

**Public Hearing Report and Meeting Minutes
held in d’Esterre Seniors Centre
on Wednesday, December 10, 2025**

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

The Public Hearing Meeting was called to order at 5:00 p.m. with 22 members of the public in attendance.

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

PUBLIC HEARING STATEMENT

Mayor N. Minions made the following statement:

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations those persons who believe that their interest is affected by the proposed **Town of Comox Zoning Bylaw No. 2056**.

Proposed *Town of Comox Zoning Bylaw No. 2056* has received first and second readings but has not passed third reading or been adopted by Council.

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

At this public hearing, everyone who believes that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions. To maintain order and to ensure everyone speaking has a reasonable opportunity to be heard, I ask that each person wishing to speak first add their full name and address to the Speaker’s List, located at the desk of the Clerk. Note that your full name and address will become part of the public record and published in the Public Hearing Report. All

speakers will be asked to speak by the Chair. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please limit your presentation to five minutes.

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

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

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

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

Bylaw Summary

TOWN OF COMOX ZONING BYLAW NO. 2056.

In general terms, the purpose of proposed Zoning Bylaw No. 2056 is to regulate how land, buildings, and structures may be used and developed within the Town.

PUBLIC HEARING SUBMISSIONS

Mayor N. Minions made the following statement:

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

Verbal – The proposed bylaw is now open for discussion.

Summary of Speakers:

1. Yvette Crane, 2250 Manor Place, a member of Save Comox Urban Forest, supported greater step-backs and lower heights on Buena Vista, and asked how OCP amendments are being carried into the zoning bylaw while urging stronger tree-planting and forest-protection rules.
2. Hal Martin, 1080 Arrowsmith Avenue, Courtenay, on behalf of Dave Knubley of 1723 Knight Road, asked Council to rezone the non-ALR portion of the property to RSSMUH or another designation that would allow the creation of two 1,500 m² lots.

3. Andrew Rice, 2347 Stirling Crescent, Courtenay, noted the Ellis–Pritchard properties are MU1 with a two-storey limit and said continued uncertainty and extra rezoning steps will make building harder.
4. Ralph Borschneck, 1623 Birch Avenue, stated trees should not be used to block or undermine development and that anyone can plant more trees if they wish.
5. Bill Teows, 1807 Beaufort Avenue, supported prezoning for clarity, favoured more flexible height limits, cautioned against rules that affect affordability, encouraged planting trees on developed lots so empty lots can be built on.
6. Ralph Borschneck (2nd time), 1623 Birch Avenue, stated step-backs may sound good but are too costly and would make most projects non-viable, adding that six storeys are needed for buildings to be financially workable.
7. Andrew Rice (2nd time), 2347 Stirling Crescent, Courtenay, asked how step backs were added to the OCP but not written into the zoning bylaw, questioning why this is a separate process.

Close of Public Hearing:

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

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

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

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

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

Written submissions received at the Public Hearing, are attached to these Minutes:

1. Email received from Kelly B., 2187 Comox Avenue.
2. Catherine Hannon, 2301 Comox Avenue.
3. Written submission received from Ralph Borschneck, 1623 Birch Avenue.

Written submissions received before the Public Hearing are attached to these minutes:

1. Jean-Philippe Gagnon, 1153 Tara Road.
2. Carol Finley, 2045 Beaufort Avenue.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 5:27 p.m.

CARRIED

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



MAYOR

Certified fair and accurate pursuant to Section 465(6) of the Local Government Act.



CORPORATE OFFICER

Town of Comox – Administration

From: Shelly Russwurm: Town of Comox
Sent: December 10, 2025 5:34 PM
To: council
Subject: FW: Comox Valley - Comox Valley Dec 10, 2025

104 2187comox Ave

From: Kelly B [REDACTED]
Sent: December 10, 2025 5:25 PM
To: council <council@comox.ca>
Subject: Comox Valley - Comox Valley Dec 10, 2025

RECEIVED

December 10, 2025

TOWN OF COMOX

LOG: 25-574	REFER:	AGENDA:
FILE: 6960-20-P	ACTION: File	

File: 6960-20-PH

Copies: Council,
JW/RH/RB/ET/RP/JB/SR/CD

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

Comox Valley - Comox Valley Dec 10, 2025 Housing Authority I understand the housing authority is focused on market housing. Concerns were raised by a couple of attendees at a recent Comox Valley Coalition meeting. The housing authority needs to focus on scattered non market housing throughout the valley where every development has at least 20% non market housing. Comox Valley Chronically Hidden Homeless and PIT Count The low PIT count where some advocates said not everyone was counted like they were in previous years. The survey used to do the PIT count does not count the hidden homeless in the valley. Misleading language used on the survey misleads readers to believe the hidden homeless are counted. People who are couch surfing, sleeping in their cars, people camping in someone’s back yard, seniors on fixed incomes living precariously in market rentals, seasonal workers, and individuals who do not have rent tenure (protection with the Landlord and Tenant Act). Many individuals of all ages, including Comox residents, paying higher than 76% or more of their income towards rent. Many seasonal workers and families with children rely on family members, many on fixed incomes to help pay their rent due to the lack of non market housing and gaps in EI .. this is not sustainable. I’ve been a resident, homeowner, and business owner since 2003 and there was a shortage of housing since we moved to the valley, and at one time the valley had one of lowest vacancy rates in the entire province. Since 2011 I have been part of the hidden homeless community with two children and not once participated in the PIT Count. I am preparing to file a human rights complaint due to the lack of non market housing available to me and my family. I know individuals who have been chronically precariously housed like me in the same time period, fighting the same gaps and protections, and found themselves evicted due to lack of protections. Some tenants get no notice when they are evicted, some while undergoing cancer treatments in the hospital. They lose their possessions and have few housing options available to them and one Comox resident committed suicide as a result. Long Term Care Beds Impacting Families Struggling with Housing Costs I attended a housing meeting and brought up families need space because we are active with our camping, bikes, craft stuff. A senior advocate chimed in seniors need space with their scooters, walkers, wheel chairs, and when my mom got older struggling with cancer we had to bring in a hospital bed while we waited for her to get into long term care which took about 8 months. The bed was massive! We had to place the bed in a room just off the living room which we used as an office so she didnt have to go upstairs and would be near the bathroom and kitchen. I understand the time it is taking for people to get into long term care is increasing above the 230 days now and people are ending up in the hospital. I need others to fully understand we have a housing

crisis across the full range of housing spectrum and tiny homes will only meet a certain demographic of the population. Far too many seniors are street homeless and they need accessibility and mobility supports and we don't have time for people to grasp the physical needs of these individuals. I had an 80 year old woman contact me looking for housing and threatening island health she would go public if her needs were not met. The BC Seniors Advocate and Ministry of Health are now reporting we need 16,000 long term care beds by 2031 to meet demand. This impacts all of us. All it takes is one fall, a stroke, a car accident and suddenly it could be you or a loved one who needs caregiving help and a family member needs more space in their home to help care for the individual.

<https://www.seniorsadvocatebc.ca/app/uploads/sites/4/2025/07/From-Shortfall-to-Crisis-PPT.pdf> Fire

Hazard, Evacuation Routes, Single Egress Risk Tenant Safety What about for each health authority?

