



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday December 3, 2025

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

Absent: Nil

Staff Present: J. Wall, Chief Administrative Officer
S. Russwurm, Corporate Officer
R. Houle, Director of Development Services
G. Schreiner, Fire Chief
T. Hagmeier, Recreation Director
S. Ashfield, Director of Operations

Call to Order:

The meeting was called to order at 5:02 p.m. with 11 members of the public in attendance.

Mayor Minions acknowledged that the Town of Comox is standing on the unceded traditional territory of the K'omoks First Nation, the traditional keepers of this land.

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the December 3, 2025, Regular Council Meeting agenda be Adopted.

(2025.480) -- CARRIED

3. DELEGATIONS: NIL

4. ADOPTION OF MINUTES:

a. Adoption of Regular Council Minutes

Regular Council Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on Wednesday, November 19, 2025, be Adopted.

(2025.481) -- CARRIED

b. Adoption of Special Council Minutes

Special Council Minutes

THAT the Minutes of the Special Council Meeting, held in d'Esterre on Wednesday, November 26, 2025, be Adopted.

(2025.482) -- CARRIED

c. Adoption of Public Hearing Minutes

Public Hearing Minutes

THAT the Minutes of the Public Hearing Meeting, held in d'Esterre Seniors Centre on Wednesday, November 26, 2025, be Adopted.

(2025.483) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

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

- 1. *Ted Reiniger: Request to build Pickleball Courts and to add lights at Highland Park*
- 2. *Gord Baudais: Remembrance - Veteran's Crosswalk Proposal*
- 3. *Larissa Rutquist, Board Member (DIG FM Radio): Letter of Support-CRTC Application*
- 4. *Nicole MacDonald (Mayor, City of Pitt Meadows): Concerns Regarding Bill M 216 – 2025 Professional Reliance Act.*

(2025.484) -- CARRIED

2. *THAT Item #3 (Larissa Rutquist, DIG FM Radio: Letter of Support-CRTC Application) be removed from the Consent Agenda for discussion.*

(2025.485) -- CARRIED

7. UNFINISHED BUSINESS:

a. Delegation at November 19, 2025 Regular Council Meeting: Stuart Robinson and Barbara Hansen (Comox BIA): Local Tourism Function

BIA Tourism Function Request

Council discussed the process of exiting the current tourism contract with the Comox Valley Regional District and postponed a decision on this item until after hearing from the current service provider early in the new year.

b. Modular Pump Track

Modular Pump Track

THAT Council approve a budget of \$155,000 for the purchase of a modular pump track as part of the 2026 Capital Projects Budget and approve a 0.006% tax increase or a \$0.98 annual tax increase per household.

(2025.486) -- POSTPONED TO JAN 21, 2026 RCM

c. Official Community Plan Bylaw No. 2054 Update

OCP Bylaw Update

- 1. THAT Council give third reading to Official Community Plan Bylaw No. 2054, as amended by adding Section 7.5.8 to the Exemptions of the Sensitive Ecosystems Development Permit Area policies to state:

"Landscaping projects completed by hand, including the creation of garden beds and the planting of trees and shrubs, provided no existing trees are removed."

(2025.487) -- DEFEATED

[Opposed: Mayor Minions, Councillors JKerr JMeilleur MSwift]

- 2. THAT a Section 7.5.8 be added to the Exemptions of the Sensitive Ecosystems Development Permit Area policies to state:

"Landscaping projects completed by hand, including the creation of garden beds and the planting of trees and shrubs, provided no existing trees are removed."

(2025.488) -- CARRIED

- 3. THAT Official Community Plan map in draft Bylaw No. 2054 be amended so that the properties north of Comox Avenue between Comox Avenue and Buena Vista Avenue be designated Ground Oriented Residential (3-storey), with the exception of 1946, 1950 and 1890 Comox Avenue, which will remain as Mid-Rise Residential (6-storey).

(2025.489) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock CHaslett KGrant JMeilleur MSwift]

- 4. THAT the Official Community Plan map in draft Bylaw No. 2054 be amended so that all Mid-Rise Residential (6-storey) properties fronting Buena Vista, except 1946 and 1950 Comox Avenue, be changed to Ground Oriented Residential (3-storey).

(2025.490) -- CARRIED

[Opposed: Councillor JKerr]

- 5. THAT all Mid-Rise (6-storey) properties and all Harbour and Marina Comprehensive Development Area (6-storey) properties be required to do step-backs on the fifth and sixth storeys, where applicable.

(2025.491) -- CARRIED

[Opposed: Councillors SBlacklock CHaslett KGrant]

- 6. THAT Policy 20.2 be revised to read:
Consider the development of a future long term plan for the Comox Golf Club (Central Community Park), which may include maintaining the current 9-hole golf course, to guide its future role, form, use, and programs in the Town of Comox, considering that this property is in a prime location that should be programmed to appeal to the Town's long-term population.

(2025.492) -- CARRIED

- 7. THAT the Official Community Plan map in draft Bylaw No. 2054 be amended to change properties designated as Mid-Rise Mixed-Use (6-storey), between Pritchard Road and Ellis Street, to Low-Rise Mixed-Use (4-storey).

(2025.493) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock CHaslett KGrant MSwift]

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS: NIL

10. NEW BUSINESS:

a. Mack Laing Update

Mack Laing Update

Council discussed the tendering process and cost estimates, and noted an exhibit display at the Comox Archives and Museum.

b. Records Management System

Records Management System

1. *THAT Records Management Bylaw No. 2050 be given First, Second and Third Readings.*
(2025.494) -- CARRIED
2. *THAT Policy CCL-085.0, Records Management Framework Policy, be Approved.*
(2025.495) -- CARRIED
3. *THAT the 2025 Budget for the assessment and implementation of an electronic records management program, in the amount of \$20,000, be carried forward to the 2026 Budget.*
(2025.496) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE: NIL

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock attended the Community Justice Centre AGM on December 1, reported plans for a new anti racism program in 2026, and noted that a cookie auction at 40 Knots raised \$1,300 from the Rotary Club for the Earl Naswell Dinner over the holidays in Courtenay.

b. Councillor Swift

Councillor Swift reported that the Filberg Winter Festival was an amazing success, with over 2,000 people visiting the property that day and strong momentum continuing to build.

c. Councillor Haslett

Councillor Haslett had nothing to report.

d. Councillor Meilleur

Councillor Meilleur attended the Policy Council Municipal Subcommittee meeting and invited anyone interested to attend the Comox Archives and Museum AGM at the museum at 10:30 a.m. on Saturday, December 13.

e. Councillor Kerr

Councillor Kerr attended the Filberg Winter Festival and the Mayor's Tree Lighting, thanked the Comox BIA for scheduling the Tree Lighting and noted how well attended both events were, and reported positive progress on the CVRD asset management process with Councillor Grant that has put us ahead of the curve.

f. Councillor Grant

Councillor Grant had nothing to report.

g. Mayor Minions

Mayor Minions thanked John and Sue Wood, event planners with the Comox BIA, for the well attended Mayor's Tree Lighting, and acknowledged major sponsors including Comox Centre Mall, Arbor Dental, Berwick, and the Comox Airport; the Mayor also noted Cumberland's tree lighting takes place on December 5 and reported ongoing meetings with community partners to identify potential collaborative projects for 2026, with initial deliverables expected in the coming months.

17. RESOLUTION TO GO IN-CAMERA: NIL


18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 6:53 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER