, and pubs who wish to set up temporary outdoor seating in a parklet to include Town installation of one no-post barrier and temporary curb stops to demark the three non-sidewalk sides of the parklet, and to exclude the requirement for the construction of a deck surface, provision of bicycle parking spaces or referral to the Comox Business Improvement Association provided that:*
- a. *the combined indoor and outdoor seating capacity does not exceed pre-COVID maximum seating capacity;*
 - b. *applicant provision of 1.07 m high 2 x 4 wooden railing with horizontal roping between posts or other methods to delineate the boundaries of the parklet acceptable to the Town; and*
 - c. *the approval is limited to 60 days with a 30 day review/reconsideration if any public complaint is received. After 60 days, issuance of a new license by Administration is required.*

(2020.163) -- CARRIED

- 3. *That Council direct staff to liaise with City of Courtenay staff to explore opportunities for information sharing and coordination.*

(2020.164) -- CARRIED

- 4. *That Council direct staff to engage with Comox Valley Economic Development & Tourism on an outreach and notification campaign regarding the proposed framework outlined in the May 20, 2020 Planning Report on PR 20-5.*

(2020.165) -- CARRIED

- 5. *That the Town of Comox advocate to the Liquor and Cannabis Regulation Branch to allow for expedited extension of liquor licenses to outdoor patios and parklets.*

(2020.166) -- CARRIED

8. CORRESPONDENCE:

a. Larry Caine: Public outdoor facilities

Public Outdoor Facilities

That the May 5, 2020 email from Larry Caine, regarding access to outdoor public facilities, be received and filed for information.

(2020.167) -- CARRIED

b. Roland Silver (SPARC BC): Grant funding to celebrate Access Awareness Day

Access Awareness Day

That the May 13, 2020 email from Roland Silver of the Social Planning and Research Council of BC, regarding National AccessAbility Week and Access Awareness Day, be received and filed for information.

(2020.168) -- CARRIED

c. Jessie Ketler (CVRD Board Chair): Comox Valley Economic Task Force - Appointment of Mayor

CVRD Economic Task Force

That the May 14, 2020 letter from Jessie Ketler, Chair of the Comox Valley Regional District, inviting the Mayor to participate in the Comox Valley Economic Task Force in response to COVID-19, be received,

and that the Mayor be appointed to the Task Force, with Chief Administrative Officer Jordan Wall appointed to attend as a non-voting member on an ad-hoc basis.

(2020.169) -- CARRIED

9. LATE ITEMS: NIL

10. DELEGATIONS: NIL

11. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor McKenna

Councillor McKenna advised that he:

- attended a Community Justice Centre meeting,
- participated in a Municipal and Regional District Tax Program conference call regarding the local tourism industry, and
- participated in a conference call with local medical health officer Dr. Charmaine Enns.

b. Councillor McGowan

Councillor McGowan advised that she:

- attended a Food Policy Council meeting, including a food disruption sub-committee meeting;
- spoke with members of the Comox Archives and Museum Society and the d'Esterre Seniors' Centre Association on opening plans;
- participated in a webinar on climate change and lessons from COVID-19; and
- participated in a conference call with local medical health officer Dr. Charmaine Enns.

c. Councillor Bissinger

Councillor Bissinger advised that she attended the Comox Valley Economic Development Society's Explore BC meeting.

d. Councillor Minions

Councillor Minions advised that she attended the Comox Valley Economic Development Society's Explore BC meeting and a local Parent Advisory Council meeting.

e. Councillor Grant

Councillor Grant advised that he attended:

- the Regional District sewer commission, water committee, recreation commission and board meetings;
- an Economic Development Society negotiating team meeting;
- the Municipal and Regional District Tax Program conference call regarding the local tourism industry; and
- an Economic Task Force initiation meeting.

f. Councillor Swift

Councillor Swift advised that she:

- attended the Regional District sewer commission, water committee, recreation commission and board meetings; and
- participated in the regional Emergency Operations Centre update meetings.

g. Mayor Arnott

Mayor Arnott advised that he:

- attended a Chamber of Commerce Zoom meeting,
- attended the Regional District sewer commission meeting, and
- participated in the Provincial conference calls regarding COVID-19 with Minister Robinson.

14. EXCLUDE THE PUBLIC: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 6:17 p.m.

CARRIED

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

MAYOR

CORPORATE OFFICER

TOWN OF COMOX – MANAGEMENT REPORT

June 3, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
1.	07-Mar-2007	Waste Collection Service	Investigate the provision of an Organic Waste Collection Service in Comox-Courtenay. (Council provided conditional support on Aug 1, 2018 for a regional organics program, subject to a detailed cost comparative analysis being completed by the CVRD on site location alternatives.)	Regional organics composting site in Campbell River approved by RD and feedstock commitment approved by Council. New contract with Emterra approved April 15, 2020. Plan to implement bi-weekly garbage collection in Fall 2020, including weekly collection of organics and bi-weekly collection of recyclables.
2.	18-Jan-2017	Northeast Comox Storm Water Management Plan	Implementation of Northeast Comox Storm Water Management Plan	Summary of In-Camera motion from last meeting. Letters sent to property owners advising of council decision, noting open house once COVID-19 crisis is over.
3.	18-Jan-2017	Mack Laing Trust	That staff be directed to begin the process to modify, if necessary, the terms of the Trust.	Court hearing to be scheduled to determine terms of trust.
4.	17-Jan-2018	Boundary Extension Request - Torrence Road	<p>That the Town of Comox proceed with a boundary extension proposal in the Noel, Torrence and Lazo Roads area that includes the following:</p> <ul style="list-style-type: none"> • 480 Torrence Rd • Vacant Land • 456 Torrence Rd • Vacant Land (Lot 10) • 274 Torrence • 1310 Lazo Rd • Vacant Land (Lot A) • 1250 Lazo Rd • Adjacent portions of Torrence and Lazo Roads plus undeveloped south end of King Road; and further, <p>That Town of Comox staff be authorized to develop, sign and submit the proposal to the Ministry of Municipal Affairs and Housing.</p>	Discussions held with Ministry staff regarding condition of Lazo Road and Town desire for grant funding or improvements to be made prior to bringing it into Town boundary. Ministry staff advised that it is not a priority for them for the next few years. Letter to be sent from Mayor to Ministers of Municipal Affairs and Transportation, asking for assistance in upgrades to Lazo Road if it is to be brought into Town boundary. Property owner of Northern three parcels asked to be removed from application.

TOWN OF COMOX – MANAGEMENT REPORT

June 3, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
5.	16-Jan-2019	Dog Park Feasibility and Public Consultation Process	That a public consultation process regarding the feasibility of a dog park be undertaken, for an amount up to \$20,000.	Looking at two leash optional areas – fenced in area plus larger trailed area. Meeting with KFN requested in order to discuss use of a portion of Northeast Woods. Project deferred to 2021.
6.	20-Mar-2019	Planning Report PR 19-4: Affordable Housing, Town Initiatives	That staff be instructed to prepare a report on: a. Options for local government provision of affordable housing; b. Options for the use of rental zoning; and d. Impact of short term rentals on the supply of affordable housing, including an allowance for rental of primary units.	Complex issues that will require considerable staff time to complete. Current priority is working with developer at 695 Aspen to achieve some affordable housing in this project.
7.	03-Apr-2019	Notice of Motion from March 20, 2019 Meeting (Councillor McGowan) - Heritage Registry	That a staff report be provided on whether a Heritage Registry be created within the Town of Comox.	Staff investigating the requirements and consequences of developing a Community Heritage Register, however, Heritage Planning is not identified as a priority of Council.
8.	17-Apr-2019	Interim Report on Affordable Housing Initiatives	That the Town request that the Comox Valley Regional District amend its Development Cost Charge Bylaws (DCCs) to exempt from required DCCs payments the construction or alteration of self-contained dwelling units in buildings in which each unit is not larger than 45 m ² ;	Letter sent May 24, 2019 from Mayor to CVRD chair. No update received to date.
9.	17-Apr-2019	New Motion (Councillor McKenna): Communications Specialist	That staff include in the 2019 budget, the provision of salary to hire a communications specialist in the year 2019.	Job Description complete and posted. Anticipated start date July 2020. Proceeding with shortlist/interviews.
10.	16-Oct-2019	Low Income Regional Recreation All Access Pass Program	That staff participate with the Regional District and other local municipalities to investigate options for a regional, low-income, all access pass and report	Staff are meeting with regional recreation departments. Will work towards simplifying applications with the goal of implementing integrated Comox/Courtenay-to-RD low-income passes.

TOWN OF COMOX – MANAGEMENT REPORT

June 3, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
			to Council with the operational and policy implications.	
11.	06-Nov-2019	PR 19-18 Childcare Space Creation Funding Applications	That the Town of Comox Council endorse the creation of additional childcare spaces; That the Town of Comox Council instruct staff to apply for funding to: purchase a commercial unit at 695 Aspen Road and undertake necessary tenant improvements; That the Town of Comox Council authorize the expenditure of Town funds for professional services necessary to complete applications; That staff be directed to negotiate an option to purchase a commercial unit in a proposed building at 695 Aspen Rd; That staff be directed to negotiate a potential lease agreement with the Comox Valley Children's Day Care Society for the operation of a childcare facility.	UBCM grant application submitted Nov. 21. Provincial grant application submitted Dec. 19, 2019. UBCM requested evidence of confirmation of purchase by March 26, 2020. Evidence of conformation of Daycare Society and Developer agreement with option to purchase was sent to UBCM March 24. Initiated. Preliminary negotiations complete. Final negotiations awaiting grant approval and zoning.
12.	22-Jan-2020	Review of Council Remuneration	That a Council Remuneration Advisory Group be established in order to determine fair and reasonable compensation levels for the Town of Comox Mayor and Councillors.	CAO to appoint Advisory Group members.
13.	22-Jan-2020	Conference Attendance Policy	That a staff report be provided on the effectiveness of providing individual annual spending limits for Council members' conference attendances.	
14.	18-Mar-2020	Building Capacity - Human Resources	That the hiring of a Human Resources Coordinator and a Parks Planner/Coordinator wait until input can be obtained from the new CAO on the nature of the positions.	HR Coordinator and Parks Planner/Coordinator deferred to 2021 Financial Plan.

TOWN OF COMOX – MANAGEMENT REPORT

June 3, 2020

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	STATUS
15.	18-Mar-2020	Electronic Council Meetings	That the March 25, 2020 Committee of the Whole meeting be cancelled pending receipt of information from the provincial government on electronic Council meetings.	All Committee of the Whole meetings cancelled until social distancing rules relaxed.
16.	15-Apr-2020	Urban Food Production	That Council support urban agricultural opportunities and increase food security by directing staff to receive and consider feed back from the Planning department, the Comox Valley Food Policy Council, community associations, and residents, and develop options in a report to Council to allow small-scale commercial urban food production, including but not limited to chickens (not roosters), bees and urban farmstands on all residential property within the town of Comox.	<i>Town staff have initiated discussion with Courtenay about the possibility of taking a coordinated approach to this matter.</i>
17.	20-May-2020	Updated Town of Comox Council Priorities Summary 2020	That a Committee of the Whole meeting be scheduled in order to discuss Council priorities in light of the COVID-19 pandemic.	<i>Scheduled for upcoming Committee of the Whole meeting</i>
18.	20-May-2020	Extension of Comox Downtown Vitalization	Amendment of Downtown Revitalization Tax Exemption, Building and Planning Procedures Bylaws	<i>Consideration of adoption scheduled for June 17, 2020 RCM.</i>

TOWN OF COMOX – MANAGEMENT REPORT

June 3, 2020 – COMPLETED ITEMS

ITEM	DATE	SUBJECT	COUNCIL DIRECTION	COMPLETE
1.	16-Oct-2019	Downtown Comox Business Improvement Area Bylaw	Renewal of the Downtown Comox Business Improvement Area	15-Apr-2020
2.	16-Oct-2019	CAO Executive Search / Strategic Planning	Hire Jerry Berry Consultants Inc. to recruit new CAO and update strategic plan	06-May-2020
3.	May-2020	Temporary Patio & Parklet Program	Creation of Temporary Patio & Parklet Program	20-May-2020
4.	17-Apr-2019	Electric Vehicle Charging Station - Grant Funding Opportunity	Participate in the Mid-Island EV Network project for one dual port public electric vehicle charging station.	27-May-2020
5.	18-Mar-2020	Building Capacity - Human Resources	Hire Communications/Legislative Coordinator and Land Use Planner to start June 2020. Planner 1 position filled; Communications position shortlisted.	May-2020
6.	15-Apr-2020	Chimo Gymnastics and Compass Adventure - Licences to Use	Waive 33% of the monthly Compass Adventure licence fee for April – June, 2020; waive 100% of the Chimo Gymnastics monthly licence fee April 1, 2020.	May-2020
7.	15-Apr-2020	Comox Valley Coalition to End Homelessness: 2019/2020 Funding	Provide 2019 and 2020 Town of Comox homelessness grants (\$60,000) to the Habitat for Humanity in order to continue their Lake Trail project.	May-2020

STRATEGIC PRIORITIES CHART Updated: August 2019

CORPORATE PRIORITIES (Council/CAO)

<p>NOW</p> <ol style="list-style-type: none"> 1. MACK LAING: Future 2. 5-YEAR CAPITAL PLAN: Priorities 3. NE INDUSTRIAL LANDS STRATEGY: Terms of Reference 4. AFFORDABLE HOUSING: Current Town Actions 5. OFF LEASH DOG PARK: Public Consultation 	<p>TIMELINE</p> <p>May</p> <p>June</p> <p>July</p> <p>March [number of steps underway]</p> <p>March/April</p>
<p>NEXT</p> <ul style="list-style-type: none"> • CLIMATE CHANGE ADAPTATION: Project • LONG TERM CAPITAL PLAN • DOWNTOWN REVITALIZATION: Zone Expansion • ORGANICS COLLECTION PROGRAM: Review • WATERFRONT WALKWAY: Options • CLIMATE CHANGE ADAPTATION STRATEGY • MARINA PARK: Phase II • SHORT TERM RENTAL: Policy Options • SHELF/SHOVEL-READY GRANT PROJECT 	<p>ADVOCACY / PARTNERSHIPS</p> <ul style="list-style-type: none"> • <i>Regional Organics Facility: Decision (RD)</i> • <i>NE Industrial Land Strategy (CVEDS)</i> • <i>Coalition to end Homelessness: Support</i> • <i>Climate Change Grant (FCM)</i> • <i>Regional Transit Review (RD)</i> • <i>Regional Connectivity System (RD)</i>

OPERATIONAL STRATEGIES (CAO/Staff)

<p>CHIEF ADMINISTRATIVE OFFICER</p> <ol style="list-style-type: none"> 1. MACK LAING: Future – August 2. NE INDUSTRIAL LAND STRATEGY: TOR – Sept 3. CLIMATE CHANGE ADAPTATION: Project – July 	<p>PLANNING SERVICES</p> <ol style="list-style-type: none"> 1. Subdivision Bylaw: Update - November 2. NE Comox SWMP: Implementation - September 3. Step Code - November 4. Anderton Corridor Land Use: – Preliminary/Density concept Plan to consulting eng. March 2019
<p>FINANCE</p> <ol style="list-style-type: none"> 1. Office Space: Relocations/renos - July/August 2. CAPITAL PLAN: Priorities – Sept-Dec. <ul style="list-style-type: none"> • Payroll Software (replacement) – Aug - Dec • Fiber Optics - September 	<p>CORPORATE</p> <ol style="list-style-type: none"> 1. Policy Manual: October 2. Procedure Bylaw: October 3. Records Management - Administration: December
<p>PARKS</p> <ol style="list-style-type: none"> 1. DOG PARK: Options – Public Consultation 2. Wayfinding Project – April <ul style="list-style-type: none"> • Ellis Street Walkway: Replacement • Greenway Development: Detailed Design 	<p>PUBLIC WORKS & ENGINEERING</p> <ol style="list-style-type: none"> 1. Anderton Servicing Plan – 75% complete [water/sanitary and storm]. Construction ready spring 2020 <ul style="list-style-type: none"> • Foreshore Sanitary Replacement • Transportation Plan: Update
<p>FIRE</p> <ol style="list-style-type: none"> 1. POC / Volunteer Retention: Review – FT Assistant hired – July 2. Full Time Staff: Review - March 3. Service Level Review – September 	<p>RECREATION</p> <ol style="list-style-type: none"> 1. Site Master Plan: 1st draft - June 2. Programmer Hours: Review – add 5 hrs. approved <ul style="list-style-type: none"> • Fitness Studio: Capital Equipment - ongoing • Regional Recreation Initiative – discussions in progress



TOWN OF COMOX
REGULAR COUNCIL MEETING

STAFF REPORT
 Meeting Date: June 3, 2020

TO: Mayor & Council	FILE: 5080-01
FROM: Jordan Wall, Chief Administrative Officer	DATE: May 27, 2020
SUBJECT: UBCM Poverty Reduction Strategy Grant Application - Resolution Revision	

Prepared by: <i>J. WALL</i>	Supervisor: _____	Financial Approved: _____ <i>Clive Freundlich, Fin. Director</i>	Report Approved: <i>Jordan Wall, CAO</i>
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Recommendations from the Chief Administrative Officer:

That the Town of Comox provides its support for the Comox Valley Regional District to apply for, receive, and manage the grant funding on behalf of the Town of Comox.

Purpose

The purpose of this report is to receive Council approval to revise the specific language of the March 18, 2020 resolution from its Regular Meeting which stated:

“That the Town of Comox consent to the Comox Valley Regional District applying on behalf of the Town of Comox for grant funding to develop a regional poverty reduction action plan focused on housing affordability, children and youth, transportation and food security.”

Background

On March 6, 2020 Council received correspondence from the Comox Valley Regional District requesting consent and support for the Comox Valley Regional District’s regional application to the Union of BC Municipalities (UBCM) Poverty Reduction Action and Planning Program (attached; Log No. 20-109). The letter of response, with the resolution made by Council at the March 18, 2020 Regular Meeting was sent to the Comox Valley Regional District on April 3, 2020 indicating consent and support (attached).

On May 26, 2020 correspondence was received from Mr. R. Dyson, Chief Administrative Officer of the Comox Valley Regional District, advising of the UBCM requirement for the resolutions submitted as part of the grant application to include the following specific language:

“(Municipality’s name) provides its support for the Comox Valley Regional District to apply for, receive, and manage the grant funding on (Municipality’s name) behalf.”

Office of the Chair

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



LOG: 20-109	REFER:	AGENDA: RCM Mar 18, 2020
FILE: 5080-1	ACTION: MR	

File: 5040-01

March 6, 2020

Sent via email only: akenning@comox.ca

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

O - Cfile
Copies - AK / MK / Lia

Dear Mayor and Council:

Re: Regional Poverty Reduction Assessment and Strategy Funding Application

This letter serves to request your consideration to support the Comox Valley Regional District’s (CVRD) regional application to the UBCM Poverty Reduction Action and Planning Program. The intent of the program is to support local governments in reducing poverty at the local level and to support the Province’s poverty reduction strategy, TogetherBC. The CVRD proposes to undertake a poverty reduction assessment and strategy to identify key actions to reduce poverty at the local level with a focus on affordable housing transportation, children and youth and food security options. We feel that a regional application and process can provide significant value and help to ensure this important issue is considered in a thorough and all-encompassing process. This work would build on our regional housing needs assessment findings, as well as the recently completed Childcare Inventory and help to advance a number of strategic priorities.

On February 25, 2020, the CVRD Board approved the following:

THAT staff be authorized to make an application for \$150,000 to the Union of BC Municipalities for grant funding through Stream No. 1 of the Poverty Reduction and Action Planning program to develop a regional poverty reduction action plan focused on housing affordability, children and youth, transportation and food security;

AND THAT the Comox Valley Regional District send a request to each member municipality requesting permission to make the grant application on their behalf;

AND FINALLY THAT the Comox Valley Regional District serve as the primary applicant to apply for, receive and manage the grant funding on behalf of the Village of Cumberland, the Town of Comox and the City of Courtenay.

If successful in obtaining grant funding, CVRD planning staff, in consultation with the Regional Growth Strategy technical advisory committee and steering committee, will lead this initiative and be responsible for administering the grant, overseeing any consulting help, delivering the community engagement and final reporting. Key community partners will include the Coalition to End Homelessness, the Community Health Network and the Social Planning Society.

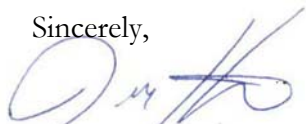
RECEIVED

Mar 6, 2020

TOWN OF COMOX

The funding intake deadline was February 28, 2020. The CVRD has submitted an application and it would be appreciated if your Council would consider supporting a resolution to endorse your municipality's participation in this regional project at your next meeting. It is our view that a regional approach to the preparation of a poverty reduction assessment and strategy will create efficiencies for each local government and best position us to tackle the issue of local poverty reduction.

Sincerely,



Jesse Ketler
Chair

cc: Shelley Russwurm, Deputy Corporate Administrator
Russell Dyson, Chief Administrative Officer
Alana Mullaly, Senior Manager of Sustainability and Regional Growth Strategy

File No: 5080-01 (20-109)

April 3, 2020

Ms. Jesse Ketler
Board Chair
Comox Valley Regional District
770 Harmston Avenue
Courtenay BC V9N 0G8

Dear Ms. Ketler:

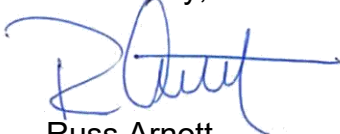
Thank you for your March 6, 2020 letter requesting support from the Town of Comox for the Comox Valley Regional District's regional application to the UBCM Poverty Reduction Action and Planning Program.

Please be advised that Council received your request at its regular meeting of March 18, 2020 and passed the following resolution:

That the Town of Comox consent to the Comox Valley Regional District applying on behalf of the Town of Comox for grant funding to develop a regional poverty reduction action plan focused on housing affordability, children and youth, transportation and food security.

If you require anything further, please do not hesitate to contact me at 250.339.2202.

Yours truly,




Russ Arnott
Mayor

We respectfully acknowledge that we live, work and play on the traditional lands of the K'ómoks First Nation ... Gila'kasla ... Hay ch q' a'



TOWN OF COMOX PLANNING REPORT

TO:	JORDAN WALL, CHIEF ADMINISTRATIVE OFFICER
FROM:	MARVIN KAMENZ, MUNICIPAL PLANNER GAIL ANDESTAD, PLANNER II
SUBJECT:	PLANNING REPORT PR 20-3 PATIO LIQUOR LICENCE APPLICATION REVIEW LAND AND SEA BREWING COMPANY 2040 GUTHRIE ROAD
DATE:	RCM June 3, 2020

 Submitted by	 Concurrence	 Approval
---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

Planner's recommendation:

Be it resolved that:

1. The Town of Comox Council's comments on the prescribed considerations regarding the request for an amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, the Land and Sea Brewing Company facility (Lot 2, Section 70, Comox District, Plan VIP52533) are as follows:
 - a) **The location of the establishment:**
 - i) The subject property is located on Guthrie Road, an arterial in the Town's northwest commercial node. Surrounding uses include abutting multi-family residential to the south, commercial development to the west, light industrial to the east and, across Guthrie Road to the north, a mixture of commercial, light industrial and residential uses.
 - b) **The person capacity and hours of liquor service of the establishment:**
 - i) The subject property is zoned C3.2 Commercial Industrial. The development is proposed under the following C3.2 permitted uses:
 - a. restaurant-lounges;
 - b. processing or packaging of food or beverage products (e.g. brewery);
 - c. warehousing; and

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- d. as an accessory use, the retail sale of beverage products produced or packaged onsite.

The proposed amendment of an existing Lounge Endorsement liquor licence with an indoor capacity of 72 persons to permit a 38 person capacity outdoor patio for a total of 110 persons capacity is significantly less than the Zoning Bylaw 175 seat (indoor and outdoor) maximum for brew pubs which is also an allowed use in the C3.2 zone.

- ii) The proposed hours of patio liquor service from 12:00 noon to 10:00 PM daily are shorter than the 11:00 PM closing of liquor service of the existing Lounge on Thursdays, Fridays and Saturdays and are the same hours as for the existing Lounge on other days of the week.

c) The impact of noise on nearby residents:

- i) The Land and Sea Brewery occupies the ground floor of a 2 storey, commercial building and extends from the front (north) to the rear (south) wall of the building. Indoor liquor serving areas are in the centre and northern part of this area. The proposed patio on the north side of the building is largely screened by the two stories of the commercial building from the multi-family development to the south.
- ii) The proposed patio is separated from the abutting Multi-Family parcel to the south by at least 30 m, including a 7.5 m building setback, and an approximately 1.8 m high fence.
- iii) Residents in a mixed use development to the west are separated from the subject property by a commercially developed parcel and the patio area will be screened at the subject property's west lot line by a proposed 1.8 m high solid fence.
- iv) Residents to the north across Guthrie Road are separated by a 2 to 4 lane arterial road and other commercial development.
- v) No concerns were raised by the RCMP regarding this new liquor licence application.

d) The impact on the community if the application is approved:

- i) If the application is approved, the impact is expected to be generally positive in that it will support:
 - a. growth in tourism and offer a social venue on a section of an arterial road that is primarily focused on retail, services and light industrial development; and
 - b. local beverage manufacturing.

e) The method the Town used to gather the views of the residents:

- i) A notice, as contained in **Attachment 5** of the June 3, 2020 report to Mayor and Council, Planning Report PR 20-3 Patio Liquor Licence Application Review, was:

- a. posted on the Town's website and Town Hall notice board;
 - b. published in two consecutive editions of the Comox Valley Record newspaper (May 20, 2020 and May 27, 2020); and
 - c. mailed or otherwise delivered to owners and tenants within 75 metres of the subject property.
- ii) A sign advertising the Liquor License application was installed on the subject property.
- iii) Written submissions from the public were provided to Council for Council's consideration of this application, copies of which will be forwarded to the General Manager of the Liquor and Cannabis Regulation Branch with this resolution.

f) The Town of Comox Council recommends that the existing Lounge Endorsement of a Manufacturer's Liquor Licence for the Land and Sea Brewing Company, located at 2040 Guthrie Road in Comox be amended to permit a 38 person capacity outdoor patio on the condition of the outdoor seating being limited to the area between the north building face and the north lot line of the subject property.

Proposal

Referral from the Liquor and Cannabis Regulation Branch (LCRB) for Town comment on a proposed amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, Comox, the Land and Sea Brewing Company facility (Patio Liquor Licence).

An Application Summary is contained in **Attachment 1**. Information the Applicant has submitted for the Town's Liquor License Review application, previously published in the May 6, 2020 Planning Report on PR 20-3, is contained in **Attachment 3**.

Background

See **Attachment 2** for proposed Processing Steps for providing a referral response to the LCRB.

The Town gathered the views of residents on Patio Liquor Licence application PR 20-3 by way of written submission. Public submissions received by 12:00 noon on May 28, 2020 are contained in **Attachment 6**.

Discussion:

The subject property is designated Commercial: Neighbourhood land use in the OCP and is zoned C3.2 Commercial-Industrial. The Land and Sea Brewing Company facility is operating under the C3.2 zone permitted uses of processing or packaging of food or beverage products, warehousing, restaurant-lounge, and as an accessory use, the retail sale of beverage products produced or packaged onsite. Other 3.2 zone permitted uses located on the subject property are an office and one dwelling unit.

The existing Land and Sea facility has a LCRB Manufacturer License for a maximum 72 person indoor lounge. The proposed 38 person outdoor patio would be in addition to the 72 person indoor lounge resulting a maximum indoor and outdoor capacity of 110 persons.¹

The proposed maximum operating hours for the outdoor patio is noon to 10 PM each day of the week. The existing indoor lounge maximum operating hours are as follows:

- Sunday to Wednesday 12:00 noon to 10:00 PM; and
- Thursday to Saturday and 12 noon to 11 PM.

The Table contained in **Attachment 4** shows hours of operation of similar liquor licensed businesses.

Any noise from the proposed outdoor patio on the north side of the Land and Sea Brewery will be at least 30 metres distant and largely screened from the abutting multi-family development to the south (877 Bunting Place) by the brewery's 2 story commercial building and an approximately 1.8 m high fence at the common property line.

Residents in a mixed use development to the west at 2100 Guthrie Road are separated from the subject property by a commercially developed parcel and the patio area will be screened at the subject property's west lot line by a proposed 1.8 m high solid fence.

Residents to the north across Guthrie Road are separated by a 2 to 4 lane arterial road and other commercial development

No concerns on the application for the outdoor patio has been raised by the Fire Department or RCMP in response to Town referrals. Bylaw Enforcement has advised that complaints were limited to parking during the initial startup of the facility (January to February 2019).

Development Permit Area Implications

The form and character of the subject property is regulated by Development Permit Area #5 Commercial: Neighbourhood and Tourist guidelines. As the proposed site changes are limited to landscaping elements no Development Permit is required².

Zoning Implications

Town regulations do not require vehicle parking for outdoor restaurant-lounge seating. A breakdown of parking requirements for the Land and Sea Brewing Company facility and all uses on the subject property is contained in **Attachment 1**.

¹ The Town has confirmed that the applications provided to the Town and to the LCRB contain consistent information.

² The May 6, 2020 Report on PR 20-3 stated that a Development Permit or Development Permit Exemption would be required.

MK/GA

Attachments:

1. Application Summary
2. Application Process Steps for Referral Response to LCRB
3. Information submitted by the Applicant in relation to Town of Comox Liquor License Review.
4. Liquor Licence Hours and Capacity of Existing Pubs and Lounges in Comox
5. Copy of Notice of Liquor Licence Application Review
6. Written Submissions received up to the filing of this Planning Report.

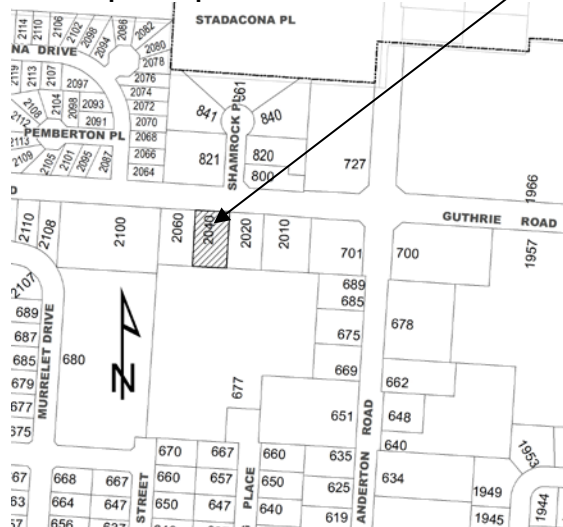
Applicant: Jason Walker, Director, Land and Sea Brewing Company Ltd.
2040 Guthrie Road, Comox, BC V9M 3P6

Subject Property Map

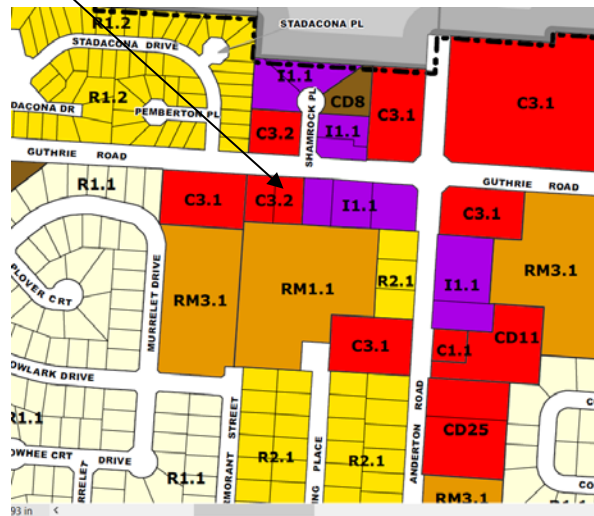
ATTACHMENT 1

2040 Guthrie Rd.
 Lot 2 Section 70, Comox District, Plan VIP 52533

Civic Map Excerpt



Zoning Map Excerpt



Proposal:	Referral from the Liquor and Cannabis Regulation Branch (LCRB) for Town comment on a proposed amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, Comox, the Land and Sea Brewing Company facility.
Legal Description:	Lot 2, Section 70, Comox District, VIP Plan 52533
Civic Addresses:	2040 Guthrie Rd
OCP:	
Land Use Designation:	Commercial: Neighbourhood
Dev. Permit Area	CPA #5 Commercial: Neighbourhood and Tourist
Zoning:	C3.2 Commercial-Industrial
Permitted Uses Include:	processing or packaging of food or beverage products, warehousing, restaurant-lounges and associated outdoor seating, retail stores; offices and one dwelling unit as an accessory use

Parking Requirements:

Land and Sea Brewing Company
2 vehicle parking spaces - proposed 9
4 Class 1 bicycle parking spaces (outdoor racks) - proposed 6
6 Class 2 bicycle parking spaces (bike locker or bike room) - proposed 6

All on-site uses including Land and Sea Brewing Company
4 vehicle parking spaces - proposed 11
4 Class 1 bicycle parking spaces (outdoor racks) - proposed 6
6 Class 2 bicycle parking spaces (bike locker or bike room) - proposed 6

Surrounding Uses:

Commercial and Multi-Family Residential

ATTACHMENT 2

Application Process Steps for Referral Response to LCRB

1. Staff prepares a Resolution Issuance Report to Council:
 - a. publishing the written submissions of the public;
 - b. any additional referral responses;
 - c. seeking a resolution from Council on the LCRB regulatory criteria.

2. Council's recommendation on the proposed an amendment to an existing Lounge Endorsement of a Manufacturing Liquor Licence to permit a maximum 38 person capacity outdoor patio at 2040 Guthrie Road, in accordance with the regulatory criteria, is submitted to the LCRB General Manager.

ATTACHMENT 3

Information submitted by the Applicant in regard to the Town's
Liquor License Review Application

This information was previously published in the May 6, 202 RCM Planning
Report to Council and reprinted here for convenience.

Land & Sea Brewing Company Ltd.
Rationale for Town of Comox Liquor License Review #2

Brand Vision:

The primary purpose of the Land & Sea Brewing Company is to provide our local community with a place to gather and share conversation and ideas while enjoying delicious, fresh, locally produced beer, food and other beverages. We want to provide our community, and visitors to our community, a place to celebrate where we live and the bounty the Comox Valley provides. As an active community member, we will continue to work hard to partner with local growers and businesses to bring this bounty to our customers, along with exceptional customer experiences. We will also continue to be a good neighbour and promote the business area around 2040 Guthrie Rd.

Reason for Review:

Our "West Comox" location under lease at 2040 Guthrie Rd. does not currently have outdoor seating for guest to enjoy our food and beverages in the sun. This application follows through on the area set aside for outdoor seating in our initial LLR application. Our outdoor seating area will be safe, secure and aesthetically pleasing for those passing by, both by vehicle and on foot. A day does not go by without members of the community ask about patio progress, the community is excited to enjoy our small outdoor seating area this summer.

Initial Concerns & Fourteen Month Update

During the first Town of Comox Liquor License Review several residents expressed concerns about vehicle noise, loud behaviour and rodents. Specifically, the strata immediately behind Land & Sea (on Bunting Place) was very concerned. In the 14 months following Land & Sea's opening there have been no complaints brought forward to Land & Sea from these neighbours, or anyone else regarding these concerns. Many Bunting Place residents now frequent Land & Sea and bring along family and guests from out of town.

Another concern that arose upon opening, was car parking. The community embraced Land & Sea and people from all over the Comox Valley (and beyond) came to visit after opening in December 2018. At first, parking was a challenge for many as the volume of non-walkable guests and lack of familiarity with the area resulted in people making poor decisions and parking in private/reserved locations at commercial complexes proximate to Land & Sea. Management and staff at Land & Sea worked closely with neighbours and guests to do our best to advise guests where they cannot park without the risk of being towed, as well staff did their best to visually monitor illegal parking in neighbouring properties. Since the grand opening frenzy parking is much less of an issue. Guests have figured out the best way to get to Land & Sea and where they can legally park. Also, the Comox Pentacostal Church at 1919 Guthrie Rd has allowed Land & Sea guests to use their lot as overflow parking.

As a business Land & Sea is rooted in the community that geographically surrounds us. Land & Sea promotes responsible, active living and does not promote driving cars to its establishment. Drinking and driving is stupid. We created an ABV club that entices other forms of transportation by providing a monthly draw (for 1 of 3 prizes) for those that visit by other means (e.g. walk, bike, run, bus, taxi, etc.), as well as a \$0.25 charitable donation for every ABV entry. Moreover, upon approval Land & Sea will be increasing its bike parking with an additional 5 multi-bike racks.

We do not envision the proposed outdoor seating area at 2040 Guthrie Rd. to provide additional stress on our current parking situation. As a business we will continue to focus on attracting guests that live close and embrace active living. While our business continues to grow in the competitive Comox market, we are rarely at capacity, and simply want our current indoor guests to have a place to sit outside in the warm months.

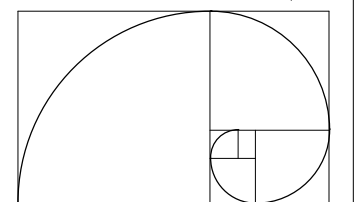
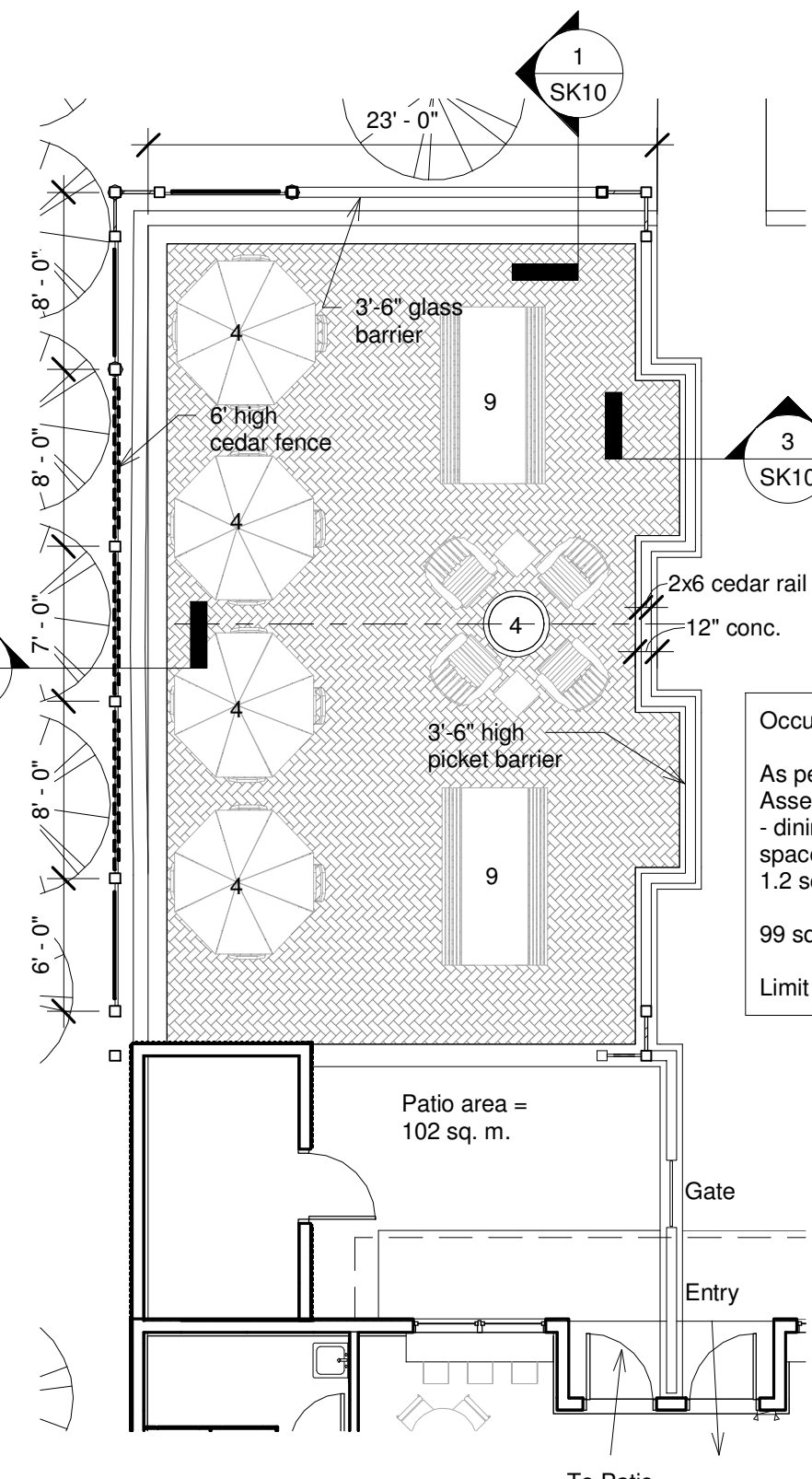
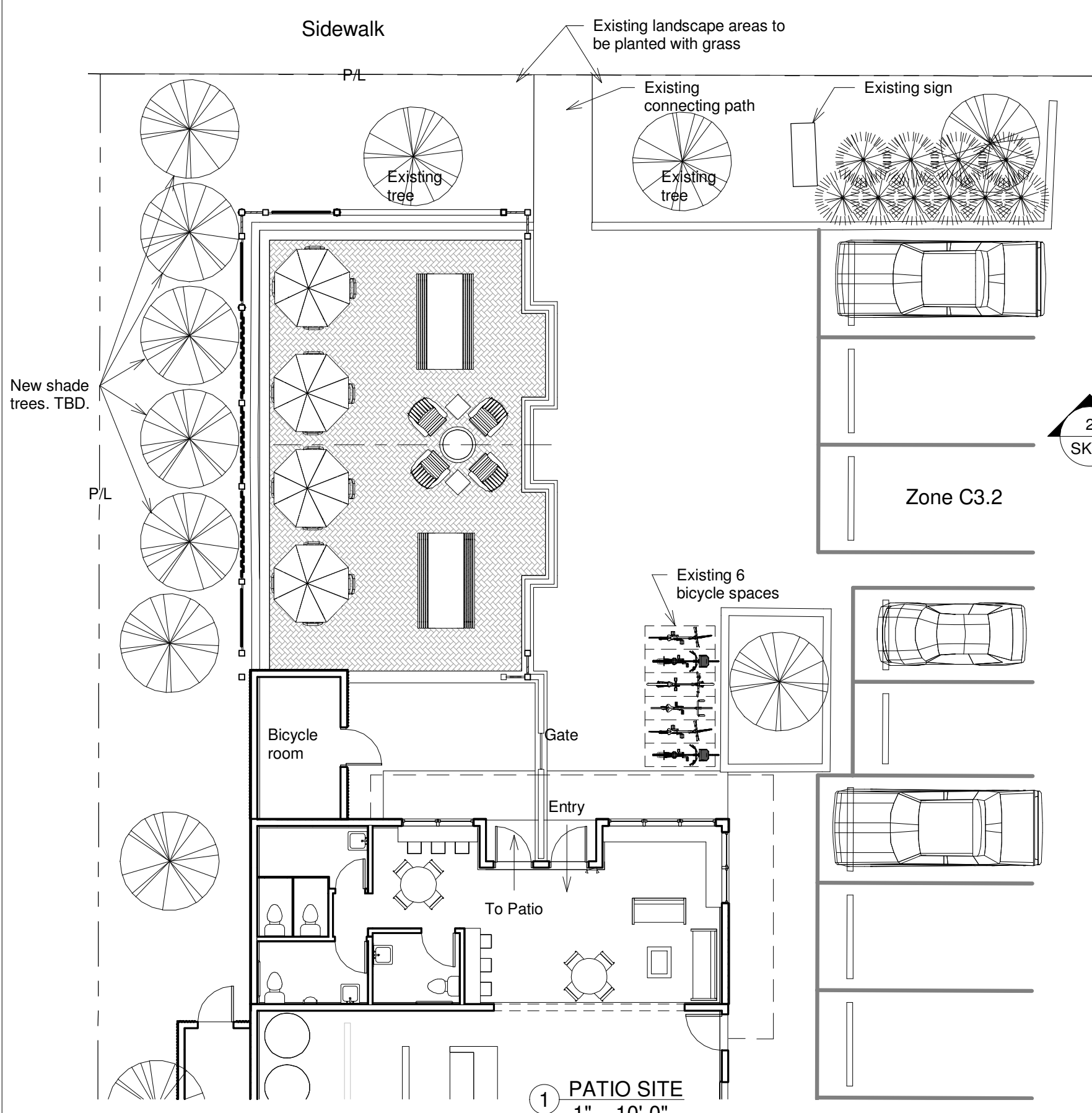
Operational Details:

- BCLDB requires an outdoor seating capacity and our architect is proposing 38 additional guest seats outside.
- The patio will be closed by 10PM every evening. Land & Sea's proposed patio hours of operation are:
 - 12PM to 10PM Sunday – Saturday
- The outdoor seating area will meet or exceed all BCLDB regulations with respect to safety and control.

Impact of Patio Seating Noise on the Community:

Land & Sea's proposed patio faces Guthrie Road, which is a very busy and noisy thoroughfare. This, combined with the demographic of our current clientele, we do not expect noise to be an issue. If there is a noise complaint made directly to our establishment or through the Town of Comox we would address it immediately.

Guthrie



Phillipa Atwood Architect
5 Little Bear Way
Royton BC V0R 2V0
250 703 0433
pippa@patwoodarchitect.ca

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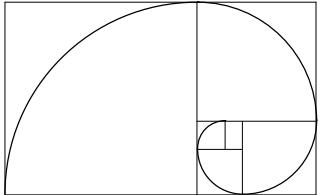
JAMES MATTHEW DESIGN LTD.

Occupant Load Calc's
As per table 3.1.17.1.
Assembly use
- dining, beverage and cafeteria space
1.2 sq. m. per person

99 sq. m. / 1.2 = 82 persons max.
Limit Patio to 38 = number of seats

LAND & SEA BREWING COMPANY	
PATIO PLAN	
Drawn by	Scale
Author	As indicated
Checked by	Date
Checker	Aug 19 2018
SK08	
Project number	Sheet

Plot date: 2020-02-03 10:26:03 AM



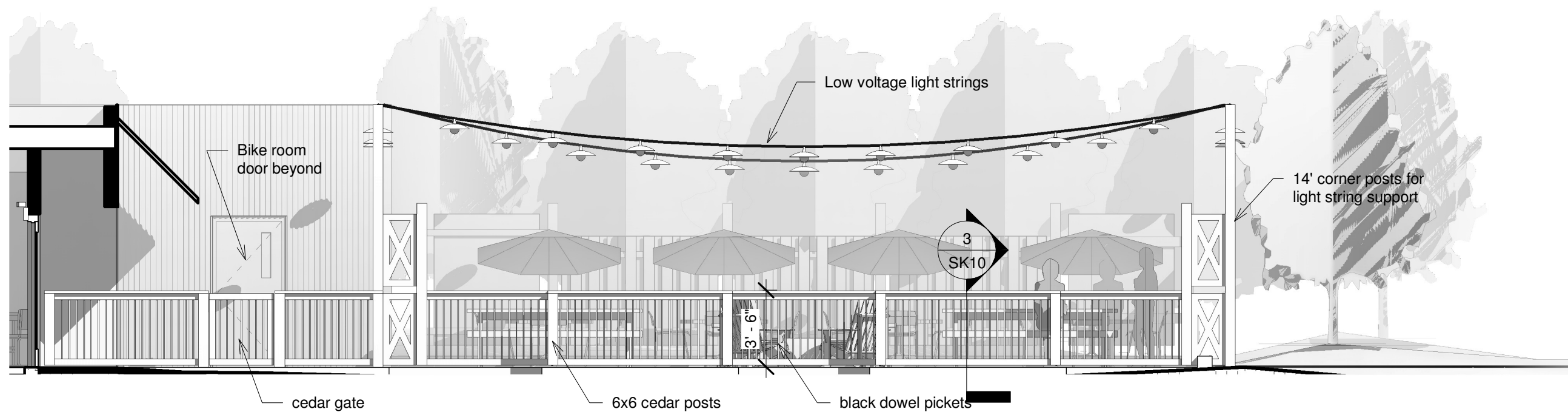
Phillipa Atwood Architect

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 250 703 0433
 pippa@palwoodarchitect.ca

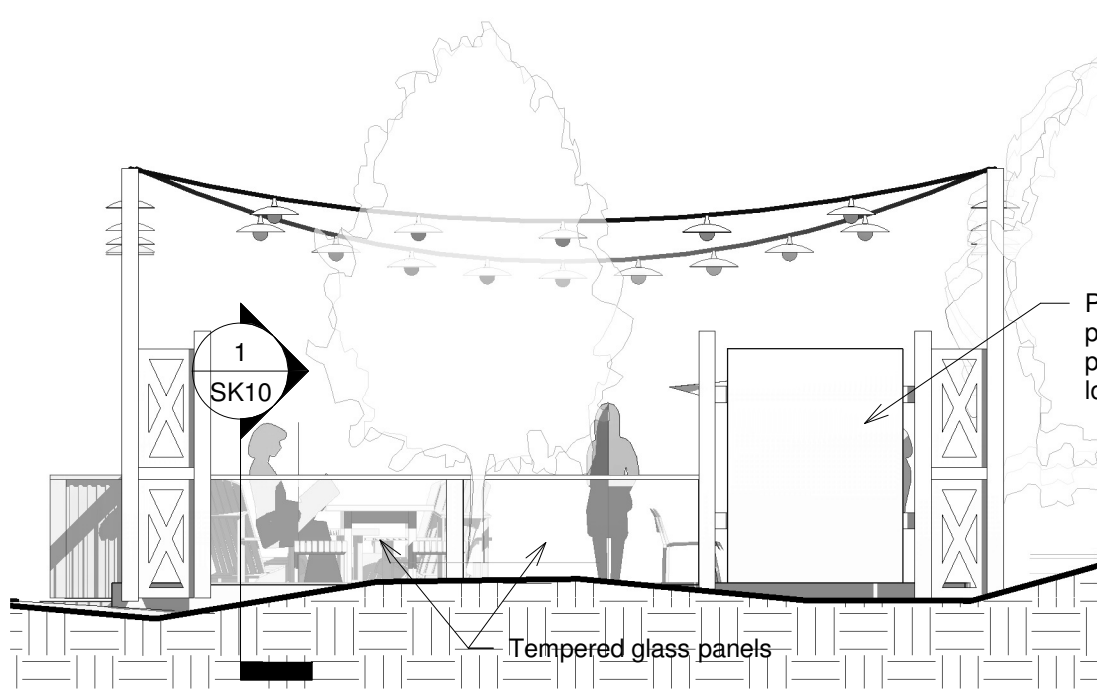
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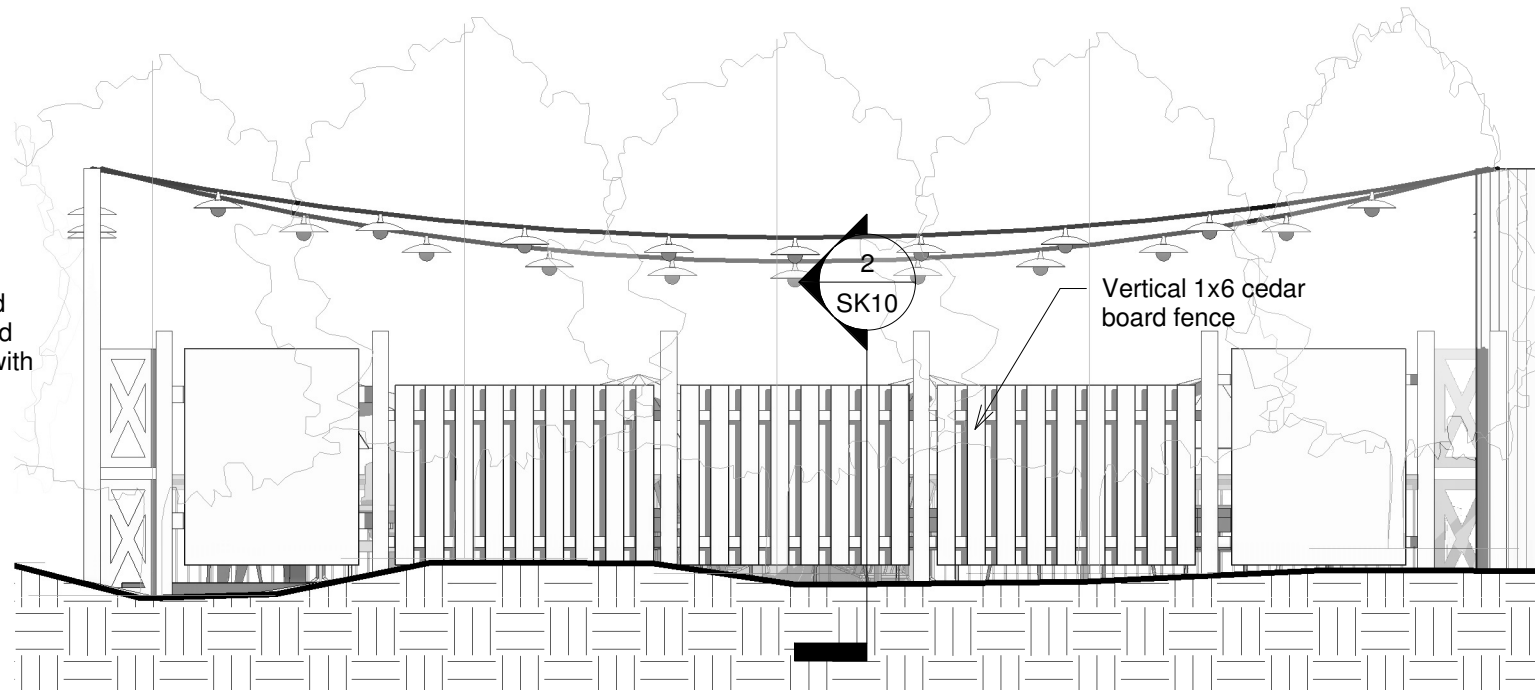
**JAMES
 MATTHEW
 DESIGN LTD.**



1 EAST ELEVATION
 3/16" = 1'-0"



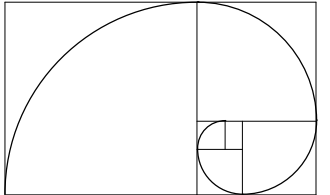
2 NORTH ELEVATION
 3/16" = 1'-0"



3 WEST ELEVATION
 3/16" = 1'-0"

Plot date:
 2020-02-03 10:26:06 AM

LAND & SEA BREWING COMPANY	
PATIO ELEVATIONS	
Drawn by	Scale
Author	3/16" = 1'-0"
Checked by	Date
Checker	Aug 19 2018
SK09	
Project number	Sheet
	Page 42



