A1 A2 A3 A4

TOWN OF COMOX

REGULAR COUNCIL MEETING

AGENDA FOR WEDNESDAY APRIL 1, 2026

We respectfully acknowledge that the land on which we gather and work is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.

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

Call to Order: 5:00 p.m.

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1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

THAT the April 1, 2026, Regular Council Meeting agenda be Adopted.

3. DELEGATIONS:

(5) a. Tanya Massa, Tourism Development Specialist (Experience Comox Valley): Letter of Support for MRDT Application

4. ADOPTION OF MINUTES:

(7) a. Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on Wednesday, March 18, 2026 be Adopted.

5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL

6. CONSENT AGENDA:

(13) a. Consent Agenda

THAT the Consent Agenda items as follows be received:

1. Barb Tribe: Bylaw Amendment Request - Bylaw 1652

2. Marie Jacobs: CVRD Temporary Use Permit (TUP) for Cannabis Processing

3. Diane Nakashima (Shoutout BC News Society): Request For More Affordable (Non-Market) Housing

4. Parliamentary Committees Office (Legislative Assembly of British Columbia): Provincial Budget 2027 Consultation - Deadline April 10th

(13) a. Consent Agenda

5. Will Cole-Hamilton, Chair (Comox Valley Regional District): Adoption of Comox Valley Regional Growth Strategy Minor Amendment Bylaw

6. Leona Stefiuk (Strata 107): Elm Place Street Sign Request for 1537 Noel Ave - Fire & EHS Service

7. UNFINISHED BUSINESS:

a. Council Meeting Video Recording Policy No. CCL-060

ITEM SUMMARY: This motion was introduced by the Mayor at the March 18, 2026 Regular Council Meeting.

RECOMMENDATION(S):

THAT Council Meeting Video Recording Policy No. CCL-060 be amended to specify that both Regular Meetings of Council and Strategic Planning Committee Meetings be livestreamed and saved to video archives.

(201) b. Development Cost Charge Bylaw No. 2053

1. THAT third reading of Development Cost Charges Bylaw No. 2053 be Rescinded.

2. THAT Development Cost Charges Bylaw No. 2053 be re-read a Third time as Amended to:

- Delete P-018 Point Holmes Playground from the project list;

- Update Park DCC reserves and P-001 Community Park Acquisition costs based on the recent purchase of 1413 Balmoral Avenue; and

- Apply a Low-Density Residential Charge on a per lot or per dwelling unit basis.

3. THAT Development Cost Charges Bylaw No. 2053 be advanced to the Inspector of Municipalities for approval.

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Comox Reserve Funds Amendment Bylaw No. 2025.02

(247) *THAT Comox Reserve Funds Amendment Bylaw No. 2025.02 be Adopted.*

10. NEW BUSINESS:

(249) a. 266 Gladstone Town Sale to Habitat for Humanity

THAT Council approve and amend the budget to contribute of up to $282,700 from the Affordable Housing Reserve to offset related costs associated with the Habitat for Humanity four-unit townhouse project at 266 Gladstone Street;

AND THAT Council authorize the issuance of a Notice of Disposition for the proposed sale of 266 Gladstone Street to Habitat for Humanity for nominal consideration, in accordance with the Community Charter;

AND FURTHER THAT Council authorize the Town of Comox to enter into a sales agreement with Habitat for Humanity for the disposition of 266 Gladstone Street, with final terms to be satisfactory to the Chief Administrative Officer.

(251) b. Water Rates and Regulations Amendment Bylaw No. 529.37

THAT the Water Rates and Regulations Amendment Bylaw No. 529.37 be given First, Second and Third Readings.

(253) c. New Leases – 129 Port Augusta Street (Marine Services Building)

1. *THAT the proposed lease agreement with Endless Resources Ltd., for the premises located at Unit 101 – 129 Port Augusta Street, during the term May 1, 2026, to April 31, 2029, as attached to the March 26, 2026, report from the Director of Corporate Service titled "New Leases – 129 Port Augusta Street (Marine Services Building)", be approved;*

   AND FURTHER THAT the Mayor and the Corporate Officer be authorized to execute the agreement.

2. *THAT the proposed lease agreement with Bill's Big Animal Encounters Ltd., for the premises located at Unit 102 – 129 Port Augusta Street, during the term April 1, 2026, to March 31, 2029, as attached to the March 26, 2026, report from the Director of Corporate Service titled "New Leases – 129 Port Augusta Street (Marine Services Building)", be approved;*

   AND FURTHER THAT the Mayor and the Corporate Officer be authorized to execute the agreement.

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

(312) a. Pete Chambers, President (Comox Business in Action): Comox Tourism Service Delivery

ITEM SUMMARY: At the March 18, 2026 Regular Council meeting, Council received a letter dated March 13, 2026, from Pete Chambers, President of Comox Business in Action, concerning Comox Tourism service delivery and the proposed establishment of a Comox Tourism Advisory Committee.

(314) b. Brodie Guy, CEO (Island Coastal Economic Trust): Letter of Support Request

(320) c. Pete Chambers, President (Comox Business in Action): Proposed Enhancements to Marina Park

(321) d. Haeley Dewhirst (Comox Valley Tourism Advisory Committee [TAC]): Support for Expansion and increase of Municipal & Regional District Tax (MRDT) collection within the Town of Comox

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

15. MEDIA QUESTION PERIOD:

16. PUBLIC QUESTION PERIOD:

17. RESOLUTION TO GO IN-CAMERA:

a. Exclude the Public

THAT the Public be Excluded from the In-Camera session of Council on Wednesday, April 1, 2026 pursuant to the following sub-section of section 90(1) of the Community Charter:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

18. RISE AND REPORT FROM IN-CAMERA:

ADJOURNMENT

CORPORATE OFFICER

REQUEST TO APPEAR AS A DELEGATION

TOWN OF COMOX
1809 Beaufort Avenue Ph: (250) 339-2202 Email: town@comox.ca
Comox BC V9M 1R9 Fx: (250) 339-7110

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

Name(s) of person(s) speaking: Tanya Massa	RECEIVED March 12, 2026	LOG: 26-232 / REFER: / AGENDA: RCM 12Mar26	
		FILE: 0400-04, C / ACTION: MR	
Organization you are representing: Experience Comox Valley TOWN OF COMOX		File: 0400-04, 0230-20-27 Copies: Council JW/SR/CD	
Primary purpose of Organization: Community Destination Management Organization (CDMO)			**Number of members:**
Mailing address of Organization: 3607 Small Rd		**Contact Name:** Tanya Massa	
		Phone: [redacted]	
City: Cumberland	**Postal Code:** V9N 3Z8	**Email:** [redacted]	
Subject matter: Regional MRDT Application Update			
Specific request of Council, if any (i.e., letter of support, funding): Experience Comox Valley to present an update on the 5-Year Regional MRDT Plan and application. A component of regional MRDT application to the province is a Letter of Support from participating municipalities (template available).			
Requested meeting and date: April 1, 2026		**AV equipment required:** Presentation	
Date of application: March 12, 2026	**Signature of applicant:** [redacted]	**Print name:** Tanya Massa	

Please Note:

1. Regular Council and Strategic Planning Committee Meetings start at 5:00 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 Strategic Planning Committee, 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 Strategic Planning Committee 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.

[MUNICIPAL LETTERHEAD & LOGO]

Comox Valley Regional MRDT

LETTER OF SUPPORT

[DATE]

Comox Valley Regional District (CVRD)
Chair Cole-Hamilton and Directors
770 Harmston Ave, Courtenay, BC, V9N 0G8

Subject: Letter of Support for the expansion and increase of MRDT collection within the Comox Valley Regional District

Dear CVRD Board of Directors,

The **[MUNICIPALITY]** Council at its regular meeting of **[DATE]** provided support to the Comox Valley Regional District's (CVRD) application to the Province of BC for the new Municipal and Regional District Tax (MRDT) application in the following designated accommodation area: Comox Valley Regional Electoral Areas A (excluding Denman & Hornby Islands), B & C, the City of Courtenay, Town of Comox, and Village of Cumberland.

General MRDT, collected at a rate of 3%, will be used to support Experience Comox Valley marketing, visitor servicing, industry training, and destination development efforts. MRDT revenue collected from Online Accommodation Platforms (OAP) will be used for affordable housing initiatives.

Sincerely,

[MUNICIPALITY CONTACT NAME & CONTACT INFO]

TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday March 18, 2026

Present:	Mayor	N. Minions
	Councillors	S. Blacklock, K. Grant, C. Haslett, J. Kerr, J. Meilleur, M. Swift
Absent:		Nil
Staff Present:		S. Russwurm, Corporate Officer E. Henley, Director of Finance 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 5:00 p.m. with 24 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:

a. Amendment of Agenda

Amendment of Agenda

1. *THAT the letter dated March 13, 2026, from Pete Chambers, President (Comox Business in Action): Comox Tourism Service Delivery and the creation of a Comox Tourism Advisory Committee be added to the Agenda under Item 12(a) Correspondence*

(2026.085) -- CARRIED UNANIMOUSLY

2. *THAT the agenda for the March 18, 2026 Regular Council Meeting be amended to place Item 10(a), Official Community Plan Amendment Application (2181 Comox Avenue) – Introductory Report, immediately following the Consent Agenda.*

(2026.086) -- CARRIED UNANIMOUSLY

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the March 18, 2026, Regular Council Meeting agenda be Adopted as Amended.

(2026.087) -- CARRIED

3. DELEGATIONS:

a. Drew Radcliffe (The Arpeg Group): OCP 25-4 (2181 Comox Ave)

2181 Comox Ave

Drew Radcliffe from the Arpeg Group presented on a proposed 10-storey, 109-unit rental development at 2181 Comox Ave. The project would add housing while keeping the existing Mariner building, maintaining below-market rents, avoiding tenant displacement, and focusing on a smaller footprint, sustainability, and fit within the neighbourhood.

a. Development Charges Update and Bylaw Adoptions

Development Charges Update and Bylaw Adoptions

1. *THAT Amenity Cost Charges Bylaw No. 2052 be Adopted.*

(2026.088) -- CARRIED

2. *THAT Development Cost Charges Bylaw No. 2053 be Received.*

(2026.089) -- CARRIED

3. *THAT Development Cost Charges Bylaw No. 2053 be Adopted.*

(2026.090) -- DEFEATED

4. *THAT Council direct Administration to remove Project P018 (Point Holmes playground) from the Development Cost Charges (DCC) project list as shown in May 29, 2026, report from the CAO titled, "Development Cost Charge and Amenity Cost Charge Draft Rates" and revise the bylaw accordingly.*

(2026.091) -- CARRIED
[Opposed: Councillors JKerr JMeilleur]

5. *THAT Council Policy CCL-069.04 (Affordable Housing Amenity Contribution) be Approved.*

(2026.092) -- CARRIED

THE MEETING WAS RECESSED AT 5:45 P.M. AND RECONVENED AT 5:49 P.M.

4. ADOPTION OF MINUTES:

a. Adoption of Minutes

Adoption of Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on Wednesday, March 4, 2026 be Adopted.

(2026.093) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS:

a. Strategic Planning Committee Meeting Minutes

Strategic Planning Committee Meeting Minutes

THAT the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on Wednesday, March 11, 2026 be Received.

(2026.094) -- CARRIED

COMMITTEE RECOMMENDATIONS:

(1) Urban Forest Management Strategy

COMMITTEE RECOMMENDATIONS:

1. *THAT Council direct Administration to proceed with creating a tree protection bylaw that regulates trees on private property, with details (sizes, restrictions, etc.) to be determined later.*

(2026.095) -- CARRIED

2. *THAT the tree protection bylaw allow removal of most trees on private property with few restrictions, primarily requiring permits for tracking purposes.*

(2026.096) -- CARRIED
[Opposed: Councillor SBlacklock]

COMMITTEE RECOMMENDATIONS:

(1) Urban Forest Management Strategy

COMMITTEE RECOMMENDATIONS:

3. *THAT Council direct Administration to require a permit for removal of trees with diameter greater than 30 cm.*

(2026.097) -- CARRIED

4. *THAT Council direct Administration to develop criteria for defining significant or ecologically valuable trees that may require additional protection.*

(2026.098) -- CARRIED

5. *THAT the tree protection bylaw include a tree replacement ratio requirement, with specific ratios to be determined later.*

(2026.099) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

THAT the Consent Agenda items as follows be received:

1. Chris Arruda, Founder (Bright Idea Business Solutions): Feed the Valley Food Bank Fundraiser on April 11

2. Mel McLachlan: Removal of Covenant Protected Trees

3. Jonathan Chawla, Founder (Gatherwell): Waterfront Sauna-Based off Ambleside Beach Sauna Pilot

4. Joseph Plante: Speed Humps

(2026.100) -- CARRIED

5. *THAT Item 3. (Jonathan Chawla, Founder (Gatherwell): Waterfront Sauna-Based off Ambleside Beach Sauna Pilot) be removed from the agenda for discussion.*

(2026.101) -- CARRIED

6. *THAT Council direct Administration to bring forward the relevant bylaw to a future Council meeting to explore the feasibility of a waterfront sauna.*

(2026.102) -- CARRIED

7. NEW BUSINESS:

a. Official Community Plan Amendment Application 25-4 (2181 Comox Avenue) Introductory Report

OCP Amendment - 2181 Comox Avenue

1. *THAT Official Community Plan amendment application 25-4 (2181 Comox Avenue) be Received.*

(2026.103) -- CARRIED

a. Official Community Plan Amendment Application 25-4 (2181 Comox Avenue) Introductory Report

OCP Amendment - 2181 Comox Avenue

2. *THAT a public information meeting be held by the applicant of OCP amendment application 25-4 in accordance with Section 8.0 of Development Application Procedures Bylaw No. 2049, prior to consideration of first reading of the OCP Amendment Bylaw.*

(2026.104) -- DEFEATED
[Opposed: Mayor Minions, Councillors SBlacklock CHaslett KGrant JKerr JMeilleur MSwift]

3. *THAT Official Community Plan amendment application 25-4 (2181 Comox Avenue) be Rejected.*

(2026.105) -- CARRIED

8. UNFINISHED BUSINESS:

a. Melissa Schwartz (PEAK Montessori Society): TUP for 1829 Beaufort Ave

PEAK Montessori Society- TUP for 1829 Beaufort Ave

Council discussed the Montessori school's request in the context of its existing Temporary Use Permit, focusing on ensuring that all required approvals and conditions are met before proceeding. No formal action was taken, with direction centred on confirming compliance, including Ministry of Education requirements, prior to issuing a business licence.

b. Nikki Holecamp & Catherine Crowe (École Robb Road PAC Playground Committee): Funding Request for an Inclusive Playground

Funding Request for an Inclusive Playground

Council considered a request from the École Robb Road PAC for a financial contribution toward an inclusive playground on school district property. The request was not approved, with concerns raised about budget pressures, precedent, and the Town funding projects on non-municipal land.

9. SPECIAL REPORTS: NIL

10. BYLAW ADOPTIONS:

a. Fees and Bylaw Notice Updates

Fees and Bylaw Notice Updates

1. *THAT the Sanitary Sewer Bylaw No. 2057 be Adopted.*

(2026.106) -- CARRIED

2. *THAT the Storm Drain Connection Amendment Bylaw No. 892.06 be Adopted.*

(2026.107) -- CARRIED

3. *THAT the Water Rates and Regulations Amendment Bylaw No. 529.36 be Adopted.*

(2026.108) -- CARRIED

4. *THAT the Street and Traffic Amendment Bylaw No. 1358.07 be Adopted.*

(2026.109) -- CARRIED

5. *THAT the Fees and Charges Bylaw No. 2058 be Adopted.*

(2026.110) -- CARRIED

a. Fees and Bylaw Notice Updates

Fees and Bylaw Notice Updates

6. *THAT the Bylaw Notice Enforcement Amendment Bylaw No. 2004.04 be Adopted.*

(2026.111) -- CARRIED

7. *THAT the Miscellaneous Bylaws Amendment Bylaw No. 2059 be Adopted.*

(2026.112) -- CARRIED

11. NEW BUSINESS:

a. Post Employment Benefit, Working Fund and Tax Stabilization Reserves

Benefit & Stabilization Reserves

1. *THAT Council approve Council Policy CCL-088 Year-End Surplus Allocation Policy.*

(2026.113) -- CARRIED

2. *THAT Comox Reserve Funds Amendment Bylaw No. 2025.02 be given First, Second and Third Readings.*

(2026.114) -- CARRIED

12. NOTICES OF MOTION:

a. Notice of Motion (Mayor Minions) - Council Meeting Video Recording Policy

Notice of Motion

Mayor Minions provided a Notice of Motion as follows:

THAT Council Meeting Video Recording Policy No. CCL-060 be amended to specify that both Regular Meetings of Council and Strategic Planning Committee Meetings be livestreamed and saved to video archives.

13. CORRESPONDENCE:

a. Pete Chambers, President (Comox Business in Action): Comox Tourism Service Delivery and the creation of a Comox Tourism Advisory Committee

Comox Business in Action (BIA) - Tourism Committee

THAT the letter from Pete Chambers, President (Comox Business in Action): Comox Tourism Service Delivery and the creation of a Comox Tourism Advisory Committee dated March 13, 2026, be Received.

(2026.115) -- CARRIED

14. LATE ITEMS: NIL

15. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock shared a reminder about an upcoming Community Justice Centre event on April 9 featuring author Michelle Good, and noted his attendance at the Local Government Leadership Academy in Richmond, highlighting sessions on storytelling, leadership, and reconciliation, including a presentation from the Squamish-Lillooet Regional District.

b. Councillor Swift

Councillor Swift shared a reminder about the Easter event at Filberg Park on April 4 from 10 a.m. to 2 p.m., encouraging families to attend.

c. Councillor Haslett

Councillor Haslett reported attending the d'Esterre Seniors Centre AGM, noting the reappointment of Myrna Holman as the president, a strong board for the coming year, and a well-received strategic plan presented to members.

d. Councillor Kerr

Councillor Kerr reported attending a Comox Estuary flood project session focused on flood adaptation for infrastructure, farmland, and K'ómoks First Nation, and shared updates from the CVRD Board including a potential car share program and continued growth of the Evolve e-bike and e-scooter program, with expanded service, increased ridership, and upcoming safety initiatives.

e. Councillor Grant

Councillor Grant shared updates from the CVRD Board, noting that funding requests for homelessness support services totalling approximately $255,000 were deferred due to provincial funding cuts, and that the CVRD budget was adopted with an overall tax increase of 7.6%, including an estimated $18.41 increase per household for Comox.

f. Councillor Meilleur

Councillor Meilleur expressed appreciation for the Comox Estuary flood project event, noting its evolution from a traditional planning process into a strong, ongoing partnership with K'ómoks First Nation, and highlighted the long-term benefits of that collaboration.

g. Mayor Minions

Mayor Minions reported on a bi-monthly meeting with K'ómoks First Nation, including updates on projects at Mac Laing Park, park naming, public art, and ongoing collaboration, as well as broader economic development discussions. She also provided updates on Island Coastal Economic Trust funding uncertainty, engagement with the Comox BIA including changes to the summer market and public access to the marina dock, and ongoing regional advocacy efforts with the Province to address gaps in homelessness services funding.

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 7:23 p.m. *CARRIED*

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

MAYOR

CORPORATE OFFICER

From: Barb Tribe [redacted]
Sent: March 17, 2026 2:07 PM
To: council <council@comox.ca>
Cc: BARB TRIBE [redacted]
Subject: Bylaw review.

RECEIVED
March 17, 2026
TOWN OF COMOX

LOG: 26-292	REFER:	AGENDA: RCM 01Apr26
FILE: 0220-40,4(	ACTION: MR	

File: 0220-40, 4010-20

Copies: Council
JW/SR/CD/TH

To Mayor Minions and Council:

This submission is to request council review and potentially amend bylaw 1652- "Comox Public Nuisance and Property Maintenance Bylaw,2010."

The issue lies with the use of construction tools, specifically a planer and table saw, by an occupier of a residential property.

The current section of the bylaw is very subjective. Rather than citing each section here, I would refer you to the bylaw, specifically items 12 and 13 under General Noise and items 16 and 17 under Construction Noise. Item 13 is very general regarding noise but it does say .." so that a noise or sound which originates from the property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of any person or persons in the neighbourhood or in the vicinity."

The background is as follows:
This situation has been ongoing since 2020 and affects not only me but other neighbours as well. I live in a cul de sac [redacted]. One of the neighbours, [redacted], uses a planer and a table saw on a very regular basis. [redacted] At any rate, there is documentation going back to 2020, involving the [redacted], the bylaw officer, [redacted] and neighbours. This is available if required or , I'm sure there is an available file with the bylaw officer. The [redacted] is continuing to the point of distraction and make being outside intolerable. Most recent contact with the bylaw officer has been less than satisfactory as we (the neighbours) have been advised the bylaw, as written, allows for a certain amount of construction noise providing it's between specific hours of the day. The bylaw officer also said [redacted], and he is allowed to do this under the current bylaw.

I have been researching other municipalities in B.C. with respect to noise and the use of construction equipment. Several municipalities utilize specific decibel (dB) limits within their bylaws to regulate noise, particularly for construction, rather than relying solely on "audible" or

“disturbances “ clauses. Most of them state that any equipment that produces continuous noise or sound beyond 55 dBA to 70 dBA during the day is not permissible. A planer typically operate between 90 and 108 dBA while cutting. As you can imagine, the ongoing use of this equipment, [redacted] is intolerable.

So, I would request that council review the Noise bylaw and perhaps follow the lead of a number of municipalities and institute more specific noise restrictions based on decibel levels for construction equipment.

I have attached a recording of the [redacted] noise which was taken from my house, across the street.

Thank you,
Barb Tribe
[redacted]

Town of Comox – Administration

From: Marie [redacted]
Sent: March 15, 2026 6:57 PM
To: W Cole-hamilton; mayor.brown@cumberland.ca; council; council@courtenay.ca
Subject: Cannabis Processing

RECEIVED
March 15, 2026
TOWN OF COMOX

LOG: 26-294	REFER:	AGENDA: RCM 01Apr26
FILE: 0400-60-C	ACTION: File	

File: 0400-60-CVRD

Copies: Council
JW/RH/SR/CD

March 15, 2026

TO: W. Cole Hamilton, Chair CVRD
Mayors and Councils of Courtenay, Cumberland, and Comox

RE: Temporary Use Permit for cannabis processing

The CVRD board proposes to pass a resolution that would permit cannabis processing on Darcy Road, just a 'stone's throw' from the downtown Courtenay epicentre of drug use. According to the RCMP website, "organized crime groups within Canada continue to engage in the production, sale and exportation of legal and illegal cannabis…". The proposed facility will be a magnet for such criminals. The police should not have another problem site to deal with.

As the Comox Valley, particularly downtown Courtenay, struggles with drug-related issues, the very last thing we need is more drugs moving through the area. Marijuana is a legal drug, but it is still a controlled and harmful substance. Surely, we do not want even more of it in our community and moving through it.

While processing is federally regulated, noxious fumes, hazardous waste, and toxic solvents are nonetheless just a few of the environmental concerns associated with such facilities. Hazardous substances as well as cannabis will be transported in and out of the site. This will bring more heavy traffic and more cannabis to the community. As previously noted, a cannabis facility will likely attract individual and organized criminals seeking the product illegally.

One understands the desire of the farmer/wine producer to diversity the business, but the interests of the community must prevail. Cannabis processing may be a permitted use under OCP but it is definitely not in the public interest. Please turn down this resolution and spare our community more grief.

Marie Jacobs
[redacted]
Courtenay, BC
[redacted]

Shoutout BC News Society

Mar 16, 2026

Council
The Town of Comox
council@comox.ca

RECEIVED
March 18, 2026
TOWN OF COMOX

LOG: 26-304	REFER:	AGENDA: RCM 01Apr26
FILE: 5040-01	ACTION: MR	

Copies: Council
JW/RH/SR/CD

Re: More Scattered Affordable (Non Market) Housing Needed

Affordable housing is defined by numerous provincial and federal organizations as "spending less than 30% of household's before-tax income on housing costs [1,2,3,4,5,6]."

The Comox Valley median rent in 2015 for a one bedroom was $665 and two bedroom $775 [7], and in 2026 it was $1,875 median for all bedrooms and property types. Rent has increased by 23% in the last month [8].

Affordable housing costs for a person on minimum wage rent would be $949/month [9], and for those earning the living wage rent would range from $1,100 to $1,539 per month [10] based on 30% of a household's income.

"For homeowners aged 55+, the cost of deferring property tax is increasing. Those who deferred taxes in 2025 and earlier, borrowed the money from the BC government at an interest rate of Prime minus 2% of simple interest. The new change will mean that money borrowed will cost Prime plus 2% with compound interest [11]."

"Canada will need to increase its number of homes from 15 million to closer to 25 million by 2031" to meet our human rights commitments [12] so housing will "remain affordable in perpetuity" and "we don't find ourselves here again in another generation [13]."

The 2024 Housing Needs Report for the Comox Valley Regional District shows affordable housing to income categories (including insurance and utilities). In 2021, 60% of valley households could not afford to pay more than $1,745/month shelter costs and 39% fell into the "high income" category and could pay a monthly mortgage payment or rent more than $1,745.

- Very low income would be suitable for shelter allowance or income support recipients,
- Low income is for full-time minimum wage jobs,
- Moderate income is for the starting salary of a professional job such as a nurse or teacher,
- Median income is for 'middle class, and
- High income for those with the greatest housing wealth [14].

When individuals and families don't have affordable housing, defined as 30% of their before-tax income, it affects the whole community because they cannot afford to pay rent, buy groceries, heat their homes, pay for medication, eat out, participate in recreational activities, or support local stores. How many will struggle with the lack of affordable housing if it continues to increase by 23% every month [8].

Some two bedroom rentals in the valley have increased in the last five years approximately from $900 to $2,100 per month.

Yours truly,

D. Nakashima
[redacted], Courtenay
E. shoutoutbc@gmail.com

Cc: [redacted]

References*

[1] Government of Canada. (2025, November 26).
[2] Turner Drake & Partners Ltd. & CVRD (Comox Valley Regional District). (2024).
[3] BC Housing. (n.d.-a)..
[4] Canada Mortgage and Housing Corporation (CMHC). (2018, March 31).
[5] Statistics Canada. (2024, September 9).
[6] Build Canada Homes. (2025, November 25).
[7] Comox Valley Community Foundation. (2016).
[8] Zumper. (n.d.). Average rent in Comox, BC. Retrieved March 14, 2026
[9] Province of BC. (2026, February 26).
[10] Singh. (2025, November 16).
[11] Council of Senior Citizens' Organizations of B.C. (COSCO). (2026).
[12] Whitzman, C. (2023).
[13] Houle, M. (2024).
[14] Turner Drake & Partners Ltd. & CVRD (Comox Valley Regional District). (2024).
* Available upon request

Town of Comox – Administration

From: Shoutout <shoutoutbc@gmail.com>
Sent: March 23, 2026 8:00 AM
To: Town of Comox – Administration
Subject: Fwd: Letter . More Scattered Affordable (Non Market) Housing Needed, Mar 16, 2026

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

Information as requested.

Diane Nakashima [redacted]. Courtenay, BC, [redacted]

Shoutout BC News Society [redacted]. Courtenay, BC, [redacted]

---------- Forwarded message ---------
From: **Town of Comox – Administration** <town@comox.ca>
Date: Wed, Mar 18, 2026 at 3:33 PM
Subject: RE: Letter . More Scattered Affordable (Non Market) Housing Needed, Mar 16, 2026
To: Shoutout <shoutoutbc@gmail.com>

Good Afternoon,

Thank you for your email to Mayor and Council.

Please be advised that your email will be circulated to all members of Council and may tentatively appear on the April 1, 2026 Regular Council agenda for consideration. If Council makes a decision on the subject matter, we will follow up. If no decision is made, please consider your letter received and filed for information.

Per council policy, correspondence to be circulated to Council or placed on an agenda *must* include the full name, civic address and municipality of the author for information purposes but will be redacted on correspondence published to the website. Can you please provide your full name and the civic address for your organization?

Kind Regards,

Town of Comox – Administration

From: [redacted]
Sent: March 23, 2026 12:11 PM
To: Town of Comox – Administration
Subject: Provincial Budget 2027 Consultation

RECEIVED
March 23, 2026
TOWN OF COMOX

LOG: 26-319	REFER:	AGENDA: RCM 01-Apr-26
FILE: 0400-20	ACTION: MR	

Copies: Council
Senior Staff

Good afternoon,

On behalf of the Legislative Assembly of British Columbia's Select Standing Committee on Finance and Government Services, we are writing to share information about the provincial **Budget 2027 Consultation**.

As the Committee hopes to hear from British Columbians in all areas of the province, the Committee kindly requests you share information about the consultation in your community.

Promotional materials and a news release are available to download on the Finance Committee's website and we would be pleased to send you materials in different formats if desired.

About the Consultation
The Committee, which includes both government and opposition MLAs, undertakes an annual public consultation on the next provincial budget. Following its consultation, the Committee issues a public report making recommendations based on the input it received.

How to Participate
The Committee will be holding public hearings to hear from British Columbians about their priorities for the next provincial budget. Public hearings are anticipated to take place in **June** and will be a mix of in-person and virtual meetings. The Committee expects to hold in-person meetings in the following communities:

- Burnaby
- Castlegar
- Cranbrook
- Dawson Creek
- Kamloops
- Kelowna
- Mission
- Nanaimo
- Prince George
- Smithers
- Vancouver
- Victoria

British Columbians wishing to present to the Committee either in-person or virtually are asked to complete a presentation request form by **Friday, April 10 at 2:00 p.m. (Pacific)**. The presentation request form is available on the Parliamentary Committees Consultation Portal. The Parliamentary Committees Office will follow up with interested participants in May.

For those who do not present to the Committee, the opportunity to provide written input will be available on the Parliamentary Committees Consultation Portal beginning in June.

If you have any questions about the Budget 2027 Consultation, the Committee's work, or the information in this email, please contact us by email at [redacted] or phone at [redacted] or [redacted]

Kind regards,

Parliamentary Committees Office
Legislative Assembly of British Columbia

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Parliamentary Comm
Office
Parliament Buildings,
224
Victoria, BC
[redacted]

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

Comox Valley REGIONAL DISTRICT

File: 6410-20 / RGS Minor Amendment

March 25, 2026

RECEIVED
March 25, 2026
TOWN OF COMOX

Sent via email only

LOG: 26-323	REFER:	AGENDA: RCM 01Apr26
FILE: 0114-20/5	ACTION: MR	

File: 0114-20/512

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

City of Courtenay
Town of Comox
Village of Cumberland
Strathcona RD
Regional District of Nanaimo
qathet RD
Alberni Clayoquot RD
Fanny Bay Waterworks District
Ships Point Improvement District

Dear Mayors and Councils / Chairs and Boards:

Re: Adoption of Comox Valley Regional Growth Strategy Minor Amendment Bylaw

On March 17, 2026, the Comox Valley Regional District (CVRD) Board adopted Bylaw No. 810, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2." In accordance with Section 443(2) of the *Local Government Act* (RSBC 2015, c.1) (LGA), a copy of the adopted amendment bylaw is enclosed for your information.

A Regional Growth Strategy is a long term plan developed jointly by the CVRD and its member municipalities to guide how the region grows over time. It helps local governments work together to decide where growth should occur, which environmental and agricultural areas should be protected, and how major infrastructure such as water and sewer services should be planned across the Comox Valley.

The amendment was processed as a minor amendment to the Regional Growth Strategy in accordance with section 437 of the LGA and section 5.2.2 of the Regional Growth Strategy Bylaw, which sets out the minor amendment process.

The amendment is limited in scope and does not change the Strategy's growth framework, vision, goals, or policy direction. It updates background information and supporting material to reflect current information and regional priorities.
The targeted updates include:

- Updating population and employment projections using the most recent census data
- Updating mapping to reflect lands that have since been incorporated into municipalities
- Updating language to reflect the K'ómoks First Nation treaty process and reference the Board's Indigenous Relations strategic driver

The Comox Valley Regional District respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land

- Applying the Indigenous Relations strategic driver to Part 4(1)(c)
- Updating greenhouse gas emissions reduction targets
- Removing static policy indicators and integrating them into the online RGS Performance Monitoring Dashboard
- Removing outdated references, including the former Comox Valley Economic Development Society
- Adding a reference to the development of action plans that support the eight Regional Growth Strategy goals

The Regional Growth Strategy remains the shared regional framework for managing growth and planning major infrastructure across the Comox Valley.

Under section 445 of the LGA, bylaws adopted and services undertaken by the CVRD, municipalities, and improvement districts must be consistent with the Regional Growth Strategy. The Strategy does not, however, commit or authorize any jurisdiction to proceed with specific projects identified in the document.

If you have any questions regarding this amendment, please contact Alana Mullaly, General Manager of Planning and Development Services, at amullaly@comoxvalleyrd.ca.

Thank you for your continued collaboration on regional planning matters.

Sincerely,

[redacted]

Will Cole-Hamilton
Chair

Enclosure

cc: James Warren, Chief Administrative Officer
Alana Mullaly, General Manager of Planning and Development Services
Geoff Garbutt, CAO City of Courtenay
Jordan Wall, CAO Town of Comox
Michelle Mason, CAO Village of Cumberland
David Leitch, CAO Strathcona RD
Douglas Holmes, CAO RD of Nanaimo
Al Radke, CAO qathet RD
Daniel Sailland, CAO Alberni Clayoquot RD

Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010

The following is a consolidated copy of the Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 bylaw and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
120	Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010	March 29, 2011	Regional Growth Strategy
539	Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 1	December 18, 2018	Text amendments to Schedule A of the RGS
810	Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2	March 17, 2026	To update the bylaw with current data without altering the overall vision, objectives, policies, or growth management framework

This bylaw may not be complete due to pending updates or revisions and therefore is provided for reference purposes only. Titles and whereas clauses may be different than in original bylaws to make this consolidated version more clear and identify historical changes and conditions. THIS BYLAW SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. Please contact the corporate legislative officer at the Comox Valley Regional District to view the complete bylaw when required.

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 120

A bylaw to adopt the Comox Valley regional growth strategy

WHEREAS the *Local Government Act* provides that a regional board may develop, adopt, implement, monitor and review a regional growth strategy under part 25 of the Act;

AND WHEREAS the board of Comox Valley Regional District initiated the preparation of a regional growth strategy by resolution dated March 25, 2008;

AND WHEREAS the board gave written notice of the initiation to affected local governments and the Minister of Community and Rural Development on April 7, 2008;

AND WHEREAS the board established an intergovernmental advisory committee for the regional district when the regional growth strategy was initiated;

AND WHEREAS the board adopted a consultation plan on January 27, 2009 to provide opportunities for early and ongoing consultation in accordance with the Act, and during the development of the strategy the board provided the opportunities for consultation required by the Act;

NOW THEREFORE the board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Adoption of regional growth strategy

1. Schedule 'A' attached to and forming part of this bylaw is adopted as the "Regional Growth Strategy for Comox Valley Regional District".

Severability

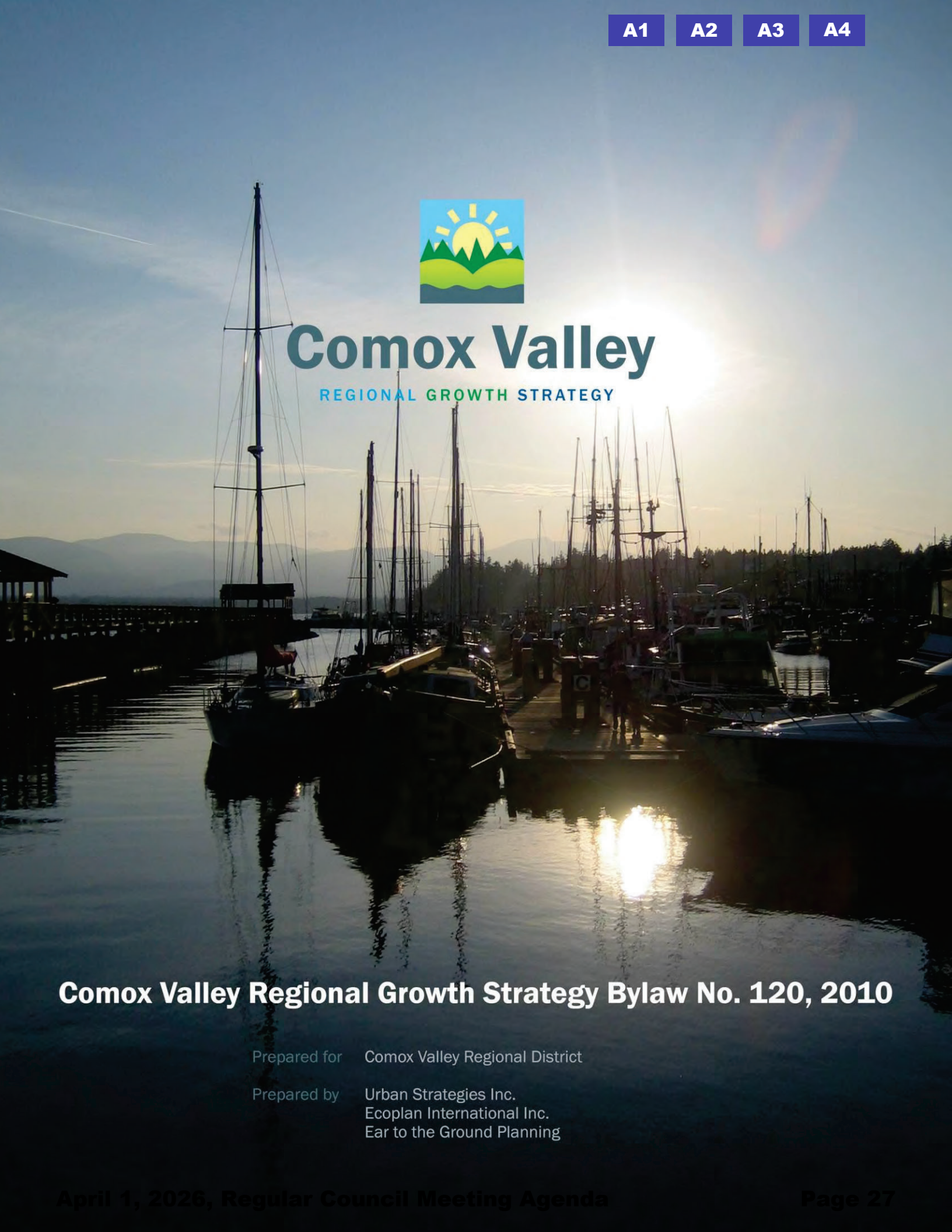
2. If any section, subsection, clause or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not

affect the validity of the remaining sections, subsections, clauses or phrases of this bylaw.

Bylaw citation and effective date

3. This Bylaw No. 120 may be cited as “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010” and takes effect on the date adopted.

Schedule A
Comox Valley Regional Growth Strategy
Bylaw No. 120, 2010



Comox Valley

REGIONAL GROWTH STRATEGY

Comox Valley Regional Growth Strategy Bylaw No. 120, 2010

Prepared for Comox Valley Regional District

Prepared by Urban Strategies Inc.
Ecoplan International Inc.
Ear to the Ground Planning

List of Acronyms **2**

Part 1: Introduction **4**

Part 2: Context **8**
2.1 Setting the Stage (2008 – 2009) 8
2.2 K'ómoks First Nation 8
2.3 Major Trends 10
2.4. Population, Demographics and Employment 16

Part 3: Regional Policies **24**
3.1 Vision 24
3.2 Policy Areas 24
1. Housing 27
2. Ecosystems, Natural Areas and Parks 38
3. Local Economic Development 48
4. Transportation 58
5. Infrastructure 64
6. Food systems 73
7. Public Health and Safety 81
8. Climate Change 86

Part 4: Managing Growth **97**
4.1 A Strategy for Managing Growth 97
4.2 Collaborative Regional and Local Planning 97
4.3 Linking Growth Management and Regional Conservation 97
4.4 Growth Management Principles 98
4.5 Land-Use Categories and Designations 100
Core Settlement Areas 101
Municipal Areas *102*
Settlement Nodes *104*
K'ómoks First Nation Lands *105*
Settlement Expansion Areas *107*
Rural Areas 111
Rural Settlement Areas *111*
Agricultural Areas *113*
Resource Areas and Parks 116
Resource Areas *116*
Provincial Parks *117*

Part 5: Implementation and Monitoring **120**
5.1 Implementation Process 120
Review OCPs, Prepare and Include Regional Context Statements 121
Develop and Adopt Implementation Agreements 121
Develop action plans to guide implementation of RGS goals 124
Create Monitoring and Evaluation Programs 124
Plan for Five-year Reviews 125
Undertake Additional Studies and Projects 126
5.2 Amendments to the RGS 126
Standard Amendments 126
Minor Amendments 126
Criteria for Minor Amendments 127
Minor Amendment Process 128
5.3 Roles and Responsibilities 132

Glossary **134**

Appendices **145**
APPENDIX A: Principles/Policy Objectives Matrix 147

Maps **i**
Map No. 1 ii
Map No. 2 iii
Map No. 3 iv
Map No. 4 v
Map No. 5 vi

List of Acronyms

ALC*	Agricultural Land Commission
ALR*	Agricultural Land Reserve
BC	British Columbia
CEEI*	Community Energy Emissions Inventory
CVRD	Comox Valley Regional District
EFP*	Environmental Farm Plan
ESA	Environmentally Sensitive Area
GHG*	Greenhouse Gas
IA*	Implementation Agreement
ISMP*	Integrated Stormwater Management Plan
OCP	Official Community Plan
RCS*	Regional Context Statement
RGS	Regional Growth Strategy
SC	Steering Committee
SEI*	Sensitive Ecosystem Inventory
TAC	Technical Advisory Committee
WSA	Water Sustainability Act
WSP	Water Sustainability Plan
ZND*	Zero Net Deforestation

* Terms with asterisks are defined in the Glossary

01 Introduction

Part 1: Introduction

The Comox Valley Regional District (CVRD) was established in February 2008. The CVRD encompasses the Village of Cumberland, the Town of Comox and the City of Courtenay along with the electoral areas of Baynes Sound (A), Lazo North (B), and Puntledge-Black Creek (C)[1] as shown on *Map No. 1 Context Map*. Within the region's boundaries there is a population of approximately 71,300 people as of 2021. As of 2023, most of this population resides in the municipal areas (49,450 or 69 per cent), but there is also a growing population in the electoral areas of Baynes Sound, Lazo North, and Puntledge-Black Creek (21,850 or 31 per cent).

By 2041, it is estimated that the population in the Comox Valley will grow to 92,790 people. This growth comes with associated needs and impacts that require regional coordination on issues that cross local government boundaries. These regional issues include provision of a range of housing options, protecting and enhancing the health of the natural environment and ecological connections, supporting the local economy, developing an efficient multi-modal transportation network, providing regional services, ensuring food security, public health planning and addressing climate change. Part 3 of this plan sets out goals and strategies for addressing these issues. The purpose of the Regional Growth Strategy (RGS) is to promote coordination among the municipalities and regional district on these issues that cross municipal boundaries and create clear, reliable links with the provincial ministries and agencies whose resources are needed to carry out projects and programs to help implement the RGS.

The Comox Valley RGS reflects a partnership between the CVRD, the City of Courtenay, Town of Comox and Village of Cumberland. Adopted in 2010, the RGS was informed by a draft *Regional Water Supply Strategy*, a draft *Regional Sewer Strategy,* and a draft *Sustainability Strategy*. The RGS serves to inform the provincial government of local priorities and objectives to encourage them to align their program delivery in support of these local priorities.

[1] Denman and Hornby Islands (part of Electoral Area A) are not included in the Comox Valley RGS. Land use planning for these areas is managed by the Islands Trust. (Some data includes Denman and Hornby Islands due to data source methodology; these instances are clearly identified.)

The purpose of the RGS is to build consensus among local governments on future policies regarding land use activities and development over a 20-year period, as legislated by Part 13 of the *Local Government Act* (RSBC, 2015, c.1). The RGS provides a framework for decision-making and land use with the aim of preserving the region's high quality of life. Specifically, the following key elements form the RGS as required by Provincial legislation:

1. a vision statement on the future of the region over a 20-year time frame;
2. population and employment projections for the region; and,
3. actions to be taken in relation to specific matters: housing; ecosystems, natural areas, and parks; local economic development, transportation, infrastructure, food systems, public health and safety, and climate change.

