

January 30, 2026

Dear Town of Comox,

Thank you for your continued guidance and support as we work through the rezoning and Temporary Use Permit process. We appreciate the collaborative approach staff have taken in helping us identify a viable path forward.

We are proposing a temporary, small-scale, low-impact school use within the existing CD6.1-zoned building at 1829 Beaufort Avenue. The program would operate Monday to Friday from 8:30 a.m. to 4:30 p.m., with a firm enrollment cap of 28 students and a maximum on-site occupancy of 30 persons, including staff. This location is intended as an interim site while we continue pursuing a permanent, purpose-built facility within the community.

PEAK Montessori Academy is approved by the Ministry of Education as an Independent School; however, the practical land-use characteristics of our program closely align with child care and early learning uses already permitted within the CD6.1 zone. The program operates during standard daytime hours, generates minimal noise, and has a limited traffic footprint. There will be no on-site pick-up or drop-off at 1829 Beaufort. Instead, families will gather at Marina Park and walk to and from the school together.

A Ministry of Education–required administrative office already exists within the suite, allowing the remainder of the space to be used largely as is, with minimal improvements anticipated. While our broader educational model is designed for up to 40 students aged K–7, supported by two BC-certified Montessori-trained Teacher-Administrators and one Educational Assistant, this location would operate at a reduced scale consistent with space and occupancy limits. Any future expansion would occur only at a permanent site.

PEAK Montessori Academy is grounded in the educational pedagogy of Maria Montessori and is designed as an open-concept learning environment without segregated classrooms. Instruction is delivered through individualized and small-group lessons using tactile curriculum materials displayed on open shelves. Learners select work based on their interests and abilities, with older students mentoring younger peers. The classroom is intentionally structured as a microcosm of society, fostering shared responsibility, independence, and collaboration.

Our program also includes a supervised “going out” component, where students design field trips that connect them with the broader community. Downtown Comox offers an ideal setting for this model, allowing learners to engage meaningfully with local services and businesses, such as visiting the post office, purchasing groceries for shared meals, and learning from local artisans and professionals.

Students would access Marina Park regularly for supervised outdoor activities in a manner that is respectful, non-exclusive, and does not interfere with public access or enjoyment. As part of the Montessori philosophy, students are encouraged to practice stewardship of shared environments through practical life activities, which may include seasonal care such as leaf collection.

We are also exploring long-term options, including discussions with the Comox Presbyterian Church regarding vacant Public Assembly-zoned land on Aspen Road, as part of our commitment to establishing a permanent home within the community.

Our goal is to work in partnership with the Town to support a solution that aligns with the intent of the CD6.1 zoning while enabling a valuable community resource to move forward efficiently. Securing a lease is an important step toward interim certification, allowing us to begin enrolling students. We remain committed to being responsive, cooperative, and flexible throughout this process and sincerely appreciate the Town's consideration of this temporary, low-impact proposal.

Sincerely,
Siobhan McKay
PEAK Montessori Academy