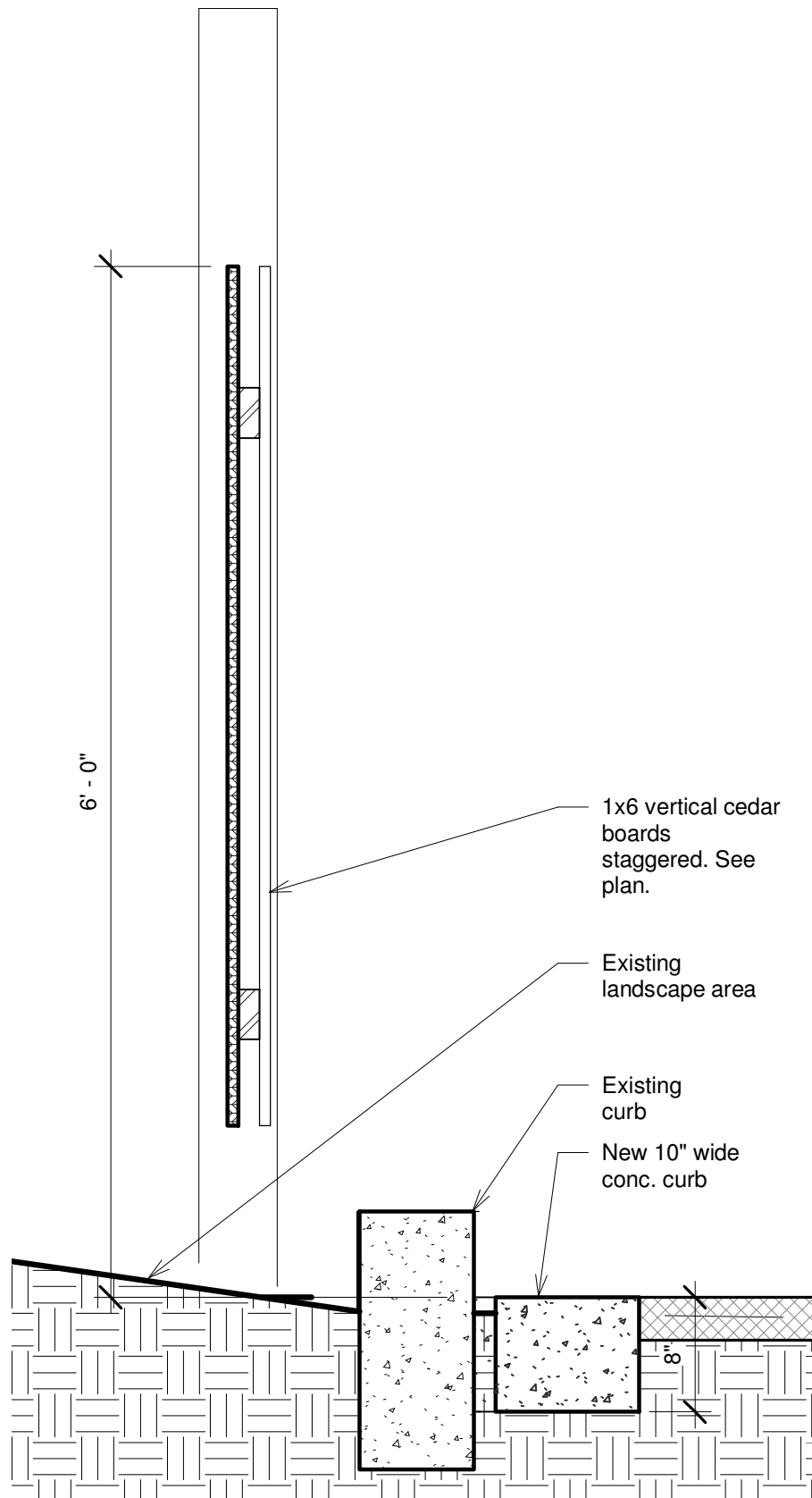
Phillipa Atwood Architect

5 Little Bear Way
 Royston BC V0R 2V0
 250 703 0433
 pippa@palwoodarchitect.ca

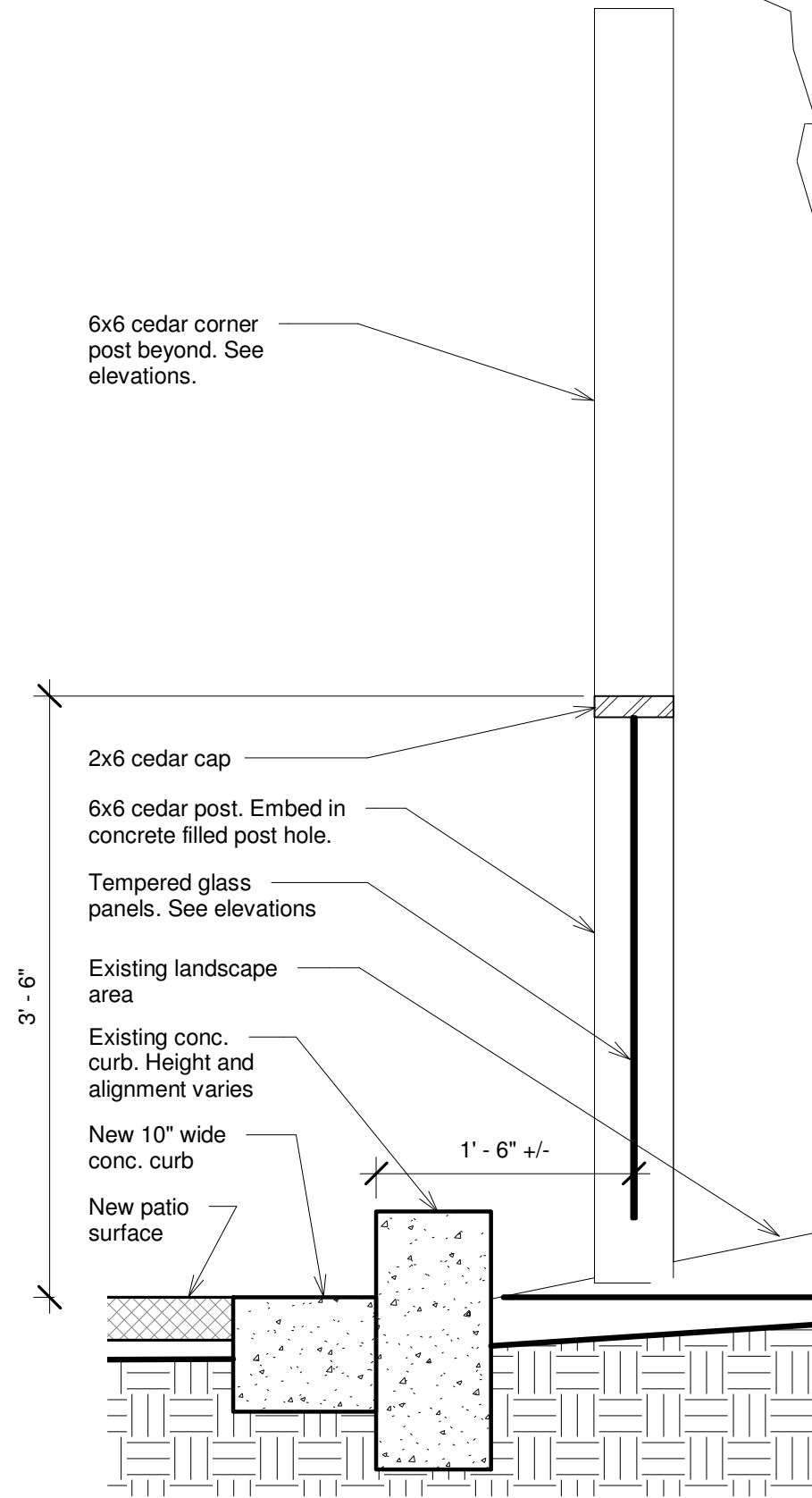
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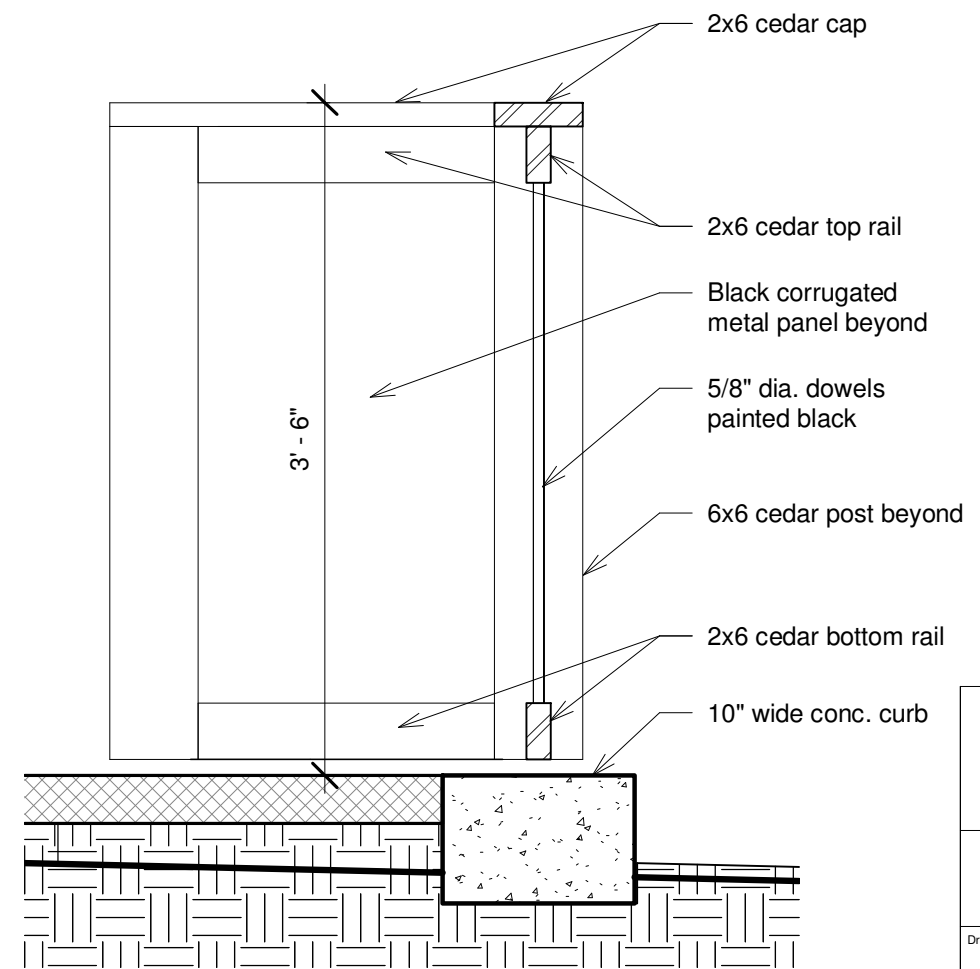
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 MATTHEW
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② WEST FENCE
 1" = 1'-0"



① NORTH FENCE
 1" = 1'-0"



③ EAST FENCE
 1" = 1'-0"

**LAND & SEA
 BREWING
 COMPANY**

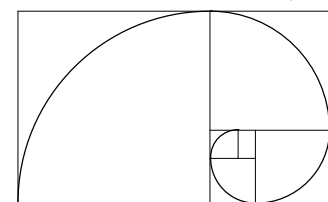
**PATIO
 SECTIONS**

Drawn by	Scale
Author	1" = 1'-0"
Checked by	Date
Checker	Aug 19 2018

SK10

Project number	Sheet
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Plot date: 2020-02-03 10:26:06 AM

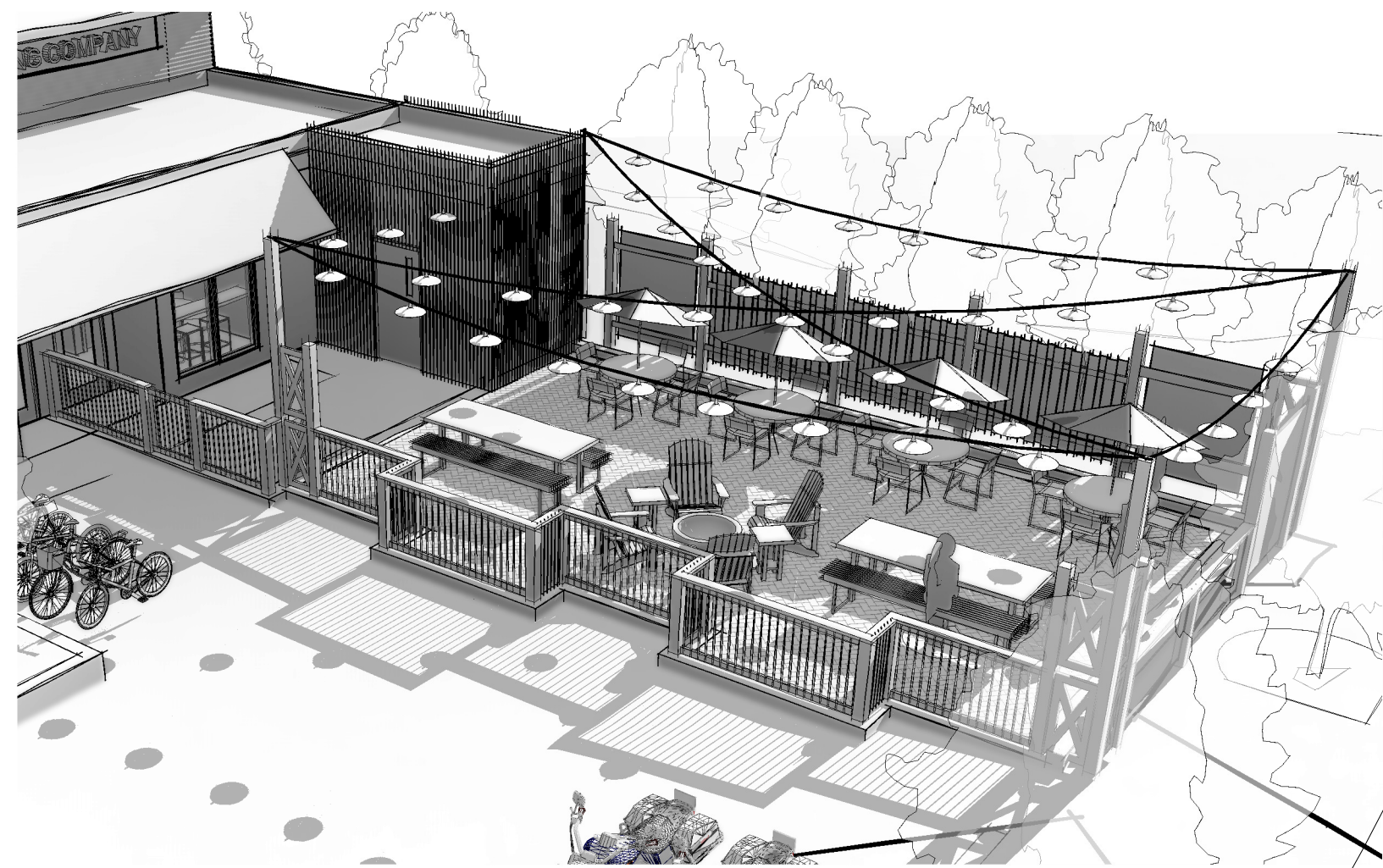


Phillipa Atwood Architect
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**JAMES
 MATTHEW
 DESIGN LTD.**



**LAND & SEA
 BREWING
 COMPANY**

**PATIO
 PERSPECTIVES**

Drawn by	Scale
Author	
Checked by	Date
Checker	Aug 19 2018

SK11

Project number Sheet

Plot date: 2020-02-03 10:26:13 AM



Liquor and Cannabis Regulation Branch
 400-645 Tyee Road, Victoria, BC V9A 6X5
 Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
 Phone: 1 866 209-2111 Fax: 250-952-7066

MANUFACTURING FACILITY STRUCTURAL CHANGE APPLICATION

Liquor and Cannabis Regulation Form LCRB013

Instructions:

Complete all applicable fields then submit with the required documentation, if applicable, and payment as outlined in Part 6 of this application form. If you have any questions about this application, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209-2111.

Licence Information

Licence # affected:

Please check if licence is currently dormant.

If yes, attach a letter signed by the licensee requesting the licence to be reactivated if this application is approved.

Do you currently hold other licences at this location? Food Primary _____ (Licence #)

Liquor Primary _____ (Licence #) Licensee Retail Store 2548 (Licence #) UBrew/UVin _____ (Licence #) or Other

Licensee name [as shown on licence]:

Establishment name [as shown on licence]:

Establishment Location address:
(as shown on licence) Street City Province Postal Code

Business Tel with area code: Business Fax with area code:

Business e-mail:

Business Mailing address:
(if different from above) Street City Province Postal Code

Contact Person

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: Phone number:

E-mail address:

Type of Change Requested

Please check appropriate box(es) below:

Sub- Job Number
Office Use Only

Part 1	<input checked="" type="checkbox"/> New Outdoor Patio: when the licensee proposes to add a new patio. (This only applies to approved lounge or special event endorsements.)	1	Outdoor Patio (C4-LIC) _____
Part 2	<input type="checkbox"/> Structural Alterations: when the licensee proposed changes to: A: Approved lounge or special event endorsement areas	2	Structural - with capacity change (C4-LIC) _____
	B: Manufacturing facilities (includes changes to on-site store area, tasting/sampling area, manufacturing area, storage areas, etc.)		Structural - no capacity change (C4-LIC) _____

Note: To apply for changes to your existing picnic area, including an increase in capacity, use the Manufacturer On-Site Store and/or Picnic Area Endorsement Licence Application Form (LCRB049B).

Part 1: Addition of a New Outdoor Patio

C4 - LIC

Only applies to Approved Lounge or Special Event Area Endorsements

Fee: \$440 per licence = \$

The addition of a licensed outdoor patio must be approved by the Liquor Control and Licensing Branch. Floor plans must have sufficient detail to be acceptable to the branch. Please be advised that the applicant is responsible for complying with any local bylaws related to the licensed establishment patios.

Attach the following:

- Attach one 11" x 17" copy of the proposed patio floor plan (see Appendix I on page 7 for floor plan instructions). The branch requires an occupant load (patrons plus staff) for the proposed patio area(s) which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your patio plans.

1. Provide height and composition of the patio perimeter or bounding that is designed to control patron entry/exit. (i.e., railing, fencing, planters, hedging, etc.)

Wood and picket construction with a minimum height of 42 inches.

2. Describe the location of the patio in relationship to the interior service area.

The patio is to be situated through the front entrance

3. Describe how patrons will access the patio (ie. from interior).

Patio visitors will be required to enter Land & Sea Brewing to access the patio. There is no regular outdoor access.

4. Will servers have to carry liquor through any unlicensed area to get to the patio? No Yes If Yes, please explain:

No.

5. Describe how staff will manage and control the patio from the interior service area.

The patio will have assigned service staff at all times, and there will be video surveillance on the patio, with monitors visible at the service area.

6. Is the patio located on: (a) grass, (b) earth, (c) gravel, (d) finished flooring, (e) cement sidewalk or (f) other (please specify below). If located on grass, earth or gravel, please make sure that you have local health authority approval.

Asphalt.

7. Will the patio have a fixed or portable liquor service bar? Yes No

8. If "No", will liquor be served from the interior service bar? Yes No

9. Attach a photo if the patio is already built.

10. Is the manufacturing site part of the Agricultural Land Reserve (ALR)? Yes No

Note: Agricultural Land Commission (ALC) may restrict the size and capacity of a lounge and/or patio. Prior to submitting your application, verify if restrictions exist. Provide details as applicable.

Note: You must request a local government/First Nation resolution commenting on the application. Local government must complete and sign Part 4 of this form. For further information on local government resolutions, read Part 3.

Also complete Parts 5 and 6

Part 2: Structural Alterations (Sections A & B)

C3 - LIC C4 - LIC

A. Structural Alterations to an Approved Lounge or Special Events Area Endorsement

(This only applies to existing and approved lounge or special event areas)

Fee: \$440 per endorsement = \$

Note: If you are adding a new patio complete Part 1. If you are expanding or making changes to an existing lounge/patio area or Special Event Area, complete this section.

Attach the following:

- Attach one 11" x 17" copy of the proposed floor plan reflecting proposed changes (see Appendix I on page 7 for floor plan instructions). The branch requires an occupant load (patrons plus staff) for the proposed area(s) which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your plans.

1. Current total person capacity of endorsement area (as shown on the liquor licence):

2. Occupant load for all new areas, as stamped on the submitted plans:

3. Proposed capacity of Outdoor Special Event Area(s):

Important: If the proposed changes result in an increase to your total occupant load/person capacity, you must request a local government/First Nation resolution. Local government/First Nation must complete Part 4 of this form.

3. Describe the proposed alterations, including the general construction changes.

Is this manufacturing site part of the Agricultural Land Reserve? Yes No

Note: Agricultural Land Commission (ALC) may restrict the size and capacity of a lounge and special event area. Prior to submitting your application, verify if restrictions exist. Provide details as applicable.

Also complete Parts 5 and 6

B. Structural Alteration to a Manufacturing Facility (winery, brewery or distillery)

C4 - LIC

Check those applicable.

Fee: \$440 per licence

- Changes to the manufacturing facility.
- Changes to or adding new secured storage facility/building.
- Adding new tasting or sampling area(s).
- Making changes to the existing on-site store area (or point of sale).

1. Describe in full detail the proposed alterations.

Provide the following:

- Attach one 11" x 17" scaled, detailed floor plan of the manufacturing facility showing the changes proposed, manufacturing equipment, sampling area(s), retail sales area, and storage areas.
- Attach a site plan showing the location of the manufacturing buildings as well as all other buildings (i.e. storage, personal residence, garage, other businesses, agricultural crops, roadways, driveways, parking) on the manufacturing site.
- If your manufacturing facility abuts other businesses, please provide details regarding the other businesses (i.e., type of business, physical connection to your business, etc.)

Note for distilleries only: The Office of the Fire Commissioner (OFC) requires that a distillery owner/applicant construct and maintain their distillery in conformance with the BC Fire Code requirements for fire prevention/protection.

Also complete Parts 5 and 6

Part 3: Local Government/First Nation Resolutions: Information for the Applicant

For the following changes to an existing lounge and/or special event area(s) endorsement, a resolution from your local government or First Nation, commenting on the application is required:

- Addition of a new patio to an approved lounge and/or special event area endorsement
- Any alteration that increases the total occupant load/capacity of the lounge or interior special event endorsement areas.

Licensee responsibilities:

1. Fill out appropriate sections in this form.
2. Attach updated floor plans showing the proposed changes with an updated occupant load calculation stamped on it.
3. Request your local government/First Nation to sign and date Part 4 of this form.
4. Request that a resolution be provided within 90 days and sent directly to the Liquor and Cannabis Regulation Branch (LCRB), Victoria.
5. Send the original form, application fees, and updated floor and/or site plan to the branch.
6. The LCLB will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request. An extension may be required by local government.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. If they indicate on the form that they opt out of providing comment, submit your application to LCRB.

Part 4: Local Government / First Nation (LG/FN) Confirm Receipt of Application

If you are applying for a new patio (Part 1) or a proposed change that increases the occupant load/capacity (Part 2) then public interest factors may be affected by the structural change(s). This section is to be filled out by the LG/FN prior to submitting this application to the Branch.

Local government/First Nation (name):

Name of Official:

(last / first / middle)

Title/Position:

Email:

Phone:

Date Received:

(Day/Month/Year)

Signature of Official: _____

Check here if LG/FN will not be providing comment: Yes, opting out of comment

Note: The LG/FN cannot provide comment for their own application.

Is this establishment on Treaty First Nation land? Yes No

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a structural change to a manufacturer lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form and floor plan) and provide the Branch with a resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed Structural Change application form and floor plan to LG/FN.
- If there are any major issues (e.g. bylaws), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign above and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community in the immediate vicinity of the proposed endorsement service area(s).
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
 - The impact of noise on nearby residents.
 - The impact on the community if the application is approved.
 - The view of residents and a description of the method used to gather views.
 - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

Part 5: Declaration

Section 57(1)(c) of the Liquor Control and Licensing Act states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature:  _____
 Authorized Signatory of the Licensee

Name: Position: Date:
(last / first / middle) (if not an individual) (Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the applicant to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCRB101) and they have specifically permitted a licensee representative to sign this form on the applicant's behalf, the branch will accept the licensee representative's signature.

ATTACHMENT 4

Table 1. Liquor License Hours and Capacity of Existing Pubs and Lounges in Comox

Venue									Capacity
Black Fin 132 Port Augusta		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Liquor Primary License With Patio	Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	Capacity combined Indoors and Patio 110
	Close	Midnight	Midnight	Midnight	Midnight	1:00 AM	1:00 AM	Midnight	
New Tradition Brewing 215 Port Augusta St.		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Brewery Lounge Endorsement With Patio	Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	Capacity Indoors 62 Patio 28
	Close	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	Midnight	
Taphouse 215 Church St.		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Liquor Primary License Including Patio	Open	10:00AM	10:00AM	10:00 AM	10:00 AM	10:00AM	10:00 AM	10:00AM	Capacity combined Indoors and Patio 175
	Close	Midnight	Midnight	Midnight	Midnight	1:00 AM	1:00 AM	Midnight	
Land & Sea 2040 Guthrie Rd		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Brewery & Restaurant- Lounge	Open	Noon	Noon	Noon	Noon	Noon	Noon	Noon	Capacity Indoors 72
	Close	10:00PM	10:00PM	10:00PM	11:00PM	11:00PM	11:00PM	10:00PM	
Proposed Patio	Open	Noon	Noon	Noon	Noon	Noon	Noon	Noon	Proposed Capacity Patio 38
	Close	10:00PM	10:00PM	10:00PM	10:00PM	10:00PM	10:00PM	10:00PM	



WE WANT TO HEAR FROM YOU



1809 Beaufort Ave.
Comox, BC V9M 1R9



council@comox.ca

Liquor Licence Application for a 38 Person Patio at 2040 Guthrie Rd, Comox

The Town of Comox wishes to gather, by way of written submission, the views of Town residents on a proposed amendment of a Lounge Endorsement to a Liquor Manufacturing Licence to allow liquor service to a proposed 38 person capacity patio at 2040 Guthrie Road, shown shaded on the map. Hours of patio operation are proposed to be between 12:00 noon and 10:00 pm everyday.

Subject Property:

2040 Guthrie Rd, Comox
Lot 2, Section 70, Comox District, Plan VIP52533
shown shaded on Map

More information

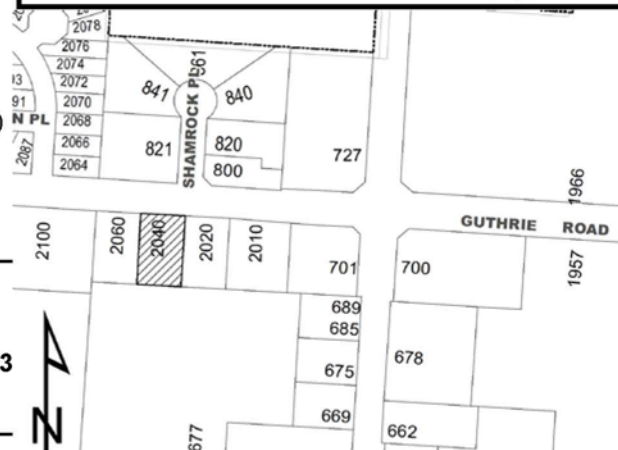
The May 6, 2020 Planning Report PR 20-3 on the proposed Manufacturing Licence Lounge Endorsement Amendment to enable a liquor licensed patio is available for viewing (Agenda pages 199 to 216) online at https://comox.ca/modx/assets/pdfs/minutes%20and%20agendas/2020Agendas/2020-05May-06%20RCM%20Agenda_Part2.pdf. Email planning@comox.ca for more information.

We're listening
Please submit your written
comments by 12:00 pm (noon)
May 28, 2020

M. Kamenz, Director of Development Services

**Council Meeting to consider the
application and public comments on
June 3, 2020 5:30 pm**

**In accordance with Ministerial Order No. 2 M139, the
public will not be permitted to be in attendance at
the Council Meeting. The meeting will be live-
streamed on the Town's Facebook page.**



Written Submissions

Send by mail to 1809 Beaufort Ave Comox V9M 1R9 or e-mail council@comox.ca, as long as the submission:

1. is received before 12:00 noon on May 28, 2020;
2. is addressed to *Mayor and Council*;
3. identifies "2040 Guthrie Rd. Patio Liquor Licence Application" in the subject line, and;
4. includes the name and address of the person making the submission.

Each such person is solely responsible to ensure that their submission is received on time. The Town will not issue any acknowledgement of receipt of such submissions.

WRITTEN SUBMISSIONS

ATTACHMENT 6

Town of Comox – Administration

Subject: FW: Proposed Patio Space at Land & Sea Pub - Comox

RECEIVED

May 8, 2020

From: Cassie Long <cassie@bayviewmanagement.ca>

Date: Friday, May 8, 2020 at 1:57 PM

To: Russ Arnott <Rarnott@comox.ca>

Cc: Lia Pesklevits <LPesklevits@comox.ca>, m swift <mswift@comox.ca>

Subject: Proposed Patio Space at Land & Sea Pub - Comox

TOWN OF COMOX

LOG: 20-215	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

Good afternoon Mayor and Council

I am a Property Manager with Bayview Strata & Rental Services, and represent the commercial complex at the corner of Anderton and Guthrie in Comox, just adjacent to the Land & Sea Pub.

It is my understanding that the pub wishes to expand their business to provide more patio space. I see this as a HUGE detriment to the neighbouring businesses in the area.

I have been in touch with City Staff in the past (as well as the pub owner on numerous occasions over the last year) to voice my concerns about existing parking for the pub located at 2040 Guthrie. It is already in very short supply, and barely accommodates their own staff on a busy summer day. Add customers in, and it is an instant problem for neighbouring businesses with 'perceived' available parking spots.

Over the last year alone we have implemented new procedures, printed signs, and initiated contracts with towing companies in an effort to mitigate ongoing parking issues caused directly by staff and patrons of the Land & Sea Pub, as they will often use the parking at 727 Anderton. It has been brought up repeatedly with the pub owner, and yet the problem persists.

727 Anderton is home to a number of very busy commercial tenants including Tim Horton's, McDonald's, M&M Meats, and a number of small business owners like Ai's Hair Studio, and Ahra Sushi. These businesses rely on the already restricted parking available to them at 727 Anderton. The problem is then exacerbated by the staff and patrons of the Land & Sea pub.

While I support small business (I sit on the Chamber Board in Parksville) and am compassionate to the plight of small business owners at this time, I want to make very clear my concern with the prospective expansion at the pub. The success of one small business cannot come at the expense of another.

I would like to encourage the business owner to come up with solutions for his staff and patrons for parking that don't include simple signage (as we know the signs he currently has are not working).

I would be very interested in attending (or viewing) any meetings where local input is being considered. I would also ask that you please confirm this email has been received and will be added to the comments requested by council at the last council meeting.

Thank you very much for your time and consideration. Please feel free to reach out to me directly should you have any questions.

Warm regards,

Cassie Long

Licensed in Rental Property Management

Office: 250.586.1100

www.bayviewstrataservices.com



PLEASE NOTE: All three Bayview offices are still operating as usual, however, for the health and safety of our customers and staff, are closed to the public until further notice.

Parksville

141 Memorial

Courtenay

407c 5th Street

Campbell River

3-1330 Dogwood Street

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Town of Comox – Administration

Subject: FW: Feedback regarding possible brewery patio

RECEIVED

May 11, 2020

TOWN OF COMOX

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

From: Lia Pesklevits <LPesklevits@comox.ca>

Sent: Monday, May 11, 2020 6:55 AM

To: Shelly Russwurm: Town of Comox <russwurm@comox.ca>

Subject: FW: Feedback regarding possible brewery patio

LOG: 20-216	REFER:	AGENDA:
FILE: 4350-20	ACTION: MR	RCM 03JUN20

On 2020-05-09, 8:30 AM, "Alexander Nataros" <natarosa@myumanitoba.ca> wrote:

Dear Comox Council,

As a young professional living and working in Comox, I would like to express my strong support for a patio for Land&Sea - a brewery whose team has demonstrated strong commitment to our community and respect for the neighbours in the Anderton/Guthrie corridor.

During these physical distancing times, it is an appropriate and necessary reassessment of urban planning priorities. How do we foster and maintain mental and physical health, while growing community?

Having lived in Montreal for 7 years, I can offer unreservedly that 'terrace season' can do just that.

Please support Land&Sea in establishing a patio.

Sincerely,
Alex Nataros, MD

Town of Comox – Administration

Subject: FW: Land & Sea proposing a maximum 38-person outdoor patio in front of the building

LOG: 20-220	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED

May 7, 2020

From: gordon reichelt <greichelt50@gmail.com>

Sent: May 7, 2020 7:47 PM

To: Town of Comox – Administration <town@comox.ca>

Subject: Land & Sea proposing a maximum 38-person outdoor patio in front of the building

TOWN OF COMOX

Dear Sir

I vote no to this proposal as they have no parking for the current patronage.

Regards

Gordon Reichelt

Town of Comox – Administration

Subject: FW: 2040 Guthrie Road

LOG: 20-221	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

From: Jamie Stewart <ijstewart50@gmail.com>

Sent: May 8, 2020 12:32 PM

To: Town of Comox – Administration <town@comox.ca>

Subject: 2040 Guthrie Road

RECEIVED

May 8, 2020

Re: application from Land & Sea Brewery to install a 38 person patio.

TOWN OF COMOX

I strongly urge the Town to approve this application. There are very few residents within the described 75 metre distance (behind the pub on Bunting Place). There are businesses adjacent to the pub but an outdoor patio should not have any negative effect on their businesses. Parking was the big issue when the Land & Sea opened up but that seems to be resolved.

38 people out front on Guthrie Road could not possibly create an increase of vehicle traffic/parking nor the sound of their collective voices out front.

Do the sensible thing, approve this application and allow a great local business to not only flourish but recover from the financial impact the COVID19 closure has had on them.

sincerely

James Stewart

home owner at Aspen Village strata a few blocks away

Town of Comox – Administration

Subject: FW: Letter Opposing Land & Sea Patio
Importance: High

O - Cfile 4350-20 / PR 20-03
copies - Council
- JW/MK/Lia

From: Comox Valley Glass <comoxglass@shaw.ca>
Sent: May 12, 2020 12:54 PM
To: council <council@comox.ca>
Subject: Letter Opposing Land & Sea Patio
Importance: High

RECEIVED

May 12, 2020

TOWN OF COMOX

Attention Mayor and Council of Comox:

LOG: 20-222	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

Upon hearing discussion about a proposed patio opening at Land & Sea Brewing located at 2040 Guthrie Road, I write to you as a business neighbour located at 2060 Guthrie Road strongly apposing this proposal. With the lack of parking at their location and in the area, I find it absurd that the mayor and council are even considering allowing this. The amount of problems and hostility that have occurred since they opened with their customers using the neighbouring parking lots, I would've thought that the mayor and council would have realized they made a mistake letting a 72 seat establishment open in a location with only 8 parking spots, and next to no street parking near by. I realize that you as well as the owners at Land & Sea have had the hopes and dreams that people would walk and/or ride their bikes, but as a next-door neighbour to this establishment I can assure you the majority of people don't.