The RGS comprises five parts with supporting maps. Parts 1 and 2 introduce the RGS process, context, and summarize the issues that the RGS policies address. Part 3 provides the eight RGS goals with associated policies and explanatory text. The explanatory text is provided to bring further clarity and intent to the policies, and they form part of the RGS bylaw. Part 4 provides direction on managing growth through the specific regional land use designations associated with *Map No. 5: Growth Management Map*. Part 5 provides details on the implementation and monitoring process of the RGS. Each of the Parts to the RGS are linked and should be read together as a single comprehensive policy framework for managing growth throughout the Comox Valley. Most specifically, the growth management policies in Part 4 must be read together and understood within the context of the Part 3 policies that provide guidance on the eight main goals of the RGS and Part Five policies that provide guidance on how to implement the RGS.

02 Context

2.1	Setting the stage	8
2.2	K'ómoks First Nation	8
2.3	Major trends	10
2.4	Population, demographics and employment	16

Part 2: Context

2.1 Setting the Stage (2008 – 2009)

The RGS process required substantial intergovernmental support and interaction. The partnership and working process to develop the RGS included provincial representation and guidance. All four Comox Valley local governments were involved through a technical advisory committee (TAC), a steering committee (SC), and an intergovernmental advisory committee.

The RGS issues and policies were also developed through ongoing consultation. In addition to focus group meetings with non-profits, businesses and service providers, a series of three public open houses and working sessions were held in each of the local government areas throughout Comox Valley during the day and evening. Following the open houses, materials were toured to civic centres throughout the Comox Valley. A series of workshops were also held in local high schools to engage youth in the long-term planning and thinking about their communities. Through video, photography and mapping, youth worked together to tell their own stories about places they care about in their communities. Issues were captured on video and displayed at the first round of open houses. Materials related to the RGS, including the youth workshops, open houses and three videos that documented the RGS process and public feedback are available on the CVRD website at www.comoxvalleyrd.ca.

2.2 K'ómoks First Nation

The CVRD acknowledges and respects that boundaries of the regional district reside entirely within the traditional territory of the K'ómoks First Nation illustrated on *Map No. 2 K'ómoks First Nation Traditional Territory*. The K'ómoks First Nation traditional territory extends from the south side of the Englishman River drainage, north along the height of land on the Vancouver Island Range, east along the height of land on the north side

of Salmon River Valley, across the Johnstone Strait to Call Inlet, and southeast down the centre of the Strait of Georgia back to the south side of the Englishman River, including islands and portions of the mainland. The Province of British Columbia's Consultative Areas Database identifies the following Nations with overlapping traditional territory: We Wai Kai First Nation, Wei Wai Kum First Nation, Tla'amin Nation, Da'naxda'xw/Awaetlala First Nation, Tlowitsis Nation, Mamalilikulla First Nations, Homalco First Nation, Qualicum First Nation and Kwiakah First Nation.

K'ómoks First Nation ratified their Treaty on March 8, 2025. This significant milestone is an important step toward self-governance. The CVRD recognizes that a future review of the RGS will require close collaboration with K'ómoks First Nation as their Treaty Lands will form an important part of growth and development in the region. While the ratification process with the provincial and federal governments will continue over the next several years, the CVRD will continue to work alongside the K'ómoks First Nation during the transition to self-government. This includes ensuring that our planning documents remain nimble and able to incorporate input in future. The federal and provincial governments will proceed with their respective ratification processes through legislation. The K'ómoks Treaty will be signed and come into effect on Effective Date in 2028. K'ómoks First Nation reserve lands within the CVRD are identified on *Map No. 3 K'ómoks First Nation Reserve Lands* and *Map No. 5: Growth Management.*

The CVRD acknowledges the importance of the K'ómoks First Nation in the RGS process and its role as a unique rightsholder and has worked to engage and inform K'ómoks First Nation throughout the RGS process.

Treaty settlement lands are outside of the RGS legislative authority and K'ómoks First Nation's title and rights are respected. The CVRD's lands are adjacent to K'ómoks Treaty Lands and the CVRD is committed to ongoing engagement with K'ómoks to understand the Nation's interests in the growth of the rural areas and how the regional management of this growth, including infrastructure, can impact the management and planning of K'ómoks lands.

The CVRD Board has identified Indigenous Relations as a strategic priority. In January 2020, the Board adopted an Indigenous Relations Framework to support Indigenous relations and promote greater cultural awareness. To support this commitment, the CVRD remains committed to building relationships with Indigenous peoples and advancing reconciliation through the RGS and other governing policies.

2.3 Major Trends

The following trends were identified in the RGS background paper *Understanding Our Choices*, released in the spring of 2009. The background paper provided an overview of the RGS goals and included a summary of related trends, findings and policy recommendations. The following major trends should not be read as policies, but rather as background information informing the specific goals and policies contained in this RGS. To ensure that the RGS stays relevant and responds to the changing issues of the Comox Valley, these trends should be revisited every five years as part of the RGS review (see Part 4, Implementation and Monitoring for the five-year review process).

1. **The Comox Valley is a growing region.** In 2021, the population of the CVRD was 71,300, representing a nine per cent increase (+5,715) from 2016. This growth rate was higher than the seven per cent increase (+4,027) recorded between 2011 and 2016. When the RGS was being prepared, it noted that the existing settlement pattern was still relatively compact and the overall housing stock was diverse. However, recent trends show a shift toward a more dispersed settlement pattern, made up mostly of low-density housing forms. If this trend continues, it will lead to significant urban and rural sprawl—putting pressure on the valley's natural areas and ecological functions, increasing reliance on automobile travel, and undermining the character and livability of both rural and urban communities. Development must therefore be directed in a way that supports a sustainable, long-term pattern of growth, using land and infrastructure as efficiently as possible.
   Since the adoption of the RGS in 2011, the proportion of new housing

units located within settlement nodes has increased to between 84 and 94 per cent (2020–2023), up from 65 per cent in 2006. This indicates that the trend toward sprawl has been mitigated.

2. **The population is rapidly aging.** While an aging demographic is a phenomenon taking place throughout BC, it is an exaggerated trend in the Comox Valley (except for the Village of Cumberland, which has a growing youth demographic). The climate, natural areas and opportunities for recreation have made the valley an extremely attractive place for retirees. In 2021, there were 19,490 people aged 65 years and over, an increase of 20 per cent (+3,265) from 2016. This growth rate was lower than 24 per cent increase (+3,200) recorded between 2011 and 2016. We need to account for this reality and respond to the types of living environments, mobility choices and health/social services required by an older population. The significance of this demographic trend is also evident in the funding of infrastructure. Specifically, we need to look beyond the short-term needs of young seniors (which will likely predominate over the next 10-20 years) and be sure that the overall land-use pattern we are creating will allow them to maintain a high quality of life as they age.

3. **Affordability is a growing issue.** The cost of home ownership has undergone a dramatic increase since 2001, while the average household income has been stagnant. The median home price rose by 64 per cent between 2019 and 2022, nearly double the 33 per cent increase from 2016 to 2019. Such increases outpace the median household income growth of 23 per cent from $62,992 in 2016 to $77,500 in 2021. (Note that income data includes Denman and Hornby Islands.) While multi-unit residences have increased in recent years, they remain a small portion of overall housing supply. The result is that the cost of owning a home is now over seven times greater than income. Taken together with the fact that few alternatives to single-household dwellings have been provided, a wide variety of people have an ever-smaller choice of housing options or are required to spend a significant proportion of their income on housing. This is not a sustainable pattern. Targets and policies are required to ensure a diversity of housing type, form, tenure and price are provided.

4. **Working with the environment**. Over the past 150 years, the functioning of the local natural systems in the Comox Valley has been impacted by a variety of land development decisions. The growth strategy can be a powerful tool for achieving the goal of understanding and working with the local ecological features and natural systems at a regional scale, identifying principles for conservation and providing guidance and direction on how to implement conservation strategies through official community plans (OCPs) and other means. Protecting our waterways and wetlands ensures clean water for fish and adequate supplies for homes, businesses and agriculture and aquaculture. Encouraging interest in, and personal responsibility for, the natural systems around us helps public health by drawing residents and visitors to go walking or hiking while promoting environmental well-being. Finally, the local natural beauty and environment attracts tourists from around the globe.

5. **Job creation is a challenge.** The ratio of jobs to population is relatively low at 0.51 jobs per person. Job growth is also not keeping pace with population growth. This trend is expected to continue as there will be more people in the Comox Valley living off the wealth, they have accumulated in the past than current paid employment. Therefore, while the RGS must ensure that it facilitates local economic development, its focus should not be solely on targets for jobs or economic sectors. Rather, there should be a framework for local economic development by means of coordinating regulations; encouraging entrepreneurship; increasing value-added production; and, supporting local businesses so that wealth is maintained and circulated within the valley.

   Since 2011, the employment rate (the number of employed people as a percentage of the population aged 15 and older) decreased since 2011:

Census Years	2011	2016	2021
Comox Valley Employment Rate (includes Denman and Hornby Islands)	54.8%	52.3%	51.3%

6. **A concerted effort is required to increase transportation choices.** There are few transportation choices in the Comox Valley. The overwhelming majority of trips are made by private automobile. While this is typical of a rural area, the public transit modal share of less than 1 per cent is half that of similar regions in BC. This presents a major obstacle to achieving serious reductions in greenhouse gas emissions as transportation accounts for 57 per cent of all emission in the valley. Working with BC Transit, significant investments will need to be made in public transit and coordination of land-use patterns that supports transit use. Similarly, strategies that facilitate walking and cycling as options (especially for non-work trips which are an increasing majority of trips) are required.

7. **Water is a scarce resource with many competing demands for its use.** The *Comox Valley Water System Water Efficiency Plan*, originally adopted in 2009 and updated in 2021, has likely played an important role in the trend of improved water conservation. This plan will be updated in 2025 to include all the CVRD's water systems. In 2016, the *Water Sustainability Act* (WSA) came into effect in BC, significantly reforming water management. The WSA introduced groundwater licensing and new area-based tools, such as Water Sustainability Plans (WSP) and WSA Objectives, to support watershed planning, regional water management and watershed governance. Water Master Plans were created for Union Bay (2022) and Black Creek-Oyster Bay (2023) and currently underway for the Comox Valley water system (2025), analyzing the systems' current water supplies, fire flow capabilities, water demands and requirements for future growth.

8. **A strong local food system is becoming critical.** Within the Comox Valley there is a regional interface of the urban and rural areas. People living in the urban areas have access to local food and country character, while people in the rural areas benefit from easy access to municipal services and a local market. This interface is critical in

supporting a strong local food system. The extent of shoreline areas and lands contained within the Agricultural Land Reserve (ALR) has meant that food production has been an important component of the local economy and culture. This is an important asset to build upon as food security and access to locally grown and harvested food is becoming increasingly important. The COVID-19 pandemic highlighted significant vulnerabilities in global food supply chains, further emphasizing the need for local resilience. Rising gas prices and the environmental impact of transportation-related greenhouse gas emissions are also creating a greater awareness among consumers as to the origin of what they eat and how it is produced. As a result, there is an increased demand for local food production – whether that is in the form of agriculture, aquaculture or community and private gardening.

9. **A response to climate change is required.** In 2010, countries around the world have committed to reducing Greenhouse Gas Emissions (GHG) by 80 per cent by 2050 and the G8 has recently set out an ambitious target to restrict increases in global temperatures to two degrees. The Province of BC has created the most ambitious policy framework within North America for achieving GHG reductions and combating climate change. The Province is committed to reducing greenhouse gas emissions by 16 per cent below 2007 levels by 2025, 40 per cent by 2030, 60 per cent by 2040 and 80 per cent by 2050.The framework requires that local governments monitor and reduce emissions related to transportation, energy consumption by buildings, land use change and solid waste. At a local level, we are beginning to plan for a carbon shift that will see reliance on oil and non-renewable, polluting resources decline as the economy focuses on clean and renewable energy sources. This will have a significant impact on the communities we build, the buildings we construct and the transportation investments we make. In addition to reducing GHG emissions, there must also be plans in place to mitigate the current and growing effects of climate change.

   Since the adoption of the RGS in 2011, the CVRD has implemented a range of strategies, projects, and initiatives to reduce regional

greenhouse gas (GHG) emissions and plan for climate adaptation. These include the Corporate Energy and Emissions Plan and various GHG reduction measures. As of June 2025, a regional biological carbon sequestration study is underway to identify sources, opportunities to protect and enhance them, and to provide recommendations for action. This study contributes to the goal of achieving net-zero corporate emissions by 2050.

The CVRD is also a signatory to the BC Climate Action Charter. As a signatory, the CVRD is eligible for a conditional grant through the Local Government Climate Action Program. In return, we commit to working toward carbon neutrality in our corporate operations, measuring and reporting our GHG emissions, and supporting the creation of complete, compact, and energy-efficient rural and urban communities.

10. **Improve and plan for long-term public health and safety.** Land use patterns and activities have a variety of impacts on public health and safety – ranging from decreased levels of physical activity and higher incidences of obesity, increasing homelessness, limited means of accessing health care and emergency services, fire and police services, and ensuring safe drinking water. This broad range of public health and safety issues should be addressed through consideration of how services are accessed and provided and active transportation strategies (such as walking and cycling with associated infrastructure and connections) that will facilitate more active lifestyles and improve the long-term health of people in the Comox Valley.

11. **Support economic development opportunities for the K'ómoks First Nation.** As the K'ómoks First Nation proceeds through the treaty settlement process and toward settlement of outstanding legal claims, they may have access to both lands and financial resources. Coupled with a strong desire to engage in local economic activity, there is considerable potential for increased participation by K'ómoks First Nation in business and job creation in the region. Support for K'ómoks First Nation economic objectives and initiatives is embedded within the RGS.

2.4. Population, Demographics and Employment2

Looking toward 2041, the RGS is required to make a series of forecasts, including population, households and labour force. These forecasts are provided as 'targets' to guide policy development but do not establish a cap or limit on overall growth. The table below summarizes RGS forecasts. More detailed information is provided in the sub-sections.

Summary CVRD Population, Housing and Employment Projections

	2021 Estimate	2026 Forecast	2041 Forecast	2021-2041 Change
Population	71,300[3]	76,815	92,790	+21,490 (+30%)
Households	30,795	34,275	42,260	+11,465 (+37%)
Labour Force[4]	34,120	35,123	38,130	+4,010 (+19%)

Population

Between 2016 and 2021, the Comox Valley experienced an annual average population growth rate of 1.7 per cent, reaching a total of 71,300 residents in 2021This growth varies among local municipalities, with the Village of Cumberland witnessing the fastest rate in the valley. Projections indicate that by 2026, the population will rise to 76,815 and is forecasted to reach approximately 92,790 by 2041. This represents an increase of about 21,490 residents since 2021, amounting to a potential 30 per cent growth from 2021 to 2041. As the Comox Valley is a popular destination for vacations and second homes, part-time residents are not included in these figures.

[2] Unless otherwise mentioned, statistics in this section do not include Denman and Hornby Islands.
[3] From CVRD Regional Housing Needs Report, August 2024.
[4] Labour Force data include Denman and Hornby Islands.

Historical Population Trend

In the early 1990s, the Comox Valley was among the fastest-growing regions in the province, with a 25 per cent increase in population between 1990 and 1995. The late 1990s saw slower growth, likely due to a downturn in resource-based economies across BC. While significant growth is projected up to 2041, the rate of growth in five-year intervals is expected to gradually soften over time.

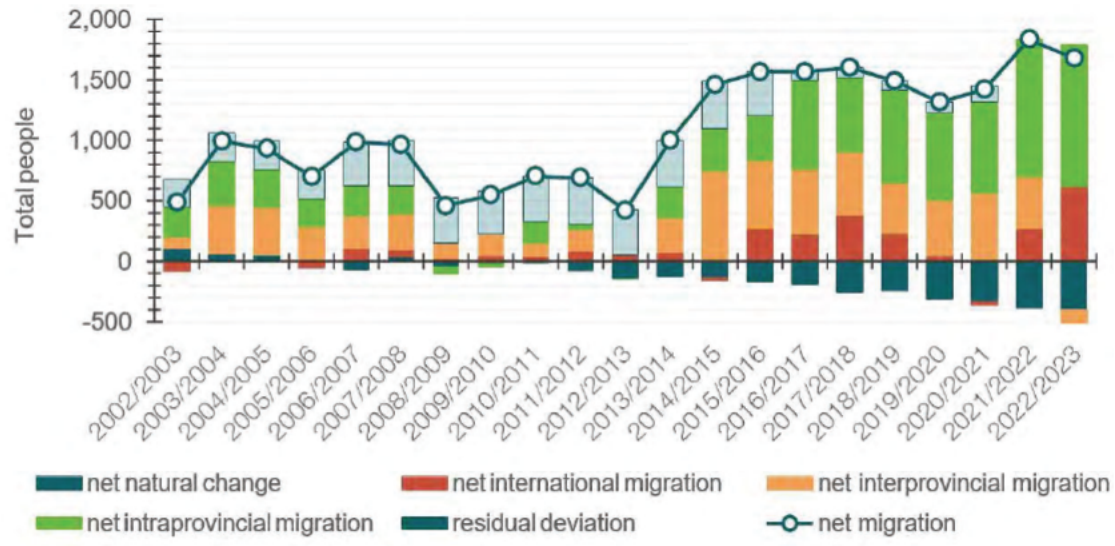
The CVRD has experienced a positive net influx of people, with notable shifts in migration trends since 2014:

- Annual Migration Rates: From 2014 to 2023, the CVRD saw an average of 1,550 new residents annually, a substantial increase from the 740 people per year between 2002 and 2014.

- International Migration: Historically minimal, international migration saw spikes between 2015–2019 and 2021–2023. In 2022/23, international in-migration peaked, coinciding with the first net loss of migrants from other provinces in two decades.

- Origins of Newcomers: New residents primarily originated from other regions within BC, supplemented by in-migration from other provinces. This pattern shifted in 2022/23, with changes in the sources of new residents.

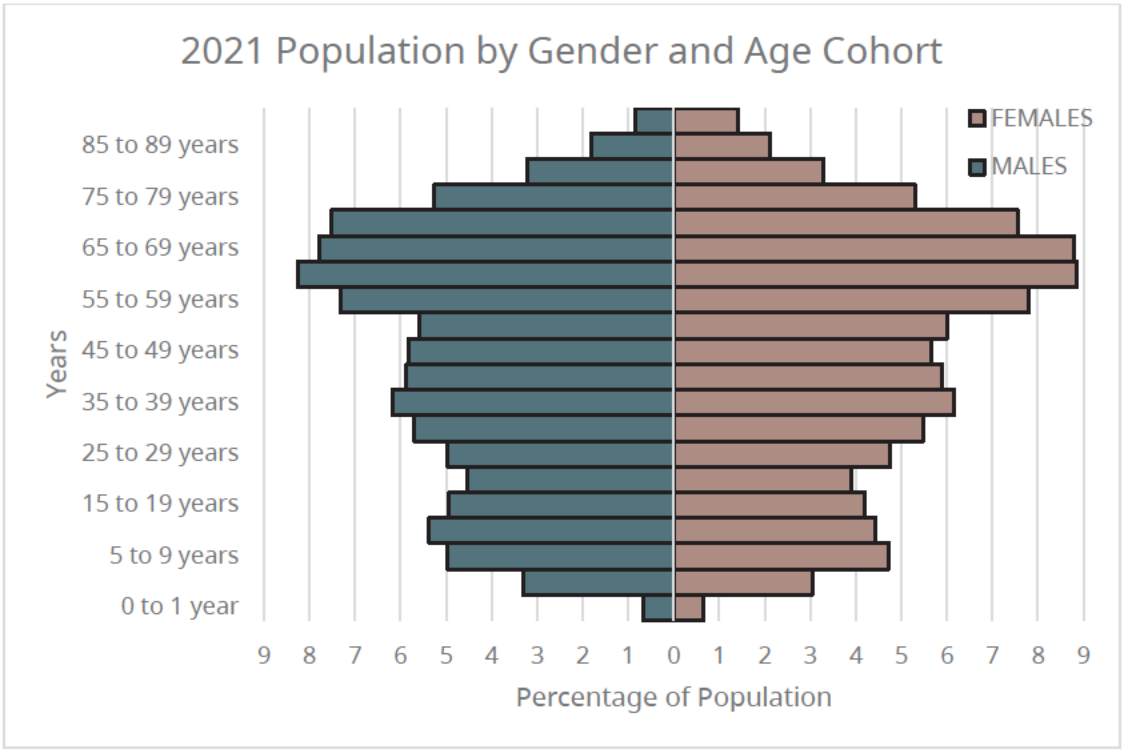
- Natural Population Change: Since around 2011, an expanding senior population has led to higher death rates compared to birth rates, causing a gradual decline in net natural population growth.



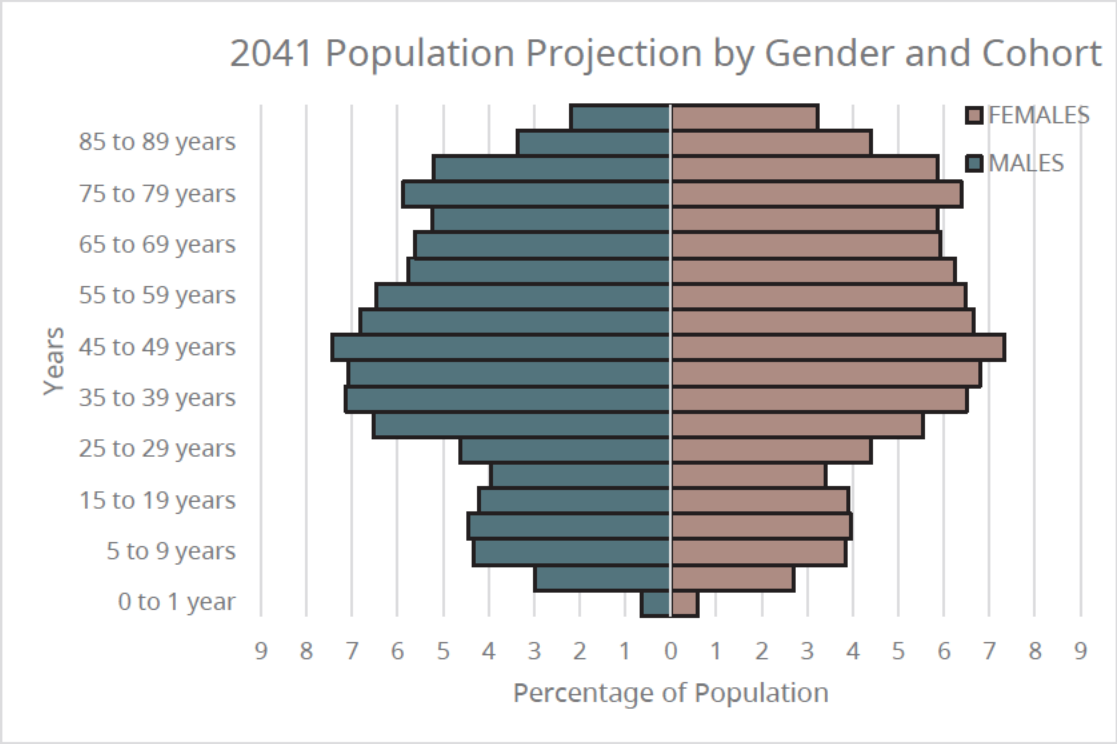
Source: Statistics Canada[1]

[1] Statistics Canada. Table 17-10-0140-01 Components of population change by census division, 2016 boundaries. DOI: https://doi.org/10.25318/1710014001-eng

Annual Demographic Change Related to Migration
(Source: 2024 CVRD Regional Housing Needs Report)



* Census data includes Denman and Hornby Islands



* Census data includes Denman and Hornby Islands

Housing

Like many Canadian communities, the CVRD has faced increasing housing pressures, notably rising costs. Recognizing the importance of up-to-date insights, the CVRD commissioned a Regional Housing Needs Report in 2020 and updated in 2024 to provide a current assessment of housing needs and projections for future demand.

The report highlights several key housing trends. Nearly one-quarter of the CVRD's dwellings were built in the 1990s, a period of significant growth not matched by construction in recent years. Currently, approximately 77 per cent of households in the CVRD are owner-occupied. From 2019 to 2022, the median home price surged by 64 per cent, a sharp rise compared to the 33 per cent increase recorded from 2016 to 2019. By 2023, an estimated 795 units in the area were operating as short-term rentals, further impacting local housing availability.

In terms of housing need, approximately 9 per cent of households were

classified as in Core Housing Need in 2021, with higher rates among renters, single individuals, lone parents, Indigenous households, transgender or non-binary persons, and refugees. The report projects that the CVRD will require an additional 17,750 housing units by 2041 to meet anticipated demand and help stabilize the market. By 2026, around 5,320 new units may be needed, mostly in market housing, yet there is a critical need for below-market and deeply affordable housing options for both owners and renters.

Employment and Job Forecasts

An analysis of census data from 2011, 2016, and 2021 reveals employment trends across 20 industry sectors. Sectors like professional services, manufacturing, construction, healthcare, utilities, finance, and accommodation and food services have experienced growth. Conversely, sectors such as real estate, wholesale and retail trade, public administration, education, mining, and agriculture have declined.

These industry trends are influenced by various demographic factors. An aging population is driving increased demand for healthcare services, while potentially leading to a decline in physically demanding sectors like agriculture and mining. A rising workforce is fueling growth in professional services roles. Declining birth rates may lead to a decrease in demand for education services. Population growth from in-migration is contributing to increased demand for construction and utilities. The rise of e-commerce is impacting the retail and wholesale trade sectors.

Employment Estimates and Forecasts

	Census Years					Forecast**	
	2011	2016	2021	Avg. Change / Yr	Avg. Change/ Yr %	2026	2041
Professional, scientific & technical services	1790	1580	2390	60	3.08%	2690	3590
Manufacturing	790	1140	1040	25	2.90%	1165	1540
Construction	2725	3080	3405	68	2.25%	3745	4765
Health care & social assistance	4120	4425	4970	85	1.89%	5395	6670
Utilities	150	65	155	0.5	1.79%	158	165
Finance & insurance	660	795	745	8.5	1.25%	788	915
Accommodation & food services	2155	2530	2330	17.5	0.81%	2418	2680
Other services (except public administration)	1370	1350	1470	10	0.71%	1520	1670
Transportation & warehousing	1260	1380	1340	8	0.62%	1380	1500
Admin., waste mgmt. & remediation services	1375	1330	1445	7	0.50%	1480	1585
Arts, entertainment & recreation	885	885	925	4	0.44%	945	1005
Information & cultural industries	410	400	425	1.5	0.36%	433	455
Agriculture, forestry, fishing & hunting	1845	1975	1820	-2.5	-0.13%	1808	1770
Retail trade	4580	4280	4470	-11	-0.24%	4415	4250
Mining, quarrying, & oil & gas extraction	405	380	380	-2.5	-0.63%	368	330
Educational services	2510	2240	2305	-20.5	-0.84%	2203	1895
Public administration	3085	2570	2750	-33.5	-1.11%	2583	2080
Wholesale trade	655	465	575	-8	-1.14%	535	415
Real estate & rental & leasing	665	515	535	-13	-2.11%	470	275
Management of companies & enterprises	0	15	30	3	N/A	45	90
All industries*	31440	31390	33505	206.5	0.64%	34538	37635

* Census data include Denman & Hornby Islands

** Forecast projected from 2021 using average annual changes

03 Regional Policies

3.1	**Vision**	**24**
3.2	**Policy Areas**	**24**
	1. Housing	27
	2. Ecosystems, Natural Areas & Parks	38
	3. Local Economic Development	48
	4. Transportation	58
	5. Infrastructure	64
	6. Food Systems	73
	7. Public Health and Safety	81
	8. Climate Change	86

Part 3: Regional Policies

3.1 Vision

The RGS vision statement describes the desired future for the region and sets the basic direction for planning, policies and action. The vision for the Comox Valley has been developed through ongoing community consultation throughout the RGS process.

The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes.

Many of the strategies in the RGS require cross-jurisdictional collaboration. to plan for long-term growth that is sustainable and sensitive to the unique character of the local communities within the Comox Valley, local governments and the K'ómoks First Nation will need to work together, and in partnership with other orders of government, to achieve the goals set out in the RGS.

3.2 Policy Areas

The following goals will help to guide long-term growth in the Comox Valley. The goals reflect rightsholders, interested parties and public input and respond to the identified challenges and opportunities that the Comox Valley will face over the next 20 years from 2011. These goals are organized into eight inter-related policy areas:

Goal 1: Housing:
Ensure a diversity of housing options to meet evolving demographics and needs.

Goal 2: Ecosystems, Natural Areas and Parks:
Protect, steward, and enhance the natural environment and ecological connections and systems.

Goal 3: Local Economic Development:
Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.

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.

Goal 5: Infrastructure:
Provide affordable, effective, and efficient services and infrastructure that conserves land, water, and energy resources.

Goal 6: Food Systems:
Support and enhance the agricultural and aquaculture sectors; and increase local food security.

Goal 7: Public Health and Safety:
Support a high quality of life through the protection and enhancement of community health, safety, and well-being.

Goal 8: Climate Change:
Minimize regional greenhouse gas emissions and plan for adaptation.

Each RGS goal contains six components:

Issue overview
Provides a general description of the issue.

Current situation
Localizes the issue within the regional context based on background research in *Understanding Our Choices* and supporting regional strategies (*Comox Valley Sustainability Strategy*, *Comox Valley Water Supply Strategy*, and *Regional Sewerage Master Plan*.)

Objectives
Specific objectives related to the policy issue.

Targets
Provides a series of targets at interval years to monitor the effectiveness of the RGS policy implementation.

Measures
Types of data that will be used to monitor the achievement of targets, such as census data, the production of studies and data from local municipalities

Supporting policies
Policies that will help to achieve the objectives and meet the targets set out in the RGS.

Each of the goals, objectives and supporting policies found in Part 3 inform and provide guidance on interpreting and implementing the growth management policies found in Part 4 of this RGS.

GOAL 1: HOUSING

Ensure a diversity of affordable housing options to meet evolving regional demographics and needs.

Issue overview

Housing location, type, affordability, and choice play a central role in supporting more complete communities and can have long-term impacts on a region's economic health, environmental performance and overall sustainability. Housing can be located to help reduce infrastructure costs and improve its efficiency, support public transit services, and support more active, healthier transportation choices like walking and biking. Affordable housing can also attract employers and working households and permits families to invest more time and energy in other aspects of community life. Housing diversity allows people and families to live and stay in the Comox Valley regardless of their age, lifestyle interests, household arrangements, or financial situation.

Current situation

In the past several years, the Comox Valley has experienced almost every type of residential development. Ranging from multi-household infill in downtown centres to rural and suburban subdivisions, this development has increased housing supply and housing choice. Much of this growth occurred within and around the municipalities of Comox and Courtenay. Almost three-quarters of Comox Valley residents live in one of the three local municipalities or within one kilometre of their boundaries.

Some of the major housing trends and issues include:

- **Growing housing demand:** The CVRD may need an additional 17,750 housing units to be built by 2041 to meet anticipated demand.

- **Housing supply:** Under the 2023 Provincial Bill 44, a minimum of

two dwellings must be allowed per lot across member municipalities and electoral areas. Lots smaller than 0.4 hectares—or those zoned as such—that are connected to both public water and sewage systems (and are not otherwise exempt) must allow a minimum of three or four dwelling units. Additionally, in areas near "frequent" bus services, once transit improves to meet population growth, a minimum of six dwelling units for lots greater than 281 square metres (As of January 2025, the Comox Valley Transit System does not meet the Provincial frequency measure). Member municipalities and the CVRD have amended their Zoning Bylaws to align with these legislative requirements. This proactive approach helps to increase housing supply, especially as infill within existing developed communities.

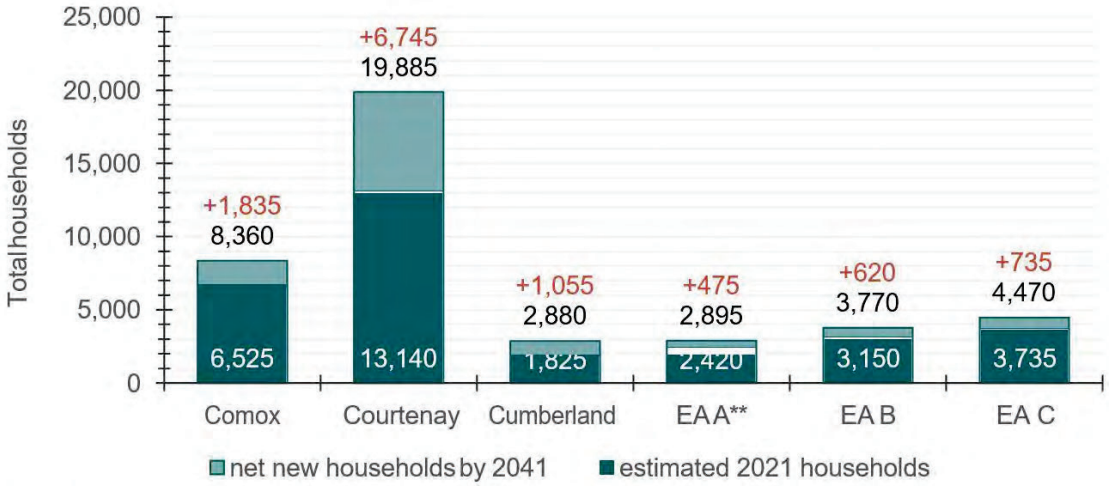
Note that for properties within the Agricultural Land Reserve (i.e., lands designated as "Agricultural Areas" and "Agricultural Areas within Municipal Areas"), residential development is regulated by the Agricultural Land Commission Act and the ALR Use Regulation. These regulations already permit limited residential density, including a principal residence of up to 500 square metres, a secondary suite within that residence, and one additional residence: up to 90 square metres for parcels 40 hectares or smaller, or up to 186 square metres for parcels larger than 40 hectares. Accordingly, the number and size of dwellings on ALR parcels must not exceed what is permitted under these regulations.

- **Dispersed housing locations:**[5] In 2021, the CVRD had approximately 30,795 households, reflecting a nine per cent increase from the 2016 Census count of 28,245. Historically, the communities of Courtenay and Cumberland have shown the highest growth rates, a trend anticipated to continue over the next two decades. Growth is expected across all CVRD communities, with total households projected to increase by 37 per cent between 2021

[5] 2024 Regional Housing Need Report

and 2041, reaching approximately 42,260. This would mean an addition of approximately 11,465 new households in the Comox Valley by 2041.

Figure below illustrates each community's 2021 estimated total households and the anticipated 20- year net growth in households.



* CVRD does not include the Denman and Hornby Island Trust Areas
** Electoral Area A does not include the Denman and Hornby Island Trust Areas Source: Statistics Canada, BC P. E. O. P. L. E. estimates, BC P. E. O. P. L.E projections

Historical and Anticipated Households, Net Anticipated Change of Households Since 2021
(Source: 2024 CVRD Regional Housing Needs Report)

- **Limited housing choice:** [6] In 2021, single-detached homes formed most of the housing supply in the CVRD, with a total of 20,225 units. Apartments, including duplexes, represented 14 per cent of the housing stock, amounting to 3,225 units.

- **Affordable housing**:[7] The housing landscape is changing significantly, with population and household growth from 2016 to 2021 driving sharp increases in home prices and rental costs. From 2019 to 2022, median home prices rose by 64 per cent, and apartment rents increased by 36 per cent, exacerbating housing affordability challenges.

[6] Ibid.
[7] Ibid.

In 2021, approximately nine per cent of households experienced Core Housing Need, affecting renters, single individuals, lone parents, Indigenous households, refugees, and transgender or non-binary persons disproportionately. To support vulnerable populations, an estimated 3,934 below-market and 747 deeply affordable units may be needed over the next 20 years.
The CVRD may need an additional 17,750 housing units by 2041 to meet demand and stabilize the market, with about 5,320 units needed by 2026. While most demand will be met by market housing, there remains a need for both below-market and deeply affordable housing options for owners and renters.

- **Homelessness Situation**: The 2023 Homeless Count identified 272 individuals experiencing homelessness in a 24-hour period, more than double the 132 counted in 2020. Of those counted, 65 per cent were sheltered and 35 per cent were unsheltered. Adults aged 25 to 54 made up the majority (65 per cent), followed by seniors (27 per cent) and youth under 25 (8 per cent).

  Indigenous people were disproportionately represented at 28 per cent, compared to 7 per cent of the general population. Among them, 67 per cent reported personal or generational experience with residential schools.

  Key drivers of homelessness included inadequate income (56 per cent), substance use (31 per cent), and mental health issues (27 per cent). Chronic homelessness was prevalent, with 77 per cent homeless for over a year. Multiple health concerns and unstable shelter arrangements, including shelters, vehicles, and outdoor locations, were commonly reported.

Objectives

Objective 1-A: Locate housing close to existing services

More complete and sustainable communities typically locate residential

development near services, amenities, and jobs. As of 2006, most of the population resides in the urban areas (65 per cent) with a smaller, yet growing, population in the rural areas (35 per cent). Housing in a complete community is developed with densities sufficient to support frequent local and regional transit. The proximity and density make more effective use of infrastructure and public resources, and supports healthier transportation choices, like walking and cycling. More compact, efficient residential development also allows environmentally sensitive and working landscapes to be better protected (see Goal 6 Food Systems).

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Per cent of new housing units in *Core Settlement Areas*	65%	90%	90%	90%	Statistics Canada and BC Stats (2006)

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

1A-1 Based on RGS growth management strategy locate housing close to existing services and direct 90 per cent of new, residential development to *Core Settlement Areas.*

1A-2 The focus of higher density and intensive developments shall be within the existing *Municipal Areas*. Within the *Municipal Areas* densification and intensification of development is required including infill and redevelopment.

1A-3 Identify specific *Town Centres* in *Municipal Areas* through the OCP review process. These *Town Centres* are to be developed as walkable and complete communities, providing for a range of housing types focusing on medium and high-density housing, employment and commercial uses. There will be a minimum of one *Town Centre* in the City of Courtenay, one *Town Centre* in the Town of Comox and one *Town Centre* in the Village of

Cumberland.

1A-4 Within *Settlement Nodes* densification and intensification of development is required however it will be less intensive than in *Municipal Areas*. These nodes are to be developed with centres that are walkable and limited to local services with a range of housing types focusing on low density multi residential and medium density.

1A-5 Revise OCP land use policies that unnecessarily restrict infill and redevelopment in *Core Settlement Areas* and *Town Centres* to maximize housing potential in those locations. The mix of land uses in *Settlement Nodes* will be reviewed through the OCP process.

1A-6 Increase housing opportunities in existing residential areas in *Core Settlement Areas* by encouraging multi-household conversions, secondary suites, and small lot infill.

1A-7 *Settlement Expansion Areas* are areas of potential growth subject to several conditions as set out in Part 4 of the RGS. Growth in *Settlement Expansion Areas* will occur in a phased and orderly manner and will undergo a public planning process to determine the appropriate scale and form of development. Until such a public planning process has occurred and the conditions of Part 4 are met, any development in *Settlement Expansion Areas* will be subject to a minimum lot size of 4 hectares.

Objective 1-B: Increase affordable housing options

A scarcity of affordable housing can force households to overextend their finances or relocate to a different community. Often these households are composed of the working people who provide essential services to the public and to other community members. Housing is considered affordable when the total shelter costs, including utilities and taxes, amount to less than 30 per cent of a household's gross annual income.

Affordable housing is realized in many forms, ranging from moderately sized and apportioned market housing to secondary suite rentals to subsidized and cooperative housing.

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Per cent of household paying more than 30% of their income on housing	Renters: 43.4% Owners: 22.7%	Renters: 35% Owners: 15%	Renters: 30% Owners: 10%	Renters: 20% Owners: 10%	Statistics Canada and BC Stats (2006)

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

1B-1 Adopt the following definition of affordable housing: household and shelter costs equate to less than 30 per cent of total before-tax household income.

1B-2 Encourage residential multi-unit or multi-lot developments to contribute to affordable housing options including, but not limited to a range of unit sizes and types, lot sizes, multi-household or attached-unit buildings, rental units, and secondary suites. These contributions could take the form of land, cash, buildings or other such items as supported by the local governments.

1B-3 Coordinate opportunities for developers to provide market and non-market affordable housing, such as rezoning contributions, inclusionary zoning, or reduced application fees.

1B-4 Consider the development of a *Regional Affordable Housing Strategy* to be used as a common resource and strategic plan by the regional district and the three municipalities. The

strategy could review and coordinate affordable housing policies, while allowing each jurisdiction to address their unique affordability issues.

1B-5 Require local governments to have provisions for developing affordable housing in new OCPs and other bylaws.

1B-6 Explore a delivery mechanism for a provincial non-profit program and assist local governments in the provision of non-profit housing, in their jurisdiction.

Objective 1-C: Develop and maintain a diverse, flexible housing stock

Over the medium and longer-terms, the Comox Valley will need to provide housing opportunities to a wide range of households and families, including a growing population of seniors and the workers who will provide services for them, young families, retirees, and individuals with special needs. Housing can also be planned and designed for adaptability. This means that in the future, they can be easily expanded or converted for changing household types or additional households.

The following targets for the short, medium and long term provide targets for the mix of housing built within a given time frame.

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term 2010- 2015	Medium-term 2015-2020	Long-term 2025 - 2030	
New housing mix in *municipal areas*	Low 75%	Low 65%	Low 55%	Low 40%	OCP review process
	Medium 20%	Medium 20 %	Medium 25%	Medium 30%	
	High 5%[8]	High 15 %	High 20 %	High 30%	

[8] Estimate based on Stats Canada 2007, 2006 Community Profiles, 2006 Census. Note that percentages range within each of the municipalities.

MEASURES	Baseline (2006)	TARGETS Short-term 2010- 2015	Medium-term 2015-2020	Long-term 2025 - 2030	Data sources
New housing mix in *settlement nodes*	Low 90% Medium 10% High 0%	Low 80% Medium 15% High 5%	Low 60% Medium 30% High 10%	Low 50% Medium 35% High 15%	OCP review process

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

1C-1 Provide a diversity of housing types in the *Municipal Areas* using the following housing type targets for new development by 2030: These targets are for all *Municipal Areas* in aggregate.

40% Low Density
- Single dwelling unit, town homes, semi-detached, secondary suites
- 4-24 units per hectare

30% Medium Density
- Low-rise multi-unit up to four storeys
- 24-74 units per hectare

30% High Density
- Over four storey multi-units
- Minimum 74 units per hectare

1C-2 Provide a diversity of housing types in the *Settlement Nodes* using the following housing type targets for new development by 2030: These targets are for all Settlement Nodes in aggregate.

50% Low Density
- Single unit residential, town homes, semi-detached, secondary suites
- 4-24 units per hectare

35% Medium Density
- Low-rise multi-unit up to four storeys
- 24-74 units per hectare

15% High Density
- Over four storey multi-units
- Minimum 74 units per hectare

1C-3 Encourage both rural and urban alternative housing forms that provide housing at lower costs and with lower environmental impacts.

1C-4 Encourage infill units and secondary suites in residential zones in the *Core Settlement Areas*.

1C-5 Encourage multi-unit housing, and small-lot housing in the *Core Settlement Areas* wherever it can be supported by regular transit and infrastructure services.

1C-6 Assess housing needs as part of OCP update or review processes to ensure adequate housing is provided to support for current and future needs (e.g., seniors, households with children, and young adults) and ensure related policies are incorporated (e.g., local housing stock targets and location suitability).

Objective 1-D: Minimize the public costs of housing

Housing requires a long-term investment of public resources. Housing located in hazard areas require special protective and support services or structural mitigation. Housing that consumes too much energy or water requires bigger and more costly infrastructure and have a larger impact on the health of natural resources.

Supporting policies

1D- 1 Direct most of the new housing to areas that are or will be serviced through publicly owned water and sewer systems.

1D- 2 Direct new housing away from high-risk natural hazard areas such as flood plains, areas exposed to sea-level rise, fire hazard areas, and steep and unstable slopes.

1D- 3 The electoral areas OCPs will be updated to provide a range of 4 to 20 hectares lots within the *Rural Settlement Areas*; however, lots as small as 2 hectares may be permitted if agriculture is the principal use on the property.

1D-4 Encourage green building design through green building standards for new residential development that include water and energy efficiency practices.

GOAL 2: ECOSYSTEMS, NATURAL AREAS AND PARKS

Protect, steward, and enhance the natural environment and ecological connections and systems.

Issue overview

Ecologically, the Comox Valley is one of the most diverse in Canada. Comox Valley's natural beauty derives from the stunning mix of glacier, mountains, sea and almost everything in between, from globally rare temperate rainforests to Garry Oak meadows to complex wetlands and rich estuaries. This rich and diverse landscape has supported the equally rich cultural heritage of the K'ómoks First Nation and the valley's more recent settlers and newest residents. Recognizing the importance of these landscapes, each of the local governments promotes environmental protection and enhancement through specific policies such as the provision of corridors, protection of environmentally sensitive areas (ESAs) and guidelines for riparian areas.

The landscape is an intricate balance of natural systems. All ecosystems are the product of formative systems (e.g., hydrology, winds, and coastal currents). To protect ecosystems, it is necessary to understand and protect the systems that create and sustain them. For example, when protecting a wetland by setting it aside within a development, it is also important to design the development to maintain the water source that feeds the wetland.

Although local governments have several initiatives underway to protect the environment, there is a strong need for a regional and coordinated approach to environmental protection and enhancement that emphasizes protection, enhancement and connectivity. In recognition of this, the CVRD Board endorsed the concept of regional conservation put forward in the *Nature Without Borders Regional Conservation Strategy* (July 2008).

Further, in 2022, the CVRD Board established a Regional Parks and Trails Service to help protect regionally significant natural areas and to support opportunities for people to connect with nature through nature-based recreation. The *Regional Parks and Trails Strategic Plan* (November 2024) will guide the delivery of this service over the next 20 years.

The goals of the *Regional Parks and Trails Strategic Plan* are:

1. Work together with K'ómoks First Nation to plan and manage
2. Protect regionally significant natural areas
3. Increase environmental and community connectivity
4. Provide opportunities for nature-based recreation
5. Strengthen stewardship and community partnerships
6. Manage in a proactive and sustainable manner

Note: This plan applies specifically to regional parks and trails. Electoral Area community parks are guided by a separate document, the *Rural Comox Valley Parks and Greenways Strategic Plan* (2011), which contains different goals.

Current situation

The ecological diversity of the Comox Valley is protected through several local government policies. However, development pressure continues to impact natural systems. The goal over the next 20 years will be to manage population growth in a way that enables both human and non-human life to flourish. This means striving to balance the human need for resources, recreation, enjoyment and aesthetics with the need to protect, conserve and restore natural areas and biodiversity. This requires an understanding of the natural and formative systems that create the local landscape, so that we can guide development to work with the environment and ensure the natural landscape will continue to provide the resources necessary for many generations to come.

Providing parks and trails close to where people live encourages physical activity and promotes mental health obtained from walking, cycling or riding in natural areas away from busy streets. Depending on their use and management, parks and recreational trails that are intended for

human enjoyment, can also contribute to the protection and conservation of nature.

Currently, municipal parks provide space for public assembly and sports fields, such as Simms Millenium Park and Lewis Park as well as large nature reserves such as Hurford Hill, Roy Morrison, Lerwick, Sandwick and Millard Nature Parks. Electoral area community parks and the BC Hydro recreation area provide for extensive trail systems close to where people live such as Seal Bay, Nymph Falls and BC Hydro's Puntledge River Recreation Area. Strathcona Provincial Park has outstanding subalpine natural areas and backcountry recreation opportunities. There are also several smaller provincial parks such as Kitty Coleman Beach Park, Kin Beach Park, Rosewall Creek Park and Miracle Beach Park.

Extensive backcountry recreation provides both local and tourist activity and takes place throughout the Comox Valley on private forest land. As the population grows, the demand for this kind of recreational activity will grow as well.

The following policies, in combination with the other goals set out in the RGS, provide a land use framework that positions regional conservation as an integral component of growth management. To be successful, the region must be viewed as an interconnected system where land use decisions have a long-term impact on the health of ecosystems.

Objectives

Objective 2-A: Identify and map areas for conservation.
Loss of natural areas and renewable resource productivity (i.e., fisheries, forestry, agriculture and aquaculture) is often the result of a lack of data and understanding of the local landscape and formative systems. Currently there are gaps in environmental data, including a lack of detail in provincial and federal Sensitive Ecosystem Inventory (SEI), mapping data for marine ecosystems and limited access to data on upland resource areas. Obtaining more detailed and complete information on ecosystem location and function will facilitate improved growth management decisions for ecosystem protection.

The *Regional Conservation Framework Concept Map No. 4* provides information based on the principles of *connecting habitats* to support biodiversity and *precautionary growth* wherein local governments and the development community should work to share information and ground-truth ecosystems moving forward. The following components and implementation guidelines provide a starting point for local governments to incorporate into OCPs. These components will collectively be referred to as regional *conservation areas* within the policies of this chapter.

Estuaries: A semi-enclosed coastal body of water with one or more riverine or streams flowing into it, and with a free connection to the open sea. Due to their marine and river influences, they contain many biological niches within a small area and are so associated with high biological diversity. Estuaries offer biodiversity and migrating fish corridors that allow movement of aquatic species from the ocean to upland rivers and streams and back to the ocean. The K'ómoks Estuary is one of only eight Class 1 estuaries in BC. It provides habitat for numerous species of birds, plants and fish.

Riparian areas: Riparian areas describe the distinct ecology that surround streams and wetlands. These ecosystems vary in width depending on the associated watercourse, vegetation and landforms. Riparian areas are noted on Map No. 4 but are not specifically mapped due to the scale and detail of the *Regional Conservation Framework Concept Map No. 4*.

Sensitive ecosystems: Sensitive ecosystems are areas that may contain rare, threatened and fragile ecosystems and support high levels of biodiversity. Land management policies should include practices like the removal of invasive species, re-introduction of native plant and animal species, ongoing maintenance and monitoring, and restricting human activity as required. These sensitive ecosystems were identified through the SEI that identifies remnants of rare and fragile ecosystems (on land).

For these areas, policies should follow a spectrum from low to high human activity and access commensurate with the size of the protected area and level of ecological sensitivity. In select circumstances, this may

include limited development opportunities in specified locations or access to resources (e.g., fishing, and selective harvesting of berries and trees)

Other important ecosystems: Other Important ecosystems include second growth forests and seasonally flooded agricultural lands.

Critical watersheds: The Browns, Tsable and Oyster Rivers, and Comox Lake are critical watersheds in the Comox Valley. In addition to providing drinking water sources, these watersheds provide linkages for wildlife from the east coast of Vancouver Island to the west coast, via Strathcona Park.

Biodiversity corridors: Biodiversity corridors link natural features and create linkages for wildlife and plants to move between sensitive ecosystems, parks and protected areas but does not allow for public access on private lands. Creating regional linkages or corridors promotes the concept of 'connectivity' for a healthy regional conservation network. The *Regional Conservation Framework Concept Map No. 4* illustrates how biodiversity corridors could create connectivity throughout the region, running north/south and east/west. Through more detailed study, policies should be developed to focus conservation efforts in these areas and to cross-jurisdictional stewardship. As a starting point, the conceptual biodiversity corridors could be implemented in the *Resource Areas* where it can be ensured that the corridor can be protected if it exists. Recognizing that these corridors will traverse privately owned working landscapes, participation by private landowners would be voluntary and will not interfere with farm practices.

Existing parks and proposed parks and greenways: These are the municipal and electoral area community parks identified through the OCPs and the provincial parks. These areas are protected from development and may serve multiple uses, ranging from sports and recreation to nature conservation. These areas should be managed to support natural system functions where appropriate. All OCPs have provisions for parks and greenways; the goal will be to connect these areas to other conservation areas to form a network that balances human needs with biodiversity protection.

Supporting policies

2A-1 Local governments should individually or jointly adopt regionally consistent terminology, as set out above, to create a policy framework to support protection of conservation, environmental features and watersheds in OCPs.

2A-2 All local governments are encouraged to either individually or jointly regularly update environmental mapping. This will facilitate the production of mapping that depicts critical information such as sensitive ecosystems, watercourses and riparian areas, parks and greenways, and working landscapes including ALR.

2A-3 Use a sensitive environmental atlas as a common method of collecting and displaying conservation and environmental information.

2A-4 OCP updates should include mapping of regional environmental features.

2A-5 Ground-truthing and mapping should be considered as part of the planning updates and development approvals process. OCPs, rezonings and other permitting processes, should seek to collect such information wherever possible.

2A-6 Working with private landowners, environmental organizations and upper-level governments, local governments should encourage and assist in the sharing of mapping and ground-truthing.

2A-7 Work with the K'ómoks First Nation so that environmental mapping reflects K'ómoks First Nation's unique traditional ecological knowledge, cultural heritage and traditional use of the area.

2A-8 Recognize the ecological and cultural significance of the K'ómoks Estuary. The K'ómoks Estuary Management Plan was collaboratively developed between 2009 and 2013 with the participation of the K'ómoks First Nation, senior government, local governments, and various interested parties. This plan is recognized as a supporting document within the K'ómoks First Nation's Comprehensive Community Plan 1.0, adopted in 2014.

2A-9 The RGS supports the implementation of local government parks and greenways plans and policies to establish a network of interconnected local and electoral area parks and greenways to protect recreational opportunities, wildlife habitat and natural ecosystem functions.

For lands within the Agricultural Land Reserve, Section 22 of the *Agricultural Land Reserve Use Regulation* permits open land parks only for purposes related to biodiversity conservation, passive recreation, heritage, wildlife, or scenery viewing. Proposed parks or trails that do not meet these criteria will require approval from the Agricultural Land Commission.

Objective 2-B: Frame environmental protection and policies around the principles of precaution, connectivity and restoration.

To address the loss and fragmentation of sensitive ecosystems, a set of overarching, guiding principles for growth management and land-use practices is needed. The following principles are to be considered regarding specific development proposals which significantly impact sensitive ecosystems. Collectively applied, they will help maintain the region's biodiversity.

Precaution: Where the environmental outcomes of a specific development proposal will significantly impact sensitive ecosystems err on the side of caution and require documentation as to impact, mitigation, and restoration or limit the action to avoid significant impact.

Connectivity: Recognize the issue of connectivity regarding potential impacts on the integrity and functionality of sensitive ecosystems.

Restoration: Where cost effective, consider the restoration or creation of natural systems to provide sustainable environmental services (e.g., storm water ponds for improving water quality; tree cover for capturing carbon; and reducing GHG emission).

Supporting policies

2B-1 Local governments should work together to adopt consistent actions and policies for environmental and natural resource protection, through OCPs, zoning and other mechanisms, that promote the principles of precaution, connectivity and restoration.

2B-2 OCPs should explore the development of clear definitions and guidelines for *ecological greenways* and to work with neighbouring local governments to create region-wide linkages.

2B-3 Explore and encourage the practice of restoration of urban and rural ecosystems to increase ecological functions.

Objective 2-C: Promote environmental best practices in *Agricultural* and *Resource Areas*.

Agricultural and *Resources Areas* provide many opportunities to contribute to healthier ecosystem functioning and offer important habitat for some animal and plant species. At times, there will be competing interests within these areas between private owner interests, conservationist goals and the production of agricultural goods. The following policies aim to support production within *Agricultural* and *Resource Areas* as economic industries while also recognizing the importance of environmental best practices in these areas.

Supporting policies

2C-1 Encourage landowner contact and education programs and, where feasible, require landowners to protect the sensitive environmental and unique natural features on their land.

2C-2 Explore additional opportunities for habitat restoration and conservation covenants on agricultural and forestry lands. (Note that conservation covenants that restrict agriculture on land in the ALR have no force and effect unless approved by the Agricultural Land Commission (Section 22 of the Agricultural Land Commission Act.))

2C-3 Implement 400-hectare minimum parcel size in Resource Areas to retain large, contiguous areas.

2C-4 Support continued application and uptake of BC Environmental Farm Plan.

2C-5 All local governments will ensure appropriate buffers and transition zones between working landscapes and residential areas to minimize negative impacts from residential development on farm and resource land. Buffer and transition zones will be promoted to support ecological connectivity and ecological system functions. Local governments should also reference the Ministry of Agriculture and Food's *Guide to Edge Planning (2015)*, which includes guidelines on setbacks and buffering. In general, setbacks and buffers should be located on the non-ALR side and required regardless of whether the adjacent parcel is actively used for agriculture.

2C-6 Implement best practices in creating trails in *Agricultural Areas* as set out in the Ministry of Agriculture and Food's *Trails in Farm and Ranch Areas*.

2C-7 As part of the Comox Valley Agricultural Plan update (see 6E–3), explore incentives for conservation on agricultural lands.

2C-8 Support increased water availability for agriculture while ensuring natural systems remain healthy and functioning.

Objective 2-D: Ensure access to parks, recreation areas.
Increased access to parks and recreational greenways provides wide-ranging community health, economic and quality-of-life benefits. Ensuring recreational opportunities enables community members to actively and passively experience the region's spectacular natural and cultural heritage and encourages tourism and the growing field of eco-tourism.

Supporting policies

2D-1 All local jurisdictions should work together to coordinate local and regional greenway network connections.

2D-2 Require new developments to link to, improve or expand the existing greenway network.

GOAL 3: LOCAL ECONOMIC DEVELOPMENT

Achieve a sustainable, resilient, and dynamic local economy that supports businesses and the region's entrepreneurial spirit.

Issue overview

A healthy, strong and diverse local economy is one of the cornerstones of more sustainable and complete communities. Complete communities not only attract new investment and jobs, but they also help retain existing jobs, encourage entrepreneurship and create a solid tax base to better support local service delivery. Without a strong local economy, Comox Valley local governments may have difficulty funding important services, residents may be forced to work further from their homes, and overall community liveability may suffer.

The RGS provides an opportunity to encourage and support the development of a more diverse and healthier local economy, which in turn will help support the Comox Valley on its journey to become a more sustainable region.

Current situation

The Comox Valley's regional economy is relatively diversified compared to other North Island communities. In 2021, health care, retail, construction, and public administration were dominant labour force sectors. Most employment is centered in-and-around the Courtenay-Comox hub. The 2021 ratio of jobs-to-population was relatively low at 0.51 jobs per person.

Like the broader provincial and global economies, the Comox Valley experienced steady growth from 2002 to 2007. However, this growth stalled in 2008 due to the recession. Despite this setback, the region's strong fundamentals supported an eventual return to economic health. After 2008, recovery was driven by growth in tourism, construction, and service industries. The COVID-19 pandemic subsequently disrupted the

economy, severely affecting tourism, hospitality (such as restaurants), and small businesses facing supply chain challenges. Although tourism has gradually recovered, inflation and economic uncertainty continue to challenge businesses and residents in the region. Some of the major economic sectors and opportunities include:

- **Tourism:** Year-round tourism is supported by the region's natural beauty and outdoor recreation opportunities with unique opportunities in each of the local jurisdictions. Additionally, Mt. Washington Ski Resort has engaged in a long-term plan to become a year-round destination resort. The proximity to major local, Canadian and U.S. markets (e.g., Vancouver, Victoria, Washington State, and Alberta), and excellent air, water and land transportation links support ongoing tourism development. The region has also embraced emerging tourism markets, including agritourism and cultural tourism.

  Starting in 2023, the CVRD launched a comprehensive tourism strategy with a 10-year outlook. This Comox Valley Tourism Strategy Plan will serve as a roadmap to guide tourism development in a way that supports long-term economic growth while prioritizing the health of the environment and the well-being of local communities. The draft plan will be presented to the CVRD Board in summer of 2025.

- The **Comox Valley Airport** has dramatically improved transportation options for the region and is a considerable economic development opportunity. The Town of Comox has created an industrial area adjoining the airport for air services-related businesses. The airport and the new air services industrial land base could help attract new businesses to the region.

- **Agriculture and aquaculture:** Agriculture is an important economic engine and over the longer-term it is expected to increase as the demand for locally produced foods and value-added foods grows. Growing food security concerns will also help drive the growth of this sector. The shellfish industry remains a major

and growing employer in the region. The area is the hub of BC's oyster farming sector. The K'ómoks First Nation have a rich tradition of aquaculture in Comox Valley. Pentlatch Seafoods Ltd. is owned by the K'ómoks First Nation and has sites located in the Comox Harbour, Royston and Baynes Sound, possessing 7 intertidal tenures totaling 64.3 hectares.

In December 2024, the Comox Valley Agricultural Plan was presented to the CVRD Board. The updated plan provides a strategic framework for strengthening the region's agri-food sector in the face of current challenges and future uncertainties. Developed through broad engagement with producers, local government, and community partners, the CVAP outlines 21 actions under five goals: water stewardship, land protection, economic growth, climate resilience, and public awareness. While it does not directly address household food insecurity, the plan supports a resilient agricultural economy that contributes to community food security. Rooted in the region's rich agricultural history, including Indigenous food systems, the plan envisions a future where diverse farms thrive, new farmers are supported, and agricultural land and water are protected. Implementation will require sustained collaboration, shared leadership, and investment over the next decade.

- **Public sector employment:** As the largest public sector employer in the region, the Canadian Forces air base has long been a regional employment anchor and will likely remain so for the future. North Island Hospital Comox Valley, a regional hospital opened in 2017, is the second major public sector employer in the region.

- **Forestry and other resource industries:** While the region's historic economic drivers have declined significantly, major, long-term opportunities remain for value-added forestry in the region. Mining and metals processing has also recently re-emerged as a potential longer-term employer with new mine development proposals. Renewable energy generation has the potential to be an

emerging industry in the Comox Valley.

- **Retail and human services:** Courtenay-Comox is a regional hub for shopping and services which also draws some business from neighbouring regions. Opportunities exist to diversify and expand the range of services available, particularly in health care with the new hospital, and, potentially, in post-secondary education services for the North Island. Given the aging demographics, additional employment within the social service sector is also anticipated to occur.

- As **K'ómoks First Nation** moves toward settlement of outstanding legal claims, it is expected that they will have access to both lands and financial resources coupled with a strong desire to engage local economic activity. There is considerable potential for their increased participation in business and job creation in the region.

Objectives

Objective 3-A: **Support local business retention, development and investment**
Through Comox Valley Tourism Service, and in collaboration with local government economic development strategies or action plans, create a positive business-enabling environment through cooperating on policies and procedures that help to support and retain existing businesses and attracts new businesses and investment.

Supporting policies

3A-1 Encourage responsible expansion of the economic base of the Comox Valley with the intent of enhancing wealth and employment opportunities.

3A-2 Ensure the creation of regional economic development plans include multi party process involving all local governments and

economic development interested parties, including the K'ómoks First Nation, and relevant non-government.

3A-3 Promote supportive development and business-permitting standards.

3A-4 Focus investment and business development in *Town Centres*.

3A-5 Support economic objectives and initiatives of the K'ómoks First Nation, including future economic opportunities, where appropriate, on K'ómoks First Nation lands.

Objective 3-B: **Increase regional job base**

Complete communities with a healthy balance of people and jobs tend to have a ratio of approximately 0.65 jobs per resident. The region's growing senior population makes achieving such a high ratio difficult, but a goal of 0.55 jobs per resident is realistic over the longer term. This ratio will help create a diverse, dynamic and self-supporting local economy and will make it possible for the valley's younger population to find work and remain in the community.

MEASURES	Baseline (2008)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Job-to-population ratio	0.45	0.48	0.52	0.55	Census Canada, BC Stats

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

3B-1 Support the intensification of mixed-use office, retail and other commercial employment activities in *Town Centres* located within *Core Settlement Areas*.

3B-2 Protect and enhance ALR lands with the intent to grow and

diversify the base of agricultural activities.

3B-3 Preserve designated *Resource Areas* forestry lands for sustainable and value-added forestry and agroforestry purposes and discourage conversion of forestry lands for residential development.

3B-4 Explore initiatives that support value-added, community-based business development, including, but not limited to, local food processing, specialty forest products and other value-added product manufacturing.

3B-5 Monitor the supply of readily serviced industrial land in the region with the objective of maintaining sufficient capacity to meet the needs of the regional economy.

3B-6 Utilize an eco-industrial networking approach for industrial land development (i.e., work to co-locate businesses that can create collaborative networks to more efficiently and effectively use resources, such as materials and energy).

3B-7 Encourage green jobs and technology to locate in the Comox Valley.

3B-8 Investigate opportunities to support the expansion of regional employment where proposals are consistent with the policies of the RGS.

3B-9 Encourage tourism, including cultural and eco-tourism opportunities, within the Comox Valley.

Objective 3-C: **Support resource-based employment opportunities**

Forestry, fishing and agriculture remain important regional economic activities. It is anticipated that agriculture, aquaculture and value-added forestry will continue to grow in the future. Mining and aggregate extraction presents other longer-term opportunities as well

provided environmental and human health issues are appropriately managed. Each sector could support additional employment and generate additional local revenues, particularly if a value-added approach was taken with any future resource development initiative. Real and growing food security issues will help propel local agriculture over the longer term.

MEASURES	Baseline (2008)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Agriculture & resource-based employment*	1,400 (5%)	1,650 (5%)	1,800 (6%)	2,200 (6%)	Census Canada, BC Stats

***Note:** based on 2% average annual growth over 2008 baseline
Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

3C-1 Work with the Ministry of Agriculture and Food, and the Agricultural Land Commission to develop strategies and actions to increase the amount of actively farmed agricultural lands and reduce barriers to agricultural viability in *Agricultural Areas*.

3C-2 Encourage the development of infrastructure to help increase agricultural production such as irrigation water and regional drainage improvements.

3C-3 Work to develop suitable policy and regulations that limit country estate residential impacts while supporting small scale agricultural operations on smaller lots to enable new farmers to enter the industry.

3C-4 Recognize the long-term economic development potential represented in forestlands in designated *Resource Areas* and

restrict residential development on them.

3C-5 Support public education activities to raise awareness of the region's resource sector and the value-added opportunities contained therein.

3C-6 Encourage value-added, community-based forest use applications in *Resource Areas*, including, but not limited to, community-owned woodlots, eco-forestry enterprises and home-based value-added forest product manufacturing.

3C-7 Support regional aquaculture industries and collaborate with them on developing foreshore land use and water management policies that protect and steward on-shore and off-shore shellfish beds and marine water quality. Policy development should include community input to address impacts (e.g., visual, waste, noise, public access, and navigable waters).

3C-8 Support the development of *Resource Areas* for resource uses in addition to forestry and agriculture, provided that environmental values and sensitive ecosystems and wildlife habitat is protected.

3C-9 Encourage renewable energy generation and related jobs.

3C-10 The provincial government and any potential mining operators in the Comox Valley should work with local governments to minimize negative impacts of mining and aggregate extraction on the human or natural environment.

Objective 3-D: **Promote designated *Town Centres* as regional employment centres.**

Mixed-use, compact and accessible employment centres (i.e., accessible by foot, transit, bike, and car) tend to retain, attract and encourage new business development better than a more dispersed and scattered local job base, single use downtowns, or office parks. Town centre-

based employment areas also tend to be less expensive to service and maintain.

MEASURES	Baseline (2008)	TARGETS Short-term (2015)	Medium-term (2020)	Long-term (2030)	Data sources
% jobs located in town centres*	Cumberland: 5% Comox: 25% Courtenay: 55%	Cumberland: 6% Comox: 26% Courtenay: 56%	Cumberland: 7% Comox: 27% Courtenay: 57%	Cumberland: 7%, Comox: 28% Courtenay: 58%	Census Canada, BC Stats

***Note:** baseline estimate from, *Understanding Our Choices RGS Background Report*, 2009
Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

3D-1 Update OCPs and implement zoning that supports intensification of mixed-use office, retail and other commercial employment activities in designated *Town Centres* located within *Core Settlement Areas*.

3D-2 Retain and attract new businesses, investment and employment in designated *Town Centres* located within *Core Settlement Areas*. Revitalization tools and policies should be linked to RGS environmental and green development/building objectives

3D-3 Examine development cost charges rates, tax structures and land use regulations to ensure development in *Town Centres* results in reduced costs that are realized by the municipalities.

3D-4 Partner with BC Transit, the province and the federal government to encourage better public transportation to, through and between designated *Town Centres* located within *Core Settlement Areas*.

3D-5 Encourage major public sector employers to coordinate their future facilities and development plans in support of the

intensification policies of the RGS.

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.

Issue overview

Comox Valley residents depend on a municipal and provincial transportation network and services for work, recreation and day-to-day travel, while the local economy depends upon the network for safe and efficient goods movement. The following policies set out a long-term strategy for strengthening the regional transportation system with an emphasis on creating more opportunities for sustainable, efficient and effective transport options and networks. Increased efficiency in transportation will also help to decrease GHG emissions and non-renewable energy use (see Goal 8).

Current situation

The transportation system in the Comox Valley is made up of several distinct elements operated and managed by different levels of government and a variety of authorities. Major components and operators include two major provincial highways, a network of local roads, the Comox Valley Airport, BC Ferries, BC Transit, and interregional transportation operators.

Note: Where new roads or active transportation routes (e.g., multi-use paths) are proposed within the Agricultural Land Reserve, only certain upgrades are permitted outright under Section 18 of the *Agricultural Land Reserve Use Regulation*. Development of new transportation infrastructure generally requires approval from the Agricultural Land Commission.

Objectives

Objective 4-A: Increase public transit use.

Supportive land use policies and actions will be critical in achieving ridership and mode share targets in the Comox Valley. Although ridership has increased in the past several years through improved transit service, ridership growth cannot be sustained unless there are some fundamental changes in land use. Transit oriented land use planning considers the location of density, a mix of uses, and the design of road networks. Medium and higher density nodes ensure that there are more people within walking distance of transit routes, and still allows for lower density areas. Additionally, mixed-use development tends to generate bidirectional travel and travel throughout the day. Transit also needs to be considered when designing road networks. These should be designed so that there is a direct route for transit through the centre of a population or employment area, without the need for circuitous routing.

Transit use in the rural areas requires strategies that consider the lower density nature of rural residential development, the cost of transit, and nature of daily trips. Specialized services such as smaller community bus programs can help to tailor transit service to rural areas.

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Transit mode share	1%	1.5%	2%	2.5%	BC Transit

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

4A-1 Implement the growth management strategy, as outlined in Part 4, as an overall framework for transit-supportive land-use planning throughout the Comox Valley.

4A-2 Local governments should work with BC Transit to ensure that bus schedules facilitate access between *Town Centres* to K'ómoks First Nation IR Lands, CFB Comox, North Island Hospital Comox Valley, connections with Mount Washington, North Island College, the Comox Valley Airport and *Settlement Nodes*.

4A-3 Major public institutions and employment uses should be in *Core Settlement Areas* and served by frequent transit and active transportation infrastructure (e.g., bike lanes and walking trails).

4A-4 Develop specific public transportation options for *Rural Settlement Areas*, reflective of the unique needs and challenges in providing cost effective service to rural communities.

4A-5 Through municipal OCP reviews develop strategies to reduce parking requirements in *Town Centres* to encourage better use of land resources and shift to more public transit use.

4A-6 Local governments should work with the Ministry of Transportation and Transit, and BC Transit to pre-plan bus routes and develop road standards that will accommodate future bus route requirements.

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

Ensuring that people can carry out daily activities using safe, efficient and enjoyable cycling and pedestrian routes will help to encourage a higher rate of active transportation. An increase in active transportation will help improve community health, reduce air pollution and improve the region's overall quality of life.

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term (2015)	Medium- term (2020)	Long-term (2030)	
% Bicycle & pedestrian commuters	Walk/Cycle= 9%	Walk/Cycle= 10%	Walk/Cycle= 11%	Walk/Cycle= 20%	Census Canada

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

4B-1 Promote and encourage cycling plans and programs through ongoing local and regional initiatives and actions.

4B-2 Local government parks and greenways plans will be coordinated to provide linkages to, through and between the *Core Settlement Areas.*

4B-3 Ministry of Transportation and Transit should work with local governments to review road standards and subdivision design so that the Subdivision Approvals process prioritizes pedestrians, cyclists and transit use and support longer term regional transportation networks.

4B-4 OCPs should identify regionally important, priority street connections for pedestrian and cycling improvements and require that connections be established as a condition of redevelopment.

4B-5 Local governments should develop consistent, region-wide

street, sidewalk and intersection standards to manage automobile traffic speeds, improve pedestrian and cyclist safety, accessibility, and support healthier, and more active transportation choices.

4B-6 Ensure bicycling amenities and infrastructure are included in all public developments and larger-scale private developments (e.g., bike racks, signage, shower facilities, bicycle lockers or secure bike storage).

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

A well-maintained, integrated regional transport system will help to efficiently move people and goods, reduce the cost of infrastructure, and encourage public transit use. Through leveraging the existing air, water and land transport infrastructure in the Comox Valley, tourism, trade and daily trips can be made more efficiently.

Supporting policies

4C-1 The Approving Officers, local government and Ministry of Transportation and Transit road planning and maintenance, and local government subdivision and development servicing standards should recognize and reinforce (1) the RGS and (2) local government sustainability principles, plans, standards and policies including the impact of development on transportation route infrastructure.

4C-2 Support ongoing improvements and upgrading of services at the Comox Valley Airport and BC Ferries terminals.

4C-3 Promote and support the improvement of the Island Rail Corridor infrastructure to protect the corridor and potential stations.

4C-4 Increase frequency and timing of public transit service connections with inter-regional services such as the Comox Valley Airport and BC Ferries terminals.

4C-5 As part of the long-term inter-regional transportation plan, protect any existing corridors and explore the potential for a rail/pedestrian corridor extending north to Campbell River.

4C-6 Collaborate with BC Transit, BC Ferries, the province and the federal government to improve inter-regional transportation, including improved rail service and expanded marine transportation opportunities.

GOAL 5: INFRASTRUCTURE

Provide affordable, effective, and efficient services and infrastructure that conserves land, water, and energy resources.

Issue overview

The planning of infrastructure is directly linked to land use planning. The more dispersed the settlement patterns, the more that servicing infrastructure must be extended, which is more expensive to build, operate and maintain and comes with greater environmental impacts. Key goals of the RGS include avoiding urban and rural sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner. Infrastructure extensions should be guided by an understanding of where and how growth should occur, considering natural capacity, environmental impact, costs and efficiency, and to resolve health risk implications from failing onsite systems.

The CVRD also provides regional district services to users in the Strathcona Regional District (SRD) who rely on the regional district services for water supply and solid waste. The SRD should be considered and consulted with on an ongoing basis with regards to long-term planning for relevant service provisions.

Current situation

Water: Water is of utmost importance for the future of the Comox Valley. Communities throughout the region extract their water from lakes, rivers, and groundwater sources via wells.

The regional district distributes water directly to five Water Local Service Areas within the three electoral areas, and supplies bulk water to Courtenay and Comox, which in turn distribute it to residents through their respective municipal delivery systems. The Village of Cumberland obtains its water from five lakes located in the Cumberland Creek and

Perseverance Creek sub-watersheds, along with a groundwater source at Coal Creek Historic Park.

Water Master Plans for the Comox Valley's water systems provide long-term strategies for domestic water supply. These plans assess available sources, water quality and treatment, distribution system capacity, and infrastructure needs to support community growth. Master plans were completed in 2022 for the Union Bay water system and in 2023 for the Black Creek–Oyster Bay water system. The Comox Valley Water Master Plan will be completed in 2025.

As of June 2025, approximately 60,000 people are serviced by CVRD-managed water systems in the Comox Valley. While per capita water consumption varies widely between systems, significant progress is being made to reduce overall consumption through education, outreach, rebates, and watering restrictions.

Stormwater: Stormwater is the component of runoff that is generated by land development that alters the natural water balance. When vegetation and soils are replaced with roads and buildings, less rainfall infiltrates in the ground, less gets taken up by vegetation and more becomes surface runoff. Integrated Stormwater Management has become the standard practice for rural and urban communities in BC. The focus is to achieve environmental as well as drainage objectives. To help achieve these dual objectives there are several shifts in the way in which stormwater management is planned such as integrating green or naturalized infrastructure into the design of a community.

Sewer: There are currently four community sewer systems operating in the Comox Valley. The CVRD owns and operates three systems—one serving the participating jurisdictions of Courtenay and Comox, and two others serving the Jackson Drive and King Coho local service areas. The Village of Cumberland operates the fourth system.

As of June 2025, planning work is underway to advance potential community sewer systems in Saratoga/Miracle Beach, Royston, and Union Bay to address environmental and public health concerns in and around

those areas.

Solid Waste: The CVRD and local municipalities have been proactive in encouraging waste reduction through changes to curbside service levels and the construction of the Comox Strathcona Waste Management-funded Regional Organics Compost Facility. Recycling depots support rural waste diversion on Denman Island, Hornby Island, at the Comox Valley Waste Management Centre (CVWMC), and in Oyster River. Expanding rural diversion opportunities is a key focus of the ongoing Solid Waste Management Plan renewal process.

Curbside recycling, along with food scrap and yard waste pickup, is available in all three member municipalities, helping to reduce materials sent to the landfill. Royston also benefits from curbside recycling pickup. Local municipalities, the regional district, and the Strathcona Regional District rely on the CVWMC for solid waste disposal. The CVWMC features a modern engineered landfill with advanced leachate and landfill gas collection and treatment systems.

Note: For land in the Agricultural Land Reserve, certain linear infrastructure, such as force mains, trunk sewers, gas pipelines, and waterlines, is permitted within existing dedicated rights-of-way under Section 25 of the *Agricultural Land Reserve Use Regulation*. However, development of new infrastructure such as sewage, water, or stormwater systems may require approval from the Agricultural Land Commission. Section 22(2)(b) specifically prohibits the creation of wetlands to manage urban runoff or waste within the Agricultural Land Reserve.

Objectives

WATER

Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley.

In the Comox Valley population growth coupled with consumption levels

have placed a strain on water supply and delivery systems. Based on findings in the *Regional Water Supply Strategy*, aggressive water conservation measures should mitigate risks and uncertainty associated with water ownership, effects of climate change and economic and environmental costs over the long-term.

MEASURES	Baseline (2008)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Daily total water consumption per capita	500-600 litres	20% reduction	30% reduction	40% reduction	CVRD water services

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

5A-1 Most of the growth should be focused in *Core Settlement Areas* where appropriate publicly owned water servicing systems already exists.

5A-2 For existing developments outside of *Core Settlement Areas*, where there are demonstrated onsite health related issues, publicly operated water services should be made available.

5A-3 Encourage smaller lot development and higher density development in *Core Settlement Areas*, to make efficient use of water servicing infrastructure.

5A-4 To provide an incentive to reduce water use a program and accompanying water rate structure based on the user pay principle should be implemented throughout the Comox Valley as part of the agreed upon water efficiency plan.

5A-5 OCPs should contain maps with the location and phasing of trunk water services to guide future planning and development decisions.

5A-6 Investigate policies to permit grey water plumbing in new construction and retrofits.

5A-7 All local governments work towards preparing development permit guidelines for low water usage xeriscaping in multi-unit residential, commercial and industrial areas, and encourage low water usage landscaping in single household residential areas

5A-8 Encourage local governments and farmers to work together to reduce use of -potable water for irrigation on farmland.

5A-9 Over the longer term, encourage all local governments to work towards finding a permanent alternative to the use of potable water for irrigation purposes.

5A-10 Discourage the commercial use of groundwater for export purposes.

5A-11 Prepare IAs for water services once the RGS is finalized.

Objective 5-B: Protect the quality of water sources.

Drinking water in the Comox Valley is extracted from lakes, rivers and aquifers. These water sources are all vulnerable to contaminants that come from several sources including stormwater runoff, forestry activities, recreational activities in and around lakes, and encroachment from development.

Supporting policies

5B-1 Manage development based on precautionary principles within drinking watersheds. This will require development proposals to include reports by appropriate professionals to study potential impacts on water quality and quantity, including a peer review of professional findings and recommendations.

5B-2 Support the development of plans that protect drinking water for the Comox Valley.

5B-3 Work with other rightsholders, interested parties and agencies to identify areas for aquifer protection and develop OCP guidelines for their protection.

5B-4 Where development is proposed in a drinking watershed that is controlled politically by one jurisdiction, but where the lake provides a water source to other jurisdiction(s), the jurisdiction responsible for approving development within the watershed will formally consult with the jurisdictions receiving water from the watershed.

5B-5 Require an aquifer protection development permit for electoral areas at time of subdivision, which would require groundwater quantification, vulnerability and protection measures prepared by a qualified professional with quantification and ensure that there are no other impacts on adjacent wells.

Objective 5-C: Stormwater is managed to preserve ecosystem and watershed health.

The collection and management of stormwater is an important component of ensuring the overall health of the Comox Valley waterways and natural areas. As tree cover is removed and impermeable areas increase, stormwater management becomes a larger concern. There is a critical threshold when there is over 10 per cent impervious area within a watershed or drainage catchment. Modern management techniques are moving engineered solutions towards green infrastructure approaches which seek to replicate natural systems in the impoundment, infiltration and cleansing of stormwater (e.g., naturalized ponds and bioswales).

Supporting policies

5C-1 Local OCPs should include policies that encourage permeable surfaces within the design of new developments and public spaces.

5C-2 In watersheds of water supply lakes, local governments and the Ministry of Transportation and Transit should work cooperatively towards a target of less than 10 per cent[9] impermeable surfaces.

5C-3 In *Rural Areas* the regional district should work with the Ministry of Transportation and Transit to develop guidelines for an Integrated Stormwater Management to be used in the subdivision approval process.

5C-4 To ensure a sustainable aquaculture industry, local OCPs should include policies that require the cleansing of any stormwater draining into Baynes Sound.

SEWER

Objective 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.

The cost of servicing is directly related to density, with higher densities located close to treatment stations being much more cost effective than larger lots located further away from treatment centres. The *Comox Valley Sewer Service Liquid Waste Management Plan* will set out a long-term strategy for sewer expansion that is aligned with other regional strategies, including this RGS.

MEASURES	Baseline (2010)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Percentage of new growth serviced by sanitary sewer	n/a	90%	90%	90%	CVRD

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

[9] A guide for British Columbia Stormwater Planning, May 2002.

Supporting policies

5D-1 The majority of growth should be focused in *Core Settlement Areas* where appropriate sewer servicing already exists.

5D-2 New development will replace and/or upgrade aging sewer infrastructure or provide cash-in-lieu contributions for such upgrades through Development Cost Charges or similar financial contributions.

5D-3 Promote eco-industrial development that turns wastes into resources.

5D-4 For existing developments outside of *Core Settlement Areas*, where there are demonstrated onsite health related issues, publicly owned sanitary sewer services should be made available.

5D-5 Prepare an IA for sewer services once the RGS is finalized.

SOLID WASTE

Objective 5-E: Reduce regional solid waste and improve landfill performance.

As the region's population increases and landfill capacity decreases, the diversion of solid waste from landfills through recycling and other methods becomes more important. The CVRD and local municipalities have been proactive in encouraging waste reduction and the provision of multi-material drop off depots throughout the Comox Valley to facilitate the collection of recyclable materials. There is also curbside recycling in all three municipalities and regular yard waste pickup, which contributes to a reduction in materials going to the landfill. These efforts should be encouraged and built upon to reduce solid waste and employ sustainable uses for waste management sites. The policies in the RGS will be received within the context of the *Regional Solid Waste Management Plan (SWMP)*.

MEASURES	Baseline (2010)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Solid waste diversion rate	48%	55%	65%	75%	CVRD

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

5E-1 The regional *Solid Waste Management Plan* (approved in 2013) is being updated to reflect best practice and the evolving realities of solid waste management. This regulatory document considers waste management issues and trends and technology in the management of waste that include, but are not limited to, the following issues: solid waste collection, private burning of land clearing and solid waste, waste reduction programs, waste diversion, construction waste management, product stewardship, and waste to energy/Integrated Resource Recovery options.

GOAL 6: FOOD SYSTEMS

Support and enhance the agricultural and aquaculture sectors; and increase local food security.

Issue overview

In the Comox Valley, a range of microclimates and soil qualities enable farmers to produce a variety of food products, including dairy, beef, grain, forage, vineyards and small fruits, all of which have supported a vibrant farming community that continues to this day. There is also a long history of gathering food from the shoreline and surrounding ocean that has created a successful aquaculture industry.

K'ómoks First Nation has a cultural and economic tradition of harvesting along the shoreline and in the waters for fish and shellfish. Fishing weirs in the K'ómoks Estuary are signs of this continued and important cultural and economic practice.

Protecting farmland and shoreline areas for food production helps support stronger local economies protects a long-standing way of life and ensures that future generations have better access to affordable and nutritious food. If planned properly, protection of these areas can also contribute to the preservation of open space and the valley's rural character.

Current situation

The Comox Valley's food production system generates significant economic value and underpins long-term food security in the region. The Comox Valley Agricultural Plan provides a strategic framework for strengthening the agri-food sector in response to current pressures and future uncertainties. Rooted in the region's agricultural history, including Indigenous food systems, the plan sets out 21 actions under five goals: water stewardship, land protection, economic growth, climate resilience,

and public awareness. While it does not directly address household food insecurity, it supports a resilient agricultural economy through land-based, marine-based, and value-added food systems. The following areas remain critical to protecting and advancing food production in the Comox Valley:

- **Agricultural Land Reserve:** The ALR has played a key role in preserving farmland and supporting farming as a viable economic activity in the Comox Valley. Covering roughly between 12 and 13 per cent of the Comox Valley, the ALR has remained relatively consistent between 23,059 hectares in 2010 to 23,353 hectares in 2021[10], since its initial boundaries were drawn. The valley's farmlands are mainly located within the ALR boundaries on the plain between the coast and the Beaufort Mountain foothills. Most farming activities take place in the regional district's three electoral areas, but there are also small portions of ALR in the City of Courtenay and the Town of Comox.

- **Rural Areas:** Additional farming occurs in non-ALR rural areas. There is the potential for innovative agricultural enterprises and location of agricultural-supported activities in these areas, such as food processing plants, storage and distribution centres (e.g., farmers markets).

- **Shoreline areas:** The Comox Valley has 368 hectares of shellfish farm tenures in 2024. These farms are clustered in Baynes Sound and the Comox Harbour area. With little room for additional tenures and shellfish farms, existing farms and tenures should be protected with no net loss.

Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.

With a few exceptions, agricultural uses in the Comox Valley are within

[10] Includes Denman and Hornby Islands.

the ALR. The ALR makes up 13 per cent of the land in the Comox Valley at 23,353 hectares in 2021.[11] The bulk of the land within the ALR is privately owned. With settlement areas intensifying along the borders of the regional district, these areas are likely to see the greatest pressure from urbanization. The ALR has proven to be an important means of preserving agricultural land in the Comox Valley. The RGS should reinforce the existing ALR boundary to protect and cultivate agricultural activities.

MEASURES	Baseline (2010)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
No net loss of zoned farmland in the ALR	23,059 hectares	= or > 23,059 hectares	= or > 23,059 hectares	= or > 23,059 hectares	Agricultural Land Commission, Local governments

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

6A-1 The existing ALR and its associated policies are recognized in the RGS growth management approach and will be reflected in OCPs and Zoning Bylaws.

6A-2 Work towards ensuring that development does not result in negative impacts on adjoining farmlands or shellfish tenures by affecting the volume and quality of ground and surface water, in particular storm water discharge.

6A-3 All local governments will ensure appropriate buffers and transition zones between working landscapes and residential areas to minimize negative impacts from residential development on farm and resource land. The need for and extent of buffers and transition zones will be site specific.

6A-4 Where possible contiguous areas of agricultural land should be

[11] Includes Denman and Hornby Islands.

preserved and severance by recreation, parks, and transportation or utility corridors should be avoided except for ESAs.

6A-5 OCPs should include criteria to guide locations for agricultural support infrastructure (e.g., processing, production research, and market development facilities). For parcels in the Agricultural Land Reserve, locations for such infrastructure should be consistent with the *Agricultural Land Commission Act* and its regulations or by a decision of the Agricultural Land Commission.

6A-6 OCP policies should be developed to guide the location of residential development on agricultural parcels to preserve the agricultural capacity.

Objective 6-B: Protect shoreline areas for existing and future aquaculture and associated activities

The shoreline and shore area of Baynes Sound and Comox Harbour are already locations with shellfish farm tenures, and it is uncertain whether any further tenures or farms can be created. Existing tenures and farms should be protected to ensure no net-loss of farming activity. Additionally, consideration should be made to consider upland aquaculture support facilities.

MEASURES	Baseline (2010)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
No net loss of aquaculture farm tenure	470 hectares	470 hectares	470 hectares	470 hectares	Ministry of Agriculture & Food

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

6B-1 Land used for aquaculture and related activities should be maintained where appropriate for such uses and recognized in OCPs.

6B-2 Aquaculture and fisheries are important to the K'ómoks First Nation from both a food systems perspective and from a cultural perspective. The interest of the K'ómoks First Nation in existing and expanded aquaculture activities should be supported where appropriate.

6B-3 Where appropriate, encourage the development of shellfish support infrastructure such as processing facilities, production research, and market development.

6B-4 Promote sustainable aquaculture practices and environmental stewardship in cooperation with agencies, rightsholders and interested parties.

6B-5 Where there are documented public health issues in existing residential areas, sewer services will be considered for existing areas to protect the marine environmental health of the area.