Services and supports are inequitable across B.C. we need the full range of non market housing for all demographics. Every gap that I research can be tied back to lack of non market housing and the need is quickly increasing as we speak. Health issues don't wait for us to get our act in order. High rises will not help anything. Both seniors and families supporting elderly family members waiting 230 days to get into long term care need space. Tiny homes only meet a small demographic. I am, along with many others, are financially supporting our adult children and some grandchildren keep a roof over their heads due to seasonal employment, gaps with EI, relationships breaking up which are breaking leases, lack of rent control, etc. bc has removed the safeguards for the new proposed housing models up to six floors to allow only one exit .. fire chiefs and safety experts across North America are raising alarm bells .. you cannot have people leaving a building and fire fighters going up the same exit. We had an evacuation due to a gas line breaking right next to the apartment building and many tenants were not evacuated due to their mobility challenges. Those that did evacuate were getting held up in stairwells behind people with visual and mobility challenges. I'm now trying to advocate that some areas in a community need to be declared vulnerable due to evacuation routes and extra mitigation efforts put in place due to the second gas line breach that occurred during this years sewer project. An explosion could have started a fire and sent debris 100 meters as it has with other explosions that occurred in the valley. For every 1 subsidized housing built, we lose 15 Comox Valley Hidden Valley Hidden Homeless Speak Out We have a local, provincial, and national chronic housing crisis. Canada needs 25 million homes by 2031 to meet our human right needs. Here is a video from 3 years ago by individuals sharing their experience with hidden homelessness and the lack of non market housing or rent geared to income housing in the Comox Valley on Vancouver Island. + The BC Housing waitlist for subsidized units had 270 applicants as of Jan, 2020. Some were waiting up to 3 years or longer just to get in. + Most renters in the Comox Valley are paying 50% or more [76% and 86% 2025] of their income on housing. + People should be paying no more than 30% of their income on rent. + Housing is considered affordable when it costs less than 30% of pre tax household income. + To put that into perspective if you're working a 40 hour work week for minimum wage say \$15.20 an hour [\$17.85/hour 2025], you would be making \$2,432 a month [\$3,094/mo 2025] before taxes. + 30% of that is \$729.60 [\$928.20/mo 2025] that SHOULD be the cost of your rent. + That is the amount people are paying to rent a bedroom in a shared home (if your lucky). + The Benchmark Price for housing: 2020 from \$285,000 - \$300,000 2022 \$675,000 2025 \$864,600 up 3% year over year steady appreciation + For every 1 subsidized housing built, we lose 15 Getting By, 2022

<https://youtu.be/Rje2MwvE4tk?si=0DY7E2qMTjDC2AY8> A HUMAN RIGHTS-BASED CALCULATION OF CANADA'S HOUSING SUPPLY SHORTAGES CAROLYN WHITZMAN NOVEMBER 2023

[https://www.homelesshub.ca/sites/default/files/attachments/Whitzman-](https://www.homelesshub.ca/sites/default/files/attachments/Whitzman-Human_Rights_Based_Supply_Report-EN_1.pdf)

[Human_Rights_Based_Supply_Report-EN_1.pdf](https://www.homelesshub.ca/sites/default/files/attachments/Whitzman-Human_Rights_Based_Supply_Report-EN_1.pdf) Single Egress is Safety Risk to Local Residents and Community Bc has approved a single egress where firemen and tenants would both enter and exit and fire in a building. Lots of us are concerned with this changed that has not been studied by the experts. "I live in a 4 story, in Comox. We had a gas line break within 10 feet of our apartment. People were unable to evacuate down the stairs because they couldn't see and mobility issues, this backed up everyone in

the stairwell. As well, eight people were left in the building for health reasons. A single route for both tenants to evacuate and fireman to enter is criminal and an unnecessary risk to human life.” Read the objections to a single egress in the executive summary. https://blogs.ufv.ca/cpscjr/files/2024/07/Single-Stair-Egress-Report-v-Final_.pdf No to single egress. We would have had a disaster had there been an explosion with numerous deaths. We were very lucky that day. In fact it is as a result of this experience I am advocating for vulnerable community within a regional district due to higher density and poor access for fireman to get to location and residents to evacuate. The area is right beside a hospital and other apartments and condo buildings. <https://r.pebmac.ca/https://comoxvalleyrecord.com/2016/09/29/gas-leak-near-comox-apartment-building/> “We all want to see more affordable housing built, but not at the expense of people’s lives. One stairwell means one way in and one way out. When fire fighters are going up and families are trying to get down, that’s a recipe for disaster. “ “Having fire fighters and residents going in opposite directions on the same set of stairs would be hazardous. If this code change is enacted, it would be more important than ever to make sure that fire departments are adequately equipped and staffed because we would need to use aerials and ladders to access the fire and rescue residents out of windows.“ “ The Boston Fire Department is well-resourced with apparatus and staff to fight residential building fires from the exterior should the stairwell become impassable due to residents evacuating, thick smoke or otherwise. But Local 718 President Sam Dillon says that having the right resources is still not enough. “The area where they want to put these condensed housing models is difficult to access with our aerials and ladder trucks,” Dillon said. “We do not believe enough safety backups will be in place to make single-exit stairwells safe in Boston.” IAFF leaders believe that smaller departments and those with less funding will have an even more difficult time as they will not have enough aerials, ladders, and staff to access the fire and conduct rescues from the outside. Further, the IAFF and Metro Chiefs point out in their joint statement, “Operations on ground or aerial ladders are hazardous for trained fire fighters. Removing occupants via ground or aerial devices places them at a greater risk of falls or being struck by debris from the fire scene, particularly individuals who may have mobility issues, disabilities, or other vulnerabilities.”“ <https://r.pebmac.ca/https://www.iaff.org/news/fire-fighters-warn-single-exit-housing-designs-put-residents-at-greater-risk/>