Since December 2018 the abuse and hostility towards our business from their customers, with the attitude of entitlement to use our parking lot whenever they want has been extremely stressful, as people have gone as far as posting on social media to stay away from, and boycott the two businesses located on this property. I will admit the problem has toned down, but it certainly still exists. With the addition of another 38 seats, I am worried the patio expansion will bring back the extreme parking problems that existed for the first year of their operation and have never fully gone away.

The other issue I have noticed because of the lack of parking is the danger associated with this, as all day long I witness people making erratic U-turns on Guthrie, as they look for somewhere to park. As well the amount of people who park on Shamrock Place, and then proceed to run across the street dodging traffic. On multiple occasions I have seen, and heard vehicles slamming on their brakes to avoid the reckless pedestrians running back and forth across a very busy, and what I would call an arterial road. These issues are an accident waiting to happen and with the addition of more seats for a patio, it can only get worse.

Witnessing & dealing with these problems for the last year and a half I really hope the mayor and council will deny the expansion of a patio for Land & Sea, realizing that their lack of parking is not only frustrating for other business's in the area, but also a danger to the community.

I thank you for reading this letter and hope it makes a strong statement as to why I appose this patio.

Ian Russell
President Comox Valley Glass & Mirror
2060 Guthrie Road

Comox Valley Glass & Mirror
2060 Guthrie Road

Comox, B.C.
V9M 3P6
Phone : 250-339-7966
Fax: 250-339-7958
www.comoxvalleyglass.com

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 6:58 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Rd Patio Application

From: "dylanbennett@live.com"
Date: Thursday, May 14, 2020 at 8:11 PM
To: council
Subject: 2040 Guthrie Rd Patio Application

LOG: 20-226	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	



To whom it may concern,

My name is Dylan Bennett and I reside at 1537B Salmonberry Dr.

I'm writing to you to state that I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Thank you.

Town of Comox – Administration

Subject: FW: 2040 Guthrie Road Patio Application

From: Lorne Taylor <lornehtaylor@gmail.com>
Sent: May 14, 2020 3:22 PM
To: council <council@comox.ca>
Subject: 2040 Guthrie Road Patio Application

LOG: 20-227	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED
May 14, 2020
TOWN OF COMOX

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.
Lorne Taylor
332 King Rd, Comox

Town of Comox – Administration

Subject: FW: Land and Sea Brewings patio application, 2040 Guthrie Road

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

From: Linda Super <ljs1945@me.com>

Sent: May 14, 2020 4:02 PM

To: council <council@comox.ca>

Subject: Land and Sea Brewings patio application, 2040 Guthrie Road

LOG: 20-228	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED

May 14, 2020

TOWN OF COMOX

We strongly support the application for a patio at this location.

Linda J. Super and Bob Black. #6 417 Heather Court, Comox BC. V9M 1M3

Sent from my iPad

Town of Comox – Administration

Subject: FW: Comox Council: Patio at Land & Sea Brewery Co.

RECEIVED

May 13, 2020

TOWN OF COMOX

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

From: Purcell <pjpurcell@shaw.ca>

Sent: May 13, 2020 12:51 PM

To: Town of Comox – Administration <town@comox.ca>

Subject: Comox Council: Patio at Land & Sea Brewery Co.

LOG: 20-229	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

Dear Comox Council,

My family and I have lived in the Comox area for over 22 years. We are very active in our community and love living in the Comox Valley.

From Day 1 of opening, Land & Sea Brewery has actively encouraged biking, walking and carpooling as a method of transportation to their business. I cannot think of another business that has so actively encouraged an environmentally friendly approach to commuting across town. I have taken their request to heart and started biking to Land & Sea whenever possible.

Over a year later, I rarely drive to any business I visit in Comox...all because Land & Sea put out the call and I began to understand how lovely and easy it is to bike wherever I need to go.

Land & Sea has done everything they can to contribute to their community, making it a better place to live and work (not to mention have an incredible meal and visit with friends). Of course and absolutely...patio space should unequivocally be approved for Land & Sea Brewery Co.

Thank you,
Paula Purcell
250.339.3305

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 14, 2020 6:56 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Patio Application

RECEIVED

May 14, 2020

TOWN OF COMOX

From: Lauren Lan
Reply-To: Lauren Lan
Date: Wednesday, May 13, 2020 at 6:30 PM
To: "council@comox.com" , council
Subject: 2040 Guthrie Patio Application

LOG: 20-230	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

Hi,

We would like to give our support for a patio at Land and Sea Brewing. They have been a welcome addition to our community. I think a patio would be a great idea especially now in these weird times of Covid. We are homeowners in the community, on Guthrie, and fully support their application.

Cheers,
Lauren and Steve Lan

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 14, 2020 6:56 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

From: Albert Houlgrave
Date: Wednesday, May 13, 2020 at 6:40 PM
To: council
Subject: 2040 Guthrie Road Patio Application

LOG: 20-231	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED
May 14, 2020
TOWN OF COMOX

I support the patio application for Land & Sea Brewing Co at 2040 Guthrie Rd.

I grew up in Comox and as a frontline healthcare worker we all know that things are beginning to loosen up and we need it! Jason and the Land & Sea crew have shown a dedication to protocols, cleanliness and proper procedure during this pandemic and I am confident the outdoor patio setting will allow them to continue this in a way we can all enjoy.

Let's do it!

Dr. Albert Houlgrave

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 14, 2020 6:56 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

LOG: 20-232	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

On 2020-05-13, 7:06 PM, "MARCIE DUMAIS" <marciedumais@shaw.ca> wrote:

Dear Mayor and Council,

I am writing to express support toward Land & Sea Brewing Company's patio application at 2040 Guthrie Road. Land & Sea is an asset to our community offering excellent service, food, beverages and entertainment. They have proven to be a high-quality, community-minded business. An outdoor patio would add value to the experience and offer an outdoor space which is often preferred by patrons particularly during the Spring and Summer months and during the COVID crisis. I don't see a conflict with the adjacent businesses and only feel the patio adds to the surrounding area in a positive manner.

Sincerely,

Marcie Dumais
118 Stafford Street
250-703-1053
marciedumais@shaw.ca

RECEIVED

May 14, 2020

TOWN OF COMOX

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 14, 2020 6:57 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie road patio application

From: Andrew Lee
Date: Wednesday, May 13, 2020 at 7:39 PM
To: council
Subject: 2040 Guthrie road patio application

LOG: 20-233	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED

May 14, 2020

TOWN OF COMOX

Good day

I'm writing this to say I support the patio application for the land and sea.
It's a great business and it would be an even better place with a patio.

Andrew
695 totem cres comox

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 6:57 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie road patio application

LOG: 20-234	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

On 2020-05-14, 5:15 PM, "Mark Harasym" <cwgriswold@hotmail.com> wrote:

I support the patio application for the Land and Sea brewing company at 2040 Guthrie road. I enjoy the fact that there is a craft brewery in my neighborhood that I can walk to. Sure would be nice to be able to sit outside and enjoy delicious local beer and food again one day.

RECEIVED

May 15, 2020

TOWN OF COMOX

Sent from my iPhone

RECEIVED

May 19, 2020

From: [Trina Akehurst](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 10:27:29 AM

TOWN OF COMOX

John S Akehurst & family
1704 Dogwood Ave, Comox BC

LOG: 20-238	REFER:	AGENDA: RCM
FILE: 4350-20	ACTION: MR	03JUN20

I fully support the introduction of an outdoor patio area to Land & Sea Brewing. During the summer this will give added outdoor area to the brewery allowing it to make up some of the revenue lost during the current pandemic.

From: [Chuck - Gmail](#)
To: [council](#)
Subject: 2040 Guthrie Patio application
Date: May 16, 2020 7:28:25 PM

Hello

I would like to indicate my support for the application to create a patio at land and sea brew co.

Thank you,
Chuck Ashton
813 Eastridge Court
Comox

From: [Chandra Bailey](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 16, 2020 9:22:23 PM

To whom it may concern:

I wholeheartedly support Land & Sea Brewing co's patio application for 2040 Guthrie Rd. The business is a welcome addition to the valley. It provides a vibrant, warm sense of community where folk can gather and be rewarded with great food and exceptional beer. I feel it my duty to support their growth and success in any way I can.

Respectfully,

Chandra Bailey
3419 Eagleview Cres
Courtenay, BC
V9N 0B6

From: [Greg Baute](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 2:47:29 PM
Attachments: [image001.png](#)

Hello Comox Council,

I'd like to voice my support for Land and Sea to have a Patio permitted outside of their brewery. As you are aware the space is currently not used. From my experience, a well designed and built, accessible and visible patio can be a key part of a community. Enjoying each others company in the sun is tough to beat!

Greg

Greg Baute, PhD

Director, Breeding and Genetics



greg.baute@auroramj.com

Aurora Coast, 1590 Galbraith Road, Comox,
BC V9M 4A1

M: 778-870-2180

T: 844-928-7672 x3612

www.auroramj.com | [TSX: ACB](#) | [NYSE: ACB](#)

From: [Chelsea Beckett](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 17, 2020 11:38:09 AM

Chelsea Beckett
Matthew Beckett

2461 Stirling crescent Courtenay

We would like Land and Sea to have a patio so that they can remain in operation. Without this addition it will be very hard for them to have enough patrons to have a sustainable business.

Thank you

Sent from my iPhone

From: [Jaime Kiara Bell](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 12:42:46 PM

Dear council,

I am writing in support of the above patio application. I am very much in favour of having the extension, to not only support this small business (especially post-covid) but to also further enhance the ways we can get together as a community.

Sincerely,
Jaime Bell
5546 Prendergast Road
Courtenay, BC
V9J 1P6

From: [CATHERINE BLACK](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 18, 2020 12:01:34 PM

I support the patio application for Land & See Brewing Company at 2040 Guthrie Rd. Great Location for a patio and a great local business.

Catherine Black
1847 Buena Vista Ave
Comox BC V9M 1X8

From: [Andrew Black](#)
To: [council](#)
Subject: Land & Sea (2040 Guthrie Rd) Patio Application
Date: May 18, 2020 5:31:47 PM

Dear Comox Council.

In the interest of fairness, as Church St, Black Fin and New Traditions all have outdoor seating, I support Land & Sea's application to have a patio at their location at 2040 Guthrie Rd.

Thank you for pursuing public input in this matter.

Your Sincerely,

Andrew Black
1847 Buena Vista Ave
Comox, BC

From: [Steve Blacklock](#)
To: [council](#)
Subject: Support of Patio Liquor License Application - 2040 Guthrie Road
Date: May 17, 2020 11:13:44 AM

Dear Mayor and Council:

Thank you for allowing citizens the opportunity to comment on this application.

I am writing in support of Land & Sea Brewing's application for a 38-seat licensed patio at their current location.

The area to the north of the existing building and west of the existing parking lot is well optimized to facilitate the development of an outdoor patio.

In my opinion, this area would not be suitable for vehicle parking and should be utilized for outdoor service space. With some vegetative or decorative fence screening, the location along an arterial route (Guthrie Road) would provide a reasonable location for afternoon and evening outdoor service. Though there are residential dwelling units in the area, the premise's existing operating hours do not extend too late which reduces 'potential after midnight noise impacts'.

Comox should be assisting private small independent business in any way possible to survive the negative financial impacts for the COVID-19 pandemic. Pubs, restaurants, and breweries have been particularly devastated by this public health emergency.

Besides approving and endorsing this application, the Town should further waive all relevant application and permit fees for this initiative.

I commend the Mayor and Town Council for their continued service for the greater good of the community.

Respectfully,

Steve Blacklock
1744 Dogwood Avenue, Comox

From: [Jen Bobroff](#)
To: [council](#)
Subject: 2040 Guthrie Rd. patio application
Date: May 16, 2020 9:00:32 PM

To the Mayor and Comox Council-

I am writing this email to offer my full support for the proposed outdoor patio of the Land and Sea brewery.

Since opening, the Land and Sea has been a very welcome addition to our Comox neighbourhood... we live within walking and biking distance and often use those modes of transportation to get there.

Not only would the patio make for enjoyable summer drinking and eating but would also assist the pub with their social distancing requirements this summer. It would be devastating if this very important local business was unable to make a go of it this year due to a lack of patio space.

The Land and Sea has our full support!

sincerely,

Jen Bobroff and Ron Olson
Douglas st Comox

From: [Graeme Bock](#)
To: [council](#)
Cc: info@landandseabrewing.ca
Subject: support for patio seating decision
Date: May 19, 2020 11:40:12 AM

Mayor Arnott and Councillors,

Please accept this brief letter in support of approving the Land and Sea Brewing Co's application for a patio seating and service area. I am a resident of Comox at 41 Jane Place and a local emergency room physician.

I support the approval for three main reasons. First, this is a vibrant local business contributing to our community both in terms of the service they provide (delicious food and drink), and in terms of local jobs and tax revenue. Adding additional seating will increase their potential workforce and tax paid to the Town. Second, they are a business committed to ideals I share. They use local suppliers where possible, they make their own food and drink on site, and they have not prioritized parking at their facility; instead they encourage alternative forms of transportation, commendable both on a drinking-driving and environmental front. Third, both anecdotally in my visits there and through my work at the hospital, they seem to be a responsible alcohol-serving establishment. I so far do not see evidence of over-service coming from their business during my work, and when attending the Land and Sea myself, there is always a family friendly, vibrant, and low-key atmosphere. I have no reason to think a patio would be any different.

I recommend the addition of a patio to this business, and I am sure if allowed they will continue to be a good neighbour and community asset.

Thanks for your time,

Dr. Graeme Bock

MD, CCFP
graemebock@gmail.com
250-650-4969

From: John@bonnerphotography
To: [council](#)
Subject: 2040 Guthrie Rd Patio application
Date: May 17, 2020 2:11:35 PM

John Bonner
Tonya Lowe
2164 Downey Ave
Comox

Our household supports the outdoor patio proposed by Land and Sea Brewing.
We love to walk the several blocks to enjoy their food & great beers.
We feel this proposal, during this challenging time, will help them hopefully survive and thrive.
They are a great asset to our neighbourhood & community.

Sincerely
John & Tonya

www.bonnerphotography.com

From: [Marvin Boyd](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 7:36:54 PM

I would like to encourage the council to approve the above application. Clearly this is something the community really needs at this time

--

Cheers
Marvin Boyd
484 Stewart St Comox, B.C.

From: [David Brabbins](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 16, 2020 7:38:58 PM

Too whom this may concern,

My name is David Brabbins and I am a resident of Comox, BC. I would like to show my support for the patio Liquor license application for the establishment, I know as, Land and Sea Brewing Co. at 2040 Guthrie Rd, Comox BC. I believe this will be a great addition to the already amazing business and a treat for the residents of The Comox Valley.

If you have any questions please contact me at 1 (604) 603-7916

Regards,

David
Sent from my iPhone

From: [David Brabbins](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 16, 2020 7:51:37 PM

To Mayor and Council,

Apologies to my previous email. I have never submitted a letter like this before and didn't realize all the formalities that were required. Please forgive me.

My name is David Brabbins and my address is 258 Denman street, Comox British Columbia V9M3A8. I would like to show my support for the patio Liquor license application for the establishment, I know as, Land and Sea Brewing Co. at 2040 Guthrie Rd. I believe this will be a great addition to the already amazing business and a treat for the residents of The Comox Valley.

If you have any questions please contact me at 1 (604) 603-7916.

Regards,

David
Sent from my iPhone

From: [derek bruce](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 4:14:19 PM

Hi,

I support the patio application for land and sea brewing company. We need more patios for bars to use in the summer so please approve this application.

Thanks
Derek Bruce
2076 Murphy Avenue, Comox

Sent from [Outlook Mobile](#)

From: [Clara Burritt](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Applicability
Date: May 16, 2020 11:39:57 AM

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Clara Burritt
1975 Bolt Av. Comox

From: [Joe & Ineke](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 17, 2020 11:56:12 AM

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Joseph A. Burritt
1975 Bolt Ave.
Comox.

Sent from [Mail](#) for Windows 10

From: [Paige Campbell](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 9:44:38 PM

Hi,

I fully support the patio at Land and Sea. I think it's very important to support local business efforts to stay afloat during his crazy time.

Paige Campbell, 1555B Wilemar Ave Courtenay V9N3M2

Cheers,

Paige

From: [Angie Causton](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 18, 2020 9:14:25 AM

To whom it may concern,

I support the patio application for Land & Sea Brewing Company.

Angie Causton
2246 Strathcona Cres, Comox

Sent from my iPhone

From: [Lauren Clark](#)
To: [council; atdclark@gmail.com](#)
Subject: 2040 patio application
Date: May 17, 2020 9:26:20 AM

Hello Council Members,

I am emailing in full support of Land and Seas patio application. We need to support our local community businesses now more than ever and this patio will allow this business to provide the outdoor space to better service the community now and in the future.

Lauren Clark
1908 Beaufort Avenue.

Many thanks,
Lauren Clark

Sent from my iPad

From: [Brett Clarke](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 2:25:55 PM

To mayor and council,

I Brett Clarke of 430 Butchers Rd Comox would like to write in support of the patio application for Land & Sea Brewing @ 2040 Guthrie Rd.
The proposed patio appears to be very nice additional to increase space and safety and enjoyment for patrons of this great business community member.

Thank you for your service.

- Brett Clarke
Comox resident

From: [David Damery](#)
To: [council](#)
Subject: 2040 Guthrie Patio Applixation
Date: May 18, 2020 7:37:09 AM

I am in support of this happening. The Town of Comox needs this!!
Thank you , David Damery

From: [Richelle Lawson](#)
To: [council](#)
Subject: 2040 Guthrie Road Application
Date: May 17, 2020 1:47:36 PM

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road.
Please give our little community a great place to enjoy the sunshine and good company.

Thanks,

Richelle Davey

2252 Strathcona Crescent, Comox, BC V9M 1K7.

From: [Kerry Dawson](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 9:09:43 PM

Dear Council

I am writing in support of this patio application. Without the patio it may be difficult for the business to remain viable during these crazy covid times. This brewery has been a wonderful addition to the Comox restaurant and nightlife scene, and let's hope it remains that way!

Thank you
Kerry Dawson
1934B Bolt Avenue,
Comox, V9M 2J4

From: [Rachel Day](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 18, 2020 4:50:30 PM

I support Land and Sea Brewing Company Patio Application at 2040 Guthrie Road.

Thanks!
Rachel Day
2235 Strathcona Cres.
Comox BC

Sent from my iPhone

From: [Peter Day](#)
To: [council](#)
Subject: 2040 Guthrie Rd. patio application
Date: May 18, 2020 4:51:26 PM

I support the patio application for Land and Sea brewing Company at 2040 Guthrie Rd., Comox
Peter Day
2235 Strathcona Crescent, Comox

From: [Jamie McCance](#)
To: [council](#)
Subject: 2040 Guthrie Road patio application
Date: May 16, 2020 9:19:32 PM

To whom it may concern,
I would like to extend my support in favor of the patio for Land and Sea Brewing. This establishment has brought so much life to our community. My family of 4 *usually regularly bike there about twice a week for dinner or drinks with friends. We would love to be able to continue this routine outdoors on the patio. There is space for children to play and be supervised. Thank you,
Jamie Dobbs
553 Spitfire Drive, Comox

Get [Outlook for Android](#)

From: [Kate Doran](#)
To: [council](#)
Subject: 2040 Guthrie Road patio application
Date: May 18, 2020 7:34:30 PM

Hi,

I'm Kate Doran and I live at 2129 Wallace Ave in Comox.

I would like to enthusiastically support Land and Sea's patio application. Land and Sea is an excellent addition to the town, serving a local product we can all be proud of.

Now more than ever, whatever we can do to support local businesses, we need to do. The "vibe" of this establishment is friendly and fun and having that spill outside will have a positive impact on the neighborhood, in my opinion.

Thanks for your consideration.

Kate Doran

Sent from my iPhone

From: [Pascal Dupuis](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 8:59:27 AM

Pascal Dupuis
896 Islington Crescent
Comox BC
V9M 3R6

I fully support the building of the Land and Sea Brewing Company patio as Comox is in need of such places that allows people to enjoy refreshment and food outdoor. This will also allow this local business to flourish and maybe even expand.

Pascal Dupuis

From: [Alicia Dybdal](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Applicatio
Date: May 16, 2020 4:11:59 PM

Mayor and Council,

I support Land & Sea being allowed to open and operate the proposed 38 person capacity patio.

In these uncertain times our community needs to do everything it can to support small businesses like Land & Sea.

Land & Sea was quickly embraced by the community and going forward a patio would offer it's patrons more space to be able to support them.

Sincerely,
Mrs. Alicia Dybdal
1937 Holly Place, Comox BC

From: [Cathy Evans](#)
To: [council](#)
Subject: 2040 Guthrie road patio application
Date: May 15, 2020 7:29:04 PM

I support the patio application for Land and Sea Brewing Company at 2040 Guthrie Road.

Thank you for your time,

Cathy Evans
2453 Dakota Pl, Comox-Strathcona B, BC, Canada

From: [Todd Evans](#)
To: [council](#)
Subject: 2040 Guthrie road patio application
Date: May 15, 2020 7:40:08 PM

I support the patio application for Land and Sea Brewing Company at 2040 Guthrie Road.

Thank you for your time,

Todd Evans
2453 Dakota Pl, Comox-Strathcona B, BC, Canada

From: [Jarrett Feist](#)
To: [council](#)
Subject: Land and Sea Patio application
Date: May 16, 2020 8:25:47 AM

Hello,

My name is Jarrett Feist and I live at 649 Way, Comox.

I support the patio application for Land & Sea Brewing Company at [2040 Guthrie Rd.](#)

Many thanks,

Jarrett Feist

Sent from my iPhone

From: [Gilbert French](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 19, 2020 12:31:09 PM

I support the patio application for Land & Sea Brewing Company at 2020 Guthrie Rd.
Leona French
1-417 Heather Court
Comox
V9M 1M3

Sent from my iPhone

From: [Gib French](#)
To: [council](#)
Subject: Land and Sea patio
Date: May 19, 2020 1:28:44 PM

Please be advised that I support the above application for a patio at the Land and Sea property on Guthrie Road.
Gilbert French
1-417 Heather Court Comox
250-218-4848.
Sent from my iPhone

From: [Diane Gagne](#)
To: [council](#)
Subject: Land & Sea Patio Request
Date: May 16, 2020 7:02:04 PM

Subject: 2040 Guthrie Road Patio Application

I wish to support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road. This establishment is a family run business and the atmosphere within this Pub is just wonderful. It is great to be able to walk to a Pub that is the heart of the community where you can sit with friends and share a wonderful crafted beer.

Diane Gagne
Unit 26, 730 Aspen Road
Comox, BC
V9M 0A4
250-941-5923

From: [Glenn Gallagher](#)
To: [council](#)
Subject: 2040 patio application
Date: May 16, 2020 5:31:37 PM

I would love to see a patio at Land and Sea. I ride my bike past the location everyday on my way home and an outside beer would be great. Thx.

Sent from my iPhone

From: [Peter Gardiner-Harding](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 11:29:55 AM
Attachments: [image002.png](#)

My name is Peter Gardiner-Harding, 44 Jane Place, Comox – and I am writing to lend my support to the above mentioned patio application.

Land & Sea is doing some good business and I plan to support them as I have in the past. Please help them help us open up healthfully,

Peter

Peter Gardiner-Harding,
Executive Director & Corporate Actor
Direct: 416.363.4972



From: [Telus](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 17, 2020 9:41:06 AM

Hello,

I am very much in support of this application. Land and Sea is a wonderful addition to our community and I would love to see it continue to succeed and grow. I live at 529 Spitfire Dr, Comox.

Thank you,
Alison Ghory

Sent from my iPhone

From: [Josh Ghory](#)
To: [council](#)
Subject: 2040 Guthrie road - patio
Date: May 17, 2020 10:42:21 AM

Dear Council, I, Josh Ghory of 529 Spitfire Dr., Comox, am in favour and whole heartedly support the patio proposal at 2040 Guthrie road.

Regards,

Josh Ghory

From: [jordon Goodall](#)
To: [council](#)
Subject: land n sea patio
Date: May 16, 2020 6:13:12 PM

I support the patio application at Land & sea brewing at 2040 Guthrie rd. This brings life to the comox area which has been lacking for a long time.

Jordon goodall
2100 Guthrie rd Comox

Sent from my iPhone

From: [Anne Gray](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 9:00:08 PM

Good evening,

I live only a short walk from Land & Sea Brewery at 2040 Guthrie Road. It would be amazing for them to have a patio! I think this would provide an amazing space where members of our community can socialize and support local business. Particularly in this time of uncertainty for small businesses and the new importance in physical distance and focus on moving social activities to an outdoor atmosphere, I truly hope their application is approved as quickly as possible!

Anne Gray
2485 Kinross Place, Courtenay, V9N1Y2

Sent from my iPhone

From: [Geoff Gummer](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 9:55:04 PM

I am writing this in support of an outdoor patio at Land & Sea Brewing. It is a terrific brewery, which is at a serious disadvantage in the summer months because of their lack of a patio. It will be at even more of a disadvantage this coming summer because of social distancing restrictions.

It would be a great addition to the neighborhood and It would help keep my business in Comox rather than heading to Gladstone in Courtenay or Cumberland Brewing in Cumberland.

Sincerely,
Geoff Gummer
711 Woodland Drive
Comox, BC
V9M 3H3

From: [Valerie](#)
To: [council](#)
Subject: 2040 Gutherie Road Patio Apication
Date: May 15, 2020 8:22:02 PM

I support the patio application for Land & Sea Brewing Company at 2040 Gutherie Rd.

Thank you

Valerie Gunnell
2107 Stadacona Drive Comox

From: [Next Time on Cooking With Chris !](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 19, 2020 9:32:43 AM

Hello Mayor and Council,

Please accept this email as support for the application for the patio at 2040 Guthrie Road. Land and Sea is a great local business and a strong addition to the community.

Chris and Kim Haslett
250-218-8208

From: [Nolan Helander](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 17, 2020 7:21:10 AM

Council,

This is a statement of support for the proposed patio at 2040 Guthrie Rd, Land and Sea brewery.

I am in support of outdoor space for a popular local business and with likely covid future capacity restrictions, feel this is a great option for assisting this business to continue to thrive.

Thank you,
Nolan Helander
2592 Hebrides Crescent, Courtenay, BC

From: [Mike Herschmiller](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 18, 2020 12:08:08 PM

To Mayor and Council of the Town of Comox,

I am writing to you in support of the Land and Sea patio application. Over the last year and a half, Jason and his team have been the epitome of what a welcoming, neighborhood establishment is supposed to be. I hope you can keep the great momentum that you have created in the Town going and support this application.

Cheers
Mike Herschmiller
1608 Robb Avenue, Comox.

Sent from my iPhone

From: [Caitlin Heynen](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 11:17:14 AM

Hello there!

Just wanted to express my feelings about Land and Sea's patio. I am all in favour of having this patio built and would love for locally owned small businesses to have more space to keep them afloat during these times.

Caitlin Heynen
1597 Beaconsfield Cres Comox

From: [R. H](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application (Land & Sea Brewing Co.)
Date: May 19, 2020 11:23:43 AM

I'm forwarding my email in full support of this patio application being granted.

Land & Sea Brewing is a great addition to the Comox list of businesses and many including my family & friends frequent this well run establishment. The addition of an outdoor patio would make this location that much more appealing and not to mention the ability to operate more efficiently considering Covid19 measures in place.

Sincerely,

Rob Hickey
2344 Tutor Drive
Comox, BC



Virus-free. www.avg.com

From: [Alexa Hornstein](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 19, 2020 12:43:32 PM

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road.

Alexa Hornstein

210-2100 Guthrie Road
Comox BC V9M 3P6

From: [Dave and Lisa Hyndman/Heron](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 9:20:53 PM

Lisa Heron
Dave Hyndman

1688 Robb Ave
Comox

We strongly support Land and Sea's patio! Patio's are great! We can walk or ride our bikes there. The whole family will enjoy the outing. And it is especially important during these Covid times to have a safe, outdoor place to go. Support local!

Sent from my iPhone

From: [Mike Juillet](#)
To: [council](#)
Subject: land and sea patio
Date: May 18, 2020 7:46:57 AM

you have my full support of the new land and sea patio proposal. this business area desperately needs to allow street parking. There is plenty of room in this area of Guthrie avenue and would help all businesses in this area. bike lanes could be re painted to allow for this.

Mike Juillet
comox resident
2449 avro arrow drive

Sent from my iPhone

From: [Derek Kaufman](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 10:59:55 PM

Dear Mayor & Council,

I would like to write in support of the amendment of a Lounge Endorsement to the Liquor Manufacturing Licence to allow liquor service to a proposed 38 person capacity patio at 2040 Guthrie Road.

As a Comox resident, I personally support this. However, I wish to speak on behalf of a group I represent.

I am the founder and organizer of Run to Beer Comox Valley and we regularly visit Land & Sea Brewing, as well as other establishments in Comox every Tuesday year round. We have also organized many runs outside of Comox on other days.

Our group has steadily grown since starting in January, 2019, and were having 30-60 runners participate at our weekly Comox runs from November, 2019 until we stopped in March due to COVID-19. I anticipate those participation numbers will be the minimum once we resume again.

We encourage exercise, friendships, inclusion of all physical abilities and demographics and of course, enjoy local craft beer consumption.