Objective 6-C: Improve and expand agricultural irrigation practices and infrastructure

The availability of water is fundamental to agricultural productivity. Moreover, an increase in local food production will result in a shift in agricultural production to more intensive forms of agriculture, in particular the growing of fruits and vegetables. These forms of agriculture rely largely on irrigation and for this shift to occur it is essential that an adequate supply of water is made available. In 2013, the agricultural Land Use Inventory that 28 per cent of farms in the Comox Valley were using irrigation.

MEASURES	Baseline (2010)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Percentage of farms with access to irrigation water	>5%	10%	15%	25%	Agriculture Land Commission

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

6C-1 Local governments and farmers should work together to increase irrigation water supply to support agricultural activities.

6C-2 Local governments, agricultural groups and farmers should work together to increase non-potable irrigation water to farmland.

Objective 6-D: Increase farming activity in the Comox Valley

Agriculture's importance to the local economy will grow as its future potential is realized with the increasing awareness and consumption of locally produced foods. Aging demographics within the existing farm community and the relative high cost of land of agricultural land are potential barriers to maintain and increase the level of farming activity. Supporting value-added practices (including food processing and agri-tourism) will become increasingly important to support the existing agricultural industry and to create incentives and supports for younger farmers to enter the industry.

MEASURES	Baseline (2002/2006)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Farm receipts	$32,975,655 [12] (2006)	$40,000,000	$45,000,000	$55,000,000	Census Canada
Shellfish production value	4,535,923 kg (2002)	5,443,108 kg	6,803,885 kg	9,071,847 kg	Comox Valley Land Use Survey

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies

6D-1 Support and encourage organizations in promoting the Comox Valley as a good place to enter the farming industry (e.g., Comox Valley Farmers Institute, Mid Island Farmers Institute, and Comox Valley Farmers Market Association).

6D-2 Support the 'value chain' of agriculture through development of agricultural policies and uses in OCPs, to encourage food processing plants, storage and local markets.

6D-3 Regularly consult with farmers, farm businesses, and agricultural groups on issues that may impact their ability to productively farm local lands.

6D-4 Support the availability of local agricultural products through encouraging local procurement at schools, grocery stores, and government offices.

[12] All figures are in 2010 dollars and for monitoring purposes all values should be adjusted for inflation.

Objective 6-E: Raise awareness of the regional importance of the local food system

Raising awareness of the importance of healthy food and the local economy can be generated through several means. Value added agricultural activities such as agritourism and farm gate sales help to educate people as to the importance of farming activities. Buy-local campaigns, farmers markets and a central resource centre can also help to raise awareness of the important role of agriculture and aquaculture among residents of the Comox Valley and increase local demand. Additionally, Environmental Farm Plans (EFPs) should be encouraged among local farmers both to raise awareness of conservation benefits on farmland and to promote sustainable practices throughout the Comox Valley.

Supporting policies

6E-1 Support the development of a coordinated regional food security strategy. This would include a review of existing policies and agricultural opportunities such as urban gardening, community orchards and community supported agriculture programs.

6E-2 Support programs to educate and encourage farmers in carrying out Environmental Farm Plans (EFPs).

6E-3 Update the *Comox Valley Agricultural Plan* on a regular basis (every five years) so that it responds to and makes policy directions based on the current agricultural context.

6E-4 Review regulatory bylaws to support an appropriate level of agriculture and related uses as considered appropriate by the Agricultural Land Commission.

GOAL 7: PUBLIC HEALTH AND SAFETY

Support a high quality of life through the protection and enhancement of community health, safety, and well-being.

Issue overview

Public Health

There is a large body of research that suggests a significant relationship between urban and rural form and population health outcomes. There are particularly strong links between personal transportation choices and health risk factors, such as between the lack of physical activity and obesity, which in turn are linked to chronic diseases, notably cardiovascular disease, chronic respiratory disease, diabetes and cancer. It should be noted that physical activity is one of the most significant modifiable behavioural factors that can influence the likelihood of becoming overweight or obese and, by extension, developing a chronic disease or dying prematurely.

While there are many factors that influence population health outcomes in the Comox Valley (i.e., access to clean air and water, affordable housing, recreation, education, and healthy food), this RGS gives primary consideration to active transportation strategies because it can help to facilitate more active lifestyles and physical activity, thereby improving the long-term health status of individuals in the Comox Valley. This focus on active transportation in no way discounts the importance of the other health influences, but recognizes that of all the health factors, it is perhaps most closely related to regional land use planning.

Safety

The regional district administers nine fire protection service areas[13] and has working arrangements with member municipalities and improvement districts within the regional district to provide fire protection. Service is

[13] Includes Denman and Hornby Islands

determined through fire protection areas and not all areas in the regional district have fire protection. New development in rural areas bordering on forest lands increases the demand for these services. Added to this is the potential increase of wildfires due to climate change, with drier summers. The location of new developments and provision of services should be considered in the location of new developments.

Current situation

Despite the region's considerable outdoor recreation opportunities, rates of obesity in the CVRD have climbed dramatically while physical fitness levels have declined. This trend is apparent across the population from youth to seniors and parallels provincial and national trends. Exposure to air pollutants has also increased and with it, childhood asthma rates. Some specific local public health and safety highlights include:

- **Increasing physical inactivity and obesity:** In 2019 and 2020, about 27 per cent of population aged 18+ in the North Vancouver Island Health Service Delivery Area are considered obese. This was a drop from 30 per cent in 2015 and 2016.[14]

- **Rising chronic disease rates:** Chronic diseases like cardiovascular and respiratory disease, diabetes and cancer, are all on the rise in the CVRD which could be related to increasing risk factors like the lack of physical activity and obesity.

- **Auto dependence:** The percentage of residents driving cars for their primary mode of work transportation is above BC averages in both our rural and urban areas. The number of residents taking transit is also well below provincial averages (1.9 per cent versus 9.3 per cent in 2021).

- **Regional Hospital:** As a major destination for a variety of trips, the location of the regional hospital has significant land use planning and public health implications.

[14] Comox Valley Vital Signs

- **Increasing wildfire risk:** New development and growth pressure is pushing development further from fire services. In areas bordering on forest lands, the risk of wildfires has grown over the years.

Objectives

Objective 7-A: **Increase the number of pedestrians and cyclists in the Comox Valley.**

The number of active pedestrians and cyclists is strongly influenced by land use planning and a community's built form. Street network connectivity, land use mix and density all influence individual transportation choices (i.e., whether to walk, bike, take transit or drive). These choices, in turn, directly impact public health outcomes (e.g., rates of obesity and diabetes, injuries and fatalities from motor vehicle accidents, and incidence of asthma). Well-designed, compact communities tend to have higher mode shares for pedestrians and cyclists and boast more active, healthier residents. (See also Objective 4-B).

Supporting policies

7A-1 Support the creation and coordination of local government bicycle and pedestrian plans with local-level strategies to improve active transportation connections to, through and between designated *Town Centres* located within *Core Settlement Areas*.

7A-2 Ensure bicycling amenities and infrastructure are included in all public developments and larger-scale private developments

7A-3 Identify regionally important, priority street connections for improvements and/or mandate that connections be established as a condition of redevelopment and subdivision approval where feasible.

7A-4 Use tools such as B.C. Recreation and Parks Association's "Built Environment and Active Transportation Neighbourhood Assessment Tool" and BC Active Transportation Design Guide (2019) to identify active transportation gaps in and between designated *Town Centres* located within *Core Settlement Areas*.

7A-5 Support the promotion of healthy lifestyles and invigorating community spirit through physical activity.

7A-6 Ensure that all new public institutions are accessible via active transportation routes (e.g., bike and greenway network) and public transit.

Objective 7-B: Increase public education and awareness around the links between population health and land use planning

Building awareness of the connections between population health and the physical layout and design of our communities is critical to achieving healthier built environments and maintaining the region's high quality of life. Re-engaging health professionals in land use planning and educating residents and the planning/development community on healthy built environments is equally important.

Supporting policies

7B-1 Consider the public health impacts of larger-scale development in consultation with the Provincial Health Services Authority, regional health authorities and involved interested parties.

7B-2 Link regional recreation providers and health professionals through a healthy built environment advisory committee to promote and engage residents in indoor and outdoor physical activities, more active transportation choices, and to advocate for healthy change in the community.

7B-3 Support local governments to modify current planning practices

to better count active transportation (e.g., by improving analysis of non-motorized modes in travel surveys) and value its benefits (e.g., by considering benefits such as roadway and parking cost savings, consumer cost savings, and improved health).

7B-4 Support the inclusion of the K'ómoks First Nation in discussion among land-use planners, recreation providers and public health professionals to address health, wellness and safety concerns among K'ómoks First Nation members.

Objective 7-C: **Improve regional fire safety**

In 2017, the CVRD completed a Community Wildfire Preparedness Plan to assess and map fire risks. This mapping was limited to the CVRD's electoral areas. As of 2024, the CVRD is updating this plan with a Community Wildfire Resiliency Plan, which will encompass all areas within the CVRD, including municipalities. The updated plan is expected to be completed by spring 2025. This work is critical to maintaining the highest standards of public safety. It is also important to acknowledge that there are individuals and groups outside the CVRD who rely on its fire protection services.

Supporting policies

7C-1 Improve fire safety in the region through fire hazard mapping to identify high-risk development areas and limit development in them and ensure that development is managed to recognize this factor.

7C-2 Support coordinated efforts to identify and eliminate fire service gaps in the region.

7C-3 Continue consultation with and consideration of interests of system users who are outside of the CVRD.

7C-4 Planning for all new development areas should include considerations for the provision of public health and safety services through the approvals process.

GOAL 8: CLIMATE CHANGE

Minimize regional greenhouse gas (GHG) emissions and plan for adaptation.

Issue overview

Combating climate change is one of the most critical issues being addressed by governments around the world. According to the 2021 United Nations Intergovernmental Panel on Climate Change (IPCC) report on climate change, human influence on the climate system is clear, as evidenced from increased greenhouse gas concentrations in the atmosphere, positive radiative forcing, and higher average temperatures, among other effects. The world must take ambitious climate action now and through 2020s to keep warming to 1.5 degrees Celsius. The crisis calls for "deep, rapid, and sustained reductions in greenhouse gas emissions." That means decreasing global carbon pollution by 48 per cent from 2019 levels by 2030, reaching net-zero carbon emissions by 2050, and thereafter achieving net-negative carbon emissions.

The *Comox Valley Sustainability Strategy* has adopted a long-term target of 80 per cent reduction of GHG emissions from 2007 levels by 2050, with a mid-term target of 50 per cent reduction by 2030. The RGS has adopted the same target as the *Comox Valley Sustainability Strategy*. It sets out policies, targets and measures that work to achieve the provincial target and the long-term targets of the Sustainability Strategy, with a specific 2030 reduction target of 50 per cent from 2007 levels by 2030.

Current situation

Addressing climate change requires actions to reduce greenhouse gas emissions and to respond to climate changes that are already taking place. Planning policies and regulations need to consider issues such as creating wildfire resistant communities, increased frequency and scale of storm surges in low lying coastal areas, landscaping that can withstand extreme temperatures and storm water management to accommodate for higher levels of water runoff.

Creating development forms that work to reduce GHG emissions is another important means of addressing climate change. Provincially, GHG emission reductions are being addressed through *Climate Change Accountability Act* (2007) and CleanBC Plan (2018), BC is committed to a 16 per cent reduction in GHG emissions from 2007 levels by 2025, 40 per cent by 2030, 60 per cent by 2040 and 80 per cent by 2050.[15] In 2008, the *Local Government (Green Communities) Statutes Amendment Act* mandated that all local governments incorporate GHG reduction targets and create policies and actions to achieve those targets into their OCPs and RGSs.

To help local governments monitor and evaluate their reduction targets, the province has developed a Community Energy and Emissions Inventory. On an annual basis, GHG emissions for the transportation, solid waste, buildings and land use categories are calculated. These estimates provided the baseline data for the long-term reduction goals established in this section and are now being tracked within the Comox Valley by the CVRD through the CVRD Community-Wide GHG Emissions Inventory.

Objectives

Objective 8-A: Reduce GHG emissions created by the building sector.

BC's Community Energy and Emissions Inventory divide the building sector into residential, commercial and industrial buildings. Each category includes the number of connections to energy sources, the amount of actual energy consumed (e.g., electricity [kWh] and natural gas [Gj]) and the resulting emissions. GHG reductions in this area will require a multi-faceted approach to reduce energy consumption in new buildings and retrofit older buildings to make them more energy efficient.

[15] Province of BC's Climate Change Section

MEASURES	Baseline (2007)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Building GHG Emissions	33,662 tonnes C02e	20% Reduction	33% Reduction	50% Reduction	CEEI

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies:

8A-1 Establish green building priorities and policies in OCPs, such as LEED design, retrofitting with low environmental features.

8A-2 Local governments should explore opportunities to establish green building incentives, to encourage developments to adopt green building practices.

8A-3 To encourage green building construction, examine DCC rates, tax structures and land use regulations to ensure reduced costs realized to the local government through the construction of green buildings are passed onto the development.

8A-4 Local governments should work to create development permit area policies that encourage green site design.

8A-5 Local governments should develop GHG reduction strategies for the operation, maintenance and construction of their buildings in the Comox Valley.

Objective 8-B: Reduce GHG emissions created by the on-road transportation sector

In the Comox Valley, on-road transportation accounts for approximately 55 per cent in 2007 and 45.7 per cent in 2021 of the Region's total emissions. Given that transportation is the largest contributor to GHGs in

the Comox Valley, developing more pedestrian, cycling, and transit-supportive land uses will be critical in reducing GHGs. Whereas the Transportation chapter focuses long-term planning for the regional transit system, the following targets and policies focus on strategies to promote transportation options with low and no-emissions.

MEASURES	Baseline (2007)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
On-road transportation GHG emissions	199,311 $CO_2e(t)$	20% Reduction	33% Reduction	50% Reduction	CEEI

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

Supporting policies:

8B-1 Support and promote transportation programs and patterns of development that increase walking, cycling, and transit use in the rural and urban areas (see Public Health Safety and Transportation Goals).

8B-2 Support the creation and coordination of local government bicycle and pedestrian plans that are integrated with local-level strategies to improve active transportation and transit connections to, through and between identified *Town Centres* and activity nodes to reduce GHG emissions.

8B-3 Ensure bicycling amenities and infrastructure are included in all public developments and larger-scale private developments (e.g., bike racks, signage, and bicycle lockers).

8B-4 Local governments should work with the Ministry of Transportation and Transit to ensure that road standards and subdivision design prioritize pedestrians, cyclists and transit use.

8B-5 OCPs should identify active transportation gaps in existing

developments and neighbourhoods and develop policies to address those gaps.

8B-6 Local governments should develop anti-idling policies, bylaws and campaigns[16].

8B-7 To promote the use of electric vehicles, local governments should develop incentives and infrastructure for low-emissions vehicles such as recharging infrastructure and priority parking.

Objective 8-C: Reduce GHG emissions in the solid waste sector.

As the region's population increases and landfill capacity decreases, the diversion of solid waste from landfills through recycling and other methods become more important. In 2007, solid waste comprised 19 per cent of total GHG emissions in the Comox Valley, with 61,605 tonnes of CO_2e of waste delivered to Comox Valley Waste Management Centre annually. Due to changes in data measurement methodologies over time, the 2021 Comox Valley Community-Wide GHG Emissions Inventory reports emissions from the solid waste sector as 24,756 tonnes of CO_2e—an increase from 22,861 tonnes in the previous reporting period. Further efforts to reduce waste combined with the Comox Valley Waste Management Centre expanded facility that will capture methane gas, will help to reduce these amounts.

MEASURES	Baseline (2007)	TARGETS			Data sources
		Short-term (2015)	Medium-term (2020)	Long-term (2030)	
Solid waste GHG emissions	61,605 CO2e(t)	20% Reduction	33% Reduction	50% Reduction	CEEI

Visit RGS Performance Monitoring Dashboard for the latest performance measures.

[16] Idle Reduction Bylaw - BC Climate Action Toolkit

Supporting policies

8C-1 Develop a Valley-wide solid waste management strategy that reduces garbage landfill through recycling and composting to achieve a 75 per cent diversion rate by 2035.

8C-2 Support the development of a bio-fuels strategy in partnership with technology providers and interested parties who have access to organic waste streams, like Comox Valley Waste Management Centre site (see Infrastructure chapter).

Objective 8-D: Reduce GHG emissions created by deforestation (land use change)[17].

BC is one of the first jurisdictions in the world to introduce a zero net deforestation goal in legislation. In March 2010, the province created a *Zero Net Deforestation Act* which encourages an equal area of trees to be planted for carbon storage to offset any forest land that is permanently cleared for another use. The goal of the Act is to achieve zero net deforestation by December 31, 2015. The three keys to achieving zero net deforestation are to avoid, minimize and mitigate deforestation. (Note that this Act passed in June 2010, but not in force.)[18]

As of 2007, deforestation comprised 18.6 per cent of the GHG emissions in the Comox Valley, second only to transportation-related emissions. Just under half of the agricultural land in the Comox Valley is in privately owned forests or woodlots. To increase the productivity of agriculture in the Comox Valley, this land will likely be deforested. However, increasing local agricultural production has other benefits in relation to climate change such as decreasing the transportation distance of our food and feed crops and biofuels. Therefore, regarding tracking deforestation the environmental benefits of producing food locally versus deforestation for agricultural production has been considered in the following policies.

[17] For the purposes of the CEEI, deforestation/land-use change is defined as "the direct human-induced conversion of forested land to non-forested land." Sustainable Forest harvesting, including clearcutting, is not considered deforestation, as the land-use does not change and the land cover is expected to regenerate to forest.

[18] From Climate Action Legislation of Province of BC site.

Supporting policies:

8D-1 Promote the conservation of forest areas through focusing future development in *Core Settlement Areas*, as set out in Part 4 of the RGS.

8D-2 To preserve large contiguous tracts of forested areas, establish 400 hectares as a minimum lot size in *Resource Areas*, through OCPs. Residential uses will be restricted in *Resource Areas*, as set out in Part 4 of the RGS.

8D-3 Because of the significant environmental benefits provided by a healthy local farming industry and the fact that ALR lands are regulated by the Province, the loss of forests within ALR lands due to increased farm activity will not be calculated as part of the regional community energy and emissions inventory data for the purpose of tracking deforestation.

Objective 8-E: Plan for renewable energy generation

Planning for energy systems can be directly linked to GHG reduction targets. As the population increases and there is growth in industry, there will be an increase in demand for energy that needs to be addressed. In addition to reducing GHG emissions and our carbon footprint, renewable energy generation also offers economic development benefits that can be nurtured through strategic planning.

Supporting policies:

8E- 1 Encourage efforts to increase the use of cost competitive renewable energy.

8E- 2 Encourage efforts to increase the use of cost competitive district energy systems.

8E-3 In reviewing OCPs consider inclusion of cost competitive renewable

energy generation policies and development permit guidelines.

8E-4 Encourage local governments to review land use and development bylaws to support sustainable infrastructure including on-site energy production.

Objective 8-F: Plan for climate change adaptation.
Even with strong mitigation measures, there will be changes in climate conditions due to past emissions and feedback cycles. Therefore, in addition to mitigation efforts, planning for climate change adaptation must also be a priority.

Supporting policies

8F-1 Each local government should create a climate change adaption plan as part of their future local planning process.

8F-2 Promote inclusion of climate change modeling and impacts in future infrastructure and resource studies.

8F-3 Promote water conservation and efficiency both to reduce water and energy use and to prepare for adapting to impacts of climate change (such as erratic availability of water and energy due to floods and droughts).

8F-4 Encourage the creation of local adaptation and management programs for *Resource Areas*.

8F-5 Local governments should consider a regional approach to floodplain mapping and management to account for climate change sea level rise and to ensure consistent application of development controls within floodplain and coastal areas.

8F-6 All new development within established floodplains should be discouraged and redevelopment of lands within floodplain areas should only be supported where technical analysis by a qualified

professional has been undertaken to ensure that lands are safe for use, development will not impact floodplain functions, and construction levels include safety factors to account for climate change and potential sea level rise and associated extreme storm surges.

8F-7 Address fire protection needs for developments in the interface areas where there is a high risk of forest and wildfires.

04 Managing Growth

4.1 A Strategy for Managing Growth **97**

4.2 Collaborative Regional and Local Planning **97**

4.3 Linking Growth Management and Regional Conservation **97**

4.4 Growth Management Principles **98**

4.5 Land-Use Categories and Designations **100**

Core Settlement Areas *101*

Municipal Areas *102*

Settlement Nodes *104*

K'ómoks First Nation Lands *105*

Settlement Expansion Areas *107*

Rural Areas *111*

Rural Settlement Areas *111*

Agricultural Areas *113*

Resource Areas and Parks *116*

Resource Areas *116*

Provincial Parks *117*

Part 4: Managing Growth

4.1 A Strategy for Managing Growth

Part 3 of the RGS sets out a vision and policy directions for long-term growth in the Comox Valley. The goals, objectives and Supporting policies in Part 3 recognize that the Comox Valley consists of urban, rural and K'ómoks First Nation settlements that are supported by a strong local economy, productive working landscapes and a remarkable network of natural areas. They also articulate a future for the valley in which these distinct elements are to be supported and enhanced in a sustainable manner. To do this requires managing growth and land-use activities in a manner consistent with the vision, goals, objectives and Supporting policies set out in Part 3. Such a strategy for managing growth is provided in this section of the RGS.

4.2 Collaborative Regional and Local Planning

The strategies, policies and schedules contained in Part 4 are only one component of managing growth in the Comox Valley. They provide the general framework for directing growth and land-use activities throughout the Comox Valley. The detailed policies and regulatory framework that define land-use permissions will continue to be found within the OCPs and Zoning Bylaws of the local governments. Such OCPs and Zoning Bylaws will be consistent with the RGS as outlined in Part 5 – Implementation and Monitoring.

4.3 Linking Growth Management and Regional Conservation

Regional conservation in the Comox Valley will be rooted in the principles of *precaution*, *connectivity* and *restoration* to maintain and enhance the region's biodiversity. Local governments, environmental organizations, agricultural workers, the resource industry and the public have all made

significant efforts to protect and enhance the natural areas within the Comox Valley. The good work that has been underway for several years can be further supported through a regional conservation vision that builds upon the policies and principles in local government OCPs and outlined in principle in the Nature Without Borders report, 2008.

While each local government has specific policies to address protection and enhancement of natural features, it is also important to address conservation on a region-wide scale. The *Regional Conservation Framework Concept Map No. 4* identifies a network of natural areas, at a regional scale, as a conceptual basis for regional connectivity. As the growth management strategy and policies of Part 4, and the associated *Map No. 5 Growth Management Map,* are applied, the regional conservation framework should be considered. *Map No. 4 Regional Conservation Framework*, along with additional data and information when available, should be used to help establish appropriate and specific land-use designations and associated policies within OCPs and Zoning Bylaws.

4.4 Growth Management Principles

Long-term growth management in the Comox Valley will respond to the specific trends, issues, values and priorities that have been established through the RGS process. This strategy is unique and specific to the circumstances within the Comox Valley. It is based on the following principles. These principles build on the goals, objectives and policies contained in Part 3, as illustrated in the matrix contained in Appendix A.

1. Protect key natural and ecological features throughout the Comox Valley.

2. Take actions to address public health and environmental issues as they are identified and, where possible, before they arise.

3. Recognize the distinctiveness of existing communities and ensure the needs of both urban and rural areas are met.

4. Recognize that K'ómoks First Nation ratified their Treaty on Mach 8, 2025, and that there should be ongoing collaboration and cooperation between the local governments and K'ómoks First Nation.

5. Promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and achieve environmental benefits through compact growth.

6. Ensure the efficient use and financial viability of existing and planned investment in public infrastructure.

7. Promote intensification, compact growth and supportive public transit services throughout *Municipal Areas* as the primary means of accommodating population and employment growth.

8. Limit the number of existing and planned *Settlement Nodes* outside of the *Municipal Areas* and ensure that such nodes are developed in a compact and transit-supportive manner.

9. Identify areas of existing development on the fringes of *Municipal Areas* that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services to address existing public health and environmental issues.

10. Identify areas for new development on the fringes of *Municipal Areas* that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services to allow for new long-term growth opportunities in a phased and orderly manner.

11. Protect the character of *Rural Areas* as primarily working landscapes, including agricultural and aquaculture areas, so that such functions can remain economically viable and grow.

12. Promote and support growth within *Rural Areas*, provided that the rural character and primary rural functions are maintained.

13. Maintain resource areas as primarily working landscapes for resource extraction.

14. Promote and support the overall economic viability of the municipal areas so that they can continue to provide primary base for residential, commercial and institutional activities.

4.5 Land-Use Categories and Designations

Map No. 5 Growth Management illustrates the overall growth management framework for the Comox Valley. It is based on three general land use categories and nine specific designations as set out below.

The following sections set out policies for managing growth in the following land use designation areas.

1. **Core Settlement Areas**:
   (a) Municipal Areas
   (b) Settlement Nodes
   (c) K'ómoks First Nation
   (e) Settlement Expansion Areas

2. **Rural Areas**:
   (a) Rural Settlement Areas
   (b) Agricultural Areas

3. **Resource Areas and Parks**:
   (a) Resource Areas
   (b) Provincial Parks

The growth management policies in Section 4.5 must be read together and understood within the context of the Part 3 policies that provide guidance on the eight main goals of the RGS and Part 5 policies that provide guidance on how to implement the RGS.

1. Core Settlement Areas

MG Policy 1.1 – Definition of Core Settlement Areas
There are four designations in *Core Settlement Areas*: *Municipal Areas*, *Settlement Nodes, K'ómoks First Nation Lands, Sports and Education Node* and *Settlement Expansion Areas*.

Municipal Areas are defined by the boundaries of the City of Courtenay, Town of Comox and Village of Cumberland.

Settlement Nodes reflect the planned settlement areas in Union Bay, Saratoga Beach and Mount Washington.

K'ómoks First Nation Lands consist of IR Lands and lands transferred to the K'ómoks First Nation through the treaty settlement process, and other lands that may be identified through negotiated agreement between the Province and the K'ómoks First Nation. While these lands are outside of the RGS legislative authority, it is important for CVRD to advance the commitment in building relationship with Indigenous peoples and advance reconciliation. To support Indigenous relations as a strategic driver, the CVRD adopted Indigenous Relations Framework to deliver core services with an Indigenous relations lens and promote greater cultural awareness within its authority.

Settlement Expansion Areas are fringe areas located on the edges of *Municipal Areas* that have been identified because:

(1) they contain existing settlements with private or public water and/or sewer servicing that will eventually require the extension of publicly owned water and sewer services, coincident with boundary extensions, or satisfactory servicing agreements, to address public health and environmental issues before they arise; or,

(2) they have the long-term potential to accommodate future growth subject to boundary extensions and the provision of publicly owned water

or sewer services, provided that appropriate phasing policies are established, new development does not detract from compact growth options within *Municipal Areas* and that infrastructure capacity is available and financially sustainable. Any growth in *Settlement Expansion Areas* will occur in a phased and orderly manner and will undergo a public planning process to determine the appropriate scale and form of development.

MG Policy 1.2 – Development within Core Settlement Areas
A minimum of 90 per cent of the growth within the Comox Valley will be directed to *Core Settlement Areas*, to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth. Additionally, directing growth to *Core Settlement Areas* will limit sprawl and curtail urban encroachment into *Rural Areas*, working landscapes and natural areas.

MG Policy 1.3 – Town Centres
Town Centres will be identified within all *Core Settlement Areas*. These *Town Centres* are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. *Town Centres* should support transit oriented development through the establishment of minimum densities, in the range of 100-150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing, within the OCPs.

1. (a) Municipal Areas
Municipal Areas are comprised of the City of Courtenay, the Town of Comox and the Village of Cumberland, as defined by their jurisdictional borders. *Municipal Areas* have considerable capacity to accommodate growth through both intensification (by means of secondary suites and infill development) and new compact development. They will develop somewhat differently based on each community's unique characteristics, needs and visions.

CITY OF COURTENAY

The City of Courtenay is the largest urban area in the Comox Valley and, as such, is home to several major businesses, commercial/retail areas and cultural facilities. It is also the location for the North Island College Comox Valley campus and many recreation facilities including the Comox Valley Sports Centre and Comox Valley Exhibition Grounds. The City of Courtenay should develop and grow consistent with its function as the Comox Valley's largest urban area. New development should provide for a wide diversity of housing and employment opportunities and should allow for the highest densities within the Comox Valley.

TOWN OF COMOX

The Town of Comox is well known for its harbour and main street downtown. There is a large senior population that will require more senior-friendly services as the population grows and ages. The Town is also home to CFB Comox, the Comox Valley's single largest employer, and is the location of the Comox Valley Airport, which provides links to domestic and international locations. The Town of Comox will continue to grow but will remain a small urban area within the Comox Valley. New growth will occur largely through intensification and development in new areas.

VILLAGE OF CUMBERLAND

The Village of Cumberland has the smallest population of the three municipalities but has the greatest number of designated lands to accommodate new residential and employment growth. The Village of Cumberland also contains the largest supply of vacant designated industrial land in the Comox Valley. Cumberland is unique in its concentration of young families and new development should support the needs of this group. The Village main street is a local and regional draw for its unique local meeting places and artisan shops. The forest areas within Cumberland provide local and regional recreation opportunities in all seasons.

MG Policy 1A-1 – Municipal Areas
Municipal Areas are defined by their jurisdictional boundaries. Specific land-uses, designated *Town Centres*, conservation features, parks and rural or resource areas should all be determined through OCPs. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations.

1. (b) Settlement Nodes
Settlement Nodes have been identified to accommodate compact forms of development but are not contiguous with *Municipal Areas*. *Settlement Nodes* consist of defined areas around Union Bay, Saratoga Beach and Mt. Washington. These *Settlement Nodes* are established through local planning policy documents around existing communities with significant planned capacity to accommodate new growth. Each *Settlement Node* is unique and will develop based on its characteristics and Local Area Plan. New *Settlement Nodes* can only be created through amendment to the RGS.

UNION BAY
Union Bay is in Baynes Sound – Electoral Area A – and includes the planned development of Union Bay Estates. A seaside community, this was formerly a major shipping port for the coal mines. The economy is now geared toward the shellfish industry and tourism. Further north along the coast, Union Bay will see considerable growth with the development and build-out of Union Bay Estates.

SARATOGA BEACH
Saratoga Beach is in Puntledge-Black Creek – Electoral Area C. Its boundaries generally follow the historic Local Area Plan and include both rural and country residential lots. Saratoga Beach is part of the water service area and should be serviced by sewer. As a *Settlement Node*, growth would be largely geared toward coastal tourism and residential housing. An improved transit connection

with the Campbell River area should be developed.

MT. WASHINGTON
Located in Puntledge-Black Creek – Electoral Area C – Mt. Washington provides its own water and sewer services and has long-term development plans in place that will see it grow substantially as a resort and recreation area. Long-term considerations for this area at the regional level will need to focus on health and safety issues such as provision of adequate fire protection and establishing public transit linkages with *Town Centres* and inter-regional connections.

MG Policy 1B-1 – Settlement Nodes
Settlement Nodes shall accommodate growth through a balance of new development, intensification and improvements to public infrastructure. Infrastructure improvements will need to include the provision of appropriate water and sewer services along with enhanced public transit and active transportation options.

MG Policy 1B-2 – Uses within Settlement Nodes
Settlement Nodes will be identified within the CVRD OCP and will have a Local Area Plan that provides for specific land-uses and development criteria.

MG Policy 1B-3 – New Settlement Nodes
Designation of any new *Settlement Nodes* will require an amendment to the RGS.

MG Policy 1B-4 Adjustments to Settlement Node Boundaries
Should minor adjustments to existing Settlement Node Boundaries be identified through a Local Area Planning process, such boundary adjustments shall be permitted subject to a minor amendment to the RGS.

1. (c) K'ómoks First Nation Lands
The K'ómoks First Nation currently has three IR Land holdings within

CVRD as illustrated on Map No. 3 and identified as K'ómoks First Nation Lands on Growth Management Map No.5. Additionally, the K'ómoks First Nation ratified its Treaty on March 8, 2025, marking a significant milestone in its journey toward self-governance and a revitalized relationship with all levels of government. The federal and provincial governments will proceed with their respective ratification processes through legislation. The K'ómoks Treaty will be signed and come into effect on an agreed-upon date. One of the results of the treaty settlement process will be the transfer of lands to the K'ómoks First Nation for the purposes of supporting economic development objectives and opportunities.

MG Policy 1C-1 – K'ómoks First Nation Lands

Lands identified as K'ómoks First Nation Lands on Map No. 5 consist of K'ómoks First Nation IR Lands and land transferred to the K'ómoks First Nation through the treaty settlement process, and other lands that may be identified through negotiated agreement between the Province and the K'ómoks First Nation. These lands are outside of the RGS legislative authority and therefore it is important to ensure a cooperative and collaborative government-to-government relationship where communications are improved, concerns are addressed as they may arise and there is an awareness and understanding of K'ómoks First Nation title and rights as well as recognition of the importance of land development in creating economic development opportunities for the K'ómoks First Nation. A First Nations Growth Management IA may be undertaken, as outlined in Part 5 of this RGS, to recognize K'ómoks First Nation Lands and future economic development opportunities.

MG Policy 1C-2 Purpose of the First Nations Implementation Agreement

One of the purposes of the First Nations IA may be to learn about K'ómoks First Nation's principles, plans, and intentions for the development or protection of K'ómoks First Nation Lands. K'ómoks First Nation and local governments will also work together, through the IA, to ensure that identified land uses can be properly serviced, where possible, in an environmentally and financially sustainable manner.

MG Policy 1C-3 – Additions to K'ómoks First Nation Lands
As lands are formally identified through the Treaty Settlement Process and transferred to the K'ómoks First Nation, they may be illustrated on Map No. 5 pursuant to the terms of the Treaty Settlement and in accordance with any applicable policies or processes as set out in Part 13 of the *Local Government Act*.

1. (e) Settlement Expansion Areas
Settlement Expansion Areas are located on the fringe of *Municipal Areas.* Any growth in *Settlement Expansion Areas* will occur in a phased and orderly manner and will undergo a public planning process to determine the appropriate scale and form of development. They have been identified for either, or a combination, of the following:

(1) they contain existing settlements with private water and/or sewer servicing that will eventually require the extension of publicly operated water and sewer services, coincident with boundary extensions, or satisfactory servicing agreements, to address public health and environmental issues before they arise; or,

(2) they have the long-term potential to accommodate future growth subject to boundary extensions and the provision of publicly owned water or sewer services, provided that appropriate phasing policies are established, new development does not detract from compact growth options within *Municipal Areas* and that infrastructure capacity is available and financially sustainable.

There are several existing neighbourhoods, such as Marsden/Arden and Royston, located on the fringes of the *Municipal Areas*. For the most part, these neighbourhoods were built without full municipal infrastructure – in other words, they contain on-site servicing such as septic systems and/or private well or private/public water systems. Many of them are built at densities that today would be considered too high for such private servicing systems because of water quality and public health issues. Experience has shown that private septic and water systems need ongoing maintenance to prevent failure. While most landowners are

responsible and keep their systems maintained, over time such systems have proven to fail and need to be replaced at considerable costs to landowners. More typically, several systems will fail at the same time (given that they have similar life cycles), creating pressure to extend publicly operated water and sewer services into the affected area.

Given the number and density of private systems located on the fringe of *Municipal Areas*, there is a need to develop a long-term strategy to prevent public health concerns before they arise. Private wells, watercourses and the marine foreshore within the Comox Valley could be seriously compromised should enough septic systems fail in the coming years prior to detection. As a result, it is the long-term intention of the growth management strategy that existing neighbourhoods within designated *Settlement Expansions Areas* will eventually be provided with publicly owned water and sewer services. Such provision of services will be coincident with a boundary extension that incorporates the settlement expansion area into a municipal area, or a satisfactory servicing agreement, as detailed in the corresponding OCP.

The *Settlement Expansion Areas* designation also includes lands on the fringe of *Municipal Areas* with little or no existing development. Such areas have been identified as 'reserve areas' to help accommodate the long-term growth demands within the Comox Valley. Their proximity to *Municipal Areas* means that future growth in these areas will help achieve many of the same benefits as growth within *Municipal Areas*. Namely, if developed in a compact form and in an orderly manner that does not detract from compact growth options within *Municipal Areas*, they will promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and reduce sprawl into rural areas.

MG Policy 1E-1 – Boundary Extensions within Settlement Expansion Areas

It is the intention of Local Governments in the Comox Valley that *Settlement Expansion Areas*, as identified on *Map No. 5*, shall become part of a *Municipal Area* through a boundary extension. Local governments will work cooperatively regarding such boundary extensions and ensure that the policies of the RGS are maintained.

MG Policy 1E-2 – Identification of Settlement Expansion Areas within OCPs

Settlement Expansions Areas, as identified on *Map No. 5*, shall be identified within the CVRD OCP and within the OCP of the *Municipal Area* intending to incorporate it. Such OCPs shall contain policies for *Settlement Expansion Areas* consistent with MG Policies 1E-3 through 1E-6.

MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas

Publicly owned water and sewer services will, in the long-term, be provided within *Settlement Expansion Areas*, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner. Nothing shall however compel a local government or service provider to enter into a servicing agreement. Service agreements will take into consideration issues around taxation, service delivery, cost recovery and future initiatives to address inequities in the provision of service other than water and sewer.

MG Policy 1E-4 –Public Health and Environmental Issues in Settlement Expansion Areas

Where a demonstrated public health or environmental issue has been identified due to failing private water or sewer systems within *Settlement Expansion Areas*, local governments will work together to expedite the provision of publicly owned water and sewer services to such areas in a financially feasible manner.

MG Policy 1E-5 – New Development within Settlement Expansion Areas

New development within *Settlement Expansion Areas* will be phased in an orderly manner to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within *Municipal Areas,* and that the financial stability of *Municipal Areas* is not negatively impacted. As such, a four-hectare minimum lot size shall be established in *Settlement Expansion Areas* until such time as the following criteria are met:

a. the area has been incorporated into a *Municipal Area*;
b. publicly owned water and sewer services are provided;
c. phasing policies as established within the relevant OCP are satisfied;
d. a *Local Area Plan* is prepared (a commitment should be made to prepare the Local Area Plan within 12 months of the boundary extension; and
e. in the case of Royston, a new *Local Area Plan* should be prepared, and the Royston community should be actively engaged with the planning process.

MG Policy 1E-6 – New Settlement Expansion Areas
Designation of any new *Settlement Expansion Areas* will require an amendment to the RGS.

2. Rural Areas

The *Rural Areas* are comprised of designated *Rural Settlement Areas* and *Agricultural Areas*. Supporting the rural character and function of these areas, including the working agricultural land base and aquaculture areas, will be prioritized in planning considerations. As part of the overall growth management strategy to promote a compact form of growth within the *Core Settlements Areas* and reduce sprawl, new development in the *Rural Areas* will accommodate a maximum of 10 per cent of overall growth within the Comox Valley. New development within *Rural Areas* is to accommodate housing, employment and commercial needs in smaller communities through development that is sensitive to the surrounding rural and agricultural context. It is not to be urban or suburban in form. Limits on lot sizes and restrictions on permitted uses will be established through the Comox Valley Rural OCP to ensure that *Rural Areas* develop appropriately.

MG Policy 2.1 – Rural Areas
The Rural Comox Valley OCP will provide a policy framework for managing and allocating rural growth geographically throughout the *Rural Areas* and to maintain the other goals of the RGS such as protection of rural character, protection of environmentally sensitive features, and focusing intense urban development in urban areas.

2. (a) Rural Settlement Areas
The *Rural Settlement Areas* encompass all lands within the electoral areas outside of *Core Settlement Areas* that are not otherwise designated as *Agricultural Areas*, *Agricultural Areas within Municipal Areas, Resource Areas,* or *Provincial Parks.* To maintain the rural character and function of these areas, it is important to establish appropriate policies regarding land uses and lot sizes.

Regarding lot sizes, there is existing and ongoing pressure to subdivide lands within *Rural Areas* for the purposes of creating small lots of less than 4 hectares in size. A preponderance of such lot sizes will make it increasingly difficult to maintain medium and large-size farm enterprises

in the Comox Valley and will begin to change the character of *Rural Areas* as they become denser. The biggest concern is that small lots will result in the unintentional conversion of *Rural Areas* into estate residential areas, with ongoing conflicts created between residential and agricultural uses.

MG Policy 2A-1 – Rural Character of Rural Settlement Areas
All new development within *Rural Settlement Areas* must maintain the rural character of its surroundings and support the function of a working rural landscape. This requires careful consideration of the permitted uses, the form and scale of development and lot sizes.

MG Policy 2A-2 – Minimum Lot Sizes in Rural Settlement Areas
The Comox Valley Rural OCP shall establish minimum lot sizes in Rural Settlement Areas ranging between 4 hectares and 20 hectares, subject to soil conditions, ground water capacity, extension of existing subdivision areas, interface fire hazards and suitability of lands for rural development.

MG Policy 2A-3 – Alternative Minimum Lot Sizes for Agricultural Purposes
In limited circumstances, OCP policies that allow for lot sizes less than 4 hectares, but no smaller than 2 hectares, may be considered where it is demonstrated that such lot sizes will create opportunities for small-scale, land intensive and entry-level farming. Conditions will be established for all subdivisions less than 4 hectares to secure that such lots will be used for farming purposes, and maintained as such over time, and will not become estate housing.

An overall cap on 2 hectare lots within Rural Settlement Areas should also be established. There should be regular monitoring of farm sizes to ensure that 2-hectare lot sizes are being used for farming and that there is an adequate supply of larger farm parcels (20 hectares or more). To assist with implementation, an inventory of all Rural Settlement Area parcel sizes should be conducted as part of the agriculture plan review to ensure a balanced distribution of parcel sizes that maintains the rural nature of these areas and determines the success of developing small scale agriculture operations through 2-hectare subdivisions.

MG Policy 2A-4 – Land Uses within Rural Settlement Areas
The Comox Valley Rural OCP shall establish a range of permitted uses within *Rural Settlement Areas* as follows:

(a) Agriculture and related uses shall be permitted. Such uses include food processing establishments, distribution centres, farmers markets and agricultural research facilities.

(b) Lots smaller than 4 hectares, but not smaller than 2 hectares, may be permitted provided lands are farmed and agriculture is the primary use on the property. The OCP policies should provide direction and definition for farming to set these conditions.

(c) Non-residential and non-agricultural-related uses shall be limited to land and servicing capabilities. These will mainly be associated with on-site businesses, home-based businesses, small-scale accommodations, small-scale tourist-related uses. Commercial uses should be clustered within specific service areas (e.g., Merville, Black Creek, and Fanny Bay).

(d) Resort developments shall be permitted subject to restrictions on the overall size of development and conditions that such development do not include full-time residential uses, is not located in drinking watersheds and do not locate adjacent to the Inland Highway.

(e) Renewable energy infrastructure and facilities (e.g., windmills and solar farms) shall be permitted on all lots, as determined by CVRD.

2. (b)Agricultural Areas
Agriculture is an important aspect of the Comox Valley's economic and cultural landscape and should be protected and enhanced. *Agricultural Areas* have been established using the ALR boundaries. ALR lands within *Municipal Areas* are shown with a hatched shade and included within the land use designation of *Agricultural Areas* to recognize their function as working landscapes. *Agricultural Areas* cover approximately 13 per cent of

the Comox Valley in 2021. In 2013, 24 per cent was farmed both actively and inactively,[19] which leaves the potential for significant expansion of agricultural activities.

With regards to growth management, it is the intent of the RGS to reinforce the policies and procedures within the ALR to support agricultural practices.

MG Policy 2B-1 – Agricultural Areas
OCPs shall contain policies for Agricultural Areas that are consistent with the *Agricultural Land Commission Act* and regulations established under the Act, including the establishment of adequate buffers that ensure abutting farm and non-farm uses do not conflict and that non-farm uses do not impede agricultural activity within the ALR. The Ministry of Agriculture and Food's *Guide to Edge Planning* should be referenced to establish buffers in accordance with best practices that support the long-term viability of agricultural use.

MG Policy 2B-2 – Re-designation of Agricultural Areas
If lands are removed from the ALR by the Agricultural Land Commission, the *Agricultural Areas* and *Agricultural Areas within Municipal Areas* designation in the RGS shall remain. In such cases, a redesignation of such lands will require a minor amendment to this RGS, as detailed in Part 5, to establish an appropriate new land-use designation.