Town of Comox – Administration

From: Catherine Hannon [REDACTED]
Sent: December 10, 2025 5:24 PM
To: council
Subject: Re zoning bylaws and public meeting

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

From Catherine Hannon 2301 Comox Ave, Comox I support the step back provisions over 4 stories and the reduction of stories on Buena Vista in the zoning bylaws.

At the last public meeting several speakers claimed developers would not make money until building height over 4 stories were constructed and as a consequence would not build 4 story buildings in Comox. Saying so does not make it true. I would like to see facts around this claim published and presented before council takes such a statement into consideration before deciding building heights in the zoning bylaws.

I support including the new tree planning draft in the OCP and zoning bylaws.

Thank you

Catherine Hannon

RECEIVED

December 10, 2025

TOWN OF COMOX

LOG: 25-573	REFER:	AGENDA:
FILE: 6960-20-P	ACTION: File	

File: 6960-20-PH

Copies: Council,
JW/RH/RB/ET/RP/JB/SR/CD

Landscaping regulations requires
35 cubic meters of soil for
each tree that is way too
much

Ralph Borschneck
1623 Birch Ave
Comox

Town of Comox – Administration

From: Jean-Philippe Gagnon [REDACTED]
Sent: December 10, 2025 9:02 AM
To: council
Subject: Written Submission for ZONING BYLAW NO. 2056
Attachments: Written Submission to amend ZONING BYLAW NO. 2056 submitted by JP Gagnon.pdf

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

Good morning,

Please find attached a written submission to consider amending ZONING BYLAW NO. 2056.

Regards

JP Gagnon
1153 Tara Road, Comox
[REDACTED]