Our group has collectively raised over \$4,000 for Kus-Kus-Sum Project and Lush Valley Food Action Society through sponsorships and sales of product from participants.

Land & Sea supported our the fundraiser for Kus-Kus-Sum for which we greatly appreciate, especially during their challenging period of first year startup. To me, this is one of the many ways they have demonstrated their commitment to the well-being of our community.

Before COVID-19, we were beginning to test capacity of our local establishments. I foresaw that in 2020, that we would need to look at other ways to organize our group such as splitting up into smaller groups to visit different establishments. This will come with complications and will undermine the social interactions of our group - the basis of our gatherings.

COVID-19 has obviously put this on pause, but the issue will arise once we are able to gather again.

The subject space at Land & Sea is under-utilized and I cannot see a better use of space other than expansion of seating. I realize the concern of parking may arise, but speaking on behalf of our group, the vast majority of our participants are local Comox residents that either jog or bike to our destinations at all times of the year in all weather conditions. We do not need more space to park our vehicles - **we need space to gather.**

The expansion of capacity is especially needed at this time and the foreseeable future, where physical distancing is required. Our communities need to adapt to the changes brought on by

COVID-19. This amendment supports the changes required for local businesses such as Land & Sea to continue serving our residents and guests.

I fully support this amendment and hope that it is passed.

Respectfully,

Derek Kaufman
Organizer / Run to Beer Comox Valley
Residence: 2243 McKenzie Ave., Comox, BC V9M 1H9
Phone 778-585-1424

From: [Ron Lariviere](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor License
Date: May 16, 2020 7:00:43 PM

To Mayor and Council:

I support this application. As a resident of East Courtenay, living about 1.5 kilometers from this place, I visit Land and Sea several times per month, usually travelling on foot. As the weather is usually favourable I would take advantage of a patio here. As things loosen up from the pandemic extra space and seating would help to allow this local business to recover more quickly, and perhaps employ more staff.

The hours and atmosphere of this establishment are not conducive to excessive noise or bad behaviour, in my experience. Moving well mannered clientele outdoors should not affect neighbours adversely.

I feel that the community should do all it can to enhance the local dining and social scene. I feel that the proprietor has acted responsibly to this point, and there should be no reason to doubt that his proposal will create an improvement both for his customers, and for the community.

I thank you for your attention.

Yours sincerely,

Ron Lariviere
2562 Hebrides Crescent
Courtenay, BC
V9N 3Z7
250-650-7023

From: [NICBF](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 17, 2020 3:01:11 PM

To Whom It May Concern,

We, Kyle and Sarah Leigh of 256 Michigan Drive, Campbell River, BC V9H0C7, fully support Land and Sea Brewing's patio application. This would be beneficial for the community of Comox and allow a prominent business to survive during a difficult time. Without the patio, they may not be able to stay open, which would be a huge social and economic loss for Comox and the craft beer community. Please allow them to open a patio as soon as possible.

Thank you,
Kyle and Sarah Leigh

From: [Morgan L.](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 9:36:43 PM

Hi,

My name is Morgan Longland and I live at 2059 William place in Comox and I fully support the patio going in at Land and Sea. Parking issues should not fall on the business as they do all the right things by telling their patrons where they can park. Every time I have been in there I see signs stating that if you parked in certain areas (in front of other businesses or residences) that you could get towed and you shouldn't park there.

The patio would be such a great opportunity for them to expand their business, especially with what is going on right now, as they would be able to open up in such a way that respects the social distance guidelines that are in place.

Thank you for taking the time to read my statement,

Morgan Longland

From: [Bill Lyle](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 10:31:34 PM

Hello,

I would like to pledge my approval for a patio to be constructed at the Land & Sea Brewery at 2040 Guthrie Road. The patio will help the brewery to sustain it's business moving forward.

Best regards,

Bill Lyle
495 Forester Avenue, Comox, BC V9M 4H5

Sent from my BlackBerry—the most secure mobile device—via the TELUS Network

From: [Kelly Mackenzie-Rife](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 4:41:03 PM

Hello,

As a resident of Comox, BC I am fully in support of the proposed patio space at Land & Sea Brewing Co. I hope council supports this as well.

This community-minded local business has gone out of it's way to provide parking alternatives and more importantly, promoting active commuting to their establishment with bike parking and a monthly draw incentive for those that come by alternative methods to cars (ABV program - anything but vehicles).

Since the day they opened, Land & Sea has always reached out and offered to help our community. Now, as businesses try to rebound from the challenges faced by Covid-19, it's time to for our community to give back and support them.

Thank you for your consideration,

Sincerely,

Kelly Mackenzie
581 Stickleback Road
Comox, BC
V9M 4H8
250-897-2609

From: [Tristan MacLean](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 17, 2020 9:33:59 AM

Hi!

My name is Tristan MacLean and I live at 656 Murrelet Drive in Comox; conveniently right in the neighbourhood of one of my favourite local breweries. I've been going to Land and Sea for cheeky pints with my lads regularly since last summer and I think that a patio would be an amazing opportunity for this new business to become a local staple.

Land and Sea have an amazing beer rotation and food menu and by adding outdoor seating they will make themselves a hotspot during the summer when everyone wants to have a cold beer in the afternoon sun. I hope that this patio expansion can happen - I know that my friends, family, and I all want to see this benefit our community.

Thank you for your time!

Tristan MacLean
Excited Comox resident

From: [Lynda and Graeme Magor](#)
To: [council](#)
Subject: 2040 Guthrie Patio Application
Date: May 17, 2020 2:43:28 PM

Dear Comox Council: Please consider my email a letter of support towards to creation of an outdoor patio for the Land & Sea Pub. This business is a welcome neighbourhood pub for people to be able to gather, especially given the difficult operating conditions Covid 19 has presented. Please consider supporting the patio application to allow this business to survive and all of us to thrive in its operation! Thank you.

Lynda Magor, B.A., B.Ed.
250-941-3579 (H)
250-792-5330 (Cell)
magors@shaw.ca

From: [JUDY MANN](#)
To: [council](#)
Subject: Land and Sea Brewing Company Patio Application
Date: May 16, 2020 1:12:04 PM

Dear Council

I feel that the application for a Patio should be approved. It is a small business and it would be nice to help our local owners. I can see no reason to turn them down except for maybe a couple of local business maybe not wanting them to make a go of it.

Doug

Mann

1969 Cougar

Cres

From: [Kevin Marston](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio
Date: May 18, 2020 2:47:16 PM

Kevin Marston
514 Cormorant St.
Comox

I believe it's very important, especially right now that Land and Sea be granted permission to have a patio. There is no place in this part of Comox to gather outside and enjoy some food and beverage . Years ago we had the Leeward pub, which was great for the neighborhood. Parking was an issue in the beginning but there doesn't seem to be an issue anymore. This part of Comox deserves a patio and Land and Sea have been a great addition to the community.

Thanks.

From: [Mcbrideclan](#)
To: [council](#)
Subject: Land and Sea Patio
Date: May 16, 2020 8:09:10 AM

Hello Comox Council,

We are in Support of the proposed Land and Sea Patio.

Sincerely,

Rob and Cathy McBride
53-1957 Guthrie Rd. V9M 2J2

PS if there are concerns of parking perhaps the Town can approach the owners of the corner lot at Guthrie and Anderton to #1 clean it up and #2 use as overflow parking? Just a thought



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Sue McGiffin](#)
To: [council](#)
Subject: 2040 Guthrie RD patio application
Date: May 17, 2020 8:15:09 AM

To whom it may concern,

I am in favour of the proposed patio addition to Land and Sea. I feel that it is a necessary and excellent idea to build more outdoor seating to restaurants and pubs in the Town of Comox.

Thank you, Sue McGiffin
1401 Dogwood Ave
Comox BC
v9M 2Z6

From: [Jane Mcquade](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 9:07:58 AM

I am in favour of and fully support the patio application for land & sea brewing company at 2040 Guthrie road.
Jane McQuade
2174 wallace avenue
Comox, BC
V9M 1W6

Sent from my iPhone

From: [Mare Michell](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 9:40:34 PM

I live at 2129 Murrelet Drive in Comox and I am in favor of the 38 seat outdoor patio at Land & Sea. Great beer, great people.

--



Mare Michell

mare@buildinglinks.ca | www.buildinglinks.ca



From: [RAY & MARE MICHELL](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 9:43:48 PM

I am a nearby resident of the Land & Sea Brewery. I support the application for an outdoor the patio at Brewery.

**Thanks
Ray Michell**

From: [CONNIE MIKUSE](#)
To: [council](#)
Subject: 2040 Guthrie Patio Application
Date: May 18, 2020 12:25:04 PM

Good Afternoon

I wanted to send this email to let you know that I support the patio application for Land & Sea Brewing at 2040 Guthrie Road

Thankyou very much

Connie Mikuse

22-2160 Hawk Drive

Sent from my iPhone

From: [Lynn Miller](#)
To: [council](#)
Subject: Land & Sea
Date: May 18, 2020 2:24:17 PM

I completely support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd., lets do whatever we CAN to help these small businesses succeed post Covid!!

Lynn Miller
357 Torrence Road, Comox, B.C. V9M 3C5

Sent from my iPhone

From: [Bruce Mitchell](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 17, 2020 6:49:37 PM

Mayor and Council. As a resident of the Town of Comox I would like to voice my support for this application. Land and Sea has been an excellent addition to the restaurant options within the town. They have been exemplary in their operation and as a community we should support Land and Sea along with other restaurants in their efforts to offer outside seating for their patrons. While parking has obviously been an issue, the problem has been proactively addressed by the Land and Sea and they have made every effort to promote alternative transportation options. With the reality of Covid-19, we as a community must be open to options such as outdoor seating to enable businesses to operate. The town has benefited from having Land and Sea in the community. We as a community need to step up and support them if we hope to have innovative businesses like this continuing to operate in the future.

Bruce Mitchell

670 Hutton Rd
Comox, BC

From: [Michelle Mortimer](#)
To: [council](#)
Subject: 2040 Guthrie road Patio application
Date: May 19, 2020 9:14:15 AM

I am a comox resident and fully support the patio application for land & Sea Brewing company at 2040 Guthrie road

Michelle Mortimer
2174 Wallace avenue
Comox, BC
V9M 1W6

From: [Jennifer Moss](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 17, 2020 9:01:56 AM

Good morning Russ, Alex, Ken, Stephanie, Pat, Nicole & Maureen,

I hope you and your friends & families are doing well during these extraordinary times. I am writing to you today to voice my support regarding the patio application for 2040 Guthrie Road; Land and Sea Brewing Company. More than ever our country, our province and our communities need to stand behind small businesses, especially those companies which bring life and vibrance to a community such as ours. The Land and Sea Brewing Company is a beacon of friendship & comradery and I believe we need to protect such establishments that encourage such a positive feeling and discourse.

The Land and Sea Brewing Company has proven there is a high demand for its services with a very loyal clientele (one that is eager to enjoy them again, once it is safe to do so). I urge you to please consider and approve their application for an outdoor patio so the Comox Valley has a safe environment to once again celebrate friendship and community spirit.

Thank you for your time and consideration.

Be well,

Jenne Moss
3403 Bevan Road
Cumberland, BC
V0R 1S0

From: [lucy_nelson](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 17, 2020 4:11:05 PM

I support the patio application for Land and Sea Brewing Company at 2040 Guthrie Rd. After the vote I will review the count so I know who to vote for in the next election.

I live half a block away and wholeheartedly support this application. It is an asset to our community.

Lucy Nelson
25-740 Aspen Road
Comox, BC
V9M 0A4

Sent from my iPhone

From: [Sheila Nelson](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 11:53:55 AM

To Whom It May Concern,

I am writing in support of the proposed patio at the Land and Sea Brew Pub in Comox. This brew pub is about a 15 minute walk or 7 minute cycle from our home on Stewart Street and has been an amazing addition to our community!

Yours Sincerely,
Sheila Nelson
484 Stewart Street
Comox, B.C.
V9M 2X6
Phone 2506504890

From: [Bryce Olsen](#)
To: [council](#)
Subject: Land & Sea Patio - Community Building.
Date: May 15, 2020 7:22:41 PM

To whom it may concern,

I write to you today in favor of moving forward with the building of Land & Seas patio. I firmly believe that having an outdoor space there would be beneficial for the community, and for the business. There's nothing better than enjoying a yummy beer, outside in the sunshine. Aswell, it would help keep people further apart as we're socially distancing right now due to Corvid, allowing patrons to sit both inside or out. And it may also encourage alternate means of transportation like walking or biking, especially as summer approaches.

Thank you for your time, and consideration.

-Bryce Olsen

Resident of Comox.

From: [Bob Patten](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 17, 2020 8:56:00 AM

Since Land & Sea opened a little over a year ago, this is a spot within walking distance that my wife and I as well as many others from around the local are able to go and enjoy locally produced food and beverages.

The addition of a patio, would also allow us to fully enjoy the beautiful weather we get in the Comox Valley. My wife and I would fully welcome this patio.

Thx Bob Patten
823 Labrador Dr
Comox

From: [amber piercy](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 16, 2020 8:24:04 PM

Dear Mayor and Council;

In regards to the proposed amendment of a Lounge Endorsement to a Liquor Manufacturing Licence to allow liquor service to a proposed 38 person capacity patio at 2040 Guthrie Road,

I am in favour.

Having only discovered Land and Sea this past year, I have been looking forward to visiting their establishment once again.

In light of the new social distancing, it would only make sense to open up a patio to increase space between patrons. 2040 Guthrie is within walking distance of many individuals and from my past experience they are an bonus to our community promoting physical and mental health.

I anticipate having the pleasure of running up the hill to have a beer and snack with my family this summer

Thank you for your time.

Amber Piercy
389 Cortez crescent, Comox bc V9m3b9
Amberpiercy.1979@yahoo.ca

From: [Jabin Postal](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 17, 2020 12:12:50 PM

Jabin Postal - #218 - 680 Murrelet dr. Comox.

I am a home owner living right near the brewery and I am in 100% support of the patio application at land and sea brewing. It will be a great addition to our community.

Jabin Postal
250-702-1291

Sent from my iPhone

From: [melanie and colin power](#)
To: [council](#)
Subject: Patio at land and sea
Date: May 19, 2020 8:50:28 AM

Dear Council,

Patio please at Land and Sea Bewing.

Thank you.

Melanie Power
Comox

From: [Hannah Rail](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 16, 2020 9:07:51 PM

Hannah Rail
2130 Murrelet Dr

I support this application and look forward to having a patio within walking distance of my home.

With thanks,

Hannah

From: [patrick rife](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 9:16:58 AM

Hi,

I'm a resident of Comox and I want to state that I'm in full support of the proposed patio space at Land & Sea Brewing Co. Land and Sea is a great success story in our town. They have a great product, and a really great environment for social gatherings of all sorts. They support & promote cycling as a way to travel in our small town - which is a direction I believe the town in general (and council) also supports. A patio will help to ensure their (and our collective) continued success, especial in times of physical distancing. Please consider this as wholehearted support for their patio plans and I hope council will also see the benefits of this idea.

Regards,

Patrick Rife
581 Stickleback Road
Comox, BC
V9M 4H8
250-897-4809

From: [Georgia Rodgers](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 16, 2020 9:08:30 PM

Georgia Rodgers
3120 crown isle drive Courtenay

PLEASE approve their application this is the best brewerie in town!

Sent from my iPhone

From: [Lori](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio liquor license application.
Date: May 17, 2020 10:31:50 AM

To Mayor and Council,

We are writing in support of the patio license application for Land and Sea Brewery at 2040 Guthrie Rd. Jason and crew run a wonderful business, it is a very nice bike ride from our home at 1410 Wilkinson Rd, we really miss the friendly staff and atmosphere at Land and Sea. We were looking forward to the patio being built even before the Covid 19 pandemic hit us all so hard. I think outdoor spaces will be the only way for a lot of us, especially 60 plus folks like us to enjoy a beer and or a meal out after a bike ride or a pickle ball game for the near future.

Please allow this wonderful business to be successful in this very trying time by approving their patio application.

Hopefully,

Lorne and Lori Ross

1410 Wilkinson Rd

Comox

V9M4B3

250-339-3411

loriross@telus.net

Sent from my iPad

From: [Tammy Sawatsky](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio application
Date: May 17, 2020 11:55:39 AM

I give my support to this application. A much needed enhancement to this local business.

Tammy Sawatsky
101-680 Murrelet Dr Comox V9M 3P2

From: [Trevor Shoesmith](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 11:56:32 AM

My name is Trevor Shoesmith. I live at 2423 Silver Star Place in Comox.

I would fully support the addition of a patio at the Land and Sea Brewing Company on Guthrie Road. I do not see said patio as a major noise issue, as the patio would front on to Guthrie Road, which already provides its own degree of noise; the building would provide a noise buffer against any residential homes located south of the property. Our community would benefit from having more visible community gathering spaces - our current pandemic only further exposing the need to bring any gatherings more in to open air, rather than confined interior spaces. Finally, our community must work hard to ensure small businesses, like the Land and Sea Brewing Company, are given the opportunities they need to succeed in today's economy. This will ultimately benefit our community with an increased tax base, additional local employment options and tourism dollars.

Respectfully submitted,
Trevor Shoesmith

From: [Penny Smith](#)
To: [council](#)
Subject: 2040 Gunthrie Road patio application
Date: May 18, 2020 10:54:27 PM

As a newer member of the Comox community I feel strongly that an approved patio at this address which is home to Land and Sea would be a great benefit to the community and support it 100%.

Sincerely,
Penny

Penny Smith
1746 little river road,
Comox.

Sent from my iPhone

From: [Anna Stonehouse](#)
To: [council](#)
Subject: 2040 Guthrie Road patio application
Date: May 17, 2020 7:47:08 AM

Please consider approving the patio application for the Land and Sea Brewing Company. I fully support it, and feel it would be a very welcome and needed space to our community.

Thank you.

Anna Stonehouse
314 Forester Ave, Comox, BC V9M 0B1

--

Anna Stonehouse
Office of Dr. Shafique Pirani
205 - 245 East Columbia Street
New Westminster, BC V3L 3W4
Phone: 604-522-2332
Fax: 604-522-7686
annajstonehouse@gmail.com

From: [Adam Thompson](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 16, 2020 11:10:44 PM

Sirs/Madams,

I write in support of the above application.

Our community is at a time never before seen in any of our lifetimes. We are trying to achieve a sense of normalcy, and at a time that feels anything but normal. The Province's RestartBc strategy is important not only from an economic sense, but also from our sense of community and all of our mental health which we gain through social interaction and distraction.

Land and Sea's application for a patio will enable a greater degree of normalcy in our community. It will enable people to visit a popular bar in an outdoor environment which will reduce COVID transmission rates. We do not know how long we will have to live with COVID, but we do know that the greater proportion of that time spent outside, the lower the risk of that infection curve starting to climb up again.

For this reason I am writing in support of this application.

Yours,

Dr Adam Thompson.

From: [gord tjart](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 10:41:12 AM

Gordon Tjart and Elizabeth Roy.

2215 Gull Avenue Comox BC v9m1l1

I think this would be a great idea for our community it will be in keeping with the distancing protocols that may be in place for quite a while and promotes our small businesses. We have enjoyed the establishment since it has opened and have continued using the establishment since covid 19. They have been very mindful of the situation since the start. We really would like to see this approved. We give a big thumbs up for this. Gord and Liz

Sent from my iPad

From: [Brad Torry](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 4:19:37 PM

I write this letter giving 100% support for Lan's & Sea Brewing Company's application for a patio at their current facility. The owners, their staff and the business have been a very good asset to the community and they conduct business in a friendly and courteous manner. We need more businesses like this in our community

Regards

Brad Torry
1312 ocean view ave
COMOX, BC
V9M 3R2

Sent from my iPad

From: [Lisa Torry](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 9:39:49 PM

I support the patio application for Land & sea Brewing Company at the above address.

Lisa Torry
1312 Ocean View Avenue
Comix, BC
V9M 3R2

Sent from my iPad

From: [michelle.Townsend](#)
To: [council](#)
Subject: 2040 Guthrie RD patio application
Date: May 17, 2020 7:46:08 AM

Hello,

I am a local resident that loves to visit our local brewery Land and Sea. We are able to walk or ride our bikes and experience a great family friendly atmosphere with amazing food and drink. A patio would only enhance the fabulous business they have grown. As a family with young children who also love good beer, Land and Sea has been one of the few places we can take our children. A patio would make our experience out with our kids even more enjoyable. Especially with the new physical distancing guidelines a patio would allow for this local business to stay open. Please say yes to a Land and Sea patio!

Thank you,
Michelle Townsend
2123 Towhee crt
Comox v9m 3p3

From: [Alan Truby](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio
Date: May 16, 2020 9:17:44 PM

My name is Alan Truby,

I live at 537 Washington Crescent, Courtenay.

I strongly believe a patio at Land and Sea would be a great solution to being able to sit outside and soak up the weather, even if it is raining.

Some of my work force works inside.

Biking there after work is great unwind and to sit outside, is a happy feeling.

Please consider the application as way forward.

Thank you
Alan

From: [Hillary Turple](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 16, 2020 9:10:35 PM

Hello,

I am passing along my support for Land and Sea's application for a patio at their Comox location. I think it will be an excellent addition to the Comox area and I want to support local businesses in succeeding.

Thank you,

Hillary Turple

From: [Marije Wagenmakers](#)
To: [council](#)
Subject: 2040 Guthrie rd Patio application
Date: May 17, 2020 3:08:41 PM

Good afternoon,

With this email I would like to support the patio application for Land & Sea Brewing Company.

Marije Wagenmakers
2560B Macaulay rd
Black Creek, BC
V9J 1B6

Sent from my iPhone

From: [Troy Weed](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 18, 2020 6:49:58 AM

To whom it may concern,
I live at #53 700 Lancaster Road in Comox and am also an owner in Town Square on Guthrie Road (Apple Naturopathic Clinic), and I fully support the building of a patio at Land And Sea.

Thank you,

Troy Weed

From: [Karen Weller](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 8:03:15 PM

I believe it would be best for our local economy and mental wellbeing to allow outside patios as large as possible for all beverage and food businesses (ie pubs and restaurants)

Karen Weller
2246 Lambert Dr
Courtenay, BC, V9N 9C9
250-897-1057
cell: 604-404-8901

or,

1855 S David Rd
Apache Junction, AZ 85119
USA cell: 480-843-9927

From: [West Family](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 18, 2020 7:57:19 AM

Hi,

My name is Laura Rosengren. Address is 2896 Back rd Comox bc

I am in support for the application as it is a great place to socialize And meet up with friends and people in the community. Would like to see more out door establishments like this.

Sent from my iPhone

From: [Dave Willis](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 18, 2020 6:09:36 AM

Mayor and Councillors,

My wife and I moved to Comox in 2018 where we have bought a house and started a family. One of the first things we noticed in summer 2018 was a lack of vibrant pubs and breweries, so we were very excited to know that there were 3 new businesses soon to open up in our new community. Since they have all opened, we have been patrons of all, especially Land and Sea as we have found their atmosphere and business approach to be excellent and exactly what we want in our community.

Through the recent COVID times, we have actually been staying in Europe on a pre-planned parental leave for 6 months. We have already purchased gift cards to Land and Sea as we wanted to do what we could to help this business make it through this difficult time. It is businesses like this that make this a community we want to grow with, and we hope that Comox council does what it can to help this business, as well as others in similar positions, to weather this storm. We are strongly in support of this patio application, and would like to see it approved so that we can spend some lovely Comox summer evenings there once we are home in June (after our 2 week home quarantine, of course!).

Regards,

David & Dr. Victoria Willis
235 Pritchard Rd.
Comox BC

From: [myra](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 6:53:09 PM

My name is Myra Wilson.

I live at 2423 Silver Star Place in Comox.

I give full support for a patio at Land and Sea Brewing Company. Our community needs more outdoor spaces to build community.

Many thanks,

Myra Wilson

From: [Jen Wrye](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence
Date: May 16, 2020 3:55:49 PM

Dear Mayor & Council,

I fully support the 38 person patio license & hope you will, too.

Thanks,

Jen Wrye, PhD
Instructor, Sociology
Department of Humanities & Social Sciences
North Island College
2300 Ryan Road
Courtenay, BC V9N 8N6
K'omoks territory
1 250 334-5030
jen.wrye@nic.bc.ca
Pronouns: she/her/hers or they/them/theirs

North Island College serves learners from campuses in the traditional, unceded territories of 35 nations of the Kwakwaka'wakw, Nuu-chah-nulth and Coast Salish peoples.

From: [Lili Zsoldos](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 17, 2020 9:43:12 AM

Hello,

My name is Lili Zsoldos of 926 Urquhart Ave., Courtenay,

I think allowing Land and Sea to expand to outside seating is imperative to social distancing, enjoying outside summer weather and helping the business stay afloat.

I hope council will approve this.

Thanks,

Lili

From: [Anne Aubin](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 20, 2020 8:54:54 AM

LOG: 20-239	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

My name is Marie Julie Anne Aubin, I live at 2421B Tutor Drive in Comox, BC, V9M 0A8.

I 100% support Land & Sea in its endeavor to have a patio addition to their amazing enterprise. The staff is fantastic, the drinks and food have always been spectacular, and the addition of a patio would allow more people to enjoy the wonderful atmosphere they have created at this business.

Thank you for your time and stay safe,

Anne Aubin

RECEIVED

May 20, 2020

TOWN OF COMOX

From: [Melissa Dollheiser](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 20, 2020 2:48:48 PM

Dear Council,
I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road!!

Best Regards,
Melissa and Susi Dollheiser

647-B Bunting Place
V9M 3R1
Comox BC

From: jennf@telus.net
To: [council](#)
Subject: 2040 Guthrie Patio Application
Date: May 20, 2020 10:47:21 AM

To whom it may concern,
Please approve the patio application for Land & Sea Brewery.
I have enjoyed the beer, food, at Land & Sea. The addition of a patio will make this awesome local business complete.
Comox isn't just the "newly wed and nearly dead". Approve this application and lets continue to grow the fun, family friendly options within Comox.

Thank you
Jennifer Fisher
689 Woodland Drive, Comox

From: [Phil Gard](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 5:06:24 PM

Tracey and John (Phil) Gard
#73-2300 Murrelet Drive
Comox, B.C.
V9M 4J2

We put our full support behind the patio application submitted by Land and Sea Brewing Company. Our neighborhood, needs and deserves, to have a nice and well run establishment in our area with a patio. Can't wait for this to become a reality for the owners, they deserve approval of Council.
Tracey and Phil Gard

From: [Alicia Gibson](#)
To: [council](#)
Subject: 2040 Guthrie road patio application
Date: May 20, 2020 12:36:32 PM

To whom it may concern,

I, Alicia Gibson, of 1917 Cougar Crescent, Comox, BC V9M 2K4 believe that the patio options for Land and Sea brewing is a fantastic idea. The added space would be a welcome addition at a time like this because friends could gather at a safe distance while supporting the local economy. I have never felt that the location would be too loud for the surrounding neighbourhood because the patrons are respectful of each other and the community. I trust that the council will see that this patio space would be a benefit to the community and a great use of unused pavement.

Thanks so much for reading.
Alicia Gibson

From: [Erika Kneeland](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Liquor License Application
Date: May 19, 2020 3:26:17 PM

Dear Mayor and Council,

I am the owner of #108 and #208 of 2100 Guthrie Road and I support the proposal for a 38 person capacity patio at 2040 Guthrie Road.

I support small businesses in the Comox Valley. I support this small business specifically and enjoy their delicious food and beverages frequently. This business is a benefit to me and to my customers. Patio dining is a wonderful addition to a community. I hope it's a go by summer!

Sincerely,
Erika Kneeland

From: [Evelyn Nixon](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 20, 2020 2:39:03 PM

Mayor and Council,
I agree that the proposed patio be allowed between 12:00 noon and 10 pm.

Thank you ,
Evelyn Nixon
2041 Beach Drive
Comox
V9M 1T7

Sent from my iPad

From: [Suzie Orr Giguere](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 6:18:24 PM

I enthusiastically support Land and Sea Brewing's application to add a patio to their location.

Not only will a patio allow more people to safely enjoy the wonderful food and beverage offerings, it will also add a friendly, people-centric ambience to a rather sterile location without adversely impacting neighbours.

Please support this wonderful, local business and help it survive in these difficult times.

Thank you,
Suzanne Giguère

Suzanne Orr Giguère
1085 View Place
Courtenay BC V9N 9B6

From: [thomas roundhill](#)
To: [council](#)
Subject: Land & Sea patio
Date: May 20, 2020 8:28:24 AM

Good morning. I am a resident of Comox, and want to voice my support for Land & Sea's patio application. In the times of COVID, and physical distancing measures, I believe it is crucial to provide a socially responsible location for gathering, and a patio location would provide this opportunity.

Secondly, as many businesses will not survive the outcome of the COVID crisis, a patio venue will enable Land & Sea to remain profitable and remain a local favorite in the community.

Please approve Land & Sea Brewing's patio application.

--

Thomas Roundhill BSc (PT), CGIMS, MCPA
Registered Physical Therapist

From: [Stefan Szkwarek](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 20, 2020 1:15:08 PM

To whom it may concern,

I'm writing to you as a citizen of beautiful Comox to voice my full throated support of Land and Sea's patio application.

As a former RCAF member, I have lived in the valley, on and off, since 2002 and most recently from 2015 onward. In late 2018 I retired and took a job as the Site Manager of the FWSAR trg center and have decided to make this place home, permanently.

We live in a fantastic place with access to many awesome things. This said, until Land and Sea came around, we literally had no genuinely family friendly establishment to have a drink/meet w friends w kids in tow. From the moment my favourite watering hole opened, it has been my go to due to its delicious food and beer and excellent atmosphere. The issue is, it could be even better if it had a patio!

Although in normal times, a patio is important enough *pour joie de vivre*, with everyone grappling w COVID19, "fewer faces and bigger spaces" make patios a must from a public health perspective. If not, I fear that less people will be keen to go, meaning that it will further damage that business. As you are all aware, the economic impacts of this crisis are dire and frankly, keeping every business alive at this point is crucial not only for individual well being of families, but also for the benefit of our town.

I understand that local establishments in the are concerned about the parking situation. Having been a patron of Land and Sea since it's opening, I have never had an issue finding parking, i have biked or walked many times, meaning that I didn't need parking, and finally, now is the time to be a good and kind neighbour to everyone and not inadvertently harm a fellow business owner. I understand that there are concerns but frankly, this isn't a high end nightclub, but rather a family centric local which greatly benefits our community. It's time that we come together and do the right thing; in this case that means patio.

As a final point, I am also the president of Comox Valley United Soccer Club, which is one of the largest non-profits in the valley. From this perspective, apart from the economic recovery, I'm keenly aware that the social one will be just as key. As such, I've noted that land and sea is often frequented by our club's membership and we've even had impromptu executive board meet ups there as well. In order for this to continue and to allow for the community to have a place to come together at, the addition of a patio is key!

If you have any questions, please don't hesitate to call!

Stefan Szkwarek
Site Manager, FWSAR TC
President, CVUSC
250 792 4977

Sent from my iPhone

From: [Craig Taylor](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 20, 2020 12:47:37 PM

Craig Taylor of 1917 Cougar Crescent, Comox, BC V9M 2K4, Canada

Dear Sir/Madame

I am writing to you in support of the proposed patio at Land and Sea brewery. I believe it will be a great addition to the neighborhood for a safe a spacious place to meet friends and family. The brewery is a great local business that supports it local community and has been very well run in the current health situation. I believe given the chance this business will thrive with this new addition, serving it's community in a safe and respectful manner.

Sincerely

Craig Taylor

From: [Curtis Werbecky](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Liquor Licence Application
Date: May 19, 2020 7:41:13 PM

Re: Liquor Licence Application for 38 Person Patio

2040 Guthrie Rd,
Comox B.C.
Lot 2, Section 70, Comox District, Plan VIP52533

To Mayor & Council;

I'm writing this letter to express my concerns with the proposed Liquor Licence Application for the 38 Person Patio at the above listed location.

As a resident located at 203, 840 Shamrock Place Comox, B.C. V9N 4G4. I have no problem with the application being approved as well as the proposed hours of operation. I feel it would be a nice addition to the area.

With that being said I do have a concern with the additional 38 seats being approved.

To date, at this location, there is just enough parking for the current level of patrons in the establishment.

In fact there is often overflow patrons parking on Shamrock Place and illegally parking in the plazas located at Anderton and Guthrie.

I would ask that upon considering this application for approval that Council and Mayor limit the current level of occupancy by reducing the interior seating by 38 patrons.

Sincerely

Curtis Werbecky
Resident.

From: [Amy Willard](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 19, 2020 3:51:29 PM

Hi there,

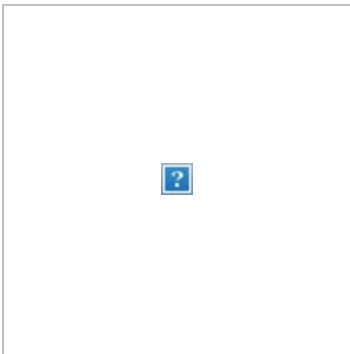
I am writing in support of the patio application for **Land & Sea Brewing** so that they can expand their capacity to serve customers.

I would like to be able to support a local business after such a difficult time and I believe this could really help them and others to enjoy at a safe distance.

Thank you,

Amy Willard
PO box 267
Lazo BC
V0R2K0

Amy Willard
ADMINISTRATIVE COORDINATOR



amy.willard@auroramj.com
Aurora Coast, 1590 Galbraith Road, Comox, BC, V9M 4A2
T: (236) 317-3660 x3611
www.auroramj.com | TSX: ACB | NYSE: ACB

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From: [james ashford](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio licence application
Date: May 21, 2020 5:14:35 AM

LOG: 20-240	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

RECEIVED

May 21, 2020

To Mayor and council

TOWN OF COMOX

I am submitting this as I am very concerned about available parking and community safety connected to this application. Ever since the original license was granted all the existing local businesses have put up signs no Land and Sea parking and consequently their customers park on Murrelet Dr. There is a pathway from the commercial area to walk behind the businesses onto Murrelet. Mainly at night the customers now park right at the corner on both sides of the street making it dangerous because that only leaves it a one lane around a corner. 10 o'clock or later we have a exodus of these vehicles. The townhouse complex I am at is Family oriented and I am also concerned about the safety of all but especially the young children in the complex. As the applicant is a alcohol orientated business I am concerned about the customers that park here and go to the establishment then come back and retrieve there vehicles. If the application is passed I hope that they have to have a realistic plan as to where their customers can park in a non residential area. Their expanded parking plan on the application does not provide enough parking for their existing clients let alone any new ones this application may provide

Thank-you for considering my concerns

James Ashford
#328-680 Murrelet Dr.
Comox B.C.

From: [Chuck Ashton](#)
To: [council](#)
Subject: 2040 Guthrie Road patio liquor license application
Date: May 20, 2020 6:58:11 PM

Mayor and Council

I would like to express my support for the application for a patio liquor license at Land and Sea at 2040 Guthrie rd.

Let's make this happen, it adds culture to our community.

Thanks
Chuck Ashton
813 Eastridge Court
Comox

Get [Outlook for iOS](#)

Chuck Ashton
Operations Manager

KDM Management Group
Big Bay | Rent Spent | Regional Aviation
100 St. Ann's Rd, Campbell River, BC V9W 4C4
T. 250.850.3356 | **C.** 250.287.6386 | **F.** 250.914.8856 (Confidential)

From: [Josh Bowman](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 21, 2020 3:23:30 PM

To whom it may concern,

My name is Joshua Bowman, and I currently reside at 2059 William Pl, Comox.

I am emailing to express my opinion on the topic of enabling Land and Sea Brewery to build a patio at their location.

I believe this is an excellent opportunity to support a local business, and allow them to expand their operation.

Every time I have been in Land and Sea, there is signage stating where it is acceptable for customers to park, and the owners and employees are often vocal about ensuring customers are parking correctly. Due to this, I do not think they should be held responsible for customers' failure to park correctly.

By rejecting Land and Sea's application for a patio, it would hinder a new, local business from expanding their service, and providing the town of Comox with another excellent establishment for safe and fun social events. Especially in these difficult times that are hindering small businesses everywhere, enabling this patio may provide hope and a new outlet for business at Land and Sea. As a business that has always been charitable and involved in the community, I feel as though it would be extremely disappointing to reject the patio application.

Thank you for your consideration of my support for Land and Sea's patio.

Sincerely,
Josh Bowman

From: [Scott Buchanan](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 21, 2020 8:03:55 AM

Good Morning

I fully support the request for a patio for the Land & Sea Brewing Company at 2040 Guthrie Rd. It would be a great benefit to the Brewery and their Customers.

Scott Buchanan
1825 Robb Avenue

From: [Cayla Cossette](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio liquor licence application
Date: May 20, 2020 8:50:47 PM

1755 knight road, comox bc. V9m4a2

I am in support of the patio

Cayla Cossette

From: [valeri](#)
To: [council](#)
Subject: 2040 Guthrie Rd - Patio Liquor Licence
Date: May 20, 2020 7:01:20 PM

Dear Mayor and Council,

I fully support the application for a 38 person patio at Land and Sea at the above mentioned address.

Yours sincerely,
Valeri Diamond
1471 Sonora Place
Comox BC

Sent from my Samsung Galaxy smartphone.

From: [Tom Diamond](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 20, 2020 7:41:53 PM

To the Comox Mayor and Council,

As a resident of Comox, I fully support the proposed amendment of a Lounge Endorsement to a Liquor Manufacturing Licence to allow liquor service to a proposed 38 person capacity patio at 2040 Guthrie Road, between 12:00 noon and 10:00 pm everyday.

Sincerely,
Tom Diamond
1471 Sonora Place
Comox, BC V9M 3A3

From: [kirsten.edwards](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor License Application
Date: May 20, 2020 6:45:31 PM

To Mayor and Council;

I am in favour of this proposal whole-heartedly, they are a great establishment and an asset to our town.

Sincerely,
Kirsten Edwards
1473 Savary pl.
Comox

--

Sent from Gmail Mobile

From: [Jennifer Geddes](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 20, 2020 6:54:59 PM

Dear council,

I absolutely support the patio application for Land & Sea Brewing at 2040 Guthrie. It can only improve a rather drab neighbourhood. I know because I live close by.

Jennifer Geddes
22-730 Aspen rd.
Comox, BC
V9M0A4

From: [Karen Goldby](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 20, 2020 11:31:34 PM

To whom it may concern:

I would like to express my support for a patio at Land & Sea. There are many good reasons why approving this patio is a good decision. One of which is the “new normal” life in a Covid-19 environment we find ourselves in. I believe having the ability to serve guests while physical distancing outdoors is a smart choice for the community and this small business. The hospitality industry is going to face countless challenges in the months, if not years ahead, having a patio to adequately serve enough guests to make this a sustainable business will be paramount.

Small businesses are the lifeblood of any community. Land & Sea support our community in many ways, one of which was last summer’s Sail Fest TT Sail

Race. <https://www.compassadventure.ca/sailfest>

The Compass Adventure Tourism Trophy Sailing Challenge promoted the hospitality industry, sailing, and the vibrant Marina which is a credit to the vision of the Town of Comox.

Thank you for considering this application for a patio at 2040 Guthrie Rd - Land & Sea.

Yours sincerely,

Karen Goldby
2147 Wallace Ave
Comox BC V9M 1 W5
250 650 5381

Sent from my iPhone

From: [Tom Grant](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Liquor Licence
Date: May 20, 2020 7:29:09 PM

To Mayor and Council;

I am writing in the hope that our concerns with regards to this liquor license will or can be addressed. There is no parking!!!!

Pubs or restaurants in the downtown have been allowed to operate without the need of onsite parking, but of course there is ample downtown public parking especially after 5pm. The Land and Sea brewpub was granted the same opportunity to operate without adequate parking. The big difference between downtown and Guthrie Road is that there is virtually no public parking anywhere near Land and Sea at anytime of the day. Our commercial property, Guthrie Trade Centre is located across the road from the Brewpub with 9 small businesses as tenants who all contribute to the economic vitality of Comox. Prior to the opening of the Land and Sea our tenants enjoyed good neighbourly relations with other nearby businesses. The parking became a thorny issue when the customers of our commercial tenants were continually deprived of Guthrie Trade Centre parking taken up by Land and Sea patrons (who we assume were unable to find anywhere else to park). Neighbourhood businesses, including ours, had no choice but to spend money on strongly worded parking signage and contract with vehicle towing companies. After over 25 years operating up on Guthrie Road, it was sad we were forced to implement this aggressive remedy. In addition, using private parking in empty lots of neighbouring businesses after hours exposes the owners of those businesses to liabilities and vandalism.

The area that Land and Sea wants to use for a patio should be opened up for more parking not more patrons. Or consider public parking on Guthrie Road.

Sincerely,

Tom Grant

Managing Partner

Guthrie Trade Centre

Sent from my iPad

From: [Joey Hidber](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 20, 2020 3:45:31 PM

I support the patio application at Land & Sea Brewing Company.

The town needs something like this right now

Joey & Teagan Hidber
54-700 Lancaster Way
Comox

Sent from my iPhone

From: [Laura Morgan](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 20, 2020 8:58:35 PM

Laura Morgan 4606 Sunwood Place courtenay v9n 9A9

I support the patio. We need this in Comox.

Sent from my iPhone

From: [Kati Stroh](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 20, 2020 9:04:42 PM

Kati Stroh 1185 Beckton Drive, Comox V9M 4G3

I support the patio. We need this especially now with Covid. It will really help with social distancing and it's essential to Land & Seas success.

Sent from my iPhone

From: [Dwayne Stroh](#)
To: [council](#)
Subject: Att. Mayor and Council Re: "2040 Guthrie Rd. Patio Liquor License Application"
Date: May 21, 2020 7:59:48 AM

I am emailing in support of the Land and Sea owners application for a patio liquor license. I have visited this establishment on several occasions and have noted that the owners have operated their business in a responsible way and they encourage parents to bring their children. The decorum of the patrons has always been jovial, friendly and behaved. I feel this Brew pub is truly a jewel for the town of Comox.

I know parking has been an issue for this establishment and because of this I have made a number of visits on foot or on my bicycle. During this pandemic all people and businesses are suffering in many ways, with finances being near the top of this list. I recommend consideration to issue a temporary license to this establishment to replace the lost occupation inside the building. This way the operators will be able to keep their establishment open and the neighbours can assess any negative impacts on them And then can submit final comments for the permanent license. I believe we all must do our part to keep our neighbours safe and support all of our local businesses any way possible. I hope you will consider supporting this application to keep our town thriving or at least surviving.

Dwayne Stroh
1413- Quarry Place

Sent from my iPad

From: [Nancy Stroh](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 21, 2020 3:06:01 PM

To Mayor and Council,

I am a resident of Town of Comox. I feel that allowing Land and Sea, at 2040 Guthrie Rd, Comox, to have an outdoor patio, would really benefit the Town of Comox. This type of addition to the limited restaurants and pubs in Comox would be very beneficial to increasing the restaurant industry, tourism in Comox, and entertainment. I and my husband are retired and we enjoy dining outside and enjoying a beverage. We have walked to the Land and Sea as well as biked there, along with and or to meet friends or our grown children. Outdoor eating and dining establishments are very popular and trendy. It adds value to a business and community. The immediate surrounding area is business. Most business places would be closed during popular busier hours of the pub. Comox is small enough for people to walk there, or ride their bike. I am in favour of granting 2040 Guthrie Rd Patio Liquor Licence Application. It would also be beneficial in this new situation of social distancing due to COVID-19.

Thank-you,
Nancy Stroh,
1413 Quarry Place,
Comox, BC.
V9M 3C3

From: [Douglas Veale](#)
To: [council](#)
Subject: 2040 Guthrie Rd, Comox, "Patio Liquor License Application"
Date: May 21, 2020 11:21:45 AM

Mayor and Council

Sir/Madam

Reference your open letter concerning the proposed amendment to the Lounge Endorsement for the Manufacture Lounge at 2040 Guthrie, I am not aware of the indoor seating capacity

nor the parking spaces reserved for that capacity, but if the Lounge becomes full and the outside seating is granted, and is also full, where do all those patrons park?

DJ Veale
2025 Beach Drive
Comox, B.C.
V9M 1T7
250 339-5187

From: [Joel and Melissa Collier](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 22, 2020 3:11:33 PM

LOG: 200-241	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road.

We are residence of the CVRD located at 5403 Willdwood Road, Courtenay. It is my understanding that the city council wanted to hear from Comox residents. However, our communities throughout the Comox Valley are interlinked and support one another. People travel between each city and area to live, work, and spend their money.

Land & Sea Brewing Company is helping my business and family to manage COVID-19 and I hope that email will help return the favour and support another small local business.

RECEIVED

May 22, 2020

TOWN OF COMOX

Joel and Melissa Collier
Owners/Fishers

(250) 703-6763
www.wildscalops.ca

Follow us on Facebook, Instagram and Twitter: @wewildscalops

From: [Jenny Dickie](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 21, 2020 6:47:41 PM

To Comox Mayor and Council,

We would love to give our strong support of a outdoor patio at Land and Sea, at 2040 Guthrie Road.

Jenny Dickie Nevalainen and Aric Nevalainen
1638 Robb Ave
Comox V9M2W7

Sent from [Outlook](#)

From: [Sean Fisher](#)
To: [council](#)
Subject: 2040 Guthrie Patio Application
Date: May 22, 2020 8:56:54 AM

I am in favor the patio application for Land & Sea Brewery.

In times of physical distancing Council may have to consider temporary patios for restaurants to allow enough seating capacity to make them financially viable.

Thanks
Sean Fisher
689 Woodland Drive

From: [Kirk Fraser](#)
To: [council](#)
Subject: 2040 Guthrie rd application
Date: May 21, 2020 8:34:12 PM

Kirk Fraser
639 Olympic drive comox

Full support of application

Cheers,

Kirk-Michael Fraser
Sent from iPhone

From: [Steven Henshaw](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 21, 2020 8:01:03 PM

Hello, I hope everyone is well.

I am corresponding to support the patio application from Land and Sea Brewing.

We live in east Courtenay, our family of 5 ride bikes to to Land and Sea on a regular basis.

It is a community based business providing great product (both food and beverage) and a gathering place for friends, family and tourists.

Understanding that parking is a concern, keep in mind that a number of the people who enjoy this establishment find other means of transportation to get there.

I believe other businesses in the area that oppose the application are being short sighted. The potential increase in people walking, riding, running, etc. will only benefit their recovery.

Under the current circumstances, council rejecting this application sends a very negative message to any entrepreneur looking to invest in the Comox Valley.

Thank you... Contact info below.

--

Steven Henshaw
778 997-4416

From: [Alan Phillips](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 22, 2020 6:59:14 AM

I support the application and would love to have another spot to sit outside and enjoy some food and drinks. Hoping it also assists the owner to stay open during these troubled time's.

Alan Phillips
355 Victoria, crt
Comox

From: [Michael Werth](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 21, 2020 4:41:15 PM

Dear Council, I support the patio application for Land & Sea Brewing company at 2040 Guthrie Road. I live in the neighbourhood, have walked to the pub many times, and in my opinion this company is a real benefit to the area, providing a family-friendly place for community that didn't exist before.

Thank you for your consideration.

Sincerely

Michael Werth

22-730 Aspen Road

Comox BC V9M0A4

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 4:48 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

LOG: 20-242	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

From: Jason and Tara Belanger <j.belanger@hotmail.com>
Sent: May 15, 2020 4:46 PM
To: council <council@comox.ca>
Subject: 2040 Guthrie Road Patio Application

RECEIVED

May 25, 2020

TOWN OF COMOX

Good afternoon,

My name is Jason Belanger. I live at 588 Torrence Road in Comox and I 100% support the patio application for Land and Sea Brewing Company at 2040 Guthrie Road.

Thank you

Get [Outlook for iOS](#)

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 4:44 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

From: Tara Belanger <tara_belanger@hotmail.com>
Sent: May 15, 2020 4:43 PM
To: council <council@comox.ca>
Subject: 2040 Guthrie Road Patio Application

I Tara Belanger of 588 Torrence Road, Comox support the patio application for Land and Sea Brewing Company at 2040 Guthrie Road.

Thank you

Get [Outlook for iOS](#)

From: [Gregory Boyd](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 24, 2020 2:58:28 PM

Council,

I support a patio at Land and Sea brewery. This will add a great community gathering point well within walking distance of many homes in the Comox area.

Greg Boyd
2450 Avro Arrow Drive
Comox

Sent from my iPad

From: [Earlene Cameron](#)
To: [council](#)
Subject: 2040 Guthrie Rd. io Liquor Licence Application
Date: May 24, 2020 3:23:52 PM

ATTENTION: MAYOR AND COUNCIL

Mayor and Council:

I live at 840 Shamrock Place in Comox and am concerned that you are going to allow an outdoor patio area for 38 people. It was unbelievable that you decided to allow only 4 parking spots for the pub. To add a patio to hold 38 people means that 18 condo owners will have even more trouble with pub patrons parking in the cul-de-sac. Shamrock Place is restricted to 2 hour parking which to our knowledge has never been enforced in spite of signage advising that fact. Pub patrons will park so close to the entrance to our driveway that makes entering onto our property somewhat risky. Numerous times pub patrons see an empty parking spot on our property and make themselves right at home.

We are not NIMBYs but this is just not fair or necessary to the residents. I sincerely hope you will consider our concerns and not approve this licence. I know we are minor tax payers but we deserve a say in an issue that will disrupt our little community.

Yours truly,

Earlene Cameron

205-840 Shamrock Place

Comox, B.C.

V9N4G4

250.713.8482

From: [mama.cas](#)
To: [council](#)
Subject: 2040 Guthrie rd Patio Liquor Licence Application
Date: May 22, 2020 4:56:50 PM

Mayor and council,
I, Lucienne Casanova , residing at 2064 Stadacona oppose the patio proposed for expansion.
Lucienne Casanova



Virus-free. www.avast.com



RECEIVED

MAY 19 2020

TOWN OF COMOX

May 15, 2020

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

LOG:	REFER:	AGENDA:
FILE:	ACTION:	

Dear Mayor and Council:

Re: 2040 Guthrie Road Patio Liquor Licence Application

My name is Shaun Cody and I am a lawyer with an intellectual property and corporate litigation practice with offices in Comox and Calgary. Since November 2018 I have rented office space in Unit A in the same building as Land & Sea Brewing at 2040 Guthrie Road, Comox.

Land & Sea has been an excellent neighbour and co-tenant.

All of my dealings with Jason Walker, the owner, and his employees have been cordial and professional.

As with a busy litigation practice, I spend a great deal of my time on the telephone in addition to conducting legal research, drafting and in-person meetings. My office is quiet. There are times that I work lengthy hours, sometimes well into the evening.

I have never experienced any noise or disruptions due to Land & Sea's business activities or customers. I do not expect that to change with outdoor seating for Land & Sea's customers.

I fully support Land & Sea's proposal to build a patio in the front of the building, and look forward to patronizing it when it opens.

Thanks very much,

NEW HORIZON LAW CORPORATION

Shaun B. Cody

SBC/cc

From: [maddison_cathrin](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 24, 2020 9:14:51 AM

Maddison Crickmore
307 Serenity Drive
Campbell River, BC

I am emailing you today in support of Land & Sea Brewing Co. I believe that a patio is an essential part of any restaurant, especially in these times. I have enjoyed Land & Sea ever since its opening in 2019, and like everyone else supporting this patio application, we would like to see the brewery open back up to it's loyal patrons in the safest manner possible. By building a patio, it will provide safety, distancing and peace of mind. Thank you for your time, and consideration.

Kindest regards,
Maddison

From: manager@comoxvalleymarina.com
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Application
Date: May 24, 2020 9:48:13 AM

I added 'Patio Application' to my subject line – apologies for the second email.

To Whom It May Concern,

I would like to submit a statement of support on behalf of the Comox Valley Marina for the 38 seat patio for Land & Sea Brewing with immediate effect.

I think it's important to support local entrepreneurs in our valley and this patio will help keep people employed and build community. There is a strong movement in the lower mainland and across BC to allow for outdoor patio space to help keep people safe and I would be elated to see Comox Council expedite these kinds of submissions so that businesses, like Land & Sea and others, are able to thrive and continue to make the Comox Valley a great place to live, work and retire.

Best,

Mike

Michael Neville
Skipper/General Manager
Comox Valley Marina
1805 Beaufort Ave.
Comox, BC V9N 1R9
Tel: 250-339-2930
Cell: 250-818-6389
Email: manager@comoxvalleymarina.com

The Comox Valley Marina respectfully acknowledges that we operate in the Unceded traditional territory of the K'ómox First Nation and recognize that we are pleasure cruising in the traditional territories of the KFN, Kwakwaka'wakw, the Nuu-chah-nulth and the Coast Salish peoples of Vancouver Island and adjacent coast, and other First Nations.

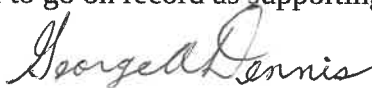
RECEIVED

MAY 22 2020

RE: liquor licence application 2040 Guthrie Rd

TOWN OF COMOX May 21 2020

I own several units in the adjoining property 2020. There have been some minor problems with vehicles impacting the fence which is our first line of security. With the type of business and the increased traffic it is inevitable that this will continue and it may be advisable to employ a concrete curb to prevent impacts in the future. I have spoken to the owner about this and he has been cooperative in addressing the problem. I wish to go on record as supporting his application.



George Dennis
152 Manor drive
v9m 1c7
250 333 7595

LOG:	REFER:	AGENDA:
FILE:	ACTION:	

From: [Jen Groundwater](#)
To: [council](#)
Subject: 2040 Guthrie patio application
Date: May 24, 2020 4:19:51 PM

Dear Council Members,

I live not far from Land and Sea Brewing, and when they first opened I kept wondering when the patio was going to get underway, because there is such an obviously ideal space for it in front of the building. (I have said to more than one person that putting a patio here is “a no-brainer” – as in, it’s obviously a good idea.)

I am writing to express my wholehearted support for this patio! We have lovely long summers here and it is such a pleasure to be able to sit outside on a warm summer evening and have a meal and a drink.

This year in particular, I believe that eateries with outdoor seating will be better able to weather the economic troubles caused by the COVID-19 virus since they will be able to serve more customers, so I’m all the more in favour of this patio being approved.

It's tough to make a go of it in food and beverage even in the best times, and this is certainly an extra-tough time. We need to take whatever steps we can take to we can support our local entrepreneurs, who are also employers and who add to the community.

I’m no longer a late-night pub-goer, but with the location of Land and Sea, and the clientele I’ve seen when I’ve been there, I don’t imagine that late-night noise will be an issue and I for one greatly appreciate having a local pub/restaurant in my neck of the woods.

Please support Land & Sea and let them build their patio!

Respectfully,

Jen

[Jen Groundwater](#)
[Text or call 403.688.2784](#)

RECEIVED

MAY 22 2020

TOWN OF COMOX

LOG:	REFER:	AGENDA:
FILE:	ACTION:	

To Comox Mayor & Council

I see that Land & Sea is asking for a patio to increase seating on Guthrie. I think this should be thought through carefully.

I have seen their patrons milling around on the sidewalk & private property then without warning run across Guthrie without looking. I have almost hit someone twice at night, and see this happen to other drivers and the person crossing give the finger to the driver who was not at fault.

I think that the area they would like to put their patio would better be served for parking as there is only 4 parking spots. There is no parking close by, if Mayor & Council's hope was that the patrons walk or bike to Land & Sea that's not what's happening.

I just hope that if one of their patrons gets hurt or killed crossing Guthrie in an unsafe manner it's not on the taxpayers of Comox. Thank you for taking the time to read my concerns.

May 20/2020

J. Harrison

From: [Patricia Hawkins](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 25, 2020 8:30:04 AM

Dear Mayor and Council:

We are writing in support of the application for a Patio Liquor Licence at Land & Sea Brewing Co., located at 2040 Guthrie Rd.

This new and well received business is struggling due to the Covid 19 pandemic. Establishments such as this, now more than ever, need the support of their community to survive. During this time we continue to support Land & Sea by purchasing off sales but miss walking and cycling there with friends to enjoy the selection of beverages and food. We would love to be able to sit outside while enjoying their fare - hopefully for years to come!

Regards,
Kevin Grant
Patricia Hawkins
675 Hornet Way, Comox
V9M 0A2

Town of Comox – Administration

From: Caroline Heim <clheim10@gmail.com>
Sent: May 21, 2020 9:33 PM
To: Town of Comox – Administration
Subject: outdoor patio at Land and Sea

Follow Up Flag: Follow up
Flag Status: Completed

Hello, I am in support of an outdoor patio at Land and Sea on Guthrie. I enjoy being able to sit outside and enjoy a locally crafted beer. This will also allow this business to spread out and observe social distancing and remain a viable open business. I would like to see a good number of bike racks at this location as well as an incentive (like beer discount) for clientele that either walk or bicycle to this business, since I know that parking is an issue in this area. Why are people driving to a drinking establishment anyway?

Thumbs up to this proposal with measures in place to encourage alternate transportation forms of getting to the pub.

Bye the way, check your website. The links to this public hearing request for feedback are not working.

Can you confirm by email that you received this and that it was sent to the right email address? Thanks,
Caroline Heim

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 4:19 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

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

From: Ian Kennedy <kennedyian@shaw.ca>
Sent: May 15, 2020 4:15 PM
To: council <council@comox.ca>
Subject: 2040 Guthrie Road Patio Application

I support the patio application for Land and Sea Brewing Company

Ian Kennedy == 384 Torrence Road, Comox.

--

Ian Kennedy Phone:250-339-7278 EMail:kennedyian@shaw.ca Web Page:www.IanJMKennedy.ca

From: [Paul Long](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 25, 2020 8:34:52 AM

Paul Long
2928 Cascara Crescent, Courtenay, BC, V9N4B8

I support the Land and Sea patio application. Please approve it.

thanks....paul

From: [joel.loucks](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio application
Date: May 24, 2020 7:26:18 PM

I am writing to you today in **support** of the proposed patio at 2040 Guthrie Road. I personally believe that Land and Sea Brewery has quickly become an integral business in the Comox Valley. They have made a beautiful gathering space for people of all ages, and have also been good ambassadors of community and togetherness during this difficult time. We are all doing our best to adapt however we can to keep things moving in a positive direction and with a new safe gathering space we can maintain solid mental health throughout the summer and hopefully well into the future. This is a business that offers an exceptional product in a terrific atmosphere, and with your support will continue to thrive and bring people from all over the valley and beyond to Comox.

Kind Regards,
Joel and Lanni Loucks

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 4:18 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Road Patio Application

From: Daniel Lavoie <dgagne.dlavoie@gmail.com>
Sent: May 15, 2020 4:15 PM
To: council <council@comox.ca>
Subject: 2040 Guthrie Road Patio Application

My name is Daniel Lavoie and I live at 26-730 Aspen Rd, Comox.

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Many thanks,

--

Daniel Lavoie, ofs
Deacon

From: [SUSAN MAGEE](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 23, 2020 10:10:37 AM

To: Mayor and Council

My name is Susan Magee and I live at 110-680 Murrelet, Comox

I am opposed to the issuance of a liquor license for the subject application as follows:

My main reason is a safety issue. Prior to this establishment opening, Murrelet in the first block from Aspen Rd., (going towards Anderson Rd and Comorant) was already a concern to me as there is parking allowed on both sides of the street. This means when cars are using the road in opposite directions, they cannot safely pass each other when cars are parked on both sides of the road. One must give way and allow the other to pass. Most importantly when this is the case, it is difficult to see children playing especially if they decide to dart out. There is nowhere to go in order to avoid a disaster from happening ie no ability to swerve.