MG Policy 2B-3 – Environmental Protection within Agricultural Areas
Policies regarding environmental protection must be applied with careful consideration in *Agricultural Areas* and *Agricultural Areas within Municipal Areas*. New environmental regulations should require further consultation and collaborative planning with the agricultural community and local governments. Any new policies respecting the Regional Conservation Framework set out in this RGS must recognize the environmental, social and economic benefits provided by a strong local agricultural industry in the Comox Valley. In particular, the participation of private landowners in *Agricultural Areas* and *Agricultural Areas within Municipal Areas* within

[19] Comox Valley Regional District Land Use Inventory Report, Summer 2013; includes Denman and Hornby Islands

biodiversity corridors should be on a voluntary basis.

3. Resource Areas and Parks

Resource Areas and Parks identify lands that are predominantly natural resource areas, where residential settlement is prohibited. These are areas where large lot sizes should be preserved to facilitate resource production and/or to retain connectivity of ecosystems throughout the *Resource Areas and Parks. Resource Areas and Parks* are comprised of two land use designations *Resource Areas* and *Provincial Parks*.

3. (a) Resource Areas

Resource Areas encompass areas designated as Upland Resource Areas in historic OCPs. Mainly located to the west of the inland Highway 19, this area is primarily covered by privately managed working forests. For the most part, these lands fall under the "Class 7 Managed Forest Land" category of the BC Land Classification and must comply with the Private Managed Forest Act.

MG Policy 3A-1 – Resource Areas

Lands within *Resource Areas* should be protected and used for resource-focused and related value-added uses to support local economic development. To maintain the integrity of these forested areas, the following policies shall apply and be established through OCPs:

(a) a minimum lot size of 400 hectares will be established;

(b) residential uses are restricted, except to permit owner/operator residences related to the resource activity;

(c) subject to Policy 5B-1 and 5B-4 protecting the watershed of water supply lakes, resort developments are permitted subject to a minor amendment of this RGS, as detailed in Part 5, and subject to restrictions on the overall size of development and conditions that such development do not include full-time residential uses and do not locate adjacent to the Inland Highway; and

(d) recreational trails and supporting infrastructure, but not including commercial or residential buildings, are permitted within Resource Areas.

MG Policy 3A-2 – K'ómoks First Nation Tourist Commercial
Notwithstanding the Resource Policies above, should the ownership of lands legally described as Lot 1, Section 30, Township 9, Comox District, Plan EPP30513 (PID: 029-911-559) and Lot A, Section 30, Township 9, Comox District, Plan EPP30512 (PID: 029-911-290) be transferred to K'ómoks First Nation, the RGS will permit the development of tourist commercial uses with the allowance for temporary staff housing subject to OCP and zoning approvals.

3. (b) Provincial Parks
There are six provincial parks within the CVRD (excluding Denman and Hornby Islands). These parks include Strathcona Provincial Park, Wood Mountain Ski Park, Miracle Beach Park, Kitty Coleman Beach Park, Kin Beach Park and Rosewall Creek Park. These areas are protected and run by the Province. They provide opportunities for greenway linkages and recreation throughout the region.

MG Policy 3B-1 – Provincial Parks
The Provincial Parks located in the Comox Valley and identified on *Map No. 5 Growth Management Map* shall be recognized and appropriately designated with OCPs.

05 Implementation and Monitoring

5.1 Implementation Process **120**
Review OCPs, Prepare and Include Regional Context Statements 121
Develop and Adopt Implementation Agreements 121
Create Monitoring and Evaluation Program 124
Plan for Five-year Review 125
Undertake Additional Studies and Projects 126

5.2 Amendments to the RGS **126**
Standard Amendments 126
Minor Amendments 126
Criteria for Minor Amendments 127
Minor Amendment Process 128
5.3 Roles and Responsibilities **132**

Part 5: Implementation and Monitoring

This chapter sets out the tools and partnerships that will help to implement the RGS and a strategy for monitoring its performance in meeting its objectives. The RGS is a strategic guide to future land use and services, developed in accordance with the *Local Government Act*. The operational issues related to implementing the RGS include:

- establishing local government policies and actions that are consistent with and further the goals, objectives and policies of this RGS, as set out in Part 3;

- working cooperatively at the local government level to manage growth and land-use activity in a manner that is consistent with and furthers the growth management strategy, as set out in Part 4; and,

- developing processes for ongoing communication and cooperation between local governments, provincial and federal agencies and the K'ómoks First Nation in a common commitment to responsible land-use planning and management.

5.1 Implementation Process

Once the RGS has been adopted, all subsequent regional district and member municipality bylaws, works and services undertaken by the regional district and municipalities must be consistent with the RGS.

The RGS implementation process involves the following tasks:

1. Review OCPs, prepare and include regional context statements
2. Develop and adopt IAs
3. Develop action plans to guide implementation of RGS goals
4. Create monitoring and evaluation program
5. Plan for five-year reviews
6. Undertake related studies and projects

1. Review OCPs, Prepare and Include Regional Context Statements
OCPs are an essential means of implementing the RGS. Once the RGS has been adopted, municipalities have two years to update their OCPs and adopt Regional Context Statements, as required by Section 446 of the *Local Government Act*. The Regional Context Statements are prepared as an OCP amendment and will:

- identify the relationship between the OCP and the content of an RGS; and,
- specify how the OCP and the RGS will be made consistent over time.

These statements are to be reviewed and accepted by the regional district. To ensure that the OCP and RGS remain compatible over time, the context statement is required to be referred to the regional district for acceptance every five years.

The CVRD electoral areas must conform with the RGS and update the Comox Valley Rural OCP within one year of the adoption of the RGS in the following manner:

- All bylaws adopted by a regional district board after the board has adopted an RGS, and all services undertaken by a regional district after the board has adopted an RGS, must be consistent with the RGS.

In doing so, other policies may need to be amended as appropriate and eventually zoning bylaw changes may also occur.

2. Develop and Adopt Implementation Agreements
IAs provide operational tools for implementing the RGS policies and growth strategy. These agreements will identify processes and activities to implement certain provisions of the RGS.

The IAs provide for the development of collaborative land use planning processes and relationships with a focus on the following implementation

objectives:

Growth Management IA

To resolve specific issues related to the application of the RGS growth management strategy.

- Prepare an RGS IA on *Managing Growth* – Continue the role of the TAC, SC and Elected Officials Forum[20] through an IA that further defines the way long-term settlement growth and development will be encouraged consistent with the RGS. This will focus on preparation of Regional Context Statement to be included with the OCPs and the role of *Map No. 5: Growth Management Map*. The IA should also identify how *Settlement Expansion Areas* will be incorporated in the OCPs.

- Continue using the round table format (i.e., the Elected Officials' Forum) on a regular basis as a means for continued cross-regional communication and coordination.

First Nations Growth Management IA

To further develop effective dialogue and working relationships with the K'ómoks First Nation. K'ómoks First Nation Treaty Settlement Lands are IR lands, Treaty Settlement lands and other lands that may be identified through negotiated agreement between the Province and the K'ómoks First Nation would be outside of the RGS legislative authority and, therefore, it is important to ensure that all local governments have a cooperative and collaborative government-to-government relationship with K'ómoks First Nation. This includes an understanding of K'ómoks First Nation's Rights and Title as a Treaty Nation as well as recognition of the importance of land development in creating economic development opportunities for K'ómoks First Nation.

Initiate an RGS IA on *First Nations Land Use Planning and Development* – An

[20] These committees were established through a Memorandum of Understanding in July 2008 to develop the RGS. The TAC consists of senior planning staff from the four local governments; the SC consists of the Chief Administrative Officers from the four local governments.

IA between the CVRD and member municipalities and K'ómoks First Nation should establish an arrangement for information exchange and the identification of mutually-beneficial agreements and protocols.

- On March 8, 2025, K'ómoks First Nation ratified their Treaty. The federal and provincial governments will proceed with their respective ratification processes through legislation. The K'ómoks Treaty will be signed and come into effect on an agreed-upon date.

- At any time during this process, additional discussions, planning (and land use harmonization) may be required for lands adjacent to or impacted by any identified treaty settlement lands. The RGS may be amended, as appropriate and in accordance with the applicable statutory process, due to the treaty settlement process. The content of the IA will be developed with K'ómoks First Nation.

- Core services delivered by the CVRD will apply an Indigenous relations lens and promote cultural awareness, consistent with the CVRD's commitment to advancing the Indigenous Relations Framework. Through the IA, K'ómoks First Nation and local governments will collaborate to ensure, where possible, that identified land uses are serviced through existing CVRD and local government community systems. In the interim, between the implementation of the RGS and the effective date of any final K'ómoks Treaty, water and sewer servicing for lands identified in partnership with K'ómoks First Nation may be incorporated into the IA.

Ministry of Transportation and Transit Implementation Process

To ensure a collaborative planning process between local governments and Ministry of Transportation and Transit to implement the goals and policies of the RGS. In the electoral areas, the Ministry is the approving officer for plans of subdivision. Therefore, to achieve the goals and objectives of the RGS related to regional growth management, it is important that Ministry work cooperatively with the CVRD.

- Prepare an RGS IA with Ministry of Transportation and Transit on

subdivision approval to address RGS policies and interests of local government including road network planning, stormwater management, cycling infrastructure, alternative infrastructure standards, transit infrastructure and road design standards.

- RGS policies and goals will frame the IA and the principles outlined in Appendix A of the RGS.

Other IAs

To continue to identify additional IAs with rightsholders and interested parties, as needed.

3. Develop action plans to guide implementation of RGS goals

Goal-specific action plans will be developed to implement existing action items in the RGS bylaw. Each plan will provide a clear pathway to achieving the RGS goal statements by outlining specific work plan items, assigned roles, and the relevant policy basis. These plans will align with the Board's strategic priorities to ensure a shared understanding of policy direction and practical application for decision makers and partners. Designed with a five- to seven-year time horizon, the plans will be adaptable to evolving Board direction and community input. Key metrics will be tracked in the RGS Performance Monitoring Dashboard and updated regularly.

These action plans will serve as a framework for local government staff and decision makers, helping to advance both regional and municipal priorities while improving coordination across the region, as envisioned in the RGS.

4. Create Monitoring and Evaluation Programs

Monitoring and evaluation have two purposes – to measure progress in the RGS implementation and to measure substantive improvements that result from RGS policies.

To facilitate the monitoring and reporting process, the RGS policies have

Targets and Measures that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Monitoring and Evaluation Program.

Within one year of the adoption of the RGS, a Monitoring and Evaluation Program will be established that will monitor, evaluate and periodically report on regional economic, population, social and environmental trends and progress towards achievement of RGS vision and objectives. The process and program should include the following:

- the four local governments will meet and agree on the best form of monitoring (consideration should be given to hiring a third party to perform the assessment);
- development of additional targets and measures as needed;
- preparation of annual reports on implementation and progress toward the goals and objectives of the RGS;
- assessment of longer-term trends in conjunction with five-year RGS reviews; and,
- commitment to conduct all reviews and progress reports within a larger, open public process as required in Section 434 of the *Local Government Act*.

Annual RGS reports were prepared until 2022, when the CVRD introduced the RGS Performance Monitoring Dashboard. This platform provides regional partners with accessible data for decision-making and analysis, updated regularly with new information, such as Census data, as it becomes available. The dashboard enhances communication, helps identify trends, and supports the annual RGS reporting requirements.

5. Plan for Five-year Reviews

To ensure that the RGS continues to respond to current issues, the RGS should be reviewed every five years from the adoption of the RGS pursuant to Section 452 of the *Local Government Act*. As part of this review process, a report on current trends and issues should be prepared that will inform the review of the RGS. Key to the review will be performance based on objectives in the plan. Subsequent amendments to the RGS may

be required to ensure that it reflects and adequately responds to changing circumstances of the Comox Valley.

The 2025 amendment is undertaken as a minor amendment aimed at modernizing information while maintaining existing objectives, policies, and growth management framework.

6. Undertake Additional Studies and Projects
To facilitate the implementation of RGS goals and objectives, action plans may be developed for each of the eight goals. Where applicable, the outcomes of these plans will be shared through the RGS Performance Monitoring Dashboard to keep the public informed of progress.

5.2 Amendments to the RGS

1. Standard Amendments
An amendment to the RGS may be proposed by a member municipality, the Electoral Areas Services Committee, or the board, including on behalf of an external agency or private landowner. Unless determined by board resolution to be a minor amendment, an amendment is a standard amendment and will follow the same process that is required to adopt an RGS as set out in Part 13 of the Local Government Act. The process that is required to adopt a minor amendment is as set out in Section 5.2(4). The RGS Summary Chart summarizes the processes for the adoption of a standard and minor amendment.

2. Minor Amendments
Recognizing that the RGS will require some flexibility to respond to changing conditions in the region, the minor amendment process will provide a more streamlined amendment process for minor changes, while ensuring that amendments which substantially change the vision and direction of the strategy remain subject to acceptance by all affected local governments.

The CVRD and member municipalities will work to ensure OCP policies are consistent with the goals, objectives and policies in Part 3 and with *Map No. 5 : Growth Management Map*, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, preservation and connection of natural features, and ongoing land use planning cooperation, collaboration and harmonization with K'ómoks First Nation.

Amendments to the RGS may only be made by bylaw. Under the *Local Government Act,* an RGS amendment bylaw, other than one that is a minor amendment, must follow the same process that is required to first adopt the RGS. The *Local Government Act* enables minor amendments where a process has been established pursuant to Section 437 that includes the following:

- criteria for determining whether a proposed amendment is minor for the purposes of allowing the process to apply;
- a means for the views of affected local governments respecting a proposed minor amendment to be obtained and considered;
- a means for providing notice to affected local governments respecting a proposed minor amendment; and
- procedures for adopting the minor amendment bylaw.

3. Criteria for Minor Amendments

Criteria under which a proposed amendment to the RGS may be considered a minor amendment include the following:

a. Where a land use or development proposal is inconsistent with the RGS, and, in the opinion of the CVRD Board:

   - is not to be of regional significance in terms of scale, impacts or precedence;
   - contributes to achieving the goals and objectives set out in Part 3; and,
   - contributes to achieving the general principles contained in the

growth management strategy of Part 4.

b. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the board, the amendment is not of regional significance.

c. Boundary extensions for the purposes of incorporating designated *Settlement Expansion Areas* into a *Municipal Area or Agricultural Area within a Municipal Area,* consistent with MG Policies 1E-1 through 1E-6, shall be deemed in conformity with the RGS and not require either a minor amendment or standard amendment. Under such circumstances, the RGS designation and other CVRD planning regulations will continue to apply until such time as the local jurisdiction amends its OCP, at which time the RGS designation will change to *Municipal Area or Agricultural Area within a Municipal Area*.

d. For boundary extensions beyond the *Settlement Expansion Areas*, an RGS amendment will not be required. However, under such circumstances the *Municipal Area* undertaking the boundary extension must adopt OCP policies that are consistent with the RGS designation for such lands. At such time, the RGS designation will change to *Municipal Area* or *Agricultural Area within Municipal Area,* as applicable. Should the *Municipal Area* seek to adopt OCP policies that differ from the policies of the RGS, at either the time of the boundary extension or at a future date, then a standard amendment to the RGS will be required to follow the regular process as outlined in Part 13 of the *Local Government Act.*

e. Any proposal that does not meet the criteria set out above would be considered a standard amendment and will be required to follow the regular process as outlined in Part 13 of the *Local Government Act.*

4. Minor Amendment Process

Where an amendment to the RGS has been proposed by a member municipality, the Electoral Areas Services Committee, or the board, and the board has, by resolution, initiated the amendment, the process for the board to determine if the amendment is minor, and then to consider it as

minor, is as follows:

- Upon a board resolution to initiate an amendment, the regional district will set up a TAC meeting for review and discussion of the proposed amendment. The TAC will provide comments, in the form of a report prepared by regional district staff, to the SC.

- Upon receipt of a report from the TAC, the SC will meet to review and discuss the proposed amendment. The SC will provide its comments and recommendations to the CVRD Board via a report prepared by regional district staff. The SC's report will assist the board in its decision on whether the proposed amendment should be processed as a minor amendment.

- The board will assess any proposed amendment in terms of the minor amendment criteria. The board may resolve, by an affirmative vote of 2/3 of the board members present, to process the proposed amendment as a minor amendment. Where the board resolves to process an amendment proposal as a minor amendment, the board will:

    - Refer the application to TAC for comment.

    - Determine the appropriate form of public consultation required in conjunction with the proposed minor amendment.

    - Give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the board meeting at which the amending bylaw is to be considered for first reading.

    - Direct staff to prepare a report on the minor amendment with an analysis that examines the benefits of the proposed change, and how the proposed change is consistent with the principles and

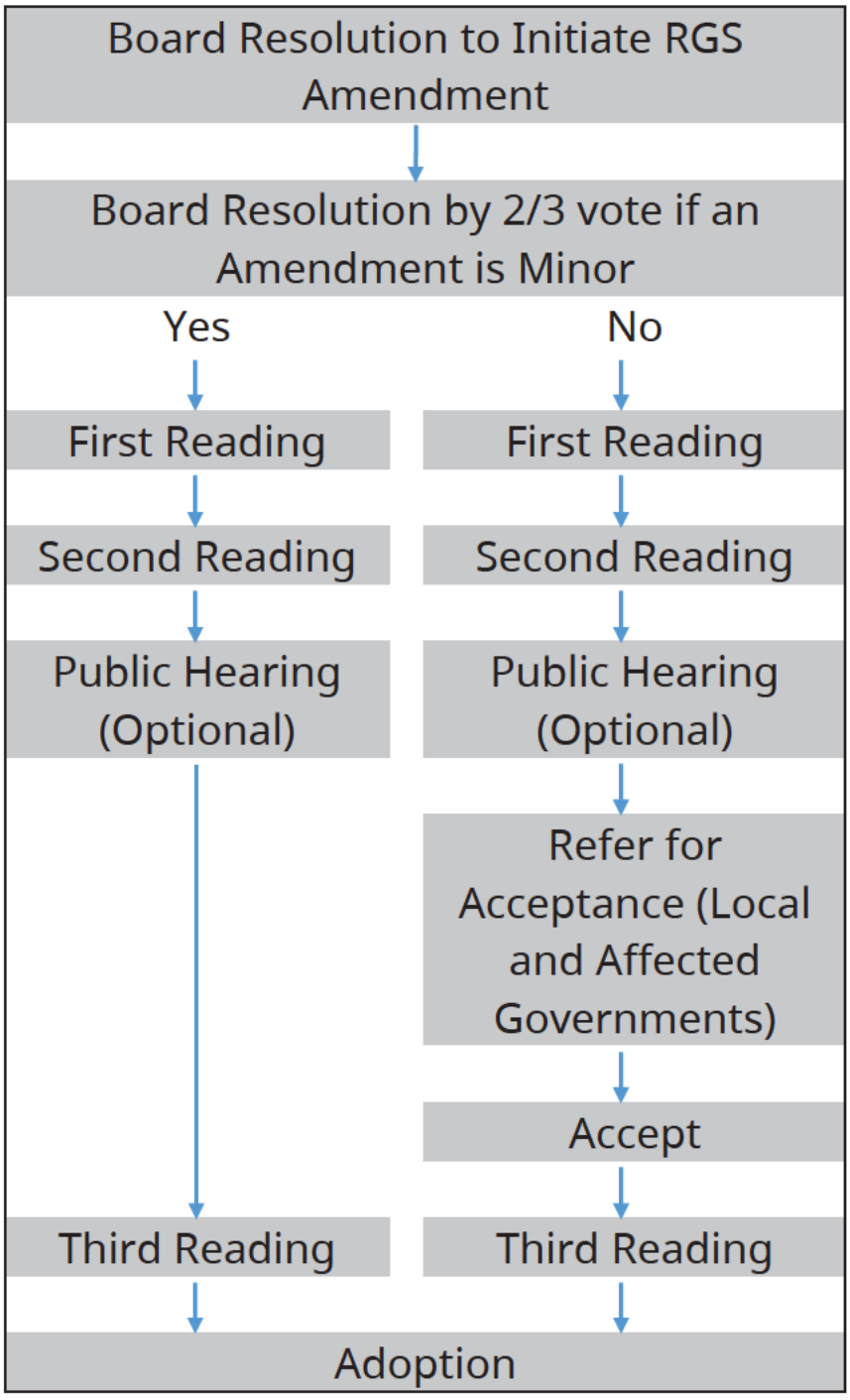
goals of the RGS and the relationship between targets and performance measures.

- Consider the written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.

- At the time of consideration of first reading, the board will determine whether a public hearing on the RGS minor amendment bylaw is required.

- Any minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a RGS under Section 437 of the *Local Government Act* and CVRD Procedure Bylaw No. 1, 2008

RGS Amendment Summary Chart



5.3 Roles and Responsibilities

The success of the RGS depends on ongoing cooperation and collaborative planning efforts between the local governments, provincial and federal agencies and the public.

To implement the RGS, the CVRD Board, working in partnership with its member municipalities, the province, the federal government, K'ómoks First Nation and others, will:

- maintain a collaborative, agreement-seeking regional strategic planning program directed to work towards achievement of the long-term objectives of the RGS;

- commit to ongoing communication with the public including on the RGS review process (i.e., annual and every five years), minor amendment and amendment processes;

- commit to consultation with and consideration of the interests of areas serviced outside the CVRD; and,

- commit to consultation with and consideration of the interest of the SRD with respects to potential impacts of inter-regional services, including the solid waste service and service to Electoral Area D, water service through the Black Creek/Oyster Bay Water Local Service Area and fire protection through Black Creek/Oyster Bay Fire Protection Local Service Area.

Glossary

Action Plan
An action plan is a structured framework that guides the implementation of specific goals within a defined time frame. In the context of the RGS, it outlines key actions, assigned roles, and policy foundations to support decision-making and coordination. Aligned with strategic priorities, action plans have a five- to seven-year horizon, adapt to Board direction and community input, and track progress through the RGS Performance Monitoring Hub. They help local governments advance regional and municipal priorities while improving collaboration across the region.

Affordable housing
Affordable housing refers to housing where total shelter costs, including utilities and taxes, amount to less than 30 per cent of a household's gross annual income.

Agricultural Areas
Agricultural Areas are designated based on the ALR boundaries. These areas are defined to protect and enhance their role as working landscapes. In the Comox Valley, *Agricultural Areas* encompass approximately 13 per cent of the region.

Agricultural Land Commission (ALC)
The ALC is the administrative body of the ALR. It is an independent provincial agency responsible for administering the Province's land use zone in favour of agriculture, through the *Agricultural Land Commission Act*. The purpose of the Commission is to preserve agricultural land; encourage farming in collaboration with other communities of interest; and, to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Agricultural Land Reserve (ALR)
The ALR was established in 1973 as a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled. The ALR covers approximately 4.6 million hectares as of January 2024 and includes both private and public lands that may be farmed, forested or vacant, but where agriculture is

recognized as the priority use. It is administered by the ALC.

Aquaculture
Aquaculture is the farming of freshwater and saltwater organisms and aquatic plants. This process implies some form of human intervention in the rearing process to enhance production, such as regular stocking and protection from predators; it also implies individual or corporate ownership of the stock being cultivated.

Biodiversity
The variety of life on earth in all its forms including genes, species, and ecosystems and the natural processes that link and maintain them.

Community Energy and Emissions Inventory (CEEI)
The CEEI is an initiative of the BC Ministry of Energy and Climate Solutions. The CEEI represents energy consumption and greenhouse gas emissions from community activities in on-road transportation, buildings and solid waste. Estimates of land-use change from deforestation activities are also available at the regional district level.

Comox Valley Regional District Board (CVRD)
The CVRD has a board of 10 directors, comprising electoral area directors who are elected directly by rural area voters and serve four-year terms, and municipal directors who are first elected to a municipal council and are then appointed by council to the regional district board for a maximum term of four years. Annually, the board elects its chair who established committees to deal with issues such as land use planning, environmental management, and water supply.

Contiguous
Describes objects such as land parcels that adjoin and share a common border.

Core Housing Need
Core housing need refers to whether a household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability,

or suitability. A household is considered to be in core housing need if it would have to spend 30 per cent or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

Core Settlement Areas
Within the RGS, *Core Settlement Areas* are comprised of four land use designations: *Municipal Areas*, *Settlement Nodes,* and *Settlement Expansion Areas*. A minimum of 90 per cent of the growth within the Comox Valley will be directed to *Core Settlement Areas*, to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.

Density
A measure of urban and rural form, expressed through various metrics such as the number of people, jobs, or buildings within a specific area.

Ecosystem
A complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. An ecosystem can be any size - a log, pond, field, forest, or the earth's biosphere - but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation - for example, old-growth forest or grassland ecosystem.

Ecosystem functions
The physical, chemical and biological processes that keep an ecosystem operating. Examples include infiltration of surface water, evapotranspiration and nutrient cycling.

Environmental Farm Plan (EFP)
The EFP is a collaborative federal-provincial initiative that assists farmers in voluntarily assessing the environmental aspects of their agricultural operations. Through this process, farmers identify environmental strengths and areas for improvement, developing action plans to mitigate potential risks. Support is provided to complete the EFP and implement

these action plans, with grants available to partially fund specific environmental enhancements on the farm.

Estuary
An estuary is a partly enclosed coastal body of water with one or more rivers or streams flowing into it and a free connection to the open sea. Estuaries form a transition zone between river environments and ocean environments and are subject to both marine influences, such as tides, waves, and the influx of saline water; and riverine influences, such as flows of fresh water and sediment. These conditions make estuaries among the most productive natural habitats in the world.

Greenhouse gas (GHG)
GHGs are gasses in an atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The main greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. The burning of fossil fuels since the beginning of the Industrial revolution has substantially increased the levels of carbon dioxide in the atmosphere. GHGs are typically generated from the use of fossil fuels to light, heat, cool and ventilate buildings (including homes and offices) and to power motorized vehicles, municipal operations, and industrial processes, and the decomposition of organic waste in landfills.

Ground-truth
In the earth sciences, the facts that are confirmed in an actual field check that is done at a location, specifically the determination of facts by examining the ground for patterns revealed by remote sensing or aerial photography.

Habitat
The area or natural environment where an organism or biological population lives, grows and interacts.

Implementation Agreements (IAs)
An IA is a partnership agreement between a regional district and other levels of government, their agencies or other bodies which spells out the

details of how certain aspects of a RGS will be carried out.

Improvement Districts
Improvement Districts are autonomous local authorities governed by elected trustees, focused on providing services to local landowners (e.g., water provision). They are granted powers by the Province to enact and enforce regulations and charges, to assess and collect taxes, to acquire, hold and dispose of lands, to borrow money and to expropriate lands required to carry out its functions. Within the Comox Valley there are five Improvement Districts: Comox Fire Protection District, Courtenay Fire Protection District, Fanny Bay Waterworks District, Schmidt Improvement District (on Denman Island), and Ships Point Improvement District.[21]

Integrated Stormwater Management Plan (ISMP)
An ISMP is a stormwater management plan that will result in no net loss of environmental quality and protect communities from localized flooding. The process actively seeks and uses input from rightsholders and various interested parties within each watershed and brings together planning, engineering, ecology, and flood and erosion protection within an adaptive management methodology.

Municipal Areas
Municipal Areas are comprised of the City of Courtenay, the Town of Comox and the Village of Cumberland, as defined by their jurisdictional borders. *Municipal Areas* have considerable capacity to accommodate growth through both intensification (by means of secondary suites and infill development) and new compact development.

Natural systems
A set of interacting and interdependent entities forming an integrated whole. Properties of systems include they have structure, behaviour, interconnectivity and functions or groups of functions. Natural systems (e.g., the solar system) are different from *designed* systems, which are designed by humans (e.g., transportation system).

Provincial Parks

[21] CivicInfo BC

There are six provincial parks within the CVRD (excluding Denman and Hornby Islands). These parks include Strathcona Provincial Park, Wood Mountain Ski Park, Miracle Beach Park, Kitty Coleman Beach Park, Kin Beach Park and Rosewall Creek Park. These areas are protected and run by the Province. They provide opportunities for greenway linkages and recreation throughout the region.

Publicly owned
An organization supplying a service operated by a private corporation under government regulation or by the government directly.

Regional Growth Strategy (RGS)
The RGS is a regional vision that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives. It is initiated and adopted by a regional district and referred to all affected local governments for acceptance.

Regional Context Statement (RCS)
The RGS forms a portion of a municipality's OCP and sets out the relationship between the RGS and the municipality's plan. This statement is prepared by the municipality and referred to the regional district for acceptance.

Resource Areas
Resource Areas encompass designated Upland Resource Areas in historic OCPs. They are mainly located to the west of the inland Highway 19 and fall under the "Class 7 Managed Forest Land" category of the BC Land Classification and must comply with the Private Managed Forest Act.

Rural Areas
Rural Areas are comprised of designated *Rural Settlement Areas* and *Agricultural Areas*. Supporting the rural character and function of these areas, including the working agricultural land base and aquaculture areas, will be prioritized in planning considerations.

Rural Settlement Areas
The *Rural Settlement Areas* encompass all lands within the electoral areas

outside of *Core Settlement Areas* that are not otherwise designated as *Agricultural Areas*, *Agricultural Areas within Municipal Areas, Resource Areas,* or *Provincial Parks.*

Sensitive Ecosystem Inventory (SEI)
The SEI is a federal and provincial government mapping project to systematically identify and map rare and fragile ecosystems in each area. The SEI is intended for use in a variety of land-use planning processes to identify remnants of rare and fragile ecosystems (on land) and to encourage land-use decisions that will ensure the continued integrity of these ecosystems.

Sensitive Ecosystems
Sensitive ecosystems are areas that may contain rare, threatened and fragile ecosystems and support high levels of biodiversity.

Settlement Expansion Areas
Settlement Expansion Areas are located on the fringe of *Municipal Areas.* They have been identified for either or a combination of the following: (1) they contain existing settlements with private water and/or sewer servicing that will eventually require the extension of publicly operated water and sewer services, coincident with boundary extensions, or satisfactory servicing agreements, to address public health and environmental issues before they arise; or, (2) they have the potential to accommodate future growth subject to boundary extensions and the provision of publicly-owned water or sewer services.

Settlement Nodes
Settlement Nodes reflect the planned settlement areas in Union Bay, Saratoga Beach and Mount Washington, as establish through historic Local Area Plans. They are areas where there is planned growth to accommodate urban forms of development, but they are not contiguous with *Municipal Areas.*

Town Centres
Town Centres are located within the *Core Settlement Areas* and are to be developed as walkable and complete communities, providing for the

broadest range of housing, employment and commercial uses. *Town Centres* should support transit oriented development through the establishment of minimum densities, in the range of 100-150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing, within the OCPs.

Transit oriented development
Transit oriented development is an approach to land use planning that locates high-density, mixed-use development within walking distance from frequent transit services. Transit oriented development typically incorporates a variety of land uses, including residential, commercial (such as, grocery stores and retail) and community amenities (such as childcare and community centres). Transit oriented development promotes the creation of complete, liveable, and sustainable communities by building more homes near transit and services.

Treaty negotiations
A treaty is a negotiated agreement that will spell out the rights, responsibilities and relationships of First Nations and the federal and provincial governments. The negotiation process is likely to deal with far-reaching issues such as land ownership, governance, wildlife and environmental management.

Watershed
An area of land that contributes runoff to a specific delivery point, such as the mouth of a river. Large watersheds may be composed of many smaller sub-watersheds, each contributing runoff to various streams and rivers that ultimately combine at a common delivery point.

Xeriscaping
Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental irrigation. It is promoted in areas that do not have easily accessibly supplies of fresh water and is gaining acceptance in other areas as climate patterns shift.

Zero Net Deforestation (ZND)

Legislated by the BC government in March 2010, the goal of the Act is to achieve ZND by December 31, 2015. The Act sets the ZND goal in legislation, defines key terms and sets out the reporting requirements for government. Encourages an equal area of trees to be planted for carbon storage to offset any forest land that is permanently cleared for another use. Measured by area, the amount of afforestation is not less than the amount of deforestation. Note that this *Zero Net Deforestation Act* was passed in June 2010, but not in force.

Zero Net Deforestation Act

Legislated by the BC government in March 2010, the goal of the Act is to achieve ZND by December 31, 2015. The Act sets the ZND goal in legislation, defines key terms and sets out the reporting requirements for government. Note that this Act was passed in June 2010, but not in force.

Appendices

Appendix A: Principles/Policy Objectives Matrix X

Appendix A
Principles/Policy Objectives Matrix

APPENDIX A: Principles/Policy Objectives Matrix

Policy Objectives		Growth Management Principles													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Housing	1A			✓	✓	✓	✓	✓	✓		✓				
	1B			✓	✓	✓		✓	✓		✓		✓		
	1C			✓	✓	✓		✓	✓		✓		✓		
	1D					✓	✓	✓	✓	✓	✓				
Ecosystems, Natural Areas and Parks	2A	✓	✓		✓										
	2B	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	
	2C	✓	✓	✓	✓							✓		✓	
Local Economic Development	3A			✓	✓	✓	✓					✓	✓	✓	✓
	3B				✓			✓	✓		✓	✓		✓	
	3C			✓										✓	
	3D					✓	✓	✓	✓		✓				✓
Transpor-tation	4A			✓	✓	✓	✓	✓	✓		✓				✓
	4B			✓	✓	✓	✓	✓	✓		✓				
	4C			✓		✓	✓								✓
Infrastructure	5A		✓			✓	✓			✓	✓				
	5B	✓	✓		✓	✓	✓	✓	✓	✓	✓				
	5C	✓	✓			✓									
	5D		✓			✓	✓			✓	✓				
	5E	✓	✓			✓	✓								
Food Systems	6A			✓		✓	✓	✓	✓	✓	✓	✓	✓		
	6B			✓		✓	✓	✓	✓	✓	✓	✓	✓		
	6C			✓			✓					✓			
	6D			✓								✓	✓		
	6E			✓								✓			
Public Health and Safety	7A		✓	✓	✓	✓	✓	✓	✓		✓				
	7B		✓	✓	✓	✓	✓	✓	✓		✓				
	7C		✓	✓			✓								
Climate Change	8A		✓	✓	✓										
	8B		✓	✓	✓	✓	✓	✓	✓		✓				
	8C		✓	✓	✓		✓								
	8D	✓	✓	✓	✓	✓	✓	✓	✓		✓			✓	
	8E		✓	✓	✓							✓	✓	✓	
	8F	✓	✓	✓	✓										

GOAL 1: HOUSING

Ensure a diversity of affordable housing options to meet evolving regional demographics and needs.

Objective 1-A: Locate housing close to existing services

Objective 1-B: Increase affordable housing options

Objective 1-C: Develop and maintain a diverse, flexible housing stock

Objective 1-D: Minimize the public costs of housing

GOAL 2: ECOSYSTEMS, NATURAL AREAS AND PARKS

Protect, steward, and enhance the natural environment and ecological connections and systems.

Objective 2-A: Identify and map areas for conservation.

Objective 2-B: Frame environmental protection and policies around the principles of precaution, connectivity and restoration.

Objective 2-C: Promote environmental best practices in *Agricultural* and *Resource Areas*.

GOAL 3: LOCAL ECONOMIC DEVELOPMENT

Achieve a sustainable, resilient, and dynamic local economy that supports businesses and the region's entrepreneurial spirit.

Objective 3-A: Support local business retention, development and investment

Objective 3-B: Increase regional job base

Objective 3-C: Support resource-based employment opportunities

Objective 3-D: Promote designated Town Centres as regional employment centres.

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.

GOAL 5: INFRASTRUCTURE

Provide affordable, effective, and efficient services and infrastructure that conserves land, water, and energy resources.

Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley.

Objective 5-B: Protect the quality of water sources.

Objective 5-C: Stormwater is managed to preserve ecosystem and watershed health.

Objective 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.

Objective 5-E: Reduce regional solid waste and improve landfill performance.

GOAL 6: FOOD SYSTEMS

Support and enhance the agricultural and aquaculture sectors; and increase local food security.

Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.

Objective 6-B: Protect shoreline areas for existing and future aquaculture and associated activities

Objective 6-C: Improve and expand agricultural irrigation practices

and infrastructure

Objective 6-D: Increase farming activity in the Comox Valley

Objective 6-E: Raise awareness of the regional importance of the local food system

GOAL 7: PUBLIC HEALTH AND SAFETY

Support a high quality of life through the protection and enhancement of community health, safety, and well-being.

Objective 7-A: Increase the number of pedestrians and cyclists in the Comox Valley.

Objective 7-B: Increase public education and awareness around the links between population health and land use planning

Objective 7-C: Improve regional fire safety

GOAL 8: CLIMATE CHANGE

Minimize regional greenhouse gas (GHG) emissions and plan for adaptation.

Objective 8-A: Reduce GHG emissions created by the building sector.

Objective 8-B: Reduce GHG emissions created by the on-road transportation sector

Objective 8-C: Reduce GHG emissions in the solid waste sector.

Objective 8-D: Reduce GHG emissions created by deforestation (land use change).

Objective 8-E: Plan for renewable energy generation

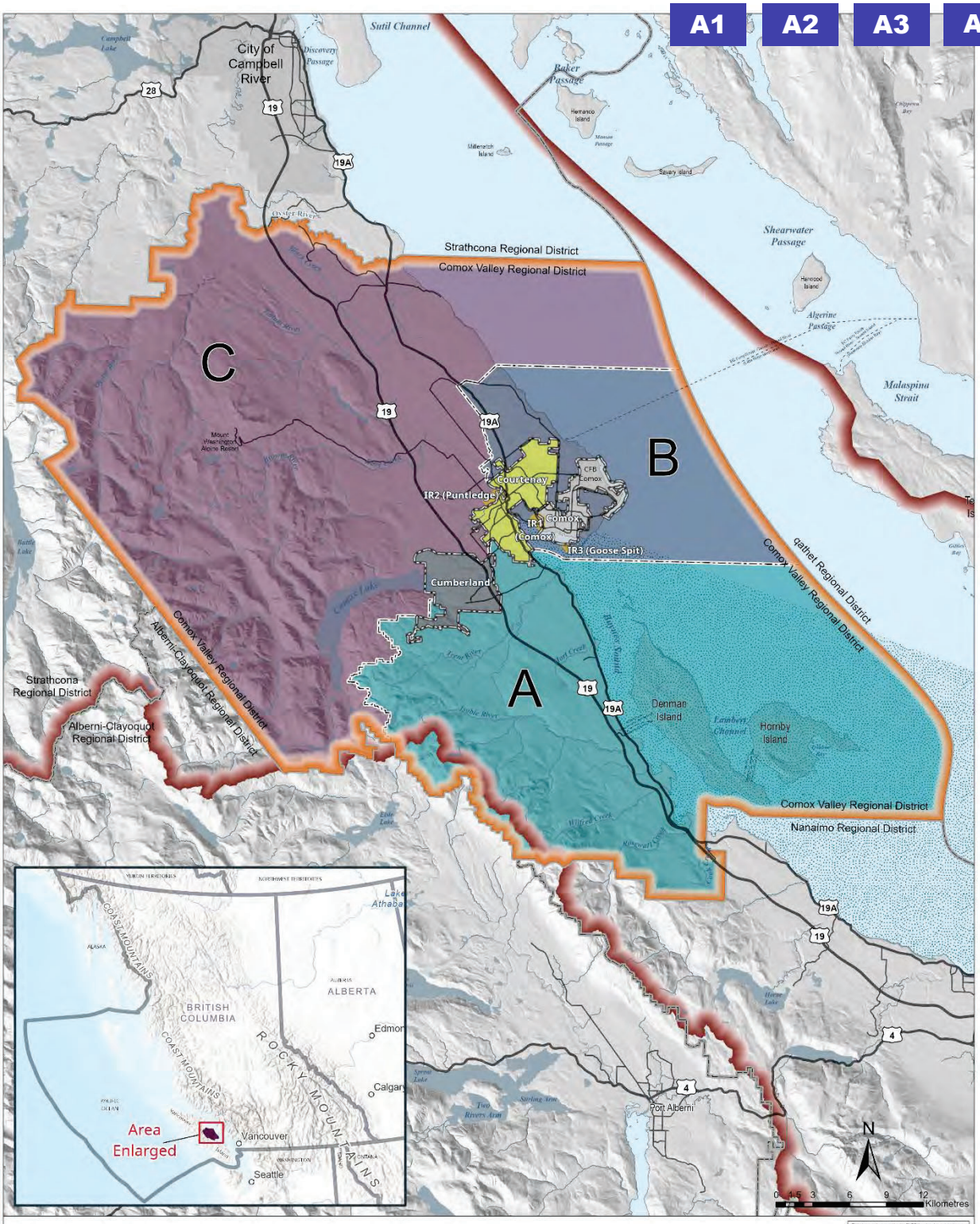
Objective 8-F: Plan for climate change adaptation.

Growth Management Principles

1. Protect key natural and ecological features throughout the Comox Valley.
2. Take actions to address public health and environmental issues as they are identified and where possible, before they arise.
3. Recognize the distinctiveness of existing communities and ensure the needs of both urban and rural areas are met.
4. Recognize that K'ómoks First Nation ratified their Treaty on March 8, 2025, and that there should be ongoing collaboration and cooperation between the local governments and K'ómoks First Nation.
5. Promote the efficient use of land, provide greater transportation choices, reduce public servicing costs and achieve environmental benefits through compact growth.
6. Ensure the efficient use and financial viability of existing and planned investment in public infrastructure.
7. Promote intensification, compact growth and supportive public transit services throughout *Municipal Areas* as the primary means of accommodating population and employment growth.
8. Limit the number of existing and planned *Settlement Nodes* outside of the *Municipal Areas* and ensure that such nodes are developed in a compact and transit-supportive manner.
9. Identify areas of existing development on the fringes of *Municipal Areas* that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services to address existing public health and environmental issues.
10. Identify areas for new development on the fringes of *Municipal Areas* that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services to allow for new growth opportunities in a phased and orderly manner.
11. Protect the character of *Rural Areas* as primarily working landscapes, including agricultural and aquaculture areas, so that such functions can remain economically viable and grow.
12. Promote and support growth within *Rural Areas*, provided that the rural character and primary rural functions are maintained.

13. Maintain resource areas as primarily working landscapes for resource extraction.
14. Promote and support the overall economic viability of the municipal areas so that they can continue to provide primary base for residential, commercial and institutional activities.