RECEIVED
December 10, 2025
TOWN OF COMOX

LOG: 25-569	REFER:	AGENDA:
FILE: 6960-20-P	ACTION: File	

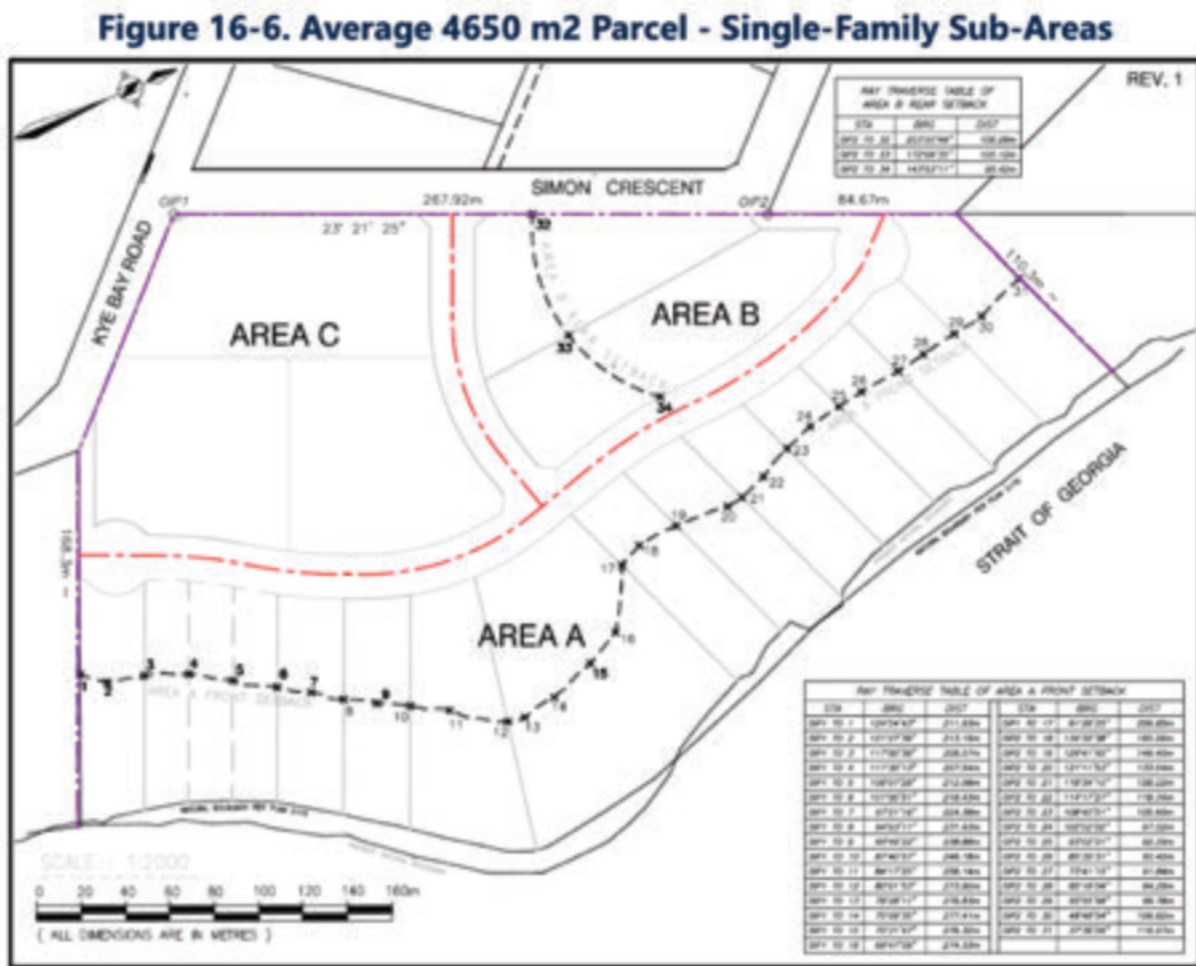
File: 6960-20-PH

Copies: Council
JW/RH/RB/ET/RP/JB/SR/CD

Written Submission for consideration in amending ZONING BYLAW NO. 2056.

Submitted by:
 Jean-Philippe Gagnon
 1153 Tara Road, Comox

This request is to amend the draft ZONING BYLAW NO. 2056, CD 8 to remove area A, B, and C to set a single area for the entire Comprehensive Development 8 with a minimum parcel size of 2,500 square metres (0.62 acres).



The three areas A,B, and C are a leftover from previous guidelines established 15 years ago that sought to regulate the development of the Claddagh Estate subdivision. To allow for reduced parcel size along the shoreline and allow a higher density of lots on the waterfront area (area A), the subdivision developer reached a compromise to target an average lot size 4650 square

metres. This was achieved by setting an unusually large lot size for the five lots that are not on the shoreline: 7,000 square metres (1.74 acres) for three of the five (1153, 1154, Tara Road, and 205 Connemara Road); due to its pie shape, 1168 Tara Road was set to 5,400 square metres; and 1167 Tara Road was set to 8,200 square metres (see figure 1 and table 1).



Figure 1 – CD 8 civic addresses

17 Properties CD8	Acres	Square Metres
1154 TARA RD	1.74	7042
1168 TARA RD	1.334	5399
1167 TARA RD	2.031	8219
205 CONNEMARA RD	1.73	7001
1153 TARA RD	1.73	7001
230 CONNEMARA RD	1.354	5480
240 CONNEMARA RD	2.431	9838
200 CONNEMARA RD	0.746	3019
210 CONNEMARA RD	0.786	3181
220 CONNEMARA RD	0.815	3298
250 CONNEMARA RD	0.776	3140
260 CONNEMARA RD	0.754	3051
270 CONNEMARA RD	0.702	2841
280 CONNEMARA RD	0.65	2631
290 CONNEMARA RD	0.65	2631
300 CONNEMARA RD	0.684	2768
310 CONNEMARA RD	0.986	3990

Table 1 – CD 8 existing property parcel size

Because of this, Claddagh Estate has been allowed to develop properties with parcel size of less than 5,000 square metres in the Cape Lazo area. In fact, more than half of the 17 properties in the area in question are around or less than 3,000 square metres, some as low as 2,600 square metres. As seen in Figure 2, even numbered addresses on Connemara Road are built adjacent to a steep slope leaving some parcels with an effective buildable area closer to 500 square metres (0.125 acres). It is also worthy to note that the adjacent Kye Bay area consists of 72 parcels, most of which are between 500 and 1,000 square metres.

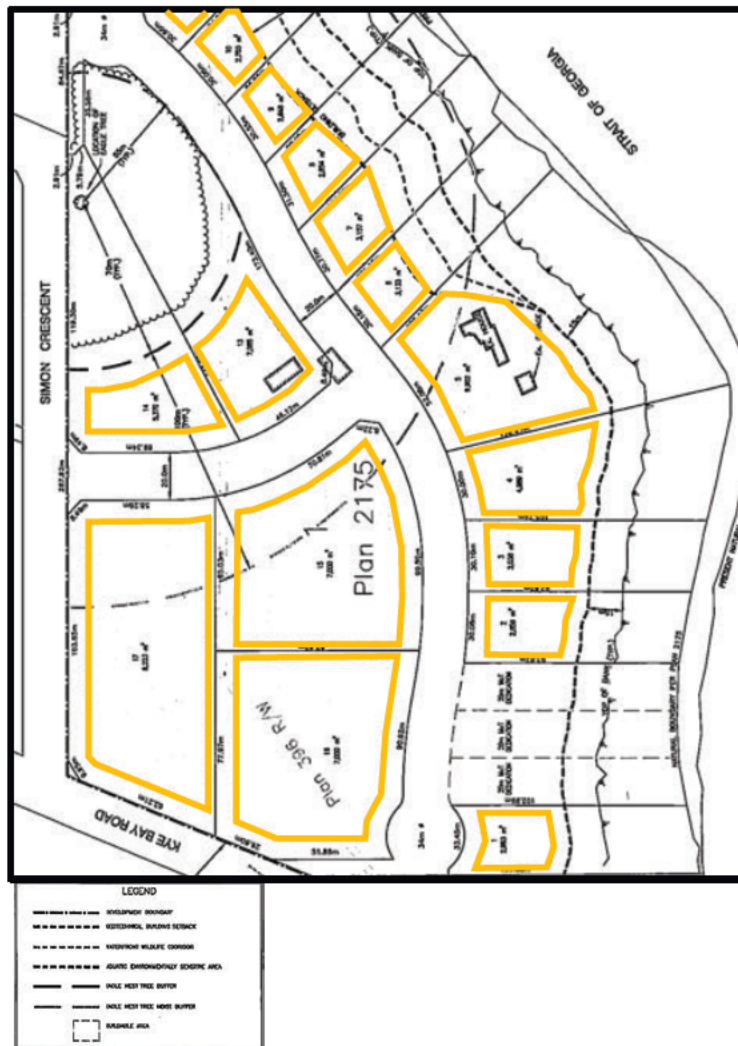


Figure 2 – CD8 Building setbacks for shoreline and eagles nest area (effective building area highlighted in yellow)

Although this approach achieved its goal of averaging parcel sizes in CD8 to the desired area, it left sizeable unexploited opportunities for the Town of Comox to increase available dwellings for its growing population and in response to the provincial and federal mandates.

Reducing the minimum parcel size in CD8 to 2,500 square metres (or 0.62 acres) would open up the possibility to subdivide three of the larger parcel (1153, 1167 Tara Road and 205 Connemara Road) as seen in image 1. If the eagle nesting continues to migrate away from this subdivision and the eagles nest tree buffer area were no longer required, 1154 and 1168 Tara Road properties would also benefit from the opportunity to subdivide into two smaller lots each, greater than 2,500 square metres.



Image 1 – CD 8 viewed from the south (205 Connemara is the closest property)



Image 2 – CD 8 viewed from the North-East (closest Connemara even numbered parcels along the shoreline)

This amendment creates the opportunity for the potential addition of up to five single family houses to be built in an already established sub-division (image 3). Parcels along the steep

slopes could not possibly be further sub-divided considering the existing restrictions and setbacks from the slope. Even after adding these five houses, the look and feel of the Claddagh Estate sub-division and adjacent area would not be altered significantly as properties along the steep slope of Connemara Road are already built on effective parcel size of less than half the requested 2,500 square metres. A single family home on a 2,500 square metres (0.62 acres) parcel is more than ample space for this purpose and retains the more rural look and feel of the Claddagh Estate CD8 subdivision.



Image 3 – CD8 Subdivision potential

Electrical, Water and Sewer services are already available in the CD8 area and the addition of up to five new single family houses would not overtax the existing system. This would also increase the tax revenue for the Town of Comox up to approximately \$50k per year at no extra infrastructure cost.

This amendment is in keeping with the OCP goal of providing housing options for all types of residents, and aid further in establishing a means to develop enough units to reach the forecasted needs of the Town of Comox. Assumptions, compromises, and parcel size restrictions made during the development of the Claddagh Estate area 15 years ago are no longer relevant in the present day context.

The Town of Comox should determine that proposed zoning amendments to amend CD8 to eliminate sub-areas and revise the minimum parcel size to 2,500 square metres (0.62 acres) is in the public interest.

The Request is to Change CD8 – Average 4650 m² Parcel - Single-Family as follows:

CD8 – Claddagh Estate – Single-Family

CD8 zone is shown in Figure 16-6.

CD8.1 (no change)

CD8.2 (no change)

*CD8.3 Minimum Lot Area
2,500.0 square metres*

*CD8.4 Minimum Lot Width
Minimum lot width shall be 30.0 metres.*

*CD8.5 Maximum Lot Coverage
(1) 2,500 square metres: 15%
(2) 2,500 - 5,000 square metres: 10%
(3) > 5,000 square metres: 7%*

CD8.6 (no change)

*CD8.7 Minimum Setbacks
(1) Front Setback: 9.0 metres except 12.0 metres for shoreline lots as shown in Figure 16-6
(2) Rear Setback: 9.0 metres except 7.5 metres for shoreline lots as shown in Figure 16-6
(3) Side Setback: 3.0 metres
(4) Exterior Side Setback (where lot area is < 5,000.0 square metres): 3.0 metres
(5) Exterior Side Setback (where lot area is ≥ 5,000.0 square metres): equal to the front setback*

CD 8.8 (no change)

Figure 16-6 (adjust to remove Area A,B, and C)

Town of Comox – Administration

From: Carol Finley [REDACTED]
Sent: December 10, 2025 11:52 AM
To: council
Subject: Draft zoning bylaw #2056

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

To Town of Comox Council:

Regarding draft zoning bylaw #2056, I oppose multi-storey buildings in Comox downtown core as that will ruin the character of downtown Comox and block views.

Why is only a 1-foot setback allowed on a 6-storey building on Comox Ave and Augusta in downtown Comox?

I believe the golf course in co is should be left as is.

I also oppose tree removal, particularly that which will occurred as a result of the proposed Beuna Vista development.

I also oppose multi-unit buildings in Comox on what were formerly classified as single family lots.

Comox's (and Courtenay's) infrastructure CANNOT support the amount of density that will inevitably result from the proposed bylaw #2056. Drinking water will become a huge issue, and there will be even more demand for medical facilities, doctors, schools, roads, recreational facilities etc.

The mayor, a real estate agent, and 2 Council members who are employed in fields where they stand to gain from this bylaw should recuse themselves from voting on said Bylaw.

Please put Comox residents and taxpayers ahead of the wants of developers.

Sincerely,
Carol Finley
2045 Beaufort Ave, co ixBC [REDACTED]

RECEIVED
December 10, 2025
TOWN OF COMOX

LOG: 25-571	REFER:	AGENDA:
FILE: 6960-20-P	ACTION: File	

File: 6960-20-PH

Copies: Council
JW/RH/RB/ET/RP/JB/SR/CD