Once the subject establishment opened, since they already do not have sufficient parking for the number of patrons, a number of patrons now park on Murrelet, extending the distance of the street with having parked cars. They now park on the street right where the playground for the townhouses exist. In addition, as a tax payer it is disturbing that some houses now do not have space either in front of, or near, their homes for visitors during the hours the pub is open. This will be significantly exasperated if they are now allowed to have an additional 38 person capacity on the patio. Unless they are required to supply sufficient parking on, or near their property, I feel it unsafe and unfair that they use the public streets. Our street is clearly the parking overflow area and this is unfair for those of us who live on Murrelet to have our street used for the parking of their patrons. There are many children that live on this street, we will become even more of an extended parking lot for this establishment which is very unsafe.

Thank you for your consideration.

Sincerely and with concern, Susan Magee

I

Sent from my iPad

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 3:14 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: Support land and sea patio

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

From: Laura Matemisz <lauramatemisz@gmail.com>
Sent: May 15, 2020 2:49 PM
To: council <council@comox.ca>
Subject: Support land and sea patio

Hi,

I am in full support of the Land and Sea Patio.
It would be such a great addition to the neighborhood I live in.

Thanks for the consideration,

Laura Matemisz
297 Rodello Street, Comox

Sent from my iPhone

From: [Jaime](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 24, 2020 1:31:54 PM

Hello.

We have resided in Comox since 2006, and I have had a local business here since 2007. Our family really appreciates the importance of the local business community. I support the patio application for Land and Sea Brewing Company at 2040 Guthrie Rd.

Jaime McDowell
1903 Beaufort Ave
Comox V9M 1S3

From: [Theresa McDowell/Wilson](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Application
Date: May 25, 2020 6:52:16 AM

I am writing this email in support of the patio application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Thank you for your consideration.

Sincerely,
Theresa McDowell
1903 Beaufort Ave., Comox.
Get [Outlook for iOS](#)

From: [Michael Neville](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Application
Date: May 24, 2020 10:03:54 AM

Council,

Please accept my my letter of support for the patio expansion from Land & Sea Brewing located at 2040 Guthrie Rd.

Though I do not live in Comox - I do live in the Comox Valley - Land and Sea Brewing brings me into that neighborhood more often than I might otherwise and I find myself supporting neighboring businesses like, Salish Seafoods, Signature Wines, a homeopathy clinic, Chevron, Quality Foods, All in One party shop, Shopper Drug Mart, a local Vet, Comox Rentals and Recreation Ltd. as a result of Land and Sea Brewing.

I hope that Council will approve this application in a timely manner so that this local family business can start construction quickly and help their business during these challenging times.

Best,

Mike Neville

3025 Houlgrave Rd.
Courtenay, BC
V9N 9L3

From: [John Neville](#)
To: [council](#)
Cc: [Debby Neville](#)
Subject: Land and Sea Brewing Company
Date: May 24, 2020 1:38:04 PM

Dear Members of the Town of Comox Council

Debby and I are writing to support the Land and Sea Brewing Company's application for a 38 seat outdoor patio.

We know that they are local entrepreneurs and in the past have offered their support to a good friend of ours who is a First Nations Artist.

Kind regards

John and Debby Neville

From: [SHARON NEVILLE](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 24, 2020 2:48:33 PM

Sharon Neville

(s.)(22)

I think it would be wonderful to have a patio at Land and Sea.

Land and Sea brought a wonderful sense of community to Comox. I love going there and seeing all different ages of people enjoying time together. There is not a lot of seating there so a patio would be fabulous! I would love to take my guests from out of town to a sweet little patio at Land and Sea to enjoy a beverage and or a meal.

Thank you for your consideration.

Sharon Neville

Sent from my iPhone

From: [Dianne Perrigo](#)
To: [council](#)
Subject: RE: 2040 Guthrie Road Patio Liquor Licence Application, Attention: Mayor and Council
Date: May 23, 2020 10:29:47 AM

Attention: Mayor and Council

RE: 2040 Guthrie Road Patio Liquor Licence Application

Main concerns: Parking and Noise:

I must oppose this application as the patrons of this establishment, when operating, already cause congestion and parking problems on our street. It is dangerous to back out of our laneways as they park in front of all of our properties. I am also concerned about increased noise should they be sitting outside on the proposed patio.

Dianne Perrigo, BBA
dperrigo@shaw.ca
2068 Stadacona Drive
Comox, BC V9M 3P7
250 941 1506

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Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 11:44 AM
To: Shelly Russwurm: Town of Comox
Subject: FW: 2040 Guthrie Rd. Patio liquor license application

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

From: Chloe <chloe_lee250@hotmail.com>
Sent: May 15, 2020 11:41 AM
To: council <council@comox.ca>
Subject: 2040 Guthrie Rd. Patio liquor license application

Dear Mayor and Council,

I am writing to voice my support for the proposed 38 person patio at 2040 Guthrie road. I am in favour of adding something such as outdoor seating, that will help boost a small business and increase enjoyment by its patrons. I wouldn't mind dropping by there after work sometimes too!

I am not a resident of the building but I work full time at #108- 2100 Guthrie road.

Sincerely,

Chloe Poirier
2500 Kentmere Ave
Cumberland

From: [Heather Scarisbrick](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 24, 2020 5:29:43 PM

To Mayor and Council

My name is Heather Scarisbrick, a resident of Comox and my husband and I live at 2153 Stadacona Drive in Comox, across the street and not far from the Land & Sea Brewing Company located at 2040 Guthrie Road.

Since the business above opened, our street has had an increase of non resident parking which I am sure will increase should this Patio Liquor Application be approved.

Our street is narrow and when our residents have guests or extra vehicles for their homes, there are already issues with narrow access to drive along this street to reach our homes at the end.

This road, although clearly marked as a no through road, also currently has issues with drivers coming down there just to turn around at the end when they realize it is a dead end and then they speed quite fast out of here.

As our area cannot handle any more vehicle parking on it and the surrounding businesses have clear signage and security patrolling their parking lots to prevent parking from unauthorized users, should this application pass, I fear our street will have an increase in the current problem we already have.

Please do not approve this application unless they can find a better solution to their patron parking.

Thank you

Heather Scarisbrick
Robert Richardson
2153 Stadacona Drive
Comox BC. V9M 3P9
250-941-7510

From: [Natasha Taylor](#)
To: [council](#)
Subject: 2040 Guthrie Road patio application
Date: May 24, 2020 11:43:27 AM

Hello Comox Council,

I am a strong supporter of the patio application for Land & Sea Brewing Company at 2040 Guthrie Road. Please support local business to thrive in the time of Covid-19.

Cheers,
Natasha Taylor
332 King Road
Comox

From: [Jasmine Taylor](#)
To: [council](#)
Subject: 2040 Guthrie Rd patio application
Date: May 24, 2020 3:28:09 PM

Hello Comox Council,

I am a strong supporter of the patio application for Land & Sea Brewing Company at 2040 Guthrie Road.

Cheers,
Jasmine Taylor
(332 King Road, Comox BC)

From: [Zachary Taylor](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 24, 2020 12:29:59 PM

Hello Comox Council,

I am a strong supporter of the patio application for Land & Sea Brewing Company at 2040 Guthrie Road. Please support local business to thrive in the time of Covid-19.

Cheers,
Zachary Taylor
332 King Road
Comox

From: [Colin Toms](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 23, 2020 12:56:18 PM

My name is Colin Toms; I am a home owner in Comox and a serving military member.

I believe a patio at 2040 Guthrie Rd is an excellent idea. Currently; if I am looking for a location to rendezvous with my friends & co-workers after hours, the establishments across the bridge in either Courtenay or Cumberland generally win the proxy vote as they have a little more to offer with an outdoor option.

Having more local establishments with outdoor options in the town of Comox encourages me to stay local and support local. Also, if within walking or biking distance it minimizes the level of automobile traffic on the road.

For your consideration.

Colin Toms
1185 Beckton Drive
Comox B.C.
V9M 4G3

From: [Breanna Townsend](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 22, 2020 4:42:18 PM

I am in support of the patio application for Land and Sea Brewing Company at 2040 Guthrie Road.

Breanna Townsend, 1577 Dingwall Road.

From: [Chris welsh](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 23, 2020 9:48:18 AM

2072 Cypress rd.
Comox

Hi everybody

I'm writing to show my support for the future patio at Land and Sea.

I feel the location of the establishment is not close to peoples homes. Other late evening establishments in Comox that have patios have homes much closer.

As per the parking situation it seems like they have figured it out as well as it promotes other, cleaner forms of transportation.

During these times of uncertainty due to Covid 19, a patio is needed so social distancing can be kept.

The Walker family is doing an amazing job and have created an amazing establishment. They deserve to have the patio application approved.

Thanks for taking the time to read my support.

Kind regards
Chris Welsh

Get [Outlook for iOS](#)

Town of Comox – Administration

From: Lia Pesklevits
Sent: May 15, 2020 3:43 PM
To: Shelly Russwurm: Town of Comox
Subject: FW: Support land and sea patio

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

From: Jeffrey Zorn <jeffdzorn@gmail.com>
Sent: May 15, 2020 3:34 PM
To: council <council@comox.ca>
Subject: Support land and sea patio

I support the patio application for land and sea brewing co.

What a great addition to the neighbourhood.

Jeff Zorn

297 Rodello st. Comox

Sent from my iPhone

RECEIVED

May 26, 2020

From: Andy Bock <andrewb@mailbox.org>
Sent: May 25, 2020 12:44 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Support for Land and Sea Patio Application

TOWN OF COMOX

LOG: 20-244	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

We would like register our support for Land and Sea Brewing Company's patio application at 2040 Guthrie Road.

In times like these we need to support the survival of our local businesses in our community and this would be a wonderful summer space.

Thanks,

Andrew and Nancy Bock
1284 Noel Ave,
Comox BC
V9M 4A3

From: [Donny Brenson](#)
To: [council](#)
Subject: 2040 Guthrie RD Patio application
Date: May 25, 2020 1:24:04 PM

My Name is Donny Brenson

I Live at 2550 Hebrides crescent , Courtenay

I strongly believe a patio at Land and Sea would be a great solution to be able to set outside and social distance to provide a safe area to further support a local business.

After work me and my co workers bike there to unwind and would like to sit outside .

Please consider the application as a way forward.

Thank You

Donny

From: [Cheri Carroll](#)
To: [council](#)
Subject: 2040 Guthrie Rd Patio Application
Date: May 25, 2020 8:27:54 PM

Cheryl Carroll
688 Murrelet Dr
Comox

I DO NOT support the application for a 38 seat patio on the North side of the building. As a neighbourhood resident, I have seen a substantial increase in vehicle traffic and street parking outside my home with the opening of Land and Sea Brewing company. This traffic/parking is from both customers and staff.

The customers/staff park on both sides of the street on a blind corner and quite often on the sidewalk itself. When the street is filled with parked cars on either side, it is very dangerous to navigate the blind corner as the street then has only room for one vehicle. The town should visit the street outside my home on a Friday afternoon/evening at 3:30 pm, to witness the increase in traffic and parking (when the pub is open for normal business).

Increasing the seating by adding a patio, will only increase the parking and traffic on my street.

When We purchased our home 27 years ago, we looked into the future development of the city to ensure we would be living on a quiet street with only local traffic. I am disappointed that the town allowed the pub to open with insufficient parking available, and do not wish to see the pub seating expanded with no additional parking available.

Sincerely
Cheryl Carroll

From: [Ian MacLean](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 25, 2020 10:39:02 AM

To the Mayor and Council,

I support the patio application for Land & Sea Brewing Company at 2040 Guthrie Road. In my opinion it is long overdue.

Regards,
Ian MacLean,
101-840 Shamrock Pl
Comox, V9M 4G4

From: oharafamily@shaw.ca
To: [council](#)
Subject: 2040 Guthrie RD Patio Application
Date: May 25, 2020 1:37:59 PM

Good Day,

My name is Ken O'Hara and I am a supporter of Land and Sea Brewery.

<https://www.landandseabrewing.ca/>

During this unfortunate pandemic it drives home the need for all of us to have ways to distance ourselves from one another if heading out in public. Especially if there will be a way to socialize again at a Pub.

Some Pubs are trying to open but I don't think enough is being done to allow distancing in there respective establishments. Owners are doing the best they can with the space they are allowed to sit people. Some cannot open at all.

I strongly endorse the addition of a patio at <https://www.landandseabrewing.ca/>. It falls on Comox council to make this favorable decision in order for a business like this to stay open.

Many of us will not chance attending Pubs or Restaurants that can't support a safe distance for it's patrons.

My friends and I used to ride out bikes to this Pub along with many others. Parking is not an issue. None of us plan on driving to Pubs in this day and age anyway.

Do the right thing for our community moving forward and APPROVE APPLICATION FOR A PATIO at Land and Sea. I fear businesses such as this will close if not given the opportunity to change and adapt to new community rules down the road.

For your consideration.

Ken O'Hara
4698 McLaughlin Drive, Courtenay

24 MAY 2020

MAYOR + Council
Town of Comox
1809 BEAUFORT AVE
COMOX BC V9M 1R9

RECEIVED

MAY 26 2020

TOWN OF COMOX

RE: 2040 GUTHRIE RD. PATIO LIQUOR LICENCE
APPLICATION

WE ARE WRITING TO EXPRESS our SUPPORT
of THIS APPLICATION. THIS IS A NECESSARY AMENDMENT
AT THIS TIME. WE BELIEVE A PATIO IS A NATURAL
PROGRESSION FOR THIS BUSINESS THAT SERVES A YOUNGER
FAMILY RESIDENT MIX. A PATIO WILL BRING ADDITIONAL
COMMUNITY LIFE TO THIS COMMERCIAL AREA.

IN THIS COVID-19 TIME - A PATIO IS A MUST
AND I SUPPORT COUNCIL IN TAKING SOME "HEAT" FROM
SOME PROPERTY OWNERS AS COUNCIL MAKES ANOTHER
TOUGH DECISION IN SUPPORT OF THE LARGER GOOD.

THIS IS A TIME WHEN LONG TERM AND NEW
RESIDENTS MUST HELP EACH OTHER.

BILL TOEWS
BARB COUSINEAU
UNIT 3 - 2040 GUTHRIE RD
COMOX V9M 3T6

May 28, 2020

From: [cindy anderson](#)
To: [council](#)
Cc: [Jason Walker](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 27, 2020 10:10:40 PM



LOG: 20-245	REFER:	AGENDA: RCM 03JUN20
FILE: 4350-20	ACTION: MR	

To the Honourable Mayor and Council,

I would like to ad our voice of support to the Application for the Patio Liquor Licence of The Land & Sea Brewery at 2040 Guthrie Road.

This stretch of Guthrie Road was until recently zoned and used primarily by Industrial and Manufacturing businesses. In the last few years The Town of Comox changed the usage and zoning to include broader commercial uses such as restaurants and offices to service the needs of the growing residential development. This included the beautification of the Guthrie Boulevard and bike path encouraging walking and biking from Comox residents near and far from this newly blossoming commercial hub around the Land & Sea Brewery.

Zoning changes such as this bring with it certain challenges and in this case the challenge was customer parking. Without much street parking or a city designated parking lot, the owners of Commercial businesses along this corridor face a crunch for parking availability. When The Land & Sea first opened, this issue posed a problem due to the incredible popularity of the venue, and it did take a while for the customers to understand that they could not park at the neighbour's businesses. Jason and his team met this challenge in a highly pro-active manner to educate their customers on parking and suggestions for alternative parking a short distance away.

When it comes to the establishment of a patio, one must consider that it will be used mainly in fair weather. And in fair weather the incentive is present to walk or ride a bike. The Land & Sea has plentiful covered and open bike storage. To ad to this, patrons who are driving will more likely be fine with walking from a little further afar to park their vehicles during the nice summer months.

The added benefit of the outdoor patio for gatherings is the vibrancy it brings to the neighbourhood. It will be fruitful for everyone in the vicinity as it encourages people to bike and walk, naturally giving them closer contact with the neighbouring businesses on their route.

Sincerely,
Cindy Anderson
Patrick Hattenberger
Owners of the building at 2040 Guthrie
our address:
6069 Aldergrove Drive
Courtenay B.C. V9J1W3
250 338 1090

From: [Janet Brydon](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 27, 2020 7:42:29 PM

Dear Mayor and Council,

I am writing to you in support of the Liquor Licence Application for the patio space at 2040 Guthrie Rd.

Land & Sea has been a very positive addition to the social landscape of the town of Comox since its opening in late 2018. It has been very exciting to see the success of Land & Sea, and the success for a Comox community member who was willing to take the risk in establishing a local business. Land & Sea's atmosphere provides a positive space for connecting with others in the community and on a number of occasions when I have been there, that has included making new connections.

I recognize that there have been challenges with respect to the parking access, which is not ideal. Having said that, it is my understanding that there has been no change to the available parking since the application for starting up the business was initiated. I do know that the owners of Land & Sea have taken measures to encourage and incent the public to respect their neighbours by abiding by parking restrictions and by encouraging alternate methods of transportation. I am not a regular bike commuter, but at the urging of Land & Sea, have elected to ride my bike rather than drive there when able.

It has been an unfortunate Spring for all of us with the COVID pandemic and its many impacts. By approving this application, the Council has the opportunity to demonstrate support for local business, and to reduce the negative impacts on the owners, and the growing number of patrons of Land & Sea. Many Comox residents are anxiously awaiting the opening of the patio and the opportunity to get together safely in an outdoor space over some delicious Land & Sea beer and food.

I respectfully request that you favourably consider this Liquor License application.

Janet Brydon
603 Stickleback Road
Comox, BC
V9M 4H8

From: [Loving Life](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence
Date: May 27, 2020 7:42:56 PM

Mayor and Council;

I am writing in support of the patio liquor license for Land & Sea Brewery. I think it's important for local businesses to thrive and to be supported by their community and the popularity of such establishments is growing. Comox has been home to me for nearly 60 years and I'm proud of the growth and advancements we made, especially in the last few years.

A patio option for patrons is a welcomed idea, especially now with the occupancy restrictions and physical distancing. I look forward to seeing such growth continue in our community.

Thank you,
Sharon Burnip
2-655 Bunting Place
Comox

From: [walt_carroll](#)
To: [council](#)
Subject: 040 Guthrie Rd. Patio Liquor Licence Application
Date: May 28, 2020 9:59:33 AM

Mayor and Council:

I oppose the granting of the application for an Amendment of the Liquor Licence of Land and Sea for the purposes of adding an outside patio.

On 22 April last year I wrote the town to file a complaint regarding the parking situation that had developed as a result of the shortage of available parking at Land and Sea. One of the concerns I identified was that overflow parking from Land and Sea was spilling onto residential streets, specifically Murrelet Dr (adjacent to Times Square). My concerns were as follows:

- a. Staff and Patrons of the Brewery park on both sides of Murrelet Dr. This part of Murrelet Dr is a 90-degree corner. Vehicles parked on both sides of the road narrow the road to a single lane road and create a blind corner and blind driveway(s). This is particularly bad in winter with bad weather and lighting;
- b. Vehicles are parking adjacent to a children's play area. Although this is not a playground by the Town's definition, the end result is the same: Congested parking from a drinking establishment immediately adjacent to a play area for children;
- c. Violations of Town Parking Bylaws (1358) occur on a daily basis;
 - <!--[if !supportLists]-->i) <!--[endif]-->Vehicles park at the edge of a driveways (7.3(e));
 - ii) <!--[endif]-->Vehicles park with wheels on the side walk and/or property owners lawns(7.3(a)); and
 - iii) Vehicles park in front of a fire hydrant (7.3(d)).
- d. The Townhomes on Murrelet Dr have limited on-site guest parking. Guests and Townhome residents use Murrelet Dr. The addition of parking from staff and patrons of the Brewery add to the congestion of the street, creating additional noise and affecting the livability of the area.

The town responded to my letter by stating they would monitor the situation. Aside from no parking as a result of COVID-19, nothing has changed. I applaud Land and Sea for arranging parking for their patrons at a nearby parking lot but it has had no effect whatsoever on the parking on Murrelet Dr.

Granting of the application for a patio will increase Land and Sea occupancy by 38 with no corresponding increase in available parking. This increase in occupancy will exacerbate the parking issue on Murrelet Dr and the surrounding area. The parking situation continues to be an issue since the initial application for this establishment. The owners recent observation that it is no longer an issue is incorrect. It will continue to be an issue until the town rectifies the parking shortfall. Allowing crowded parking on residential streets from a commercial business is not a solution. Again I recommend the town erect signs on Murrelet stating parking is for residents only similar to the signs on Highridge Drive in Comox.

It is for the aforementioned reasons that I oppose the granting of the application.

Walter Carroll
689 Murrelet Dr
Comox

From: [Nate C](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 26, 2020 4:14:27 PM

To Mayor and Council;

I write in hopes that your consideration of the Liquor Licence Application for 2040 Guthrie Road in regards to a 38 person patio, will consider the following points:

1. Comox lacks outdoor, dining and socializing environments. The only current location with a patio and an "informal" atmosphere is the new Church St Taphouse.
2. The business community in that area of town is likely to see increased foot traffic if offering a patio dining/socializing experience.
3. The location is located within a primarily business-oriented neighborhood, with few residences that would be exposed to the increased traffic and possible noise.
4. The landscape of the property does not suit nor permit utilizing the space in any other manner (parking, storage, etc), but perfectly suits a safe, street-adjacent patio dining/socializing area.
5. Comox requires more opportunities for socializing and community connections. A sunny patio where people can enjoy a drink and a bite to eat is a perfect solution for such.

Please consider the aforementioned points in the assessment of the licence issuance.

Regards,

Nathaniel Coe, RFT
Principal, Sr. Engineer
Coefor Resources Ltd.
250-650-7276

1508 Skeena Dr, Comox, BC V9M 3J4



From: [Linda Coolidge](#)
To: [council](#)
Subject: land and sea brewing patio
Date: May 27, 2020 6:18:09 PM

We support the application for a patio at the land and sea brewing company at 2040 Guthrie road

Linda Coolidge
Robert McPherson
2462 Canuck Place
Comox B.C.

From: [Ryan & Jean Dodd](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 28, 2020 7:10:48 AM

This email is to give support to the patio license application at 2040 Guthrie Road. A patio would make great use of the outdoor space they have.

Jean Dodd
1657 Beaconsfield Court
Comox

From: [Gee, Duane](#)
To: [council](#)
Cc: jph@island.net
Subject: 2040 Guthrie Road Patio Liquor Licence Application
Date: May 27, 2020 7:16:18 PM

Mayor and Council

Regarding application to increase the capacity by 38 people by opening a patio at Land and Sea with an approval of a liquor license, I am NOT in favor. As an owner and tenant with a business at 2100 Guthrie Road and already experiencing challenges with parking, it concerns me the town of Comox would consider adding more stress to the already lack of parking in our area. Land and Sea was first approved as a micro-brewery, then received an approval by the Town of Comox to add a restaurant which created an obvious parking issue in our area. I know this as I brought the parking concern to the Town of Comox during the request to approve the addition of the restaurant. The Town of Comox approved the addition of the restaurant on the basis of a bylaw that can be interpreted to say bicycles apparently having a larger capacity to transport people than a vehicle so less vehicle parking is needed if bike stalls are put in place. The intent of this bylaw fails in a situation like this. The owner of Land and Sea did nothing wrong by following the bylaws and good on him. It makes no sense to add another 38 seats for an outside patio to only make the parking issue worse in our area. We don't have a bike parking issue, we have a vehicle parking issue. What will be different for potentially 38 more patrons of Land and Sea when it comes to parking than we already have in our area? There are no more parking spots now than there was 6 months or even 6 years ago in our area.

Since Land and Sea has been opened, I have personally been verbally attacked by patrons of Land and Sea who thought I had their vehicle towed while parking at our complex. I have never called the tow company to have a vehicle towed but have received very nasty comments from Land and Sea patrons who think that I have. I have left notes on Land and Sea patrons vehicles suggesting they may be towed in the future as I constantly see people parking here and walking to the restaurant, hoping they would reconsider next time they wanted to park here. I know our strata president has called the owner of Land and Sea to express our concerns with the parking and has been ignored, no response or suggestion of ways we could have the parking issue resolved. The owner of Land and Sea doesn't seem to care that his business has caused tenants of Time Square to park on Murrelet Place at night as they can't find parking where they live. It would be very disappointing to have the Town of Comox approve an extra 38 seats on top of the existing capacity without resolving the parking issue.

I appreciate the issue right now with the Covid-19 virus and social distancing making it difficult to run a business. Having a 38 seat liquor licence on a patio may give Land and Sea more room to function profitably as a business but may be at the expense of other business's. Many business are struggling with the current situation by not being able to see customers and even having to shut down their doors completely. Once the restrictions are lifted and business's open up again I expect our complex to be very busy again and lack parking for our own customers. We do not have room to have Land and Sea patrons see us as their answer to parking while not have room for our own customers and tenants.

Having said this, I definitely support business and the idea of more establishments like Land and Sea as we could use more choices in Comox. Obviously there is a need for this type of business or we wouldn't be having parking issues in our area. The reason I am not in favor of increasing seating capacity by 38 to allow Land and Sea to have an outside patio experience is the parking issue. Fix the parking issue so that our own businesses and tenants don't suffer and I would be behind the application 100%. I would have no problem sitting down with the owner of Land and Sea as I am sure other owners of Time Square would feel the same, to discuss parking issues and how to address them. I have little faith in this happening though based on past experience as the owner has completely ignored the request to discuss this in the past. Suggesting patrons would park on the other side of Anderton Road in the church parking lot and walk to Land and Sea instead of using our parking space seems a very unreasonable solution. Just like putting a sign on the door of Land and Sea suggesting patrons may have their vehicle towed if parking at Time Square didn't stop them from parking here. Even with 3 prominent signs on our property and one on the door of Land and Sea did not stop people from parking at Time Square. Asking patrons to park at the Pentecostal church parking lot and walk nearly a ¼ mile to Land and Sea doesn't seem like a reasonable solution to stop people from parking at Time Square 100 yards away.

I know other business's in the area of Guthrie and Anderton have had the same experience Time Square has had with lack of parking for their own business since the doors have opened at Land and Sea. It is not just a problem for us. Please do not hurt numerous other business's in our area for the benefit of one business. Address the parking issue with a real solution that can work for all business's in our area and I will reconsider NOT supporting this application.

Duane Gee

#104-2100 Guthrie Road, Comox, BC V9M 3P6

From: jph@island.net
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 27, 2020 8:43:33 PM

Mayor and Council,

I am writing this email on behalf of the 22 businesses and residents of the Times Square complex, Strata VIS 4428, two lots over from Land and Sea, at 2100 Guthrie Road. Our strata comprises eleven businesses on the ground floor and eleven residences on the second floor.

As you are aware, parking problems have been an issue since the day Land and Sea opened, due to only 8 parking spaces for an allowed seating of 72, with absolutely no off street parking. We are the ones who take the brunt of the parking problems. We have spent over \$ 1,000 for signage for our site advising no parking and we have still have a towing company on retainer. Pre-Covid, it was not unusual for a resident to return home from work to find no parking available anywhere in the whole complex. It is particularly bad on Thursdays and Fridays, but if the weather is bad, it can be any afternoon or evening. We don't particularly like being the bad guys here nor do we appreciate having been put in that position by the Town of Comox.

Recently, we have had to hire a security guard to come through our parking lot a couple of times a night due to noise in our parking lot in the evening. All the master bedrooms face the back of the parking lot where the worst offenders park or hang out, not realizing that when they are talking and laughing as they start their cars up with their music on, there are people living and sleeping upstairs. We refute the owners comments that the parking problem has eased. It has not.

The owner states they have arranged parking at the Comox Pentacostal Church, but I can assure you, at 400 meters away it does not make a difference as people will park as close as they can, which by default is us.

For the record, a few weeks ago, the owner asked on facebook if his patrons would generally support a patio. A good number of patrons commented on the lack of parking. He has since deleted those posts and now asks only that if you want a patio, email the Town. So now, all you will likely see is support emails. Manipulative and not full disclosure in my opinion.

Needless to say, we do not support the approval of an increase of 38 in seating with no regard to parking. It seems what was initially a manufacturing license is now being transformed into something akin to a full blown restaurant/pub. Had this originally been a pub application I doubt you would have approved an occupancy of 72 with only 8 parking spaces.

We do support local business, but in this case it seems this would negatively affect 11 businesses for the good of 1. We don't appreciate the frustration our customers and clients endure driving

around in circles looking for a parking space at our complex

If you could allow the patio expansion but keep the total licenced capacity at 72, we could support that and it would help them get the adequate spread of spacing needed for social distancing. What we cannot support is an outright increase to 110. We fear that Post-Covid, Land and Sea will then have a license for 110 with no regard for the existing parking issues. This would be a disaster. The liquor branch is currently allowing patios without a change to their existing licence until October. Maybe they should do that instead, without a change in their current licence.

Also, as the patio is so close to our residences, we would like to see some restrictions on outside operating hours in the evening.

Regards,

Jack Hornstein
105-2100 Guthrie Road, Comox, BC

President, Times Square - VIS Strata 4428

From: [Jodie Hryko](#)
To: [council](#)
Subject: 2040 Guthrie Road Patio Application
Date: May 27, 2020 11:21:27 AM

Hi, my name is Jodie Hryko. I live at 101 1111 Edgett Rd, Courtenay British Columbia V9N 8P2 and I support the patio application.

As a life-long Comox Valley resident, I think it would be a great idea to expand the Land and Sea establishment. I think we need more places for young people to hang out and the patio would be a great addition to hang out after hikes and biking trips.

Thank you

From: [Adam Knickle](#)
To: [council](#)
Subject: 2040 Guthrie rd patio application
Date: May 28, 2020 6:52:56 AM

Hi there,

I would just like to show my support for this application. During these difficult times we need to support the small businesses that keep our community thriving. Please approve the patio application. The plan looks good and the area in front is empty anyways. Parking was an issue originally but I think the patrons and community have become use to getting there by alternate means or accepting that parking may be a short walk. Thanks

Adam knickle
5109 Willis way, Courtenay

Sent from my iPad

From: [kim](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 27, 2020 7:03:28 PM

Mayor and Council,

This is in response to the request from Land & Sea Brewing Company for a patio liquor licence - which would increase seating capacity by 38, to a total of 110 persons.

Shortly after the Land & Sea opened, it was apparent there was inadequate parking at the establishment. Patrons of Land & Sea started parking at nearby Comox Valley Glass and Mirror and Time Square, who both put up large signs stating "Residential Parking Only". It was then noticed an increased number of cars parking on Murrelet Drive just by the walking path leading to Time Square and the nearby Land & Sea. This causes congestion on Murrelet Drive, allowing only one car to pass through at a time, and because of the curve in the road at this spot, the inability to see cars coming from the other direction. This poses a safety risk for cars, bikes and children in this residential neighbourhood. Businesses should not have to rely on residential streets for customer parking.

I feel the Land & Sea is a definite asset to Comox and the patio seating is a great addition. I would like to see a resolution for the current parking issue, most especially with respect to the increased capacity, that does not include this residential area.

Thank you,
K. Pierce
680 Murrelet Drive #100
Comox BC

From: [Glenn Prior](#)
To: [council](#)
Subject: 2040 Guthrie Rd. patio liquor license appl'n
Date: May 28, 2020 11:11:00 AM

Mayor and council,

I am writing to state my wholehearted support for the application above. The new reality for craft brewers and restaurants will almost certainly include having a patio in order to survive in the mid and post-COVID world. Having the patio will further enhance the business, create /maintain employment (vital) and provide a safe place for us to socialize and enjoy a brew while social distancing. Restricting the hours to 10:00 PM closing will negate any concerns about late night noise.

The owners are a fine group of young people/entrepreneurs who are the lifeblood of our community and my hat is off to them for having created the successful, high quality establishment at Land and Sea. I strongly urge you to approve this application.

Respectfully,

Glenn Prior
1652 Finch place
Courtenay, BC

From: [Danny Schwager](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 26, 2020 10:27:23 PM

Dear Mayor Arnott and Council,

Please accept this as my support for the patio liquor license application for Land & Sea Brewing Company at 2040 Guthrie Rd.

Land & Sea is ideally located to serve the local community by providing a spot where friends and family can gather to share a meal or beverage. This part of Comox has seen recent growth with the new construction of the Broadstreet Properties' Apartments on Anderton Road and will continue to grow with the proposed Highstreet Ventures development on Aspen Road. Both within easy walking distance to this establishment. The idea of having a venue like Land & Sea with a patio in a growing part of town to serve the local populace only makes sense.

Most importantly, I think we need to strongly support our small local businesses. While franchised establishments may have their place, Land & Sea is truly local in the sense of producing their own products and by serving products from other area businesses as well. By supporting their application for a simple licensed patio, we are showing our local businesses that our town wishes to see them thrive.

I encourage you to try their beer if you haven't already and strongly consider their request for a licensed patio.

Sincerely,

Danny Schwager

2265 Neptune Way
Comox, BC
V9M 4E8



Virus-free. www.avg.com

From: [M Shearer](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence Application
Date: May 27, 2020 10:02:40 AM

Mayor and Council,

Having moved to the Comox Valley just last year I must state; patios such as this were a significant draw and contribute to the greater good of the community. I fail to see and reasonable downside to this application.

Best regards,

Matthew Shearer
2166 St. Andrews Way
Courtenay, BC V9N 9X1
250-267-4899

Sent from my iPhone

From: [Alecia Speer](#)
To: [council](#)
Subject: 2040 Guthrie Rd. Patio Liquor Licence
Date: May 28, 2020 6:58:33 AM

Addressed to:
Mayor and Council

We are responding to the request by Land and Sea Brewing Company for the 38 seat patio liquor licence.

We are home owners on Murrelet Drive and have noticed increased parking by customers of Land and Sea Brewing Company ever since they were banned from using other nearby businesses for parking. They appear to be using Murrelet Drive for parking, rather than the suggested and offered Comox Pentecostal Church parking, as Murrelet is much closer. This causes even more congestion in our neighbourhood on Murrelet Drive which is now an accident waiting to happen.

We are opposed to this proposed amendment of a Lounge Endorsement to a Liquor Manufacturing Licence to allow liquor service to a proposed 38 person capacity patio at 2040 Guthrie based on the current parking issue only. We would certainly approve if the parking issue is solved.

Alecia and Rob Speer
2108 Murrelet Dr
Comox BC
V9M 2P5

From: [Trevor Wilson](#)
To: [council](#)
Subject: 2040 Guthrie Rd, Patio Liquor License Application
Date: May 28, 2020 11:55:39 AM

Mayor and Council,

I support the application for Land and Sea's patio liquor license. I feel it will be a great addition to the community and supports this business in times of covid and beyond.

Sincerely,
Trevor Wilson
845 Deal St
Comox
V9M1B1

From: [Tina Wilson](#)
To: [council](#)
Subject: Address To Mayor/ Council, 2040 Guthrie Rd, Patio Liquor Licence Application Feedback
Date: May 28, 2020 11:57:40 AM

To the Mayor/Council of Comox,

My name is Tina Wilson and I reside at 845 Deal St, Comox, BC V9M 1B1.

I am submitting this email in support of Land and Sea Brewery obtaining approval to build out a patio space for their existing business.

Land and Sea has been one of a few new business in the town that has had a positive impact on creating community, and economic vibrancy. Regardless, of the current situation related to COVID I feel that having a patio space is a necessary and positive aspect to the business drawing locals and tourists to our community on warm sunny days.

I feel that the proposed location would have minimal impact on surrounding residential areas as it will be located on the front of the property, fronting a busy, well travelled road.

Sincerely,

Tina Wilson

Tuesday, April 28, 2020

Minutes of the meeting of the Comox Valley Regional District Board of Directors held on April 28, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 4:00 pm.

MINUTES

Present:

Chair:	J. Ketler	Village of Cumberland
Vice-Chair:	A. Hamir	Lazo North (Area B)
Directors:	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
	W. Morin	City of Courtenay
	E. Grieve	Puntledge/Black Creek (Area C)
	D. Hillian	City of Courtenay
	D. Frisch	City of Courtenay
	M. Swift	Town of Comox
	W. Cole-Hamilton	City of Courtenay
	K. Grant	Town of Comox
Staff:	R. Dyson	Chief Administrative Officer
	B. Dunlop	Corporate Financial Officer
	S. Smith	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	D. DeMarzo	General Manager of Community Services
	J. Warren	General Manager of Corporate Services
	J. Martens	Manager of Legislative Services

ATTENDANCE:

With the exception of Chair Ketler, all board members participated in the meeting by electronic means.

RECOGNITION OF TRADITIONAL TERRITORIES:

The Chair acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation and read the following article from the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) available online at: www.un.org/

Article 8: Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture. States shall provide effective mechanisms for prevention of, and redress for:

- Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;
- Any action which has the aim or effect of dispossessing them of their lands, territories or resources;
- Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;
- Any form of forced assimilation or integration;

(e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

IN-CAMERA MEETING:

A. Hamir/W. Cole-Hamilton: THAT the board adjourn to an in-camera session pursuant to the following subsections of section 90 of the Community Charter:

90(1)(c) labour relations or other employee relations;

90(1)(k) Negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the committee, could reasonably be expected to harm the interests of the regional district if they were held in public.

AND FINALLY THAT the in-camera portion convene immediately following the open portion of the meeting.

208 Carried

ADOPTION OF MINUTES:

W. Cole-Hamilton/K. Grant: THAT the Comox Valley Regional District Board minutes dated March 31, 2020 be adopted.

208 Carried

K. Grant/W. Cole-Hamilton: THAT the Comox Valley Regional District Board minutes dated April 7, 2020 be adopted.

208 Carried

REPORTS:

SEWAGE COMMISSION - APRIL 7, 2020

K. Grant/A. Hamir: THAT the Sewage Commission minutes dated April 7, 2020 be received.

208 Carried

ELECTORAL AREAS SERVICES COMMITTEE - APRIL 20, 2020

D. Hillian/K. Grant: THAT the Electoral Areas Services Committee minutes dated April 20, 2020 be received.

208 Carried

A. Hamir/D. Arbour: THAT the following recommendations be adopted by general consent:

THAT the board approve Development Permit DP 4C 20 (Guenette/ Rogers) on the property described as Lot 5, Section 9, Township 5, Comox District, Plan 24335, PID 003-027-121 (1429 Seaview Road) for the redevelopment of an accessory building;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.

THAT the board approve Development Permit DP 23B 19 and DP 24B 19 (HBI Industries Ltd.) on property described as Lot A, District Lot 196, Comox District, Plan 28498, PID 002-071-339 (1607 Little River Road) for the development of three light industrial buildings;

AND FINALLY THAT the Corporate Legislative Officer be authorized to execute the permit.
208 and 213 Carried

R. Dyson, Chief Administrative Officer, recused himself from the meeting at 4:10 pm due to a potential perceived conflict of interest in relation to his spouse's position as chair of the Agricultural Land Commission.

A. Hamir/D. Arbour: THAT the Agricultural Land Commission be advised that the Comox Valley Regional District supports Agricultural Land Reserve Non-Farm Use Application ALR 2B 20 (Dalen/Maclaren- Kotilla) concerning the addition of a secondary dwelling, located on Parcel F (DD 146N) of Section 24, Comox District, Except Part in Plan 41867, PID 007-546-742 (5109 Island Highway North);

AND FINALLY THAT the application ALR 2B 20 (Dalen/Maclaren-Kotilla) regarding a nonadhering residential use on a property within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission for final consideration.
208 and 213 Carried

R. Dyson, Chief Administrative Officer, returned to the meeting at 4:12 pm.

D. Arbour/A. Hamir: THAT an alternate approval process be conducted with respect to the elector assent required for a loan authorization bylaw to construct and equip a new Greater Merville Fire Protection Service fire hall;

AND FURTHER THAT the long-term debt costs and borrowing terms for the construction and equipping of a new Greater Merville fire hall be finalized upon receipt of the Class "A" estimates.
209 Carried

REZONING (RZ 1C 19, ZIMMERMAN) - 8659 ISLAND HIGHWAY

A. Hamir/D. Arbour: THAT the report dated April 23, 2020 recommending the waiving of the public hearing for Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" (RZ 1C 19, Zimmerman), be received.
208 and 213 Carried

D. Arbour/A. Hamir: THAT the board amend Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" to replace the zoning map with the one attached as Appendix A to the staff report dated April 23, 2020.
208 and 213 Carried

D. Arbour/A. Hamir: THAT the Public Hearing for Bylaw No. 609, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" (RZ 1C 19, Zimmerman) be waived in accordance with Section 464(2) of the Local Government Act (RSBC, 2015, c. 1) as the proposed zoning amendment is consistent with the Rural Comox Valley Official Community Plan.
208 and 213 Carried

MUTUAL AID AGREEMENTS DURING THE COVID-19 CRISIS

D. Hillian/W. Cole-Hamilton: THAT the report dated April 23, 2020 providing an update to the board on Comox Valley Regional District (CVRD) progress towards compliance with Ministerial order M084 and continuity of water and wastewater services in the face of the ongoing Covid-19 crisis, including a recommendation to enter into an inter-regional Mutual Aid Agreement with jurisdictions to the south, and progress towards drafting of a separate but similar Mutual Aid Agreement with water and wastewater purveyors in the Comox Valley, be received.

208

Carried

M. Rutten, General Manager of Engineering Services, provided an overview of the staff report regarding an update on compliance with Ministerial Order M084 and continuity of water and wastewater services in the face of the ongoing Covid-19 crisis.

D. Hillian/D. Arbour: THAT the board enter into a Mutual Aid Agreement with neighbouring regional districts and municipalities to enable the continuity of wastewater and drinking water services according to the Provincial Order M084.

208

Carried

BYLAWS AND RESOLUTIONS:

K. Grant/D. Arbour: THAT Bylaw No. 609 being "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 4" be amended at second reading to update the zoning map to correctly reference the existing zone of the subject property as being Country Residential One (CR-1).

208 and 213

Carried

K. Grant/D. Arbour: THAT Bylaw No. 600 being "Floodplain Management Bylaw No. 600, 2020" be finally adopted.

208 and 213

Carried

D. Arbour/K. Grant: THAT Bylaw No. 591 being "Bylaw No. 591 being "Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010, Amendment No. 2" be finally adopted.

209

Carried

NEW BUSINESS:

DIRECTOR - FEDERATION OF CANADIAN MUNICIPALITIES (FCM)

K. Grant/D. Arbour: THAT the correspondence dated April 8, 2020 from Director Grieve requesting support from the board to be considered as a member of the Board of Directors of the Federation of Canadian Municipalities (FCM) for 2020 be received.

208

Carried

K. Grant/D. Frisch: THAT the Comox Valley Regional District Board provide a letter of support for Director Edwin Grieve to be considered as a member of the Board of Directors of the Federation of Canadian Municipalities (FCM) for 2020;

AND FURTHER THAT the Comox Valley Regional District assume all costs associated with Director Grieve's attendance at FCM's Board of Directors meetings to be funded by Electoral Area Administration.

208

Carried

COVID-19 UPDATE

R. Dyson, Chief Administrative Officer, provided a verbal update on the CVRD's response to the COVID-19 pandemic.

ADJOURN TO IN-CAMERA:

The board adjourned to its in-camera session at 4:39 pm.

RISE AND REPORT:

The board rose from its restricted in-camera session at 6:56 pm.

TERMINATION:

K. Grant/D. Frisch: THAT the meeting terminate.

208

Carried

Time: 6:57 pm.

Confirmed this day of , 2020:

Jesse Ketler

Chair

Certified Correct and Recorded By:

Jake Martens

Manager of Legislative Services

Tuesday, May 12, 2020

Minutes of the meeting of the Comox Valley Regional District Board of Directors held on May 12, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 4:00 pm.

MINUTES

Present:

Chair:	J. Ketler	Village of Cumberland
Vice-Chair:	A. Hamir	Lazo North (Area B)
Directors:	D. Arbour	Baynes Sound-Denman/Hornby Islands (Area A)
	W. Morin	City of Courtenay
	E. Grieve	Puntledge/Black Creek (Area C)
	D. Hillian	City of Courtenay
	D. Frisch	City of Courtenay
	K. Grant	Town of Comox
	M. Swift	Town of Comox
	W. Cole-Hamilton	City of Courtenay
Staff:	R. Dyson	Chief Administrative Officer
	J. Warren	Deputy Chief Administrative Officer
	B. Dunlop	Corporate Financial Officer
	S. Smith	General Manager of Planning and Development Services
	M. Rutten	General Manager of Engineering Services
	D. DeMarzo	General Manager of Community Services
	J. Martens	General Manager of Corporate Services
	L. Dennis	Manager of Legislative Services

ATTENDANCE:

With the exception of Chair Ketler and Director Grant, all board members participated in the meeting by electronic means.

RECOGNITION OF TRADITIONAL TERRITORIES:

The Chair acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation and read the following article from the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) available online at: www.un.org/

Article 9: Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

IN-CAMERA MEETING:

D. Frisch/D. Hillian: THAT the board adjourn to an in-camera session pursuant to the following sub-

section(s) of section 90 of the Community Charter:

90(1)(c) labour relations or other employee relations;

90(1)(k) Negotiations and related discussions respecting the proposed provision of a regional district service that are at their preliminary stages and that, in the view of the committee/board, could reasonably be expected to harm the interests of the regional district if they were held in public;

AND FINALLY THAT the in-camera portion convene immediately following the open portion of the meeting.
208 Carried

VARY THE AGENDA:

D. Frisch/D. Hillian: THAT the agenda be varied to bring forward agenda item D.5 - COVID-19 Action Teams.
208 Carried

COVID-19 ACTION TEAMS

D. Frisch/D. Hillian: THAT the report dated May 7, 2020 regarding the formation and status of the Comox Valley Regional District COVID-19 Action Teams be received.
208 Carried

R. Jamieson, Sports Centre Coordinator, with Susan Bullock, Manager of Recreation Programs, presented an overview of the staff report regarding the formation and status of the CVRD COVID-19 Action Teams.

ADOPTION OF MINUTES:

D. Frisch/D. Hillian: THAT the Comox Valley Regional District Board minutes dated April 28, 2020 be adopted.
208 Carried

REPORTS:

COMMITTEE OF THE WHOLE - ELECTED OFFICIALS FORUM - MAY 5, 2020

D. Frisch/D. Hillian: THAT the Committee of the Whole minutes dated May 5, 2020 be received.
208 Carried

REALLOCATION REQUEST - FUNCTION 451 CONNECT WARMING CENTRE

D. Frisch/D. Arbour: THAT the report dated April 27, 2020 regarding a request from the Coalition to End Homelessness for the reallocation of approved funding from the permanent drop-in centre project to the Connect Warming Centre be received.
209 Carried

A. Mullaly, Senior Manager of Sustainability and RGS, provided an overview of the staff report regarding a request from the Coalition to End Homelessness for the reallocation of approved funding from the permanent drop-in centre project to the Connect Warming Centre.

Andrea Cupelli, Coordinator, Comox Valley Coalition to End Homelessness, was in attendance at the meeting via teleconference.

D. Hillian/D. Frisch: THAT \$10,000 of the \$60,000 allocated for the permanent drop-in centre project in 2019 be reallocated to the Connect Warming Centre;

AND FINALLY THAT the reallocation be reflected as an addendum to the Comox Valley Coalition to End Homelessness five year action plan (2020 – 2024).

209

Carried

CVRD - LIVING WAGE EMPLOYER

D. Arbour/A. Hamir: Report dated May 7, 2020 regarding the costs and implications of the Comox Valley Regional District becoming a Living Wage Employer.

208

Carried

J. Martens, General Manager of Corporate Services, provided an overview of the staff report regarding the costs and implications of the CVRD becoming a Living Wage Employer.

D. Frisch/D. Hillian: THAT staff be directed to bring forward an amendment to the Comox Valley Regional District Procurement Policy to include the provision of living wages as part of the sustainability factors for best value procurements;

AND FURTHER THAT the proposed amendment be considered for referral to the Comox Strathcona Waste Management (CSWM) Board for feedback prior to consideration of adoption by the Comox Valley Regional District Board.

208

Carried

CARBON NEUTRAL UPDATE

D. Frisch/K. Grant: THAT the report dated May 4, 2020 regarding the results of the 2019 Comox Valley Regional District (CVRD) corporate emissions inventory, and to seek approval on a strategy to achieve our carbon neutral commitment for 2019 be received.

208

Carried

B. Labute, Policy and Planning Analyst, provided an overview of the staff report regarding the results of the 2019 CVRD corporate emissions inventory and the strategy to achieve the carbon neutral commitment for 2019.

D. Hillian/A. Hamir: THAT the Comox Valley Regional District achieve carbon neutrality for 2019 with the purchase of 1,993 metric tonnes of verified carbon offsets from the Canada-wide Thermal Residential Heating Aggregation Project at a cost of \$10 CAD/MT, totalling approximately \$19,930 CAD.

208

Carried *NAY: D. Arbour*

A. Hamir/D. Hillian: THAT staff continue to explore the development of a climate action community granting program for the remaining 2019 carbon offset funds (~\$31,170) and report back to the Board with

recommendations.

208 Carried *NAY: D. Arbour*

BYLAWS AND RESOLUTIONS:

D. Arbour/D. Hillian: THAT Bylaw No. 593 being "Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 1" be adopted.

208 and 213 Carried *NAY: A. Hamir*

ADJOURN TO IN-CAMERA:

The board adjourned to its in-camera session at 4:58 pm.

RISE AND REPORT:

The board rose from its in-camera session at 7:10 pm and reported as follows:

- "WHEREAS the Comox Valley Regional District (CVRD) Board of Directors recognize the unprecedented impacts and changes that the global COVID-19 pandemic is having on society, the economy and public health;

THEREFORE BE IT RESOLVED THAT the CVRD implement the COVID-19 Response and Renewal Framework, as generally illustrated in Appendix B to the staff report dated May 8, 2020, which provides direction to develop a plan based on the Board's principles during this crisis including: consideration for maintaining core services at an affordable cost, sustaining stable services in support of the local economy, adapting to changing community priorities, realigning resources to support community renewal initiatives and communicating clearly about actions, while also protecting public health, the environment and future economic opportunities;

AND FINALLY THAT the board rise and report on this resolution and the staff report dated May 8, 2020."

- "THAT the CVRD Board initiate a Comox Valley Economic Task Force, supported by the Comox Valley Economic Development Society, and that the CVRD formally invite the Mayors of Comox, Courtenay, Cumberland; K'omoks First Nation Chief Nicole Rempel; the Chairs of the CVRD and the Electoral Areas Service Committee; and a representative of CFB Comox to sit as Task Force members;

AND FURTHER THAT the primary goal of the Task Force will be to set the strategic direction for a strong and resilient economy for the Comox Valley throughout the COVID era;

AND FURTHER THAT the representatives of the task force meet to confirm terms of reference and broader membership and report back to the board;

AND FINALLY THAT the board rise and report on this resolution subject to CVEDS being notified."

TERMINATION:

D. Frisch/D. Hillian: THAT the meeting terminate.

208 Carried

Time: 7:10 pm.

Confirmed this _____ day of _____ 20__:

Jesse Ketler
Chair

Certified Correct and Recorded By:

Lisa Dennis
Manager of Legislative Services

TOWN OF COMOX

BYLAW NO. 1882.04

A BYLAW TO AMEND THE COMOX BUSINESS REGULATION BYLAW NO. 1882, 2020

WHEREAS the Council of the Town of Comox wishes to amend the Comox Business Regulation Bylaw No. 1882, 2018 to allow the Licence Inspector to impose terms and conditions on a business licence, and to regulate the hours of operation of both cannabis retail stores and cannabis related establishments;

AND WHEREAS Council has given notice of its intention to adopt this bylaw by publishing such notice in two consecutive issues of a newspaper, and has provided an opportunity for persons who consider that they are affected to make representations to Council;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

1. Title

This bylaw may be cited for all purposes as the “Comox Business Regulation Amendment Bylaw No. 1882.04, 2020”.

2. Amendment

The Comox Business Regulation Bylaw No. 1882, 2018 is hereby amended by:

- (a) Adding the following definition to section 2 [Interpretation] following the definition of “Recreational Cannabis Retail Store”:

“Residential Land” means land with either a Residential or a Multi-family Residential designation, as classified as in section 4.1 of Town of Comox Zoning Bylaw 1850.

- (b) Replacing the term “Deputy Corporate Administrator” with the term “Corporate Officer” in the definition of a Licence Inspector in section 2 [Interpretation];

- (c) Adding the following text as subsections (2) to (4) of section 7 [Conditions of Licence]:

“(2) The Licence Inspector may impose conditions of the nature specified in subsection (3), on the granting or renewal of a Business Licence under this Bylaw, in addition to the conditions imposed in section 8 [Specific Business Regulations] of this Bylaw.

- (3) The License Inspector may impose conditions of the following nature:

(a) a requirement that the Licence holder comply with a particular

provision of a Town Bylaw or any other provincial or federal enactment within a specified period of time;

(b) a requirement that the Licence holder provide to the Licence Inspector within a specified period of time evidence satisfactory to the Licence Inspector of compliance with a particular provision of a Town Bylaw or any other provincial or federal enactment applicable to the class of business proposed.

(4) If the Licence Inspector has imposed conditions on a Business Licence, the applicant who is subject to the decision is entitled to have Council reconsider the matter by submitting a request in writing to the Corporate Officer within 30 days of the decision.”

(d) Adding the following text as subsection (4)(l) of section 8 [Specific Business Regulations]:

“(l) Hours of operation for a Recreational Cannabis Retail Store shall be limited to the following:

(i) for Recreational Cannabis Retail Stores where Residential Land is less than 50 metres from the outside of the perimeter walls of the Recreational Cannabis Retail Store, between the hours of 9:00 a.m. and 9:00 p.m. each day; and

(ii) for all other Recreational Cannabis Retail Stores, between the hours of 10:00 a.m. and 10:00 p.m. each day.”

(e) Adding the following additional row of text to the table of offences in subsection (4) of section 11 [Municipal Ticketing]:

Open during prohibited hours	8(4)(l) or 8(5)(f)	\$500.00
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3. Adoption

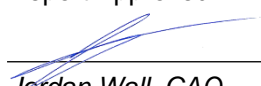
READ A FIRST, SECOND and THIRD time this 6th day of May, 2020
Notice of intention to adopt given this 20th day of May, 2020
Representations to Council heard this 27th day of May, 2020
ADOPTED this day of , 2020

MAYOR

CORPORATE OFFICER



TO: Mayor and Council	FILE: 4940-20 / 2020-01
FROM: Ted Hagmeier, Recreation Director	DATE: May 27, 2020
SUBJECT: Motion to Reopen the Comox Recreation Facilities	

Prepared by: TED HAGMEIER Recreation Director	Supervisor: _____	Financial Approved: _____ Clive Freundlich, Fin. Director	Report Approved:  Jordan Wall, CAO
------------------------------------------------------------	----------------------	-----------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

RECOMMENDATION

That the Town of Comox pass the following motion:

WHEREAS the COVID-19 pandemic has had a significant impact on the Town of Comox’s ability to effectively deliver programs and services and has resulted in the closure of many Town recreation facilities;

AND WHEREAS the Town of Comox is committed to the health and wellbeing of its employees and the general public;

THEREFORE BE IT RESOLVED THAT TOWN OF COMOX recreation facilities, which were closed as a result of the COVID-19 pandemic, be reopened in alignment with recommendations, advice, and guidelines that are issued by WorkSafeBC, Island Health, the BC Centre for Disease Control, the BC Recreation and Parks Association, and the BC Ministry of Health;

AND FURTHER THAT any reopenings be informed by safety plans, safe work procedures, signage, and internal and external communication to promote public safety and responsible operations;

AND FINALLY THAT the TOWN OF COMOX remain responsive to changing conditions associated with COVID-19 such that future closures occur where required.

PURPOSE

To provide Town of Comox with information on the motion to reopen recreation facilities.

BACKGROUND

The Community Charter and Local Government Act establish there are policy and operational responsibilities of local government. Elected officials are responsible to create policies. It is important that from a legal and liability perspective that councils make policy decisions in good faith. Administration is required to carry out these policies. This process protects the Town against liabilities and creates inherent operational legitimacy.

The recommended motion acknowledges that the Town of Comox must meet regulating authorities' requirements to reopen recreation facilities safely. These considerations include the operation of Community Centre:

- Recreation programs (registered and drop-in)
- The Fitness Studio
- Custodial services
- Reception Services
- Facility Bookings
- Chimo Gymnastics
- All other business
- Outdoor playgrounds

Recreation Facilities

The Recreation Department will require a Covid-19 exposure plan for every exchange between staff, contractors and customers for all relevant authorities. This means nothing less than a fundamental review of all Recreation Department operations.

Currently the Comox Valley recreation departments, and likely most around BC, have been waiting on direction from the BC Parks and Recreation Association and Province in regards to re-opening procedures and timelines. Initial, but not full, direction was received on Monday May 25th.

It is clear that re-opening of the Community Center will pose a number of challenges which will include reduced equipment in the gym, more social distancing in recreation courses, traffic flow management within the buildings, and increased cleaning.

It is likely the gym will need to move from a drop in to a scheduled process with specific time intervals being booked to avoid overcrowding. Our current IT system is not equipped to make this change which has created significant challenges in relation to how to allow patrons to utilize their current recreation passes. It is likely that passes will need to be temporarily frozen with everyone being required to pay a drop in fee. While this is not an ideal system, given the constraints imposed, other options will require significantly larger amounts of labour and cost. Administration will continue to amend our ability accept payments and bookings to best respond to consumer needs as we are able.

Parks

Parks Department will continue to work with Regional counterparts including the School District and Island Health to discuss a coordinated and measured approach to the potential of opening up outdoor playgrounds. Current discussion is to reopen playgrounds to the public for the first week of June to align with the direction of the School District and the reopening of schools June 1.


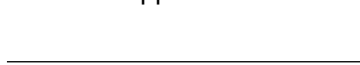
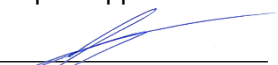
Opening of the outdoor playgrounds will include consistent regional signage around the parks that recommend users not access the parks or play on the equipment if sick, maintain physical distancing of 2m as much as possible, wash hands before and after use, restrict crowding and supervision of children. Administration will continue to adjust conditions as needed to ensure the health and safety of the community, which may include the potential of future closures.



TOWN OF COMOX
REGULAR COUNCIL MEETING

STAFF REPORT
 Meeting Date: June 3, 2020

TO: Mayor and Council	FILE: 0530-30 / 2020
FROM: Jordan Wall, Chief Administrative Officer	DATE: May 29, 2020
SUBJECT: Appointment of Acting Mayor	

Prepared by:  Jordan Wall, CAO	Supervisor: _____	Financial Approved:  Clive Freundlich, Fin. Director	Report Approved:  Jordan Wall, CAO
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Recommendation from the Chief Administrative Officer:

THAT Council approves a medical leave of absence for Mayor Arnott until such a time that he is able to return to his duties and;

THAT Councillor Ken Grant be appointed as Acting Mayor during this time period.

Purpose

To provide for an Acting Mayor on a permanent basis during the absence of Mayor Arnott.

Background

As a result of unforeseen medical circumstances Mayor Arnott will be unable to attend Council meetings for an as of yet undetermined amount of time. During this period Mayor Arnott has recommended that Councillor Ken Grant assume his responsibilities as Mayor.

Council has the authority to appoint any person from Council to the Acting Mayor role or to assign the duties on a rotational basis.