Maps



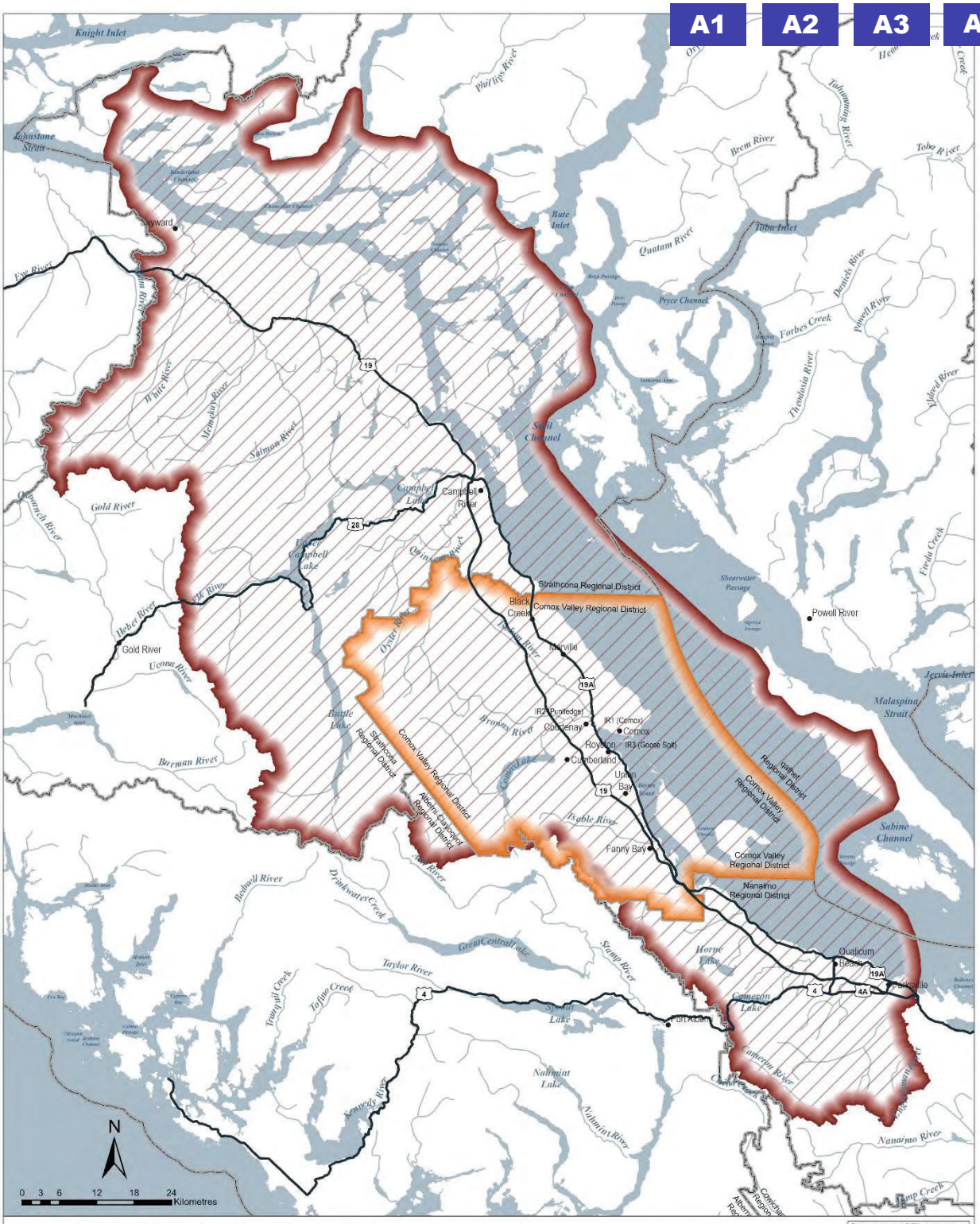
Context Map

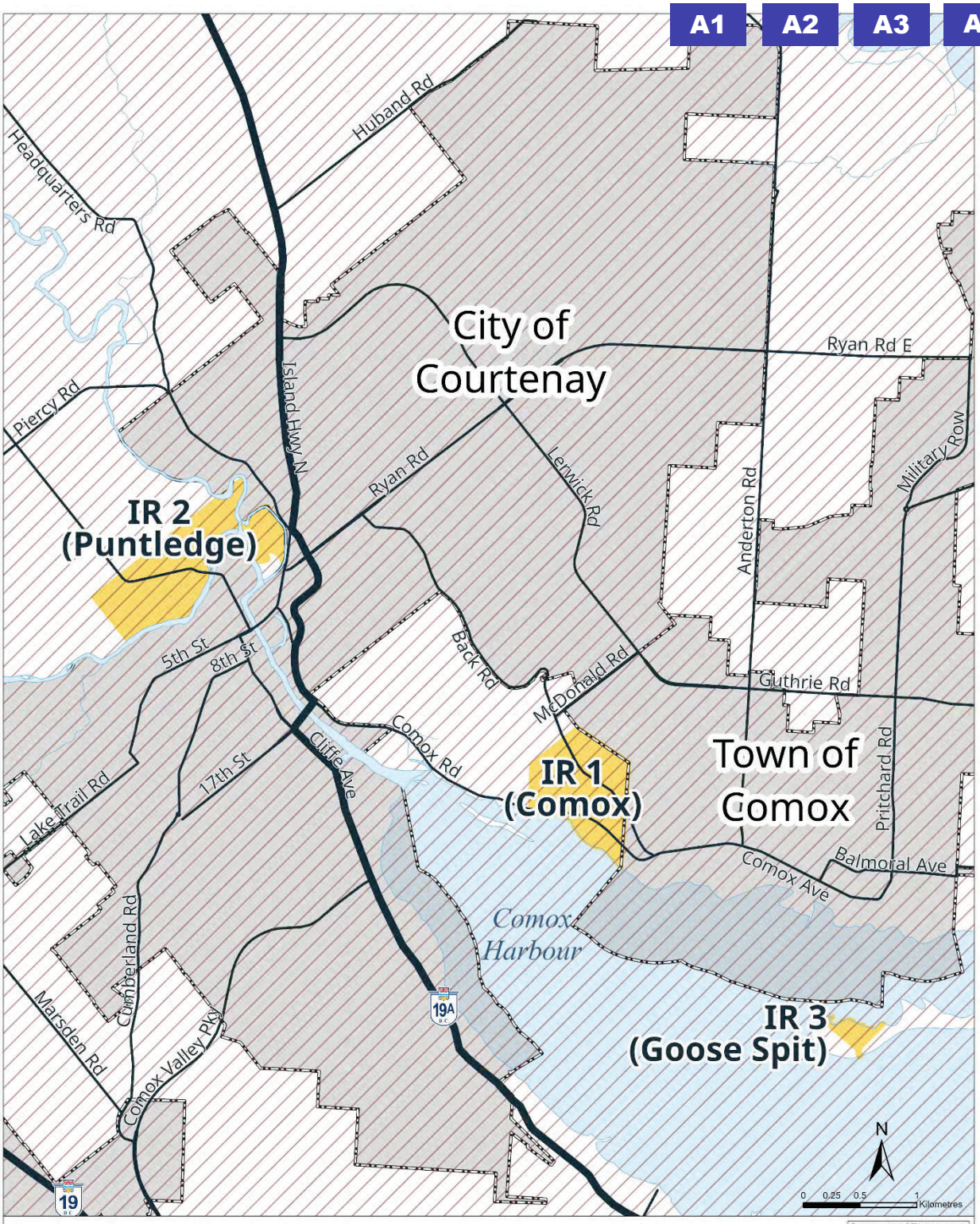
- K'ómoks First Nations Traditional Territory
- CVRD Boundary
  Within the unceded traditional territory of the K'ómoks First Nation
- Baynes Sound-Denman/Hornby Islands
  (Electoral Area 'A')
- Lazo North
  (Electoral Area 'B')
- Puntledge-Black Creek
  (Electoral Area 'C')
- City of Courtenay
- Town of Comox
- Village of Cumberland
- K'ómoks First Nations Reserve Lands
- Islands Trust
- Regional District Boundary

Comox Valley REGIONAL DISTRICT

The Comox Valley Regional District lies within the unceded traditional territory of the K'ómoks First Nation

Map No. 1
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"


Knight Inlet
Johnstone Strait
Sayward
Phillips River
Brem River
Tahumming River
Toba River
Toba Inlet
Bute Inlet
Quatam River
Dawson Inlet
Pryce Channel
Forbes Creek
Powell River
Theodosia River
Valdez River
Seaford Channel
Chancellor Channel
Yaw River
White River
Memekay River
Salmon River
Gold River
Campbell River
Campbell Lake
Quinsam River
Elk River
Upper Campbell Lake
Heber River
Vienna River
Oyster River
Black Creek
Strathcona Regional District
Comox Valley Regional District
Merville
Courtenay
Comox
Cumberland
Royston
Union Bay
Fanny Bay
Powell River
Shearwater Passage
Malaspina Strait
Jervis Inlet
Sabine Channel
Qathet Regional District
Comox Valley Regional District
Nanaimo Regional District
Qualicum Beach
Parksville
Horne Lake
Lambert Channel
Englishman River
Big Qualicum River
Little Qualicum River
Puntledge River
Browns River
Courtenay River
Tsolum River
Trent River
Salmon River
Campbell River
Bellhouse Provincial Park
Bellhouse Park
Bellhouse Inlet
Bellhouse Channel
Bellhouse Creek
Bellhouse Beach
Bellhouse Bay
Bellhouse Point
Bellhouse Island
Bellhouse Lake
Bellhouse Road
Bellhouse Trail
Bellhouse Campground
Bellhouse Picnic Area
Bellhouse Viewpoint
Bellhouse Trailhead
Bellhouse Parking
Bellhouse Entrance
Bellhouse Exit
Bellhouse Gate
Bellhouse Fence
Bellhouse Sign
Bellhouse Map
Bellhouse Guide
Bellhouse Brochure
Bellhouse Pamphlet
Bellhouse Booklet
Bellhouse Flyer
Bellhouse Poster
Bellhouse Banner
Bellhouse Flag
Bellhouse Pennant
Bellhouse Streamer
Bellhouse Balloon
Bellhouse Kite
Bellhouse Drone
Bellhouse Camera
Bellhouse Binoculars
Bellhouse Telescope
Bellhouse Microscope
Bellhouse Magnifying Glass
Bellhouse Compass
Bellhouse GPS
Bellhouse Radio
Bellhouse Phone
Bellhouse Tablet
Bellhouse Laptop
Bellhouse Computer
Bellhouse Printer
Bellhouse Scanner
Bellhouse Copier
Bellhouse Fax
Bellhouse Modem
Bellhouse Router
Bellhouse Switch
Bellhouse Hub
Bellhouse Server
Bellhouse Network
Bellhouse Internet
Bellhouse Wi-Fi
Bellhouse Bluetooth
Bellhouse NFC
Bellhouse RFID
Bellhouse Barcode
Bellhouse QR Code
Bellhouse Data
Bellhouse Information
Bellhouse Knowledge
Bellhouse Wisdom
Bellhouse Intelligence
Bellhouse Artificial Intelligence
Bellhouse Machine Learning
Bellhouse Deep Learning
Bellhouse Neural Network
Bellhouse Algorithm
Bellhouse Code
Bellhouse Programming
Bellhouse Software
Bellhouse Hardware
Bellhouse Operating System
Bellhouse Application
Bellhouse Website
Bellhouse Blog
Bellhouse Social Media
Bellhouse Email
Bellhouse Text Message
Bellhouse Voice Message
Bellhouse Video Message
Bellhouse Image Message
Bellhouse Audio Message
Bellhouse File
Bellhouse Folder
Bellhouse Document
Bellhouse Spreadsheet
Bellhouse Presentation
Bellhouse Database
Bellhouse Table
Bellhouse Chart
Bellhouse Graph
Bellhouse Diagram
Bellhouse Illustration
Bellhouse Drawing
Bellhouse Painting
Bellhouse Photograph
Bellhouse Video
Bellhouse Audio
Bellhouse Music
Bellhouse Podcast
Bellhouse Radio Show
Bellhouse TV Show
Bellhouse Movie
Bellhouse Book
Bellhouse Magazine
Bellhouse Newspaper
Bellhouse Article
Bellhouse Blog Post
Bellhouse Social Media Post



K'ómoks First Nation Lands

K'ómoks First Nations Traditional Territory

K'ómoks First Nations Reserve Lands

Comox Valley Regional District

The Comox Valley Regional District lies within the unceded traditional territory of the K'ómoks First Nation

Map No. 3
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"

Regional Conservation Framework Concept

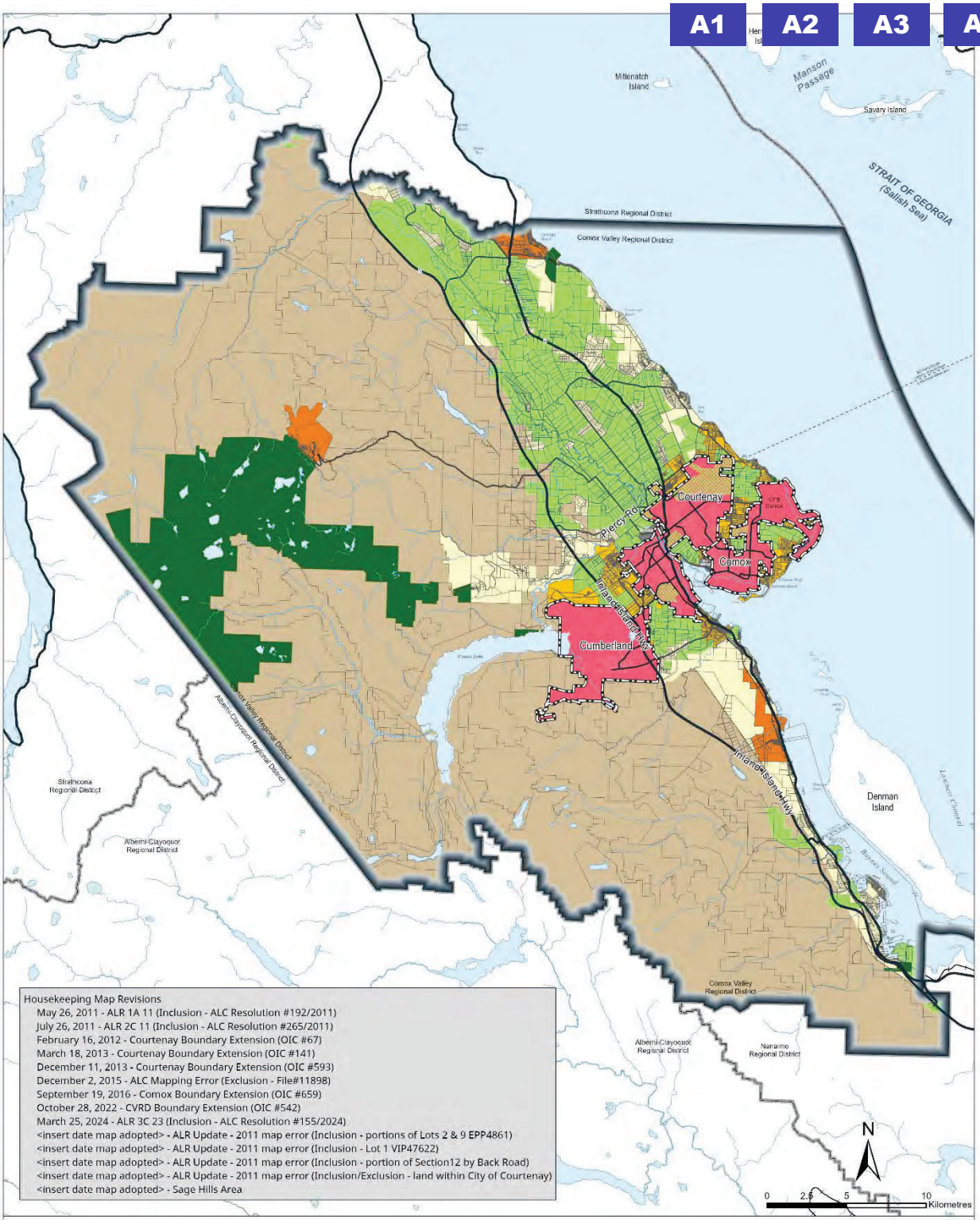
- Estuaries *(Fresh Water Atlas, GeoBC, 2025)*
- Sensitive Ecosystems *(SEI Inventory, CVRD/CVCSCP/CVPWS, 2014)*
- Other Important Ecosystems^ *(SEI Inventory, CVRD/CVCSCP/CVPWS, 2014)*
- Critical Watersheds *(Fresh Water Atlas/CAVI/Suavoir, 2023)*
- Existing and Proposed Parks and Greenways *(CVRD/Courtenay/Comox/Cumberland/GeoBC, Feb 2025)*
- Existing and Proposed Trails *(CVRD/Courtenay/Comox/Cumberland, Feb 2025)*
- Proposed Biodiversity Corridors* *(CVLT, 2011)*
- Proposed Recreational Greenways *(CVRD, 2021)*
- Proposed Ecological Greenways *(CVRD, 2021)*
- *CVRD Boundary* *(Feb 2025)*
  Within the unceded traditional territory of the K'ómoks First Nation
- Municipal Areas *(GeoBC, Feb 2025)*

* In Agricultural Areas, biodiversity corridors will be established on a voluntary basis.
^ Other Important Ecosystems are seasonally flooded agricultural land and second growth forest.
Note: Riparian Areas are associated with streams and wetlands. Such areas vary in width depending on the associated watercourse, vegetation and landforms.

Comox Valley REGIONAL DISTRICT

The Comox Valley Regional District lies within the unceded traditional territory of the K'ómoks First Nation

Map No. 4
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"



Housekeeping Map Revisions
- May 26, 2011 - ALR 1A 11 (Inclusion - ALC Resolution #192/2011)
- July 26, 2011 - ALR 2C 11 (Inclusion - ALC Resolution #265/2011)
- February 16, 2012 - Courtenay Boundary Extension (OIC #67)
- March 18, 2013 - Courtenay Boundary Extension (OIC #141)
- December 11, 2013 - Courtenay Boundary Extension (OIC #593)
- December 2, 2015 - ALC Mapping Error (Exclusion - File#11898)
- September 19, 2016 - Comox Boundary Extension (OIC #659)
- October 28, 2022 - CVRD Boundary Extension (OIC #542)
- March 25, 2024 - ALR 3C 23 (Inclusion - ALC Resolution #155/2024)
- <insert date map adopted> - ALR Update - 2011 map error (Inclusion - portions of Lots 2 & 9 EPP4861)
- <insert date map adopted> - ALR Update - 2011 map error (Inclusion - Lot 1 VIP47622)
- <insert date map adopted> - ALR Update - 2011 map error (Inclusion - portion of Section12 by Back Road)
- <insert date map adopted> - ALR Update - 2011 map error (Inclusion/Exclusion - land within City of Courtenay)
- <insert date map adopted> - Sage Hills Area

Growth Management Map

Core Settlement Areas:
- Municipal Areas
- Settlement Nodes
- Kómoks First Nation Lands
- Settlement Expansion Areas

Rural Areas:
- Rural Settlement Areas
- Agricultural Areas
- Agricultural Areas within Municipal Areas

Resource Areas and Provincial Parks:
- Resource Areas
- Provincial Parks

Other:
- CVRD Boundary
  Within the unceded traditional territory of the K'ómoks First Nation
- Regional District Boundary
- Municipal Boundary

Denman and Hornby Islands (part of Area A) are not included in the Comox Valley Regional Growth Strategy. Land use planning for these areas is carried out by the Islands Trust.

Comox Valley REGIONAL DISTRICT

The Comox Valley Regional District lies within the unceded traditional territory of the K'ómoks First Nation

Map No. 5
"Comox Valley Regional Growth Strategy Bylaw No. 120, 2010"

To: Town of Comox Council

From Leona Stefiuk [redacted]
Mary Lou Moffat, Chairperson Strata 107, [redacted]
1537 Noel Ave. Comox, BC, [redacted]

LOG: 26-324	REFER:	AGENDA: RCM 01Apr26
FILE: 5460-02, 7	ACTION: MR	

File: 5460-02, 7100-01, 7200-01

Date: March 25, 2026

Copies: Council
JW/SA/CP/JR/GS/SR/CD

Subject: Fire and EHS Service to 306-406 1537 Noel Ave.

RECEIVED
March 26, 2026
TOWN OF COMOX

This is a follow up letter and information to a response from Justin Reush Public Works Supervisor on November 25, 2025 regarding Strata 107's request for a sign to be erected on the current Elm Place street sign. He has stated that this request has been denied in the past. As a long term owner and a former council member there has never been to my knowledge a request for this signage. Recently, due to the current demographics, this has become a concern and was brought to Strata Council's attention. The current demographics of owners are 55 + with many aged 65+. This has changed significantly over the last 25 years. We are asking that the sign to read **Access to 306 – 406 1537 Noel Ave.**

The following is the time line of Strata 107's concerns.

April 2, 2025: My call to EHS @ 3:30 am with a request for an ambulance, despite stating to access off Elm Place, it went to the Noel Ave parking lot (Exhibit A – letter to strata council)

April 4, 2025: Discussed concerns with Gord Shreiner [redacted] at Comox Fire Hall

July 10, 2025: Visited Public Works and spoke with Kylie requesting an appointment with Justin Reush

August 8, 2025: After receiving no response from Justin, a second visit to Public Works and spoke with Kylie requesting an appointment with Justin Reush

August 11, 2025: Strata 107 erected a sign at 1537 Noel Ave (Exhibit B – picture of our sign)

October 23, 2025: After yet receiving no response from Justin, a third visit to Public Works and spoke with Kylie requesting an appointment with Justin Reush

November 4, 2025: Received a response from Justin Reush denying our request for signage, citing that it has been denied in the past with no explanation and without a meeting with myself. **(Exhibit C)**

November 17, 2025: E-mail correspondence with council member Dr. Jonathan Kerr (Exhibit D)

November 25, 2025: Dr. Jonathan Kerr personally toured Strata 107 property with Leona Stefiuk

December 2, 2025; Dr. Jonathan Kerr emailed re: that staff had refused the request and that Strata 107 should email town council to ask for further consideration of our request.

March 1, 2026: After seeing a sign at the Comox Marina, Strata 107 is requesting that the Town of Comox council has another consideration as the Marina sign is precedent

setting. (**Exhibit E**)

A1 A2 A3 A4

March 25, 2026: Please see Plan V1S107 ie: pool, 2 parking lots, and 4 buildings. It clearly shows that there is not a through access from Noel Ave entrance to units 306 – 406 (**Exhibit F**)

Thank you to town council members for considering our request and we look forward to a positive response.

Sincerely,
Leona Stefiuk, Strata 107 [redacted]
[redacted]

cc: MaryLou Moffat
Chairperson Strata 107, owner [redacted]
[redacted]

Exhibit A

To: Strata 107 Council

From: Leona Stefiuk

Date:July 14,2025

Subject: Emergency Access to 306-315 & 401-406

Over the years of living here I have been concerned about emergency access to part of the 300 Block and all of the 400 block.

On April 2/2025 I experienced a fall at 3:30 am in my bathroom and needed to call EHS(911) because I hit my head [redacted] and she came over....we called EHS(911) and specifically asked"Please enter off Elm Place"....they did not. [redacted] had to go out to Pritchard at 4am and wave them down with her cane!

The fourteen units all pay taxes for ambulance and fire services which are compromised because of our 1537 Noel Ave address! Therefore I have contacted the Public Works supervisor for the town of Comox Justin Reush re a sign at the corner of Elm Place and Pritchard that states:

Access to 306-315 & 401-406
1537 Noel Ave
Is off Elm Place Entrance

I hope to hear from Justin this week.

I feel strongly our strata has a responsibility to purchase and erect a sign on the lamppost at the end of the north parking lot near the pool that states.....

EHS,FIRE and DELIVERIES for
for 306-315 & 401-406 please
Enter off Elm Place

I am in the process of contacting Little City Signs in Courtenay. This is a company strata 107 has used for our current signs.I will forward strata council with the cost estimate of said sign.

At this point I am requesting strata council to approve the purchase of the above north parking lot sign.

Thank you for your consideration.

Sincerely;

Leona Stefiuk [redacted]

1537
EHS, FIRE &
DELIVERIES
FOR #306-315
& #401-406
PLEASE ENTER OFF
ELM PLACE

Exhibit C

From: Leona Stefiuk [redacted]
Subject: Re: Signage for 1537 Noel Ave
Date: Nov 4, 2025 at 3:32:31 PM
To: Justin Reusch jreusch@comox.ca

Hello Justin;
Thank you for your reply to our strata council request for signage re access to 1537 Noel Ave for 14 strata 107 units who only have access off Elm Place.
Would you please forward to me the history of a previous request from the past strata 107 council to the Town of Comox? I have been a strata 107 owner at 1537 Noel Ave for over 32 years plus have served several times on our self managed council and during these years I am unaware that we asked the town of Comox for this added signage at the Elm Place corner.
Thank you for your reassurance that Fire and Ambulance are aware of the access to 1537 Noel Ave from Elm place for twenty over 55 year olds who live and own #306-406.
Looking forward to hearing from you and receiving this past request for signage on the Elm place corner.
Sincerely;
Leona Stefiuk
[redacted]
Sent from my iPhone

> On Nov 4, 2025, at 9:40 AM, Justin Reusch <jreusch@comox.ca> wrote:
>
> Hi there Leona,
>
> My apologies for the delay in getting back to you as we have been completely overloaded with things for the past while. I spoke with my colleagues on the topic and found out that this has been denied in the past and that we would not entertain specific specialized signage on town right of ways. I can confirm that Comox fire has had the 911 system updated and now know that half of the complex is accessed from Elm. Thank you for your patience on this topic and my apologies that this may not been the response you were hoping for.
>
> Let me know if you have any further questions on this now that you have my direct contact info.
>
> Sincerely
>
> <image001.jpg> **Justin Reusch**
> Public Works Supervisor

A1 A2 A3 A4

Exhibit D

From: Leona Stefiuk [redacted]
Subject: EHS & Fire Access to #306-406-1537 Noel Ave
Date: Nov 17, 2025 at 9:02:34 AM
To: jkerr@comox.ca

Hello Dr Kerr;
I am an 82 year old retired RN who managed the Emergency Department at St Joseph's for 16years. I am writing to you today on behalf of strata 107 because you are a practicing physician who is on the Comox council.
If possible I would like to meet with you to discuss this very unsafe situation that the tax paying residents who live at #306-406-1537 Noel Ave are experiencing.
Our strata council is requesting an access sign on the corner of Elm Place that indicates the access to #306-406 1537 Noel Ave is from Elm Place.
I have been in contact via email with Justin Reusch Public works Supervisor who refused our request. I have also spoken to Fire Chief Gord Schreiner who was very understanding of our concern [redacted]
As a council member I am hoping you will have time to meet with me at our property so that I can further explain this very scary situation when we at 306-406-1537 Noel Ave call 911.
Thank you for serving on council and I look forward to hearing from you.
Sincerely;
Leona Stefiuk
[redacted]

9:14

4 Messages

2

Response to Dec 2/...

Leona Stefiuk Yesterday
Hi Johnathan; Thank you for your...

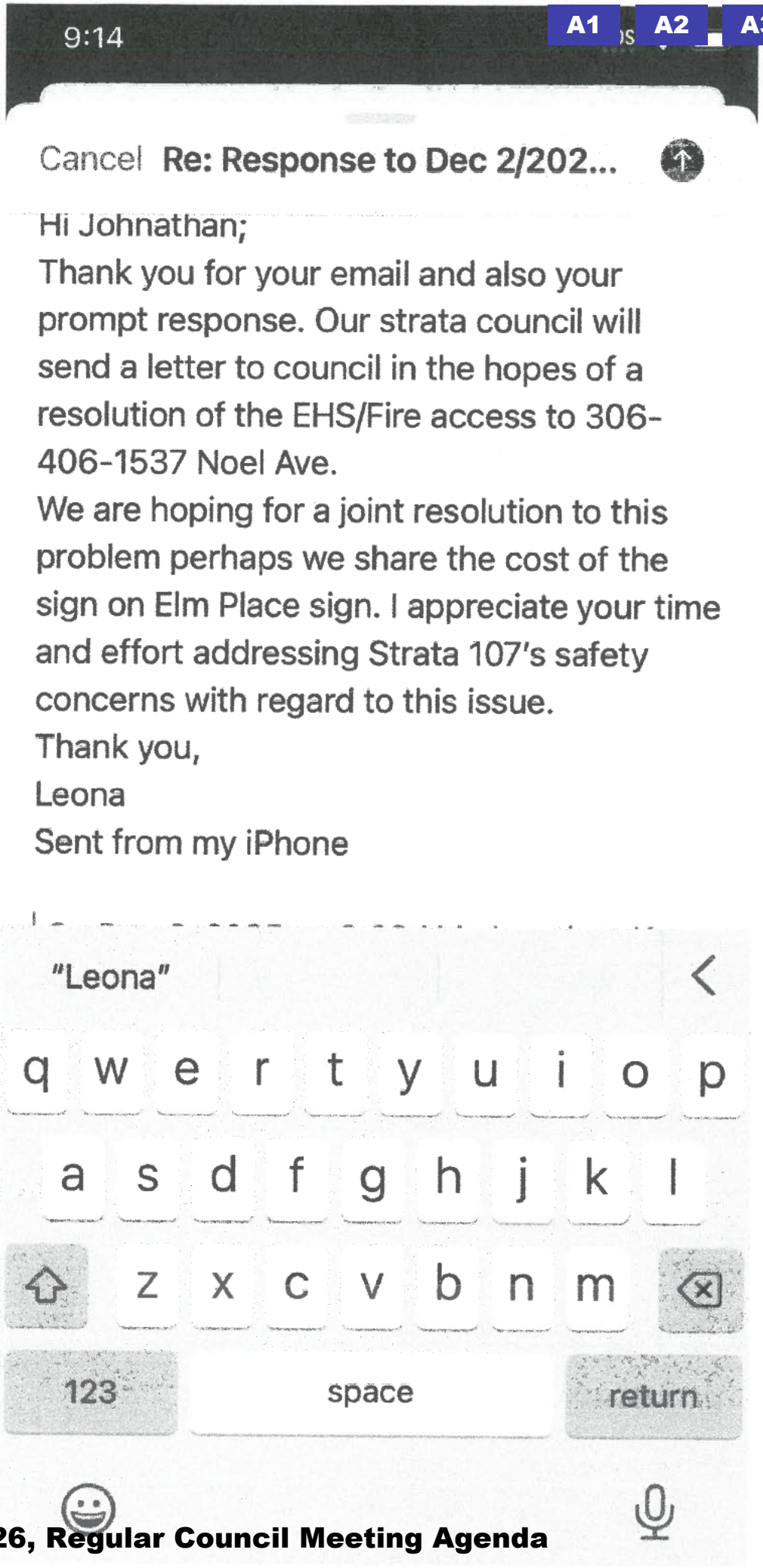
Leona Stefiuk Yesterday
Begin forwarded message: From: L...

JK **Jonathan Kerr** 8:39 AM
To: Leona Stefiuk >

Hi Leona,
I shared the response from staff.
If you want Council to have the opportunity to intervene (and potentially override the staff response), you and/or your strata could send an email/letter to council@comox.ca.
That will put this item on the agenda for an upcoming Council meeting. I can bring it up for discussion and see if we can do more.
Is your strata's ask simply that the town PAY for the sign at Elm and Pritchard?
Thanks,
Jonathan

See More

Leona Stefiuk 8:59 AM
Begin forwarded message: From: Jon...


9:14
Cancel
Re: Response to Dec 2/202...
Hi Johnathan;
Thank you for your email and also your prompt response. Our strata council will send a letter to council in the hopes of a resolution of the EHS/Fire access to 306-406-1537 Noel Ave.
We are hoping for a joint resolution to this problem perhaps we share the cost of the sign on Elm Place sign. I appreciate your time and effort addressing Strata 107's safety concerns with regard to this issue.
Thank you,
Leona
Sent from my iPhone
"Leona"
q w e r t y u i o p
a s d f g h j k l
z x c v b n m
123
space
return

A1
A2
A3
A4
Exhibit E
1805 - 1807
BEAUFORT AVE

Exhibit F

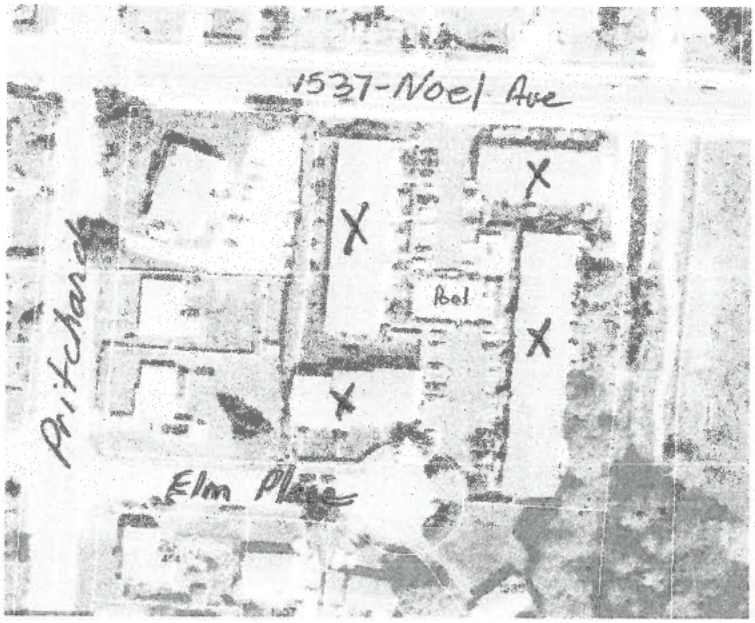
3.2 Legal Descriptions

i)	Source:	BC Assessment & Land Titles
ii)	Description:	Strata Lots 1 to 36, Section 76, Comox District, Plan VIS107
iii)	Property Identifier #:	Thirty-six individual parcel identifier numbers
iv)	Community:	Town of Comox

3.3 Site

i) Location: South side of Noel Avenue, one lot east of Pritchard Road.

General Location



ii) Dimensions: 1.998 Acres

iii) Shape: Slightly irregular in shape; 270' frontage to Noel Avenue; depth of 341.7'

iv) Topography: Predominantly level, gentle downward slope to the south.

v) Services:

Water:	Yes	Sewer:	Yes
Storm Sewer:	Yes	Fire Protection:	Yes – Town of Comox
Natural Gas:	Yes	Hydro-Service:	Yes
Telephone:	Yes	Paved Road:	Yes

vi) Soil Conditions: An Environmental Site Assessment has not been provided to the writer for consideration. This report assumes that any contamination, if existing, would fall within prescribed regulatory levels for this type of property. Further, it is assumed that soil conditions are capable of supporting the structures for their estimated life expectancies. Should these assumptions be incorrect all value estimates would be subject to review.

TOWN OF COMOX

STAFF REPORT

Meeting: April 1, 2026

REGULAR COUNCIL MEETING

To: Mayor and Council	**File:** N/A
From: Randy Houle, Director of Development Services	**Date:** March 27, 2026
Subject: Development Cost Charge Bylaw No. 2053	

Prepared by:	Report Approved:
Randy Houle *Randy Houle, Director of Development Services*	*Jordan Wall, CAO*

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER:

1. THAT third reading of Development Cost Charges Bylaw No. 2053 be rescinded.
2. THAT Development Cost Charges Bylaw No. 2053 be re-read a third time as amended to:
    - Delete P-018 Point Holmes Playground from the project list;
    - Update Park DCC reserves and P-001 Community Park Acquisition costs based on the recent purchase of 1413 Balmoral Avenue; and
    - Apply a Low-Density Residential Charge on a per lot or per dwelling unit basis.
3. THAT Development Cost Charges Bylaw No. 2053 be advanced to the Inspector of Municipalities for approval.

PURPOSE

This report provides an updated Development Cost Charge Bylaw for Council's consideration that factors in the deletion of the Point Holmes Playground from the project list.

STRATEGIC PLAN LINKAGE

Balanced Community Planning	**Community Addition** - We will ensure that each new major development adds positively to the community through appropriate amenity contributions and/or other community benefits.

BACKGROUND

At the October 22, 2025 Regular Council Meeting, DCC Bylaw No. 2053 was read a first, second and third time and advanced to the Inspector of Municipalities for approval which was given on January 26, 2026. At the March 18, 2026 Regular Council Meeting, Council passed a motion for remove the Point Holmes Playground from the project list. The Bylaw is now before Council for rescinding of third reading and re-reading a third time as amended prior to advancing to the Ministry for re-approval and subsequent adoption.

The bylaw has been amended as follows:

- Delete P-018 Point Holmes Playground $750,000.
- Update Park DCC reserves and P-001 Community Park Acquisition costs based on the recent purchase of 1413 Balmoral Avenue.
- apply a Low-Density Residential Charge on a per lot or per dwelling unit basis.

ANALYSIS AND ISSUES

The two tables below show the reduction in rates before and after the deletion of P-018 Point Holmes Playground from the project list. This results in a decrease of $783 per unit for Low Density Residential, $366 per unit for Medium Density Residential and $4.36 per m2 of gross floor area for High Density Residential development. A revision has also been made to the Low Density Residential category so that charges can be applied on a per lot **or** per dwelling unit basis. For example, a second detached dwelling more than 100m2 in size would be charged a second Low-Density Residential charge. This was an omission and is consistent with the updated CVRD Sewer DCC Bylaw.

SCHEDULE "A"
Comox Development Cost Charges Bylaw No. 2053
Development Cost Charge Rates

Land Use	Unit	Transportation	Water	Sewer	Drainage	Parks	Fire	Total
Low Density Residential	Per Lot	$5,320	$2,697	$7,523	$456	$6,994	$443	**$23,433**
Medium Density Residential	Per Dwelling Unit	$2,425	$1,261	$3,517	$342	$3,270	$207	**$11,022**
High Density Residential	Per m^2 of GFA	$20.95	$15.01	$41.85	$2.32	$38.91	$2.46	**$121.50**
Commercial	Per m^2 of GFA	$5.48	$7.01	$19.54	$1.73	$0.00	$1.15	**$34.91**
Institutional	Per m^2 of GFA	$6.26	$10.51	$29.31	$1.73	$0.00	$1.73	**$49.54**
Industrial	Per m^2 of GFA	$7.04	$3.50	$9.77	$0.96	$0.00	$0.58	**$21.85**

Figure 1: March 18, 2026 Rates

SCHEDULE "A"
Comox Development Cost Charges Bylaw No. 2053
Development Cost Charge Rates

Land Use	Unit	Transportation	Water	Sewer	Drainage	Parks	Fire	Total
Low Density Residential	Per Dwelling Unit/Lot	$5,320	$2,697	$7,523	$456	$6,211	$443	**$22,650**
Medium Density Residential	Per Dwelling Unit	$2,425	$1,261	$3,517	$342	$2,904	$207	**$10,656**
High Density Residential	Per m^2 of GFA	$20.95	$15.01	$41.85	$2.32	$34.55	$2.46	**$117.14**
Commercial	Per m^2 of GFA	$5.48	$7.01	$19.54	$1.73	$0.00	$1.15	**$34.91**
Institutional	Per m^2 of GFA	$6.26	$10.51	$29.31	$1.73	$0.00	$1.73	**$49.54**
Industrial	Per m^2 of GFA	$7.04	$3.50	$9.77	$0.96	$0.00	$0.58	**$21.85**

Figure 2: New Rates after deletion of Point Holmes Playground

ATTACHMENTS:

Attachment A: Development Cost Charges Bylaw No. 2053
Attachment B: DCC Background Report

Attachment A

TOWN OF COMOX

BYLAW NO. 2053

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act,* the Council of the Town of Comox may, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sanitary sewer, water, drainage, roads, fire protection facilities, and providing and improving park land to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the Town of Comox is of the opinion that the charges imposed by this Bylaw:

(a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;

(b) will not deter development in the municipality;

(c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and

(d) will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this Bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sewage, water, drainage, fire protection, roads, providing and improving park land;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

1.0 TITLE:

This bylaw may be cited for all purposes as the "Development Cost Charges Bylaw No. 2053".

2.0 DEFINITIONS AND INTERPRETATION:

2.1 This Bylaw applies to all applications for Subdivision and for issuance of a Building Permit for parcels located in the Town of Comox.

2.2 In the event of a conflict with any term of this Bylaw with the provisions of the *Local Government Act* authorizing the imposition of development cost charges, this Bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.

2.3 Any reference to a statute or regulation refers to an enactment of British Columbia as amended, revised consolidated or replaced from time to time, and any reference to a bylaw refers to a bylaw of the Town of Comox, as amended, revised consolidated or replaced from time to time.

2.4 In this Bylaw, unless the context otherwise requires:

(a) "Building Permit" means any permit required under the Town of Comox Building Bylaw, as amended, or repealed and replaced from time to time.

(b) "Commercial" means a commercial Development in a commercial Zone, or a similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list permitted uses, is of a commercial nature. Commercial uses generally include buying, selling, or trading of goods or services direct to consumers, administrative, professional or other business operations.

(c) "Community Care Facility" means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care for three (3) or more persons not related by blood or marriage to care provider.

(d) "Construction" includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.

(e) "Detached Accessory Dwelling Unit" means a self-contained Dwelling Unit designed to the applicable regulations under the Zoning Bylaw, that is detached from and clearly accessory to a One-Unit Dwelling or Two-Unit Dwelling and includes coach houses, carriage houses, or laneway houses, and may be situated above a detached garage.

(f) "Development" means Construction that requires the issuance of a Building Permit or Subdivision.

(g) "Dwelling, Multiple-Unit" means a principal building consisting of three (3) or more Dwelling Units.

(h) "Dwelling, One-Unit" means a principal building used exclusively for residential purposes and consisting of one (1) Dwelling Unit and may include a fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.

(i) "Dwelling, Two-Unit" means a principal building used exclusively for residential purposes and consisting of two (2) principal Dwelling Units, and each principal dwelling unit in a Two-Unit Dwelling may include one fully enclosed Secondary Suite as an independent dwelling unit located within the principal building.

(j) "Dwelling Unit" means a room, a suite of rooms or a building or structure that is used or intended to be used as a self-contained private residence for one (1) household that may contain eating, living, sleeping and sanitary facilities.

(k) "Gross Floor Area" or "GFA" means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls; excludes the areas of canopies, sundecks, outside stairs, concealed parking, separate and attached carports and garages.

(l) "High Density Residential" means a Multiple-Unit Dwelling with self-contained Dwelling Units accessed through a common hallway, one or more of which are wholly or partly above another self-contained Dwelling Unit. For the purpose of calculating development cost charges, High Density Residential also includes a Detached Accessory Dwelling Unit except for one Detached Accessory Dwelling Unit associated with a One-Unit Building.

(m) "Industrial" means an industrial Development in an industrial Zone, or similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature. Industrial uses generally include manufacturing, processing, fabricating, distilling, brewing, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, recycling or salvaging of goods, materials or things for direct use or resale to individual business customers, and not for the general public and includes cannabis grow operations.

(n) "Institutional" means an institutional Development in an institutional Zone or a similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature. Institutional use generally includes non-profit civic facilities, services dedicated to religious, charitable, educational, health, or welfare purposes, and Community Care Facilities.

(o) "Lot" means any lot, parcel, block, or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the

Strata Property Act.

(p) "Low Density Residential" means a One-Unit Dwelling, or One-Unit Dwelling plus one Detached Accessory Dwelling Unit.

(q) "Mobile Home" means a building containing one (1) Dwelling Unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard, but excludes recreational vehicles.

(r) "Mobile Home Park" means a lot used for the accommodation of two (2) or more Mobile Homes placed on constructed pads.

(s) "Medium Density Residential" means a Two-Unit Dwelling or Multiple-Unit Dwelling with self-contained Dwelling Units accessible through separate, ground-oriented entrances. Forms include Mobile Home Parks, duplexes, triplexes, fourplexes and townhouses.

(t) "Secondary Suite" means a self-contained Dwelling Unit that is smaller than, secondary to, and connected to a principal Dwelling Unit located within a principal building on the same lot. For the purposes of this Bylaw a Secondary Suite is deemed not to be a separate Dwelling Unit from the principal Dwelling Unit.

(u) "Subdivision" means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.

(v) "Town" means the Town of Comox.

(w) "Zone" means the zones identified and defined in the Zoning Bylaw.

(x) "Zoning Bylaw" means the Town of Comox Zoning Bylaw, as amended, or repealed and replaced from time to time.

3.0 DEVELOPMENT COST CHARGES:

3.1 The development cost charges set out in Schedule "A", attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:

(a) approval of a Subdivision of land under the *Land Title Act* or the *Strata Property Act*, that results in two (2) or more Lots on which the Zoning Bylaw permits the Construction of Low Density Residential;

(b) approval of a Building Permit for all other types of Development to which this Bylaw applies.

and the development cost charge shall be paid upon approval of a Subdivision or issuance of a Building Permit, as the case may be.

3.2 All charges imposed by this Bylaw may be paid by instalments in accordance with the permissions provided in the *Local Government Act*.

3.3 For certainty, this Bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four (4) Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

4.0 EXEMPTIONS:

4.1 Despite any other provision of this Bylaw, a development cost charge is not payable if any of the following applies in relation to a Development authorized by a Building Permit:

(a) the permit authorizes the Construction, of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;

(b) the permit authorizes the Construction of Dwelling Units in a building, where the floor area of each Dwelling Unit is no larger than $29m^2$, and each Dwelling Unit is to be put to no other use other than residential use in those Dwelling Units;

(c) the value of the work authorized by the permit does not exceed $75,000;

(d) the Development does not impose new capital cost burdens on the Town;

(e) a development cost charge has previously been paid for the Development unless, as a result of further Development, new capital cost burdens will be imposed on the municipality; or

(f) the *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

5.0 CALCULATION OF APPLICABLE CHARGES:

5.1 The amount of development cost charges payable in relation to a particular Development shall be calculated using the applicable charges set out in Schedule "A" of this Bylaw.

5.2 Where a type of Development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the municipality shall be equal to the development cost charges that are payable for the most comparable type of Development.

5.3 The amount of development cost charges payable in relation to mixed-use type of Development shall be calculated separately for each portion of the Development, in accordance with Schedule "A", based on the mix of uses included in the Building Permit

application and the total development cost charges payable shall be the sum of the charges payable for each type.

6.0 EFFECTIVE DATE:

6.1 This Bylaw shall come into force and effect the date of adoption.

7.0 SEVERABILITY:

7.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the Bylaw remains valid.

8.0 REPEAL:

8.1 Town of Comox Development Cost Charge Bylaw No.1830, and all amendments, is repealed.

9.0 ADOPTION:

READ A FIRST, SECOND, AND THIRD time this	22nd day of October, 2025
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this	26th day of January, 2026
RESCINDED THIRD reading this	day of , 2026
RE-READ A THIRD time, as amended, this	day of , 2026
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this	day of , 2026
ADOPTED this	day of , 2026

MAYOR

CORPORATE OFFICER

SCHEDULE "A"
Comox Development Cost Charges Bylaw No. 2053
Development Cost Charge Rates

Land Use	Unit	Transportation	Water	Sewer	Drainage	Parks	Fire	Total
Low Density Residential	Per Dwelling Unit/Lot	$5,320	$2,697	$7,523	$456	$6,211	$443	**$22,650**
Medium Density Residential	Per Dwelling Unit	$2,425	$1,261	$3,517	$342	$2,904	$207	**$10,656**
High Density Residential	Per m^2 of GFA	$20.95	$15.01	$41.85	$2.32	$34.55	$2.46	**$117.14**
Commercial	Per m^2 of GFA	$5.48	$7.01	$19.54	$1.73	$0.00	$1.15	**$34.91**
Institutional	Per m^2 of GFA	$6.26	$10.51	$29.31	$1.73	$0.00	$1.73	**$49.54**
Industrial	Per m^2 of GFA	$7.04	$3.50	$9.77	$0.96	$0.00	$0.58	**$21.85**

Attachment B

TOWN OF COMOX

DEVELOPMENT COST CHARGE BYLAW NO. 2053

BACKGROUND REPORT (AMENDED)

MARCH 26, 2026

URBAN SYSTEMS LTD.
B – 550 COMOX ROAD
COURTENAY, BC V9N 3P6

URBAN SYSTEMS

PREPARED FOR:

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DATE: MARCH 26, 2026

FILE:

3791.0023.08

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CONTENTS

EXECUTIVE SUMMARY 3
1.0 BACKGROUND 5
2.0 DCC KEY ELEMENTS 6
3.0 GROWTH PROJECTIONS AND EQUIVALENCIES 7
3.1 Residential Growth Projections 7
3.2 Non-Residential Growth Projections 8
3.3 Equivalencies 9
4.0 DCC PROJECTS AND COSTS 10
4.1 DCC Projects 10
4.2 DCC Costs 11
4.3 Benefit Allocation 12
4.4 Grant Funding 13
4.5 Interest on Long-term Debt 13
5.0 DCC RATES 14
6.0 CONSULTATION AND DCC RATES 16
6.1 Interested Parties' Consultation 16
7.0 DCC IMPLEMENTATION 18
7.1 Bylaw Exemptions 18
7.2 DCC Waivers and Reductions 18
7.3 Collection of Charges 18
7.4 Collection of DCCs on Redeveloped or Expanded Developments 19
7.5 Financial Feasibility 19
7.6 In-Stream Applications 19
7.7 Payment By Installments 20
7.8 Continuous Improvement Recommendations 20

APPENDICES

APPENDIX A: DCC PROGRAMS AND CALCULATIONS

TABLES

Table 1: DCC Key Elements 6
Table 2: Residential Growth by Dwelling Type (10 years) 7
Table 3: Residential Growth by Dwelling Type (20 years) 8
Table 4: Non-Residential Growth by Land Use (10 years) 8
Table 5: Non-Residential Growth by Land Use (20 Years) 8
Table 6: Equivalencies 9
Table 7: DCC Program Overview and Capital Costs 12
Table 8: DCC Rate Comparison 14
Table 9: Proposed DCC Rates 15

EXECUTIVE SUMMARY

In 2024, the Town of Comox (Town) initiated the process of updating their Development Cost Charge (DCC) Bylaw. The Town undertook a major update to its DCC Bylaw in 2016, no other updates have been undertaken since. The update to the DCC Bylaw was informed by growth information from the Official Community Plan (adopted 2011, updated and revised in 2020) and based on infrastructure needed to service growth identified through recently completed infrastructure assessments and plans.

The development of this DCC Bylaw included the following:

- Reviewing and updating residential and non-residential growth estimates in the DCC program
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations
- Reviewing and adjusting equivalencies to reflect new demand information
- Establishment of Water, Drainage, and Fire DCC Programs and determining eligible DCC projects, cost estimates, and appropriate benefit allocations
- Identifying appropriate time horizons for the DCC Programs based on infrastructure needs
- Identifying new land use categories to better align with impact on infrastructure and development trends the Town is experiencing now and into the future
- Incorporating Provincial legislative changes into the Town's development finance practices

The proposed DCC program reflects a 1% municipal assist factor across all infrastructure categories. Proposed DCC rates are provided in **Table ES 1: Proposed DCC Rates.**

Note: DCC Bylaw No. 2053 was approved by the Deputy Inspector of Municipalities on January 26, 2026 and presented to Council for adoption on March 18, 2026. Council directed staff to amend the Parks Program by deleting a project and bring back to Council for third reading as amended on April 1, 2026. The Parks Program and Park DCC reserve fund has also been updated to reflect a recent acquisition.

Table ES 1: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parks	Fire Facilities	Proposed Total Rate (2025)
Low Density Residential	Per Lot / Dwelling Unit	$5,320	$2,697	$7,523	$456	$6,211	$443	**$22,650**
Medium Density Residential	Per Dwelling Unit	$2,425	$1,261	$3,517	$342	$2,904	$207	**$10,656**
High Density Residential	Per m^2 gross floor area	$20.95	$15.01	$41.85	$2.32	$34.55	$2.46	**$117.14**
Commercial	Per m^2 gross floor area	$5.48	$7.01	$19.54	$1.73	$0.00	$1.15	**$34.91**
Institutional	Per m^2 gross floor area	$6.26	$10.51	$29.31	$1.73	$0.00	$1.73	**$49.54**
Industrial	Per m^2 gross floor area	$7.04	$3.50	$9.77	$0.96	$0.00	$0.58	**$21.85**

1.0 BACKGROUND

The Town of Comox (the Town) last updated its Development Cost Charge (DCC) Bylaw in 2016. In the current bylaw, DCCs are only levied on Roads, Parks, and Sanitary Sewer projects. During the previous update the applicable DCC reserves covered the estimated DCC project capital costs for the Drainage and Water programs and no DCCs were levied for those infrastructure types.

Since then, the Town has updated its Official Community Plan (adopted in 2011, with substantive updates in 2020) and various infrastructure assessments and plans. These documents provide new information on anticipated growth and infrastructure needed to service growth. The Town is in a strong position to update its DCC Bylaw.

A major DCC bylaw update is appropriate when there is significant new information on growth and infrastructure needed to service growth. Given the length of time since the previous DCC Bylaw was adopted, a major update was conducted that involved a fulsome review of all inputs to the DCC rate calculation including the following:

- Reviewing and updating residential and non-residential growth estimates in the DCC program
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations
- Reviewing and adjusting equivalencies to reflect new demand information
- Establishment of Water, Drainage and Fire DCC Programs and determining eligible DCC projects, cost estimates, and appropriate benefit allocations
- Identifying appropriate time horizons for the DCC Programs based on infrastructure needs
- Identifying new land use categories to better align with impact on infrastructure and development trends the Town is experiencing now and into the future; and,
- Incorporating Provincial legislative changes into the Town's development finance practices

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide, Ministry of Housing and Municipal Affairs
- Town of Comox Official Community Plan (2011)
- Town of Comox Housing Needs Report (2024)
- Town of Comox 2025-2029 Financial Plan
- Town of Comox Strategic Plan 2022-2026
- Comox Valley Regional District Growth Strategy (2018)
- Town of Comox plans and other technical studies

The proposed DCC program includes projects related to the Town's sanitary sewer, water, drainage, transportation (roads), providing and developing parkland, and fire facilities. Due to the updated information the drainage and water infrastructure have been incorporated back into the DCC program for this update. A new fire protection program has been established based on recent enabling legislation.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Comox Development Cost Charges Bylaw No. 1830, for the specific DCC rates until the new DCC Bylaw No. 2053 has been adopted.

DCC Bylaw No. 2053 was approved by the Deputy Inspector of Municipalities on January 26, 2026 and presented to Council for adoption on March 18, 2026. Council directed staff to amend the Parks Program by deleting a project and bring back to Council for third reading as amended on April 1, 2026. The Parks Program and Park DCC reserve fund has also been updated to reflect a recent acquisition.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (Best Practices Guide), prepared by the Ministry of Housing and Municipal Affairs, stipulates key elements that should be considered when determining DCC rates. **Table 1** outlines the key elements, decisions, and supporting rationale used in this update. The table also indicates whether the approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	Town 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	Varies by Program	• *10-year time horizon* for Water, Sanitary Sewer and Drainage DCC Programs to reflect timing of infrastructure needs • *20-year time horizon* for Transportation, Parks, and Fire Programs to reflect timing of infrastructure needs	✓
Town-wide or area-specific charge	Town-wide charge	• DCC projects are components of Town-wide infrastructure/parks systems and, therefore provide a Town-wide benefit	✓
Grant Assistance	Yes	• The Town is leveraging a $1.026M grant (in-hand) for Project S-05 Central Foreshore Capacity Increase in the Sanitary Sewer Program	✓
Developer Contribution	None	• No identified DCC projects include a developer contribution	✓
Financing	No	• No long-term debt financing is included	✓
Benefit Allocation	25 – 100%	• 100% benefit is allocated to new infrastructure projects required only to service growth or future Master Plans. • For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some studies)	✓

Key Element	Town 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Municipal Assist Factor	1%	• The Town is contributing 1% for all DCC programs	✓
Units of charge	Per lot, per dwelling unit, and per square meter gross floor area	• *Per lot or dwelling unit* for low density residential. DCCs are levied at time of subdivision or building permit, as determined by the Town, to collect DCCs as early in the process as possible. • *Per dwelling unit* for medium density residential uses. DCCs are levied at time of building permit for medium residential density when the number of units is known. • *Per square meter of gross floor area* for high density residential, commercial, industrial, and institutional uses as impact on infrastructure is expected to correlate with floor space	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The residential growth projections were informed by multiple sources of data, including the Town's building permit data for the past 10 years, BC Stats, Canada Mortgage and Housing Corporation (CMHC) data, and the 2024 Housing Needs Report. The projections utilized were confirmed through discussions with Town staff, this DCC update reflects the anticipated growth patterns.

Residential growth projections by density type for the 10- and 20-year time horizons used in this DCC update are shown in **Table 2** and **Table 3** below.

Table 2: Residential Growth by Dwelling Type (10 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Low Density Residential	150	3.85	578
Medium Density Residential	260	1.8	468

High Density Residential	760	1.6	1,216
Total	**1,170**	**-**	**2,262**

Table 3: Residential Growth by Dwelling Type (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Low Density Residential	300	3.85	1,155
Medium Density Residential	520	1.8	936
High Density Residential	1,520	1.6	2,432
Total	**2,340**	**-**	**4,523**

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses are based on recent building permit data, available land base based on land use designations, and input from Town staff. Non-residential growth projections for the 10-, and 20-year time horizons used in this DCC update are shown in **Table 4** and **Table 5** below.

Table 4: Non-Residential Growth by Land Use (10 years)

Land Use	New Development	Units
Commercial	7,000	m^2 gross floor area
Institutional	1,910	m^2 gross floor area
Industrial	15,000	m^2 gross floor area

Table 5: Non-Residential Growth by Land Use (20 Years)

Land Use	New Development	Units
Commercial	14,000	m^2 gross floor area
Institutional	3,820	m^2 gross floor area
Industrial	30,000	m^2 gross floor area

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expected relative impact. This DCC update included the reincorporation of a Drainage program which included the associated impervious area equivalencies. Additionally, the Water program was reincorporated, and the Fire program was introduced, both programs leverage the equivalent population factor used for the Sanitary Sewer program. The equivalent population factors were reviewed and updated based on the information for growth. The equivalencies are outlined in **Table 6** below.

Table 6: Equivalencies

Land Use	Transportation (trip ends)	Drainage (imperviousness)	Water, Sewer & Fire (pop.)	Parks (pop.)
Low Density Residential (per lot / unit)	1.36	1.00	3.85	3.85
Medium Density Residential (per dwelling unit)	0.62	0.75	1.8	1.8
High Density Residential (per dwelling unit)	0.40	0.38	1.6	1.6
Commercial (per m^2 gross floor area)	0.0014	0.0038	0.010	n/a
Institutional (per m^2 gross floor area)	0.0016	0.0038	0.015	n/a
Industrial (per m^2 gross floor area)	0.0018	0.0021	0.005	n/a

Transportation

For transportation projects, the cost of development is distributed based on the expected number of trips generated by each land use and through discussion with Town staff to confirm appropriateness. Trip ends are based on the ITE Trip Generation Manual.

Drainage

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the “run-off coefficient”. The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to determine equivalency factors necessary to develop

Equivalent Drainage Units (EDUs), the basis for calculating drainage DCCs. EDUs were allocated with reference to the appropriate impervious surface and lot coverage assumptions in the Town of Comox 2013 Storm System Modeling & Captial Plan Study as well as permitted lot coverages in the Town of Comox Zoning Bylaw 1850.

Sanitary, Water and Fire Facilities

For residential demand, occupancy rates can be used to project demands for water, sanitary and fire services. Occupancy rates were informed by 2021 Census Data from Statistics Canada. For non-residential land uses, equivalent populations per square metre were established.

Parks

Given the need for new park space and since park development is generated by new residents (as opposed to commercial, industrial, and institutional growth in the local context), the Town will continue to levy Parks DCCs only on residential development. For residential demand, occupancy rates can be used to project demands for park acquisition and development. Occupancy rates were informed by 2021 Census Data from Statistics Canada.

4.0 DCC PROJECTS AND COSTS

4.1 DCC PROJECTS

The existing DCC program was reviewed, and projects that are still required and not yet been built were carried forward with updated cost estimates. New projects were incorporated based on recent infrastructure assessments and plans that identify growth-related projects. The program represents the most essential infrastructure required to facilitate development over the time horizon. The types of projects included in the DCC program are as follows:

- Intersection service upgrades
- Sidewalk development
- Water main upsizing and looping to increase capacity
- Sewer trunk main upsizing
- Parkland acquisition to maintain existing LOS
- Park capital to service new growth
- Fire station expansion
- Studies to plan for growth

All projects included in the DCC program are owned and controlled by the Town. The capital costs for the Fire Station are shared between the Town and the Comox Fire Protection Improvement District, only the portion of the project and costs that the Town is responsible for is included in the Fire program. To address the Town's parkland provision targets as outlined in the Town's Parks and Trails Master Plan, 2025 (PTMP) parkland acquisition is being leveraged to address the anticipated growth and provide community parks in greenfield areas. During the development of the parks program several projects and acquisitions were removed to reduce rates to not deter development. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.1.1 CONSIDERATION OF OTHER FINANCIAL TOOLS

As local governments can leverage multiple financial tools to fund growth related infrastructure, it is important to ensure transparency by identifying the projects funded through each one. To ensure that the Town is not double-charging development, the DCC project lists were developed to ensure there is no overlap between the following tools:

- **5% Parkland Dedication/Cash-in-lieu**
  Consideration has been given to the relationship between 5% parkland dedication/cash-in-lieu and parkland acquisition in the DCC program. Under the Town's PTMP, multiple park types are classified, including Community Parks and Neighbourhood Parks. Community Parks are described as large active park spaces that are a destination for the entire community and Neighbourhood Parks are described as local recreation space for neighbourhood residents within close walking distance. The Town is leveraging the 5% parkland dedication/cash-in-lieu to acquire Neighbourhood parkland. The parkland acquisition included in the DCC project list reflects the acquisition of Community parkland; revenue generated will be used to acquire land for the purpose of Community Parks.

- **Amenity Cost Charges (ACC)**
  Consideration has been given to the relationship between the DCC project list and the Town's ACC program. Projects eligible for DCC inclusion are not in the ACC program and vice versa.

4.2 DCC COSTS

DCC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. An overview of the DCC costs by infrastructure type is provided in **Table 7**. Costs reflect 2025 dollars.

All parkland improvement projects and costs in this DCC update align with the eligibility requirements outlined in the *Local Government Act (LGA).* Per section 566(2)(b)(ii), parkland improvement works are limited to:

- Fencing
- Landscaping
- Drainage and Irrigation
- Trails
- Restrooms
- Changing Rooms
- Playground Equipment
- Playing Field Equipment

Table 7: DCC Program Overview and Capital Costs

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions)[1]
Transportation	$13.0	25-100%	1%	$7.0	$6.1
Water	$3.6	50-100%	1%	$2.7	$0.9
Drainage	$0.5	90-100%	1%	$0.43	$0.03
Sanitary Sewer	$7.7	25-100%	1%	$5.3	$2.4
Parkland Acquisition and Improvements	$9.1	25-100%	1%	$7.9	$1.2
Fire Facilities	$2.3	25%	1%	$0.6	$1.7
Total [2]	**$36.05 M**			**$23.85 M**	**$12.3M**

[1] Includes municipal assist factor and portion allocated to existing development.

[2] Figures may not add due to rounding.

4.3 BENEFIT ALLOCATION

Project benefit allocations are used on a project-by-project basis to determine the extent to which the proposed DCC project benefits future growth versus existing users.

The benefit factor of each DCC eligible project was evaluated on a program by program basis. In general, all programs followed these two scenarios for the lower and upper limits of the benefit allocation :

1. **Baseline - Benefit to the population at large (25%)**

   Primarily benefits existing development but will also add capacity that proportionately benefits and supports the future population of the community, which is expected to grow by approximately 25% over the next 20 years.

2. **Rule of thumb – fully growth driven (100%)**

   Future development benefits and would not be required if not for growth occurring. This benefit allocation was applied to purely growth driven DCC projects that represent new infrastructure and master plans required to assess future infrastructure needs to address growth.

For each project where the benefit allocation fell between 25% and 100%, the following factors informed the determined benefit allocation:

- Location of project
- Service area, high growth location or infill development
- Age of existing infrastructure

- Level of service
- Scale of capacity increase

This ensured fairness in infrastructure funding and helped determine the extent to which the project is driven by the anticipated growth and what benefits the existing population would receive from the DCC projects.

4.4 GRANT FUNDING

The Town has received grant funding through the Housing Accelerator Fund (HAF). Funding provided through HAF is required to be contributed to initiatives that accelerate the construction of new housing, including funding infrastructure that will facilitate development. The Town has chosen to leverage this funding to address growth related infrastructure needs and $1.026M of funding has been incorporated in the Sanitary Sewer Program and attributed toward project S-05 Central Foreshore Capacity Increase. This project has been identified as a priority project as the system is at capacity and the potential for growth is high. The project will support pre-zoning decisions and facilitate development in the Town, the project will likely be undertaken in the next year.

4.5 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included.

5.0 DCC RATES

A comparison of existing and proposed DCC rates is included in **Table 8** below. Detailed proposed rates are included in **Table 9.**

Table 8: DCC Rate Comparison

Land Use	Unit of Charge	Existing Rate (2016)	Proposed Rate (2025)	% Change
Low Density Residential	Per Lot / Unit	$5,992.07	$22,650	278%
Medium Density Residential	Per Dwelling Unit	$4,000.03	$10,656	166%
High Density Residential	Per m^2 gross floor area	$51.45*	$117.14	128%
Commercial	Per m^2 gross floor area	$100.90	$34.91	-65%
Institutional	Per m^2 gross floor area	$46.54	$49.54	6%
Industrial	Per m^2 gross floor area	$3.58	$21.85	510%

**Converted from a per dwelling unit charge to a per m^2 gross floor area charge*

Table 9: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parks	Fire Facilities	Proposed Total Rate (2025)
Low Density Residential	Per Lot / Unit	$5,320	$2,697	$7,523	$456	$6,211	$443	**$22,650**
Medium Density Residential	Per Dwelling Unit	$2,425	$1,261	$3,517	$342	$2,904	$207	**$10,656**
High Density Residential	Per m^2 gross floor area	$20.95	$15.01	$41.85	$2.32	$34.55	$2.46	**$117.14**
Commercial	Per m^2 gross floor area	$5.48	$7.01	$19.54	$1.73	$0.00	$1.15	**$34.91**
Institutional	Per m^2 gross floor area	$6.26	$10.51	$29.31	$1.73	$0.00	$1.73	**$49.54**
Industrial	Per m^2 gross floor area	$7.04	$3.50	$9.77	$0.96	$0.00	$0.58	**$21.85**

6.0 CONSULTATION AND DCC RATES

6.1 INTERESTED PARTIES' CONSULTATION

The draft DCC rates were presented to Council on June 4th, 2025. During the meeting Council considered whether the draft DCCs:

- Are excessive in relation to the capital cost of the prevailing standards of service;
- Will deter development; and
- Discourage the development of reasonably priced housing or serviced land.

Though the proposed update represents a large increase from the current DCC rates, the existing program is substantially out of date and does not represent the current needs or long-term vision for the Town. The projects included in the program are the essential projects required to facilitate development and match the level of service the Town aims to provide to residents based on the Council adopted policies, plans, and strategies.

Council recommended staff proceed with two levels of engagement, which included the following:

1. Direct engagement with developers via an in-person open house.
2. Informed engagement for stakeholders through the provision of the draft DCC rates, program and draft background report posted to the Town's website.

Notice of the engagement was posted on the Town's website on July 3, and an invitation was sent directly to the Town's list of developers on July 4th.

The in-person stakeholder engagement session took place on July 21st, 2025, from 12pm to 2pm, involving communities in the Comox Valley updating their DCC bylaws: the City of Courtenay, Village of Cumberland, and Comox Valley Regional District. The event featured a presentation on proposed DCC rates, opportunities for discussion with staff, and boards displaying the proposed rates and program information. A total of 53 stakeholders attended the event.

Feedback from the stakeholder engagement was recorded and a letter was circulated to the Town from a stakeholder regarding the DCC update.

Key feedback included the following:

- Comments regarding the engineering standards for storm drainage that are informing the costs;
- Concerns regarding rate increase;
- Consideration of phased-in increases; and
- Concerns around development feasibility due to cost increases.

The feedback received was taken back to Council for information. The DCC programs were revised to include the HAF grant and adjustments were made to benefit allocation to help address the rate increases. These changes, along with other actions adopted by Council, have been done to ensure development feasibility. In addition, developers will have the option to pay their DCCs in installments per provincial updates to the *LGA* anticipated to come into effect January 1st, 2026.

Council considered the option of phased increases for the rates as suggested by stakeholders. It was determined that the total municipal responsibility of the program, without an increased municipal assist factor, represents the maximum the Town can sustainably contribute to the infrastructure required to facilitate growth.

Council heard from several developers between third reading and consideration of adoption regarding proposed rates and in response directed staff to reduce the Parks DCC Program to further reduce DCC rates on March 18, 2026.

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

The *LGA* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the Town, or if a DCC has already been paid in regard to the same development. However, if further expansion for the same development creates new capital cost burdens or uses up capacity the DCCs can be levied on the additional development to capture costs.

The *LGA* further restricts levying DCCs at the time of building permit issuance if:

- The building permit is for a place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed $50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq. m. and only for residential use.

The Town will maintain the thresholds as set out by the *LGA* for residential units no larger than 29 square metres. The Town has chosen to increase the value of work threshold and will not charge on building permits less than $75,000 in value, this has been reflected in the proposed DCC Bylaw. Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The Town will continue to charge DCCs on fewer than four self-contained dwelling units at building permit, this is outlined in the proposed DCC Bylaw.

7.2 DCC WAIVERS AND REDUCTIONS

The *LGA* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low environmental impact development. The Best Practices Guide specifies the DCC program must remain whole which means for any waivers or reductions the Town provides, this same value must be paid to the DCC reserves from municipal funds, not paid for by the rest of the development community. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw as it does not need approval by the Inspector of Municipalities. At this time, the Town does not have a DCC waivers and reductions bylaw.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect DCCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The Town will collect DCCs for Low Density Residential uses at time of subdivision approval. Collecting DCCs early will allow the Town to ensure timely provision of infrastructure and services. DCCs for medium density residential and high density residential land uses and non-residential land uses will be collected at time of building permit when floor area will be known.

7.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer / builder should pay the applicable DCCs based on the additional floor area for high density residential, commercial, industrial, or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the Town is giving a DCC credit for the existing development or building. DCCs are only levied on the *new* development/ building area.

Note that if a single dwelling unit is replaced by another single dwelling unit, then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single dwelling units, then DCCs are payable on the one additional single dwelling lot.

7.5 FINANCIAL FEASIBILITY

As outlined in the *LGA* and Best Practices Guide, local governments are required to consider whether DCCs will deter development and discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land. The Town retained Urban Systems to conduct Financial Feasibility Analysis to assess the impact of revised Town ACC and DCCs as well as proposed revisions to CVRD regional DCCs. The report illustrated that financial viability was impacted by increased charges, parking requirements, and development application processing timelines. During the development of the DCC program the Town reduced the volume of DCC projects and directed HAF grant the to a DCC sewer project to maintain viability. The Town has also made parking requirement adjustments, initiated pre-zoning and other streamlining initiatives as a concerted efforts to reduce processing timelines in an effort to maintain market viability for priority housing and development in the community.

7.6 IN-STREAM APPLICATIONS

Once the new DCC Bylaw has been adopted, the *LGA* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

   If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

   The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is

adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

7.7 PAYMENT BY INSTALLMENTS

To create more flexibility for the development community, the Province is set to update the existing regulations regarding the payment of DCCs by instalment.

It is anticipated that effective January 1, 2026, qualified developers and homebuilders paying greater than $50,000 in DCCs to a local government will be able to:

- Use on-demand surety bonds province-wide; and,
- Pay 25% of DCCs at permit approval and pay the remaining 75% at time of occupancy or within 4 years, whichever is earliest.

Information on the current regulations can be found in section 559 of the *LGA*.

7.8 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.8.1 REBATES AND CREDITS

The Town should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the Best Practices Guide. There may be situations in which it is not in the best interests of the Town to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the Town is not prepared to support, or DCC reserves are not sufficient. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing. The Town will be developing a DCC Implementation Manual which will provide guidance and case studies on how to administer DCC credits and rebates, it is recommended that a policy be developed in line with the manual.

7.8.2 DCC MONITORING AND ACCOUNTING

The Town currently tracks the DCC program through the monitoring of DCC reserve funds and annual DCC reporting. The DCC tracking includes all projects contained in the DCC program with information regarding the status of the project, estimated costs, actual construction costs and funding sources. The Town intends to update the monitoring and accounting systems following the adoption of the DCC Bylaw.

7.8.3 DCC REVIEWS

To keep the DCC program as current as possible, the Town should review its program annually. Based on its annual review, the Town may make minor amendments to the DCC rates. The Town should apply a CPI inflationary factor, as permitted by legislation, annually (to a maximum of four years). Typically, a major amendment to the DCC program and rates is recommended every three to five years. All DCC

Bylaw amendments require approval from the Ministry, with the exception of CPI adjustments. The Town's future DCC Implementation Manual will outline the methodology for both minor routine DCC amendments and major DCC reviews. .

APPENDIX A

DCC Program and Calculations

TOWN OF COMOX
TRANSPORTATION 20 YEAR PROGRAM
DCC PROJECT LIST

Project No.	Project Name	Description	Col. (2) Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
R-001	Intersection - Robb and Anderton Rd Roundabout	Intersection upgrade to maintain level of service in response to growth.	$ 926,000	95%	$ 879,700	$ 8,797	$ 870,903	$ 55,097
R-002	Intersection - Comox Ave at Anderton Rd	Intersection upgrade to maintain level of service in response to growth.	$ 201,300	95%	$ 191,235	$ 1,912	$ 189,323	$ 11,977
R-003	Phase Two Glacier View Roundabout	Intersection upgrade to maintain level of service in response to growth.	$ 1,250,000	95%	$ 1,187,500	$ 11,875	$ 1,175,625	$ 74,375
R-004	Transportation Master Plan	2 plans (1 every 5 years)	$ 300,000	100%	$ 300,000	$ 3,000	$ 297,000	$ 3,000
R-005	Greenways - Dryden/Cambridge	Greenway development from Anderton Road to Pritchard Road to expand active transportation network for growing population.	$ 1,136,000	25%	$ 284,000	$ 2,840	$ 281,160	$ 854,840
R-006	Sidewalks - Minor Collector - Buena Vista	Sidewalk development from Ivy Place to Church Street to expand active transportation network for growing population.	$ 224,000	25%	$ 56,000	$ 560	$ 55,440	$ 168,560
R-007	Sidewalks - Major Collector - Aspen	Sidewalk development from Noel Avenue to Bolt Avenue to expand active transportation network for growing population.	$ 323,869	25%	$ 80,967	$ 810	$ 80,158	$ 243,712
R-008	Sidewalks - Major Collector - Noel	Sidewalk development from Linshart Street to Aspen Road to expand active transportation network for growing population.	$ 1,196,000	25%	$ 299,000	$ 2,990	$ 296,010	$ 899,990
R-009	Sidewalks - Major Collector - Noel	Sidewalk development from Pritchard Road to Dogwood Avenue to expand active transportation network for growing population.	$ 765,000	25%	$ 191,250	$ 1,913	$ 189,338	$ 575,663
R-010	Sidewalks - Major Collector - Aitken	Sidewalk Development from Bolt Avenue to Downey Avenue to expand active transportation network for growing population.	$ 1,036,000	25%	$ 259,000	$ 2,590	$ 256,410	$ 779,590
R-011	Sidewalks - Major Collector - Aitken	Sidewalk Development from Downey Avenue to Comox Avenue to expand active transportation network for growing population.	$ 558,000	25%	$ 139,500	$ 1,395	$ 138,105	$ 419,895
R-012	Sidewalks - Major Collector - Pritchard	Sidewalk Development from Noel Avenue to Maquinna Avenue to expand active transportation network for growing population.	$ 957,000	25%	$ 239,250	$ 2,393	$ 236,858	$ 720,143
R-013	Sidewalks - Major Collector - Pritchard	Sidewalk Development Noel Avenue to Balmoral Avenue to expand active transportation network for growing population.	$ 515,200	25%	$ 128,800	$ 1,288	$ 127,512	$ 387,688
R-014	Sidewalks - Arterial - Pritchard	Sidewalk Development Guthrie Road to North to expand active transportation network for growing population.	$ 935,200	25%	$ 233,800	$ 2,338	$ 231,462	$ 703,738
R-015	Intersection - Rodello and Comox Ave Roundabout	Intersection upgrade to maintain level of service in response to growth.	$ 1,368,400	95%	$ 1,299,980	$ 13,000	$ 1,286,980	$ 81,420
R-016	Intersection - Glacier View and Comox Ave Roundabout	Intersection upgrade to maintain level of service in response to growth.	$ 1,259,900	95%	$ 1,196,905	$ 11,969	$ 1,184,936	$ 74,964
		TOTAL	**$ 12,951,869**		**$ 6,966,887**	**$ 69,669**	**$ 6,897,218**	**$ 6,054,651**

2026-03-26

TOWN OF COMOX
TRANSPORTATION 20 YEAR PROGRAM
DCC RATE CALCULATION

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Wt. Trip Rate	Col. (4) = (1) x (3) Trip Ends	Col. (5) = (4) / (a)
Low Density Residential	300	Per Lot / Dwelling Unit	1.3600	408	29%
Medium Density Residential	520	Per Dwelling Unit	0.6200	322	23%
High Density Residential	1,520	Per Dwelling Unit	0.4000	608	43%
Commercial	14,000	Per sq.m. of GFA	0.0014	20	1%
Institutional	3,820	Per sq.m. of GFA	0.0016	6	0%
Industrial	30,000	Per sq.m. of GFA	0.0018	54	4%
			Total Trip Ends	1,418 (a)	100%

B: Unit Transportation DCC Calculation			
Net Road DCC Program Recoverable	$6,897,218	(b)	
Existing DCC Reserve Monies	$ 1,350,056.97	(c)	
Net Amount to be Paid by DCCs	$5,547,161	(d) = (b) - (c)	
DCC per Trip End	$3,911.65	(e) = (d) / (a)	

C: Resulting Transportation DCCs				**DCC Revenue Estimates**
Low Density Residential	$5,320	Per Lot / Dwelling Unit	(e) x Col. (3)	$1,596,000
Medium Density Residential	$2,425	Per Dwelling Unit	(e) x Col. (3)	$1,261,000
High Density Residential	$1,565 *$20.95*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$2,378,800
Commercial	$5.48	Per sq.m. of GFA	(e) x Col. (3)	$76,720
Institutional	$6.26	Per sq.m. of GFA	(e) x Col. (3)	$23,913
Industrial	$7.04	Per sq.m. of GFA	(e) x Col. (3)	$211,200

Notes

TOWN OF COMOX
WATER 10 YEAR PROGRAM
DCC PROJECT LIST

Project No.			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
W-01	Watermain Tie-in Tutor Dr Area	Watermain tie-in to faciliate growth along Noel Avenue from Aspen Road to Spitfire Drive.	$ 1,386,000	90%	$ 1,247,400	$ 12,474	$ 1,234,926	$ 151,074
W-02	Dryden Rd Watermain Loop	Watermain loop to increase capacity from Anderton Road to Highwood Drive.	$ 1,302,000	50%	$ 651,000	$ 6,510	$ 644,490	$ 657,510
W-03	Stewart & East Centennial Watermain Upsizing	Watermain upsizing to facilitate growth.	$ 621,600	90%	$ 559,440	$ 5,594	$ 553,846	$ 67,754
W-04	Water Master Plan	2 plans (1 every 5 years)	$ 300,000	100%	$ 300,000	$ 3,000	$ 297,000	$ 3,000
		TOTAL	**$ 3,609,600**		**$ 2,757,840**	**$ 27,578**	**$ 2,730,262**	**$ 879,338**

2026-03-26

TOWN OF COMOX
WATER 10 YEAR PROGRAM
DCC RATE CALCULATION

A: Water Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Persons Per Unit	Equivalent Population	
Low Density Residential	150	Per Lot / Dwelling Unit	3.8500	578	24%
Medium Density Residential	260	Per Dwelling Unit	1.8000	468	19%
High Density Residential	760	Per Dwelling Unit	1.6000	1,216	50%
Commercial	7,000	Per sq.m. of GFA	0.0100	70	3%
Institutional	1,910	Per sq.m. of GFA	0.0150	29	1%
Industrial	15,000	Per sq.m. of GFA	0.0050	75	3%
			Total Equivalent Population	2,435 (a)	100%

B: Unit Water DCC Calculation			
Net Water DCC Program Recoverable	$ 2,730,261.60	(b)	
Existing DCC Reserve Monies	$ 1,024,085.14	(c)	
Net Amount to be Paid by DCCs	$ 1,706,176.46	(d) = (b) - (c)	
DCC per Equivalent Population	$700.65	(e) = (d) / (a)	

C: Resulting Water DCCs				DCC Revenue Estimates
Low Density Residential	$2,697	Per Lot / Dwelling Unit	(e) x Col. (3)	$404,550
Medium Density Residential	$1,261	Per Dwelling Unit	(e) x Col. (3)	$327,860
High Density Residential	$1,121 *$15.01*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$851,960
Commercial	$7.01	Per sq.m. of GFA	(e) x Col. (3)	$49,070
Institutional	$10.51	Per sq.m. of GFA	(e) x Col. (3)	$20,074
Industrial	$3.50	Per sq.m. of GFA	(e) x Col. (3)	$52,500

Notes

TOWN OF COMOX
SANITARY SEWER 10 YEAR PROGRAM
DCC PROJECT LIST

2026-03-26

Project No.	Project Name	Description	In-hand Grant Funding (2025$)	Col. (2) Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
S-01	Western Foreshore Capacity Increase	460m of 300mm main upsized to increase capacity		$ 3,163,670	75%	$ 2,372,753	$ 23,728	$ 2,349,024.98	$ 814,645
S-02	Inflow & Infiltration Reduction	Efficiency upgrades to network to avoid upsizing.		$ 1,000,000	25%	$ 250,000	$ 2,500	$ 247,500.00	$ 752,500
S-03	Comox Ave Capacity Increase	Capacity increase on Comox Avenue between Rodello Street and Anderton Road		$ 571,600	50%	$ 285,800	$ 2,858	$ 282,942.00	$ 288,658
S-04	Anderton Road Capacity Increase	Capacity increase on Anderton Road bertween Bolt Avenue and Guthrie Road		$ 713,800	90%	$ 642,420	$ 6,424	$ 635,995.80	$ 77,804
S-05	Central Foreshore Capacity Increase	200m of 300mm main upsized to increase capacity	$ 1,026,056	$ 1,248,944	75%	$ 936,708	$ 9,367	$ 927,340.92	$ 321,603
S-06	Sanitary Master Plan	2 plans (1 every 5 years)		$ 400,000	100%	$ 400,000	$ 4,000	$ 396,000.00	$ 4,000
S-07	Beaufort Ave Capacity Increase	Capacity increase on Beaufort Avenue from Wilcox Street to Port Augusta		$ 285,000	90%	$ 256,500	$ 2,565	$ 253,935.00	$ 31,065
S-08	Noel Ave Capacity Increase	Capacity increase on Noel Avenue between Pritchard Road and Nimpkish Street		$ 268,500	75%	$ 201,375	$ 2,014	$ 199,361.25	$ 69,139
			TOTAL	**$7,651,514**		**$5,345,556**	**$53,456**	**$5,292,100**	**$2,359,414**

TOWN OF COMOX
SANITARY SEWER 10 YEAR PROGRAM
DCC RATE CALCULATION

A: Sanitary Sewer Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Persons Per Unit	Equivalent Population	
Low Density Residential	150	Per Lot / Dwelling Unit	3.8500	578	24%
Medium Density Residential	260	Per Dwelling Unit	1.8000	468	19%
High Density Residential	760	Per Dwelling Unit	1.6000	1,216	50%
Commercial	7,000	Per sq.m. of GFA	0.0100	70	3%
Institutional	1,910	Per sq.m. of GFA	0.0150	29	1%
Industrial	15,000	Per sq.m. of GFA	0.0050	75	3%
			Total Equivalent Population	2,435 (a)	100%

B: Unit Sanitary Sewer DCC Calculation		
Net Sewer DCC Program Recoverable	$5,292,100	(b)
Existing DCC Reserve Monies	$ 533,744.78	(c)
Net Amount to be Paid by DCCs	$4,758,355	(d) = (b) - (c)
DCC per Equivalent Population	$1,954.03	(e) = (d) / (a)

C: Resulting Sanitary Sewer DCCs				DCC Revenue Estimates
Low Density Residential	$7,523	Per Lot / Dwelling Unit	(e) x Col. (3)	$1,128,450
Medium Density Residential	$3,517	Per Dwelling Unit	(e) x Col. (3)	$914,420
High Density Residential	$3,126	Per Dwelling Unit	(e) x Col. (3)	$2,375,760
	$41.85	*Per sq.m. of GFA*		
Commercial	$19.54	Per sq.m. of GFA	(e) x Col. (3)	$136,780
Institutional	$29.31	Per sq.m. of GFA	(e) x Col. (3)	$55,982
Industrial	$9.77	Per sq.m. of GFA	(e) x Col. (3)	$146,550

TOWN OF COMOX
DRAINAGE 10 YEAR PROGRAM
DCC PROJECT LIST

Project No.			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-01	Carthew Creek	Addressing drainage impacts resulting from growth.	$ 259,000.00	90%	$ 233,100	$ 2,331	$ 230,769	$ 28,231
D-02	Stormwater Master Plan	1 plan (1 plan every 6 years)	$ 200,000	100%	$ 200,000	$ 2,000	$ 198,000	$ 2,000
		TOTAL	**$ 459,000**		**$ 433,100**	**$ 4,331**	**$ 428,769**	**$ 30,231**

TOWN OF COMOX
DRAINAGE 10 YEAR PROGRAM
DCC RATE CALCULATION

2026-03-26

A: Drainage Generation Calculation					
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Impervious Area/Unit (m^2) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Factor	Col. (5) = (4) / (a)
Low Density Residential	150	Per Lot / Dwelling Unit	1.0000	150	21%
Medium Density Residential	260	Per Dwelling Unit	0.7500	195	28%
High Density Residential	760	Per Dwelling Unit	0.3800	289	41%
Commercial	7,000	Per sq.m. of GFA	0.0038	27	4%
Institutional	1,910	Per sq.m. of GFA	0.0038	7	1%
Industrial	15,000	Per sq.m. of GFA	0.0021	32	5%
			Total Equivalent Factor	699 (a)	100%

B: Unit Drainage DCC Calculation		
Net Drainage DCC Program Recoverable	$428,769	(b)
Existing DCC Reserve Monies	$ 110,218.27	(c)
Net Amount to be Paid by DCCs	$318,551	(d) = (b) - (c)
DCC per Equivalent Factor	$455.62	(e) = (d) / (a)

C: Resulting Drainage DCCs				DCC Revenue Estimates
Low Density Residential	$456	Per Lot / Dwelling Unit	(e) x Col. (3)	$68,400
Medium Density Residential	$342	Per Dwelling Unit	(e) x Col. (3)	$88,920
High Density Residential	$173 *$2.32*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$131,480
Commercial	$1.73	Per sq.m. of GFA	(e) x Col. (3)	$12,110
Institutional	$1.73	Per sq.m. of GFA	(e) x Col. (3)	$3,304
Industrial	$0.96	Per sq.m. of GFA	(e) x Col. (3)	$14,400

TOWN OF COMOX
PARKS 20 YEAR PROGRAM
DCC PROJECT LIST

Project No.	Project Name	Description	Col. (2) Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
P-001	Community Park Acquisition	Portion of parkland targets in PTMP and targeted toward greenfield development and growing areas.	$ 3,363,180	100%	$ 3,363,180	$ 33,632	$ 3,329,548	$ 33,632
P-002	Trail Development	New trails to be developed to service growth.	$ 320,000	100%	$ 320,000	$ 3,200	$ 316,800	$ 3,200
P-003	Anderton Park - Playground	New/Upgrade to service growth.	$ 600,000	100%	$ 600,000	$ 6,000	$ 594,000	$ 6,000
P-004	Anderton Park - Washrooms	Expansion to service growth.	$ 100,000	50%	$ 50,000	$ 500	$ 49,500	$ 50,500
P-005	CC/Village Park - inclusive playground	New/Upgrade to service growth.	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
P-006	CC/Village Park Drainage	Upgrade to address increase in users due to growth.	$ 125,000	25%	$ 31,250	$ 313	$ 30,938	$ 94,063
P-008	Elks and Royal Purple Park - Playground	Expansion to address increase in users due to growth.	$ 100,000	25%	$ 25,000	$ 250	$ 24,750	$ 75,250
P-009	Kye Bay - Washroom	New to service growth.	$ 75,000	100%	$ 75,000	$ 750	$ 74,250	$ 750
P-010	Lancaster Park - Playground	Expansion to address increase in users due to growth.	$ 150,000	25%	$ 37,500	$ 375	$ 37,125	$ 112,875
P-011	Lancaster Park - Washroom	New to service growth.	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-012	Lazo Foreshore/Point Holmes - Washroom	New to service growth.	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-013	Marina Park - Playground	New/Expansion to service growth.	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
P-014	Northeast Woods - Washroom	New to service growth.	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-015	Parkland Acquisition	Portion of parkland targets in PTMP to address growth occuring in community and achieve a consistent level of service.	$ 1,000,000	25%	$ 250,000	$ 2,500	$ 247,500	$ 752,500
P-016	Playground - Forester	New to service growth.	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
P-017	Playground - North Comox	New to service growth.	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
P-019	Playground - Port Augusta Park	New to service growth.	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-021	Waterfront Parks - Washroom	New to service growth.	$ 75,000	100%	$ 75,000	$ 750	$ 74,250	$ 750
P-022	CC/Village Park - Site furnishings	New features to address increase in users due to growth.	$ 100,000	25%	$ 25,000	$ 250	$ 24,750	$ 75,250
		TOTAL	**$9,108,180**		**$7,951,930**	**$79,519**	**$7,872,411**	**$1,235,769**

2026-03-26

TOWN OF COMOX
PARKS 20 YEAR PROGRAM
DCC RATE CALCULATION

A: Parks Calculation					
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Persons Per Unit (Residential)	Col. (4) = (1) x (3) Equivalent Population	Col. (5) = (4) / (a)
Low Density Residential	300	Per Lot / Dwelling Unit	3.8500	1,155	26%
Medium Density Residential	520	Per Dwelling Unit	1.8000	936	21%
High Density Residential	1,520	Per Dwelling Unit	1.6000	2,432	54%
Commercial	-	Per sq.m. of GFA	0.0000	-	0%
Institutional	-	Per sq.m. of GFA	0.0000	-	0%
Industrial	-	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	4,523 (a)	100%

B: Unit Parks DCC Calculation		
Net Park DCC Program Recoverable	$7,872,411	(b)
Existing DCC Reserve Monies	$ 575,789.10	(c)
Net Amount to be Paid by DCCs	$7,296,622	(d) = (b) - (c)
DCC per Equivalent Population	$1,613.23	(e) = (d) / (a)

C: Resulting Parks DCCs				DCC Revenue Estimates
Low Density Residential	$6,211	Per Lot / Dwelling Unit	(e) x Col. (3)	$1,863,300
Medium Density Residential	$2,904	Per Dwelling Unit	(e) x Col. (3)	$1,510,080
High Density Residential	$2,581 *$34.55*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$3,923,120
Commercial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

TOWN OF COMOX
FIRE FACILITIES 20 YEAR PROGRAM
DCC PROJECT LIST

Project No.					Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Total Capital Cost Estimate (2025$)	Regional Cost Share - Comox Portion	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
F-001	Fire Hall Expansion	Expanding existing Fire Hall space from 4,200 sqft to 10,000 sqft to service growth.	$ 3,400,000.00	67%	$ 2,266,667	25%	$ 566,667	$ 5,667	$ 561,000	$ 1,705,667
				TOTAL	**$2,266,667**		**$566,667**	**$5,667**	**$561,000**	**$1,705,667**

TOWN OF COMOX
FIRE 20 YEAR PROGRAM
DCC RATE CALCULATION

A: Fire Calculation					
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Persons Per Unit	Col. (4) = (1) x (3) Equivalent Factor	Col. (5) = (4) / (a)
Low Density Residential	300	Per Lot / Dwelling Unit	3.8500	1,155	24%
Medium Density Residential	520	Per Dwelling Unit	1.8000	936	19%
High Density Residential	1,520	Per Dwelling Unit	1.6000	2,432	50%
Commercial	14,000	Per sq.m. of GFA	0.0100	140	3%
Institutional	3,820	Per sq.m. of GFA	0.0150	57	1%
Industrial	30,000	Per sq.m. of GFA	0.0050	150	3%
			Total Equivalent Factor	4,870 (a)	100%

B: Unit Fire DCC Calculation			
Net Fire DCC Program Recoverable	$561,000	(b)	
Existing DCC Reserve Monies	$ -	(c)	
Net Amount to be Paid by DCCs	$561,000	(d) = (b) - (c)	
DCC per Equivalent Factor	$115.19	(e) = (d) / (a)	

C: Resulting Fire DCCs				DCC Revenue Estimates
Low Density Residential	$443	Per Lot / Dwelling Unit	(e) x Col. (3)	$132,900
Medium Density Residential	$207	Per Dwelling Unit	(e) x Col. (3)	$107,640
High Density Residential	$184 *$2.46*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$279,680
Commercial	$1.15	Per sq.m. of GFA	(e) x Col. (3)	$16,100
Institutional	$1.73	Per sq.m. of GFA	(e) x Col. (3)	$6,609
Industrial	$0.58	Per sq.m. of GFA	(e) x Col. (3)	$17,400

TOWN OF COMOX

BYLAW NO. 2025.02
COMOX RESERVE FUNDS AMENDMENT

A BYLAW TO AMEND COMOX RESERVE FUNDS BYLAW NO. 2025

WHEREAS section 188 of the Community Charter authorizes Council to establish reserve funds for specified purposes and direct that money be placed to the credit of the reserve funds;

AND WHEREAS Council wishes to designate additional reserve funds;

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 Reserve Funds Amendment Bylaw No. 2025.02".

2. Amendments

The Comox Reserve Funds Bylaw No. 2025, 2023 is amended by adding the following:

Section 2 (p) POST EMPLOYMENT BENEFIT RESERVE FUND

(i) Funding to generally come from annual surplus, if any, as determined by policy.
(ii) Expenditures to be used for the payment of post employment benefits.
(iii) No interest will be allocated to the fund.

Section 2 (q) WORKING FUND RESERVE FUND

(i) Funding to generally come from annual surplus, if any, as determined by policy.
(ii) Funds in the account will be retained for the purpose of providing liquid assets to manage the Town's daily operating costs and sustainable, uninterrupted operations.
(iii) No interest will be allocated to the fund.

Section 2 (r) TAX STABILIZATION RESERVE FUND

(i) Funding to generally come from annual surplus, if any, as determined by policy.
(ii) Expenditures to be used for mitigating revenue volatility, funding unexpected expenses, or managing one-time, non-recurring costs or as determined by policy.
(iii) No interest will be allocated to the fund.

3. Adoption

TOWN OF COMOX

BYLAW NO. 2025.02
COMOX RESERVE FUNDS AMENDMENT

(1) READ A FIRST, SECOND and THIRD time this 18th day of March, 2026

(2) ADOPTED this day of

MAYOR

CORPORATE OFFICER

TOWN OF COMOX

STAFF REPORT

Meeting: April 1, 2026

REGULAR COUNCIL MEETING

TO:	Mayor and Council	**FILE:**	0810-20-10, 2260
FROM:	Jordan Wall, CAO	**DATE:**	March 27, 2026
SUBJECT:	266 Gladstone Town Sale to Habitat for Humanity		

Report Approved:

Jordan Wall, Chief Administrative Officer

RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:

THAT Council approve and amend the budget to contribute of up to $282,700 from the Affordable Housing Reserve to offset related costs associated with the Habitat for Humanity four-unit townhouse project at 266 Gladstone Street;

AND THAT Council authorize the issuance of a Notice of Disposition for the proposed sale of 266 Gladstone Street to Habitat for Humanity for nominal consideration, in accordance with the Community Charter;

AND FURTHER THAT Council authorize the Town of Comox to enter into a sales agreement with Habitat for Humanity for the disposition of 266 Gladstone Street, with final terms to be satisfactory to the Chief Administrative Officer.

PURPOSE

The purpose of this report is to seek Council approval for financial support from the Affordable Housing Reserve to facilitate the development of affordable housing at 266 Gladstone Street, to initiate the required Notice of Disposition process, and to authorize staff to enter into a formal sales agreement with Habitat for Humanity.

STRATEGIC PLAN LINKAGE

Balanced Community Planning	**Housing** - We will create the conditions for a diversity of housing options in our unique seaside Town.

BACKGROUND

On January 21, 2026, Council approved the acquisition of the Comox Fire Protection District's one-third ownership interest in 266 Gladstone Street to consolidate ownership of the property

for affordable housing purposes for the assessed value of $82,700. The Fire Protection has now confirmed their agreement with this proposal.

Council also approved entering into direct negotiations with Habitat for Humanity for the sale of the property for $1, with the intent of developing affordable housing units, subject to final terms being brought back to Council.

Habitat for Humanity is proposing a four-unit townhouse development on the site. The project aligns with Council's strategic priority to increase the supply of attainable and affordable housing within the Town of Comox.

Habitat has requested additional funds to be able to afford the DCC/ACC costs along with offsite servicing and permit fees. The total of these costs is estimated to be around $200,000.

Staff is seeking Council's endorsement of up to $200,000 from the Town's affordable housing reserve to support Habitat's project.

ANALYSIS/ISSUES/IMPLICATIONS

1. Legal

Under the Community Charter, municipalities in British Columbia are required to follow specific procedures when disposing of land or an interest in land.

Section 26 of the Community Charter requires that, before disposing of land, a municipality must provide public notice of the proposed disposition. The notice must include a description of the property and the nature of the proposed transaction, including the consideration to be received by the municipality.

In this case, the proposed disposition of 266 Gladstone Street for nominal consideration ($1) requires issuance of a Notice of Disposition. The notice must be published in accordance with the Town's public notice bylaw and must be provided prior to finalizing the transaction.

Authorization to enter into a sales agreement with Habitat for Humanity will allow staff to finalize the terms and conditions of the transaction, including covenants or housing agreements, if required, to ensure the long-term affordability and intended use of the property.

2. Financial

The proposed contribution of up to $200,000 along with the purchase of $82,700 would be funded from the Affordable Housing Reserve which currently has $1,700,000. Council should consider that once the new DCC rates take effect in March of 2027 it is likely that the Town's Affordable Housing Reserve will stop having new funds deposited into it unless through an MRDT system.

TOWN OF COMOX

STAFF REPORT

Meeting: April 1, 2026

REGULAR COUNCIL MEETING

TO:	Mayor and Council	**FILE:**	1820-20/01 & 3900-02
FROM:	Shelly Russwurm, Director of Corporate Services	**DATE:**	March 26, 2026
SUBJECT:	Water Rates and Regulations Bylaw Update		

Prepared by:	Supervisor:	Financial Approved:	Report Approved:
S. Russwurm, DCS		*Edward Henley, Fin. Director*	*Jordan Wall, CAO*

RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:

THAT the Water Rates and Regulations Amendment Bylaw No. 529.37 be given First, Second and Third Readings.

PURPOSE

To correct a reference in the Water Rates and Regulations Bylaw.

STRATEGIC PLAN LINKAGE

Ensuring that bylaws and bylaw penalties are up to date helps Council's to meet its Organizational Excellence strategic priority. Streamlining how service fees and bylaw penalties are listed, by focusing all into single bylaws, helps to ensure transparency for the community and efficient knowledge and updates for staff.

STRATEGIC PRIORITY	AREA OF FOCUS
Organizational Excellence	Internal processes - Streamline and develop new processes that are efficient, cost effective and support our overall objectives.

BACKGROUND

The Water Rates and Regulations Amendment Bylaw No. 529.36 moved water connection fees and water residential rates to Schedules I and J of the Fees and Charges Bylaw. Two reference sections in the Amendment Bylaw No. 529.36 were missed and are corrected in this Amendment Bylaw No. 529.37.

TOWN OF COMOX

WATER RATES AND REGULATIONS AMENDMENT BYLAW NO. 529.37

A BYLAW TO AMEND THE COMOX WATER RATES AND REGULATIONS BYLAW No. 529

The Council of the Town of Comox in open meeting assembled enacts as follows:

1. Title

This Bylaw shall be cited as "Water Rates and Regulations Amendment Bylaw No. 529.37".

2. Amendments

The Comox Water Rates and Regulations Bylaw No. 529 is amended as follows:

(a) by replacing the phrase “Schedule “A” of this by-law” in subsections 4(g) and 4(h) with the following phrase: “Schedule J of the Fees and Charges Bylaw”.

3. ADOPTION

READ a FIRST, SECOND and THIRD time this day of , 2026

ADOPTED this day of , 2026

MAYOR

CORPORATE OFFICER

TOWN OF COMOX

STAFF REPORT

Meeting: Apr. 22, 2026

REGULAR COUNCIL MEETING

TO:	Mayor and Council	**FILE:**	2240-52
FROM:	Shelly Russwurm, Director of Corporate Services	**DATE:**	March 26, 2026
SUBJECT:	New Leases – 129 Port Augusta Street (Marine Services Building)		

Prepared by:	Financial Approved:	Report Approved:
S. Russwurm, Director of Corporate Services	*E. Henley, Director of Finance*	*Jordan Wall, Chief Administrative Officer*

RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:

1. *THAT the proposed lease agreement with Endless Resources Ltd., for the premises located at Unit 101 – 129 Port Augusta Street, during the term May 1, 2026, to April 31, 2029, as attached to the March 26, 2026, report from the Director of Corporate Service titled "New Leases – 129 Port Augusta Street (Marine Services Building)", be approved; AND FURTHER,*

   THAT the Mayor and the Corporate Officer be authorized to execute the agreement.

2. *THAT the proposed lease agreement with Bill's Big Animal Encounters Ltd., for the premises located at Unit 102 – 129 Port Augusta Street, during the term April 1, 2026, to March 31, 2029, as attached to the March 26, 2026, report from the Director of Corporate Service titled "New Leases – 129 Port Augusta Street (Marine Services Building)", be approved; AND FURTHER,*

   THAT the Mayor and the Corporate Officer be authorized to execute the agreement.

PURPOSE

To recommend that Council enter into two new the lease agreements with tenants who operate businesses related to the marine and tourism industries.

STRATEGIC PLAN LINKAGE

Providing space for marine-related business in the Marina area allows for Council to complete two of its priority projects under its Economic Health strategic priority, as highlighted in the following table:

STRATEGIC PRIORITY	AREA OF FOCUS	PROJECTS AND INITIATIVES
Economic Health	Comox Marina: The Comox Marina offers a unique opportunity for the growth of the marine tourism industry.	• Complete and provide Occupancy to the Marine Services Building • Provide marina space to encourage tourism and commercial activities

BACKGROUND

The Marina Services Building (the MSB) in Marina Park was completed in the summer of 2023, including public washrooms, a wharfinger's office, space for a tourist information centre plus three additional units for commercial retail space. The Town recently issued a request for proposals (the RFP) for prospective tenants to utilize two vacated units in the MSB.

In response to the RFP, the Town received four proposals. Of the four, Endless Resources Ltd., and Bill's Big Animal Encounters Ltd. scored highest for the available units on criteria sought: alignment with economic development priorities; sustainability, diversity and inclusion; company profile and quality of submission.

ANALYSIS/ISSUES/IMPLICATIONS

The standardized template lease agreement has been used in the proposed lease agreements for each of the two organizations (attached), which allow for consistency and efficiency, legal compliance and protection of the Towns rights and interests.

Bill's Big Animal Encounters has been providing whale watching tours, grizzly bear tours, scuba diving adventures and fishing charters since 1994, and has helped to develop the region as an adventure destination. Previously leasing a unit in the Marine Services Building has allowed Big Animal Encounters to expand operations in Comox.

Endless Resources Ltd. will provide a compact, high-service waterfront retail and rental hub, increasing visitor participation and services through e-bike and watersports access, outfitting, and support. Endless Resources is Indigenous owned, with an approach grounded in stewardship of land and water, community connection, and increasing access to safe, inclusive outdoor recreation.

a. Financial

The combined annual rental fee for both leases is approximately $12,000 in the first year, increasing to approximately $12,500 in the final year of the term.

GOVERNANCE CONSIDERATIONS

Q: What are the next steps in the process?
A: The proposed agreements have been forwarded to both Endless Resources and Big Animal Encounters, who are supportive of them. If Council is supportive of the leases, the Mayor and Corporate Officer may sign the agreement.

THIS LEASE AGREEMENT dated for reference the **1st day of May, 2026**.

BETWEEN: **TOWN OF COMOX**, having an office at:

1809 Beaufort Avenue
Comox, BC V9M 1R9

(the "Landlord")

OF THE FIRST PART

AND: **ENDLESS RESOURCES LTD.**

A company duly incorporated under the laws
of the Province of British Columbia
having an office at:

3404 Harbourview Blvd
Courtenay BC V9N 0B5

(the "Tenant")

OF THE SECOND PART

WHEREAS:

A. By a lease dated October 26, 2020 (the "**Head Lease**"), Her Majesty the Queen in Right of the Province of British Columbia leased to the Landlord, upon and subject to the terms of the Head Lease, certain Crown Land described as Block C, District Lot 380, Nanaimo Land District, for marina purposes (the "**Headlease Premises**");

B. The Landlord is the owner of those lands and premises situated in Comox, in the Province of British Columbia, more particularly described as:

   Part of Lot 1, DL 98G Comox LD & DL 380 Nanaimo LD, Plan VIP70988
   (the "**Premises**"); and

C. The Tenant wishes to lease from the Landlord the Premises, shown in bold red outline on the attached SCHEDULE A for the Permitted Use and the Landlord has agreed, subject to the terms and conditions set out in this Lease.

In consideration of the terms and covenants herein contained and for good and valuable consideration, the receipt and sufficiency of which each party acknowledges, the Landlord and the Tenant agree as follows:

1.0 TERMS, SCHEDULES AND DEFINITIONS

1.1 Basic Terms

(a) Commencement Date: May 1, 2026

(b) Premises: Unit 101 – 129 Port Augusta Street (the "**Premises**")

(c) Approximate Size of Premises: 112 square feet

(d) Term: three years, from May 1, 2026 to April 30, 2029

(e) Options to Extend: one, two-year period (the "Option to Extend Lease") subject to the terms and conditions as set forth in clause 2.4

(f) Annual Base Rent:

Lease Year	$ per square foot of Leased Area per year	Total Annual Base Rent
Year 1: May 1, 2026 to April 30, 2027	$26.01	$2,913.12
Year 2: May 1, 2027 to April 30, 2028	$26.53	$2,971.36
Year 3: May 1, 2028 to April 30, 2029	$27.06	$3,030.72

(g) Parking Entitlement: None

(h) Permitted Uses: office/retail for the conduct of the Tenant's business of outdoor watersport and recreational services

(i) Operating Name of Tenant: Endless Resources Ltd.

(j) Security Deposit: $303.07 (held without interest as set forth in clause 5.1)

The Basic Terms are approved by the parties. Each reference in this Lease to any of the Basic Terms includes the above provisions as well as all of the additional terms and conditions of the applicable sections of this Lease, where such Basic Terms are more fully set forth.

1.2 Definitions

In this Lease, words and phrases are defined as follows:

(a) "**Additional Rent**" means all sums of money to be paid by the Tenant under this Lease, whether to the Landlord or otherwise, except Basic Rent and Goods and Services Tax;

(b) "**Annual Base Rent**" means the amount detailed in subclause 1.1(f).

(c) "**Basic Terms**" means those terms set out in clause 1.1, some of which are more particularly defined in this clause 1.2;

(d) "**Buildings or Improvements**" means all structures and buildings from time to time constructed, made, erected, built, altered or added to, in, on, under or within the Premises and attached to it or intended to become a part of the Premises including,

without limitation, hard landscaping and all necessary services and ancillary facilities, together with all replacements, alterations, additions, changes, substitutions, improvements, or repairs to them and all other fixtures, improvements, installations, alterations, and additions from time to time constructed upon or affixed or appurtenant to the Premises.

(e) "**Commencement Date**" means the date set out in subclause 1.1(a);

(f) **"Environmental Contaminants"** means any contaminants, pollutants, hazardous, corrosive or toxic substances, flammable materials, explosive materials, radioactive materials, dangerous goods, microwaves, hazardous waste, urea formaldehyde, asbestos, noxious substances, compounds known as chlorobiphenyls, mould, and any other substance or material the storage, manufacture, disposal, treatment, generation, use, transport, remediation, or release of which into the environment is prohibited, regulated, controlled, or licensed under Environmental Laws;

(g) **"Environmental Laws"** means any laws, statutes, regulations, orders, bylaws, permits or lawful requirements of any government authority with respect to environmental protection, or regulating, controlling, licensing, or prohibiting Environmental Contaminants;

(h) "**Event of Default**" means any circumstance described in clause 19.1;

(i) "**Goods and Services Tax**" means and includes any and all goods and services taxes, sales taxes, value added taxes, business transfer taxes, or any other taxes imposed on the Landlord or the Tenant from time to time in respect of the Rent payable by the Tenant to the Landlord under this Lease or the rental of the Premises or the provision of any goods, services, or utilities whatsoever by the Landlord to the Tenant under this Lease, whether characterized as a goods and services tax, sales tax, value added tax, business transfer tax, or otherwise;

(j) "**Headlease Premises**" has the meaning set out in Recital A;

(k) "**Insured Damage**" means that part of any damage occurring to any portion of the Premises for which the Landlord is responsible, of which the entire cost of repair is actually recoverable by the Landlord under a policy of insurance effected by the Landlord;

(l) "**Lands**" has the meaning set out in Recital B;

(m) "**Landlord**" means the Town of Comox and its successors and assigns;

(n) "**Leasehold Improvements**" means all fixtures, improvements, installations, alterations, and additions made, erected, or installed after the Commencement Date, whether by the Tenant, the Landlord or anyone else, in the Premises as more particularly set out in SCHEDULE C; with the exception of trade fixtures and furniture and equipment not of the nature of fixtures;

(o) "**Operating Name**" means the name set out in subclause 1.1(i) under which the Permitted Use may be carried on at the Premises;

(p) **"Person"** or any word or expression descriptive of a person, includes any body

corporate and politic, the heirs, executors, administrators, or other legal representatives of such person;

(q) "**Permitted Use**" means the uses permitted by subclause 1.1(h);

(r) "**Premises**" means the Premises described in subclause 1.1(b);

(s) "**Rent**" means Annual Base Rent and Additional Rent, but does not include any Goods and Services Tax;

(t) "**Security Deposit**" means the amount detailed in subclause 1.1(j), which is to be provided by the Tenant to the Landlord by cash, certified cheque or a safekeeping agreement;

(u) "**Taxes**" means all taxes, rates, duties, levies, and assessments whatsoever, whether local government or otherwise, which are levied, imposed or assessed against or in respect of the Premises, or which are from time to time levied, imposed, or assessed in the future in addition or in lieu thereof, including those levied, imposed, or assessed for education, schools, specified areas and local improvements;

(v) "**Tenant**" means Bill's Big Animal Encounters Ltd.;

(w) "**Tenant's Responsible Others**" means the Tenant's directors, members, officers, employees, agents, contractors, subcontractors, customers, invitees and others for whom it is responsible; and

(x) "**Term**" means the period of detailed in subclause 1.1(d), beginning effective on the Commencement Date, or such shorter or longer period if the Lease is earlier terminated, extended or renewed.

1.3 Schedules

The following Schedules form part of this Lease:

Schedule	Subject
A	Plan of Premises
B	Special Terms and Conditions
C	Leasehold Improvements

2.0 LEASE OF PREMISES, TERM AND EXTENSION

2.1 Lease of Premises

Subject to the covenants and agreements contained in this Lease, including the Special Terms and Conditions set out in the attached SCHEDULE B, the Landlord hereby leases the Premises to the Tenant for the Term, and the Tenant hereby leases the Premises from the Landlord for the purpose of the Permitted Use under the Operating Name.

2.2 Term

(a) The Term of this Lease is for a period set out in subclause 1.1(d), beginning on the Commencement Date.

(b) If the Term commences on a day other than the first day of a month, the Term will

be extended by the period from the Commencement Date of this Lease to and including the last day of the month in which the Commencement Date occurs.

2.3 Extension of Commencement Date

(a) If the Leased Premises is not available for occupancy by the Tenant on the Commencement Date, then the Tenant may take possession of the Leased Premises once the Landlord notifies the Tenant that the Leased Premises is available for occupancy, and if the delay in availability of the Leased Premises was caused by the Landlord's negligence or default, the Commencement Date will be extended accordingly.

(b) If the availability of the Leased Premises has not occurred on or before 15 days past the Commencement Date, then either party may terminate this Lease (and any agreement to lease between the Parties) by written notice to the other whereupon the Landlord will return the Deposit, if any, to the Tenant and the Parties will have no further obligations or liabilities to each other. In no event will the Landlord be liable to the Tenant for any loss or damage resulting from any delay in the Tenant obtaining possession of the Leased Premises.

2.4 Lease Extension

If the Tenant is not in breach of any part of this Lease, the Tenant may exercise any of the Option(s) to Extend set out in subclause 1.1(e) by giving notice to the Landlord at least 30 days prior to the expiry of the Term, and upon acceptance of the Landlord. The Rent due during the any of the Option(s) to Extend, will be at the prevailing market rate for property similar to the Premises.

2.5 Month to Month Tenancy

Should the Tenant remain in possession of the Leased Premises with the consent of the Landlord after the end of this Lease, a new tenancy between the Landlord and the Tenant will be created, that will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's written notice to the other party,

3.0 USE OF PREMISES

3.1 Permitted Use

The Tenant covenants and agrees with the Landlord:

(a) not to use, or permit the use of, the Premises, any Buildings or Improvements or any part of them for any purpose other than the Permitted Use without the Landlord's prior written consent;

(b) not to dig, clear, excavate, drill, tunnel, fill or grade on the Lands without first obtaining the Landlord's prior written approval; and

(c) not to construct or permit the construction of any Buildings or Improvements, or commence any repairs, replacements or alterations within the Premises, other than Leasehold Improvements, without first:

(i) submitting plans and specifications for the Landlord's review, if reasonably required by the Landlord; and

(ii) obtaining the Landlord's prior written consent.

4.0 RENT

4.1 Payment of Rent

All payments by the Tenant to the Landlord of whatsoever nature required or contemplated by this Lease will be:

(a) paid to the Landlord by the Tenant in lawful currency of Canada;

(b) made when due under this Lease, without prior demand and without any set-off, abatement, or deduction whatsoever, at the office of the Landlord or such other place as the Landlord may designate from time to time to the Tenant;

(c) applied towards amounts then outstanding under this Lease, in such manner as the Landlord may see fit; and

(d) deemed to be Rent, in partial consideration for which this Lease has been entered into, and will be payable and recoverable as Rent, such that the Landlord will have all of the rights and remedies against the Tenant for default in making any such payment that may not be expressly designated as rent, as the Landlord has for default in payment of Rent.

It is the intention of the Landlord and Tenant that this Lease be carefree to the Landlord and that all expenses, costs, payments, and outgoings incurred in respect of the Premises, Buildings or Improvements, or for any other matter or thing affecting the Lands, will be borne by the Tenant and unless expressly stipulated to the contrary, the Annual Base Rent will be absolutely net to the Landlord and free of all abatements, set-off, or deduction of real property taxes, charges, rates, assessments, expenses, costs, payments, or outgoings of every nature arising from or related to the Premises, Buildings or Improvements and, unless expressly stated to the contrary, the Tenant will pay or cause to be paid all such taxes, charges, rates, assessments, expenses, costs, payments, and outgoings.

4.2 Additional Rent

Without limiting the foregoing clause 4.1, the Landlord and Tenant agree that their respective responsibilities for providing and paying for utilities, services, maintenance, repairs and improvements be as specified in SCHEDULE B.

4.3 Obligation to Pay Rent

During the Term, the Tenant must pay to the Landlord, at the office of the Landlord or at such other place as the Landlord may designate from time to time in writing, without deduction, set-off, or abatement, the aggregate of:

(a) the Annual Base Rent, payable in equal consecutive monthly instalments in advance on the first day of each and every month during the Term, commencing on the Commencement Date, as set out in subclause 1.1(a). Notwithstanding the prior

sentence, where the Rent Commencement Date is not the first day of a calendar month, the Annual Base Rent for the period from the Commencement Date to the first day of the next ensuing calendar month will be pro-rated on a per diem basis and paid on the Commencement Date, and the first regular instalment of the Annual Base Rent will be paid on the first day of the first full calendar month of the Term.

(b) all other sums of money required under this Lease to be paid to the Landlord by the Tenant whether or not designated as Additional Rent, other than Base Rent; and

(c) Goods and Services Tax assessed upon or as a direct result of the payment of Rent under this Lease and such GST will not be considered to be Rent, but the Landlord will have the same rights and remedies for non-payment of GST as it has for non-payment of Rent.

4.4 Taxes

During each year of the Term, the Tenant will pay all Taxes as they become due.

4.5 Remedies

Nothing in this Lease suspends or delays the payment of any amount of money when it becomes payable or limits any other remedy of the Landlord.

5.0 SECURITY DEPOSIT AND LOSS OR DAMAGE

5.1 Security Deposit

As security for the due and proper performance by the Tenant of all of the covenants in this Lease, the Tenant must provide the Security Deposit before the Commencement Date, to be held by the Landlord, without interest, and returned to the Tenant at the end of the Term provided that the Tenant vacates the Premises and fulfills all of its obligations under this Lease.

5.2 Loss or Damage

If at any time during the Term the Tenant fails to observe or perform any of its obligations under this Lease, then in addition to any other remedies available under this Lease or at law or in equity, the Landlord may apply all or part of the Security Deposit to compensate the Landlord for any loss or damage the Landlord may incur as a result of the Tenant's breach and the Tenant will promptly restore the Security Deposit.

6.0 PREMISES, BUILDINGS OR IMPROVEMENTS "AS IS"

6.1 "As-is" Condition

The Tenant accepts the Premises and the Buildings or Improvements in an "as is" condition and the Tenant acknowledges and agrees that:

(a) It has had the opportunity to undertake such inspections, tests and surveys of the Premises and Lands as it considers necessary;

(b) The Landlord has made no representations, warranties or agreements with respect to the Premises, Buildings or Improvements except as may be provided in this

Lease;

(c) any Buildings or Improvements made to the Premises by the Tenant to make the Premises suitable for the Tenant's operations, will be at the risk, cost and expense of the Tenant and to the satisfaction of the Landlord;

(d) by entering into this Lease, it is satisfied that the Premises is suitable for its purposes; and

(e) this Lease is subject to all charges and encumbrances registered against the title to the Lands.

7.0 SPECIAL TERMS AND CONDITIONS

7.1 Special Terms and Conditions

The Landlord and Tenant agree to the Special Terms and Conditions that are attached to this Lease as SCHEDULE B, and in the event of a conflict or contradiction with any other term of the Lease, the Special Terms and Conditions will prevail.

8.0 TENANT'S COVENANTS

The Tenant covenants with the Landlord as follows:

8.1 Rent

To pay the Rent on the days and in the manner provided herein and to pay all other amounts, charges, costs, and expenses as are required to be paid by the Tenant to the Landlord or to others under this Lease.

8.2 Occupancy and Permitted Use

To take possession of and occupy the Premises and commence to carry on business in all or substantially all of the Premises no later than 30 days after the Commencement Date, to use the Premises only for the purpose specified in subclause 1.1(h) and not to use or permit to be used the Premises or any part of them for any other purpose.

8.3 Operating Costs

To pay all costs and expenses incurred in operating, maintaining, cleaning and repairing the Premises as have been identified as the Tenant's responsibility in SCHEDULE B.

8.4 Waste and Nuisance

Not to commit or permit any waste or injury to the Premises, including the Leasehold Improvements and the trade fixtures therein, or commit or permit any conduct which impedes or, in the opinion of the Landlord acting reasonably, could constitute a nuisance to the Landlord, occupiers of any other premises adjoining or in the vicinity of the Premises or to the public generally.

8.5 Insurance Risks

Not to do, omit to do, or permit to be done or omitted to be done upon the Premises anything which would cause the Landlord's cost of insurance to be increased (and, without waiving the

foregoing prohibition, the Landlord may demand, and the Tenant shall pay to the Landlord upon demand, the amount of any such increase of cost caused by anything so done or omitted to be done) or which would cause any policy of insurance to be subject to cancellation.

8.6 Cleanliness

Not to permit the Premises to become untidy, unsightly, or hazardous, or permit unreasonable quantities of waste or refuse to accumulate.

8.7 Reasonable State of Repair

To keep the Premises in a good and reasonable state of repair, including all Leasehold Improvements and all trade fixtures, but with the exception of structural defects in the Premises and that if any part of the Premises, including the systems for interior climate control and for the provision of utilities, becomes out of repair, damaged, or destroyed through the negligence or misuse of the Tenant or the Tenant's Responsible Others, the expense of repairs or replacements necessitated thereby must be reimbursed to the Landlord promptly upon demand.

8.8 Compliance with Laws

To comply at its own expense with all applicable local government, provincial, and federal laws, bylaws, regulations, and requirements pertaining to the operation and use of the Premises, the condition of the Leasehold Improvements, trade fixtures, furniture, and equipment installed therein, and the making by the Tenant of any repairs, changes or improvements therein. Without limiting the generality of this section, the Tenant acknowledges that the Tenant must not use the Premises or permit a use in breach of the applicable zoning and business licensing bylaws.

8.9 Signs

Not to paint, display, inscribe, place, or affix any sign, symbol, notice, or lettering of any kind anywhere outside the Premises (whether on the outside or inside of the Premises) or within the Premises so as to be visible from the outside of the Premises, except as expressly approved in writing by the Landlord as to design, size, and location. Such identification sign must be installed by the Tenant at its own expense.

8.10 Environmental

Not to contaminate or permit the contamination of the Premises, the Lands or surrounding area with any hazardous substances and should such occur, to undertake all necessary remediation.

8.11 Inspection and Access

To permit the Landlord at any time and from time to time to enter and to have its authorized agents, employees, and contractors enter the Premises for any purpose and the Tenant must provide free and unimpeded access and will not be entitled to compensation for any inconvenience, nuisance, or discomfort caused, but the Landlord will proceed to the extent reasonably possible so as to minimize interference with the Tenant's use and enjoyment of the Premises.

8.12 Showing Premises

To permit the Landlord and its authorized agents and employees to show the Premises to prospective tenants during the last six months of the Term.

9.0 LANDLORD'S COVENANTS

The Landlord covenants with the Tenant as follows:

9.1 Quiet Enjoyment

Provided the Tenant pays the Rent and performs its other covenants, the Tenant may, and may peaceably, possess and enjoy the Premises for the Term, without any interruption or disturbance from the Landlord.

9.2 Structural Defects

The Landlord:

(a) will repair structural defects in the Premises that have been specifically identified as the Landlord's responsibility in SCHEDULE B; but

(b) will have no other responsibility for improving the Premises or in support of the Premises.

10.0 LANDLORD'S RIGHT TO PERFORM THE TENANT'S COVENANTS

10.1 Landlord's Right to Perform the Tenant's Covenants

(a) The Landlord may enter and view the state of repair of the Premises (without having any obligation to do so).

(b) If the Tenant fails, refuses or neglects to perform an obligation under this Lease, the Landlord may, in addition to and without prejudice to any other remedy available to it enter upon the Premises and Buildings or Improvements with workers and equipment and do everything the Landlord considers necessary to remedy the Tenant's failure at the Tenant's risk (including with respect to any loss or damage to the Tenant's property or business that may result from the Landlord's negligence). The Landlord may remedy the Tenant's failure(s):

(i) if such failure continues for 15 days' after the Landlord gives written notice of the failure to the Tenant; or

(ii) immediately, in the event of an emergency (as determined in the sole discretion of the Landlord).

(c) The Tenant will immediately pay the Landlord as Additional Rent all costs, charges and expenses incurred by the Landlord as a result of any steps it undertakes pursuant to section 10.1(b), including a reasonable amount for the Landlord's administrative costs.

11.0 LIENS

11.1 Liens

The Tenant must promptly either pay or provide security and cause the discharge of any and all liens arising out of any construction or services done or permitted to be done by the Tenant under this Lease.

12.0 UTILITIES AND SERVICES

12.1 Capacity of Services

The Tenant must not install equipment that will exceed or overload the capacity of utility or service facilities to the Lands, the Premises, the Buildings or Improvements and if, in the opinion of the Landlord, equipment installed by the Tenant requires additional facilities, these facilities will be installed at the Tenant's expense in accordance with plans and specifications approved by the Landlord prior to installation. The Landlord reserves the right to install such additional equipment at the Tenant's expense.

12.2 Service Interruptions

Without limiting or restricting the generality of the provisions of section 18, the Tenant will not have nor make any claim or demand, nor bring any action or suit or petition against the Landlord or any of its officers, servants or agents for any damage which the Tenant may sustain by reason of any temporary suspension, interruption or discontinuance, in whole or in part, from whatever cause arising, in services supplied by the Landlord hereunder.

13.0 ASSIGNMENT AND SUBLETTING

13.1 Transfers

The Tenant may not assign, mortgage, transfer or encumber this Lease in whole or in part, nor sublease all or any part of the Premises (collectively "**Transfer**"), without the prior written consent of the Landlord. Any Transfer made in violation of this section will be void.

13.2 Rights and Obligations

The following applies to any Transfer:

(a) The Landlord has the right to approve the form of Transfer and the transferee;

(b) Despite any Transfer, the Tenant will remain fully liable to perform all the terms, conditions and covenants of this Lease; and

(c) The Tenant will at the time of the Transfer require the assignee or subtenant to agree in writing with the Landlord to fulfill all obligations under this Lease and to enter into a new form of lease that may contain additional or changed obligations, and which new lease may be prepared by the Landlord's lawyer at the Tenant's expense.

13.3 Sale or Transfer of Lands

If the Landlord sells or otherwise transfers an interest in the Lands, in whole or in part, to the extent that the transferee is responsible for compliance with the obligations of the Landlord under this Lease, the Landlord without further written agreement will be released from all of its obligations in this Lease.

14.0 TERMINATION BY NOTICE

14.1 Termination by Notice

The Landlord may terminate this Lease by delivering written notice to the Tenant no less than 150

days prior to the effective date of the termination.

15.0 TENANT'S OBLIGATIONS AT THE END OF THE TERM

15.1 Tenant's Obligations at the End of the Term

At the end of the Term, the Tenant must at its sole cost and expenses, immediately and to the satisfaction of the Landlord:

(a) remove from the Premises all furniture, furnishings, equipment and trade fixtures listed in SCHEDULE C, and make good any damage caused to the Premises by their installation or removal and restore the Premises to a condition of good and substantial repair;

(b) remove all goods, supplies, articles, equipment and other things brought onto and kept within the Premises by or on behalf of the Tenant;

(c) remedy any unsafe conditions of the Land created or aggravated by the Tenant; and

(d) peaceably surrender and deliver up the Premises and any remaining Buildings or Improvements in a neat, clean and sanitary condition, free from any and all materials that may have been brought onto, deposited onto or created on the Lands during the Term.

16.0 OVERHOLDING

16.1 Overholding

If the Tenant remains in possession of the Premises after the end of the Term and without the execution and delivery of a new lease or written renewal or extension of this Lease, there is no tacit or other renewal of this Lease, and the Tenant will be considered to be occupying the Premises as a tenant from month to month at a monthly rental payable in advance on the first day of each month equal to the sum of the 125% of the Rent payable in the last month of the Term and otherwise upon the terms and conditions set out in this Lease, so far as applicable.

17.0 INSURANCE

17.1 Tenant's Insurance

The Tenant must obtain and maintain the following insurance during the Term:

(a) commercial general liability insurance of not less than $5,000,000 or in such other amount as may be reasonably required by the Landlord against claims arising out of any one occurrence with respect to the Tenant's occupation and use of the Premises, Buildings or Improvements, including, but not limited to claims for personal injury or death, contractual liability, property damage and contingent employer's liability;

(b) all risks insurance (including flood, sewer, and drain back-up, earthquake, and sprinkler leakage) property insurance on insurable property including merchandise, furniture, fixtures, and Buildings or Improvements, to the full replacement value, on a stated amount coinsurance basis, with a deductible approved by the Landlord; and

(c) any other form of insurance and with whatever higher limits that the Landlord may reasonably require.

17.2 Terms of the Policies

The Tenant's insurance policies required under this Lease must:

(a) name the Landlord as an additional insured;

(b) be issued by an insurance company entitled under provincial law to carry on business in British Columbia;

(c) apply to each insured in the same manner and to the same extent as if a separate policy of insurance had been issued to each insured;

(d) require the insurer not to cancel or change the insurance without first giving the Tenant and the Landlord 30 days' prior written notice;

(e) afford protection to the Landlord in respect of cross-liability;

(f) be primary and not require the sharing of any loss by any insurer that insures the Landlord;

(g) not include any deductible amount greater than $1,000 per occurrence; and

(h) otherwise be on terms satisfactory to the Landlord, acting reasonably.

17.3 Certificates of Insurance

The Tenant must provide the Landlord with a certificate of insurance upon execution of this Lease and must provide certificates of any annual renewals and any amendment to the policy.

17.4 Contractor's Insurance

The Tenant must require any contractor performing work on the Premises to carry and maintain, at no expense to the Landlord, commercial general liability insurance, workers compensation coverage and other insurance in amounts and on terms reasonably determined by the Landlord, and must provide the Landlord with satisfactory proof of that insurance and coverage from time to time.

17.5 Lack of Insurance

If the Tenant does not provide or maintain in force the insurance required under this Lease or provide proof of the insurance when requested by the Landlord, the Landlord may (but is not required to) take out the necessary insurance and pay the premiums, and the Tenant must pay to the Landlord as Additional Rent the amount of such premium on the next succeeding rental payment date.

18.0 WAIVER AND INDEMNITY

18.1 Waiver by the Tenant

The Tenant agrees that:

(a) the Landlord will not be liable for any bodily injury to or death of, or loss or damage to any property belonging to the Tenant or its employees, invitees, or licensees or

any other person in, on, or about the Premises, or for any interruption of any business carried on in the Premises, or for any consequential loss at all, and, without limiting the generality of the foregoing, in no event will the Landlord be liable:

(i) for any damage other than Insured Damage or for bodily injury or death of anyone which results from fire, explosion, earthquake, flood, falling plaster, steam, gas, electricity, water, rain, snow, dampness, or leaks from any part of the Premises or from the pipes;

(ii) for any damage, injury, or death caused by anything done or omitted by the Tenant or any of its servants or agents;

(iii) for any act or omission (including theft, malfeasance, or negligence) on the part of any agent, contractor, or person from time to time employed by the Landlord to perform janitorial services, security services, supervision, or any other work in or about the Premises; or

(iv) for loss or damage, however caused, to property of the Tenant or any of its servants or agents; and

(b) the Tenant releases and discharges the Landlord from any and all actions, causes of action, claims, damages, demands, expenses, and liabilities which the Tenant now or hereafter may have, suffer, or incur which arise from any matter for which the Landlord is not liable under section 18.1, notwithstanding that negligence or other conduct or omission of the Landlord or anyone for whose conduct the Landlord is responsible may have caused or contributed to such matter.

18.2 Indemnity of Landlord

The Tenant agrees to indemnify and save harmless the Landlord from and against all claims, demands, actions, causes of action, expenses, losses, costs, damages or other harm of whatsoever kind suffered or incurred by the Landlord in respect of bodily injury, death, property loss, property damage, or other consequential loss or damage arising from or related to or connected with:

(a) the use or occupation of the Premises, by the Tenant or the Tenant's Responsible Others;

(b) the granting of this Lease;

(c) any default or breach by the Tenant of its obligations under this Lease; and

(d) any act, omission, negligence or wrong of the Tenant or the Tenant's Responsible Others.

18.3 Survival of Indemnity

This indemnity will survive the expiry or termination of this Lease.

19.0 EVENTS OF DEFAULT AND RELET OF PREMISES

19.1 Events of Default

The following are Events of Default by the Tenant:

(a) the Tenant fails to pay any Rent or any other amount owing under this Lease when

due, whether or not demanded by the Landlord;

(b) the Tenant fails to observe or perform any of its other obligations under this Lease and the Tenant has not, within 7 days after notice from the Landlord specifying the default, cured the default, or, if the cure reasonably requires a longer period, the Tenant has not commenced to cure the default within the seven-day period and thereafter does not diligently pursue the cure of such default;

(c) a receiver is appointed to control the conduct of the business of the Tenant;

(d) the Tenant becomes insolvent within the meaning of the *Bankruptcy and Insolvency Act* or makes a proposal pursuant to the *Companies' Creditors Arrangement Act*;

(e) if the Tenant is a corporation and it ceases to be a company in good standing under the *Business Corporations Act* or it ceases to be a society in good standing under the *Society Act* or it ceases to be in good standing under any other constating legislation that may apply to the Tenant, or if an order is made, a resolution passed or a petition filed for the Tenant's liquidation or winding up;

(f) the Lease or the Tenant's assets are taken under a writ of execution or security instrument;

(g) without the consent of the Landlord, the Premises is vacant for 30 days or more;

(h) without the consent of the Landlord, the Tenant fails or ceases to use the Premises for the Permitted Use for 3 months or more.

19.2 Response to Event of Default

In the Event of Default by the Tenant, then the Landlord, in addition to any other right or remedy, may do any or all of the following:

(a) re-enter and remove all persons and property from the Premises, and the property may be removed and stored elsewhere at the cost of and for the account of the Tenant, all without service of notice and without the Landlord being guilty of trespass or being liable for loss;

(b) terminate this Lease and all of the Tenant's rights under it; and

(c) apply all or part of the Security Deposit to rectify in whole or in part the default.

19.3 Relet of Premises

(a) If the Landlord re-enters, it may at its option, without terminating the Tenant's rights, make alterations and repairs to facilitate reletting, and relet the Premises, or any part, as the Tenant's agent for such period of time and at such rent and on such other terms as the Landlord wishes.

(b) Upon reletting, all rent and monies received by the Landlord will be applied, first to the payment of indebtedness other than Rent due from the Tenant to the Landlord, second to the payment of costs and expenses of the reletting including brokerage, legal, and repair expenses, and third to the payment of Rent due and unpaid under this Lease. The residue, if any, will be applied to the payment of future rent as it

becomes due and payable.

(c) If at any time the rent received from the reletting is less than the Rent to be paid under this Lease, the Tenant will pay the deficiency to the Landlord to be calculated and paid monthly.

19.4 Reletting without Termination

No re-entry or entry will be construed as an election by the Landlord to terminate this Lease unless a written notice of intention to terminate is given to the Tenant. Despite a reletting without termination, the Landlord may elect at any time to terminate this Lease for a previous breach.

20.0 REMEDIES OF LANDLORD CUMULATIVE

No exercise of a specific right or remedy by the Landlord or by the Tenant precludes it from, or prejudices it in, exercising another right or pursuing another remedy or maintaining an action to which it may otherwise be entitled either at law or in equity.

21.0 MISCELLANEOUS

21.1 Notices

Any notice required or contemplated by any provision of this Lease must be given in writing, and if to the Landlord, either delivered by hand to the Corporate Officer of the Landlord or delivered by hand or mailed (by prepaid registered mail) to the office of the Landlord, located at 1809 Beaufort Avenue, Comox BC V9M 1R9, or if the Landlord has given the Tenant notice of another address to which notices to the Landlord under this Lease are to be given, then to the last such address of which the Tenant has been given notice; and if to the Tenant, either delivered by hand to an officer or director of the Tenant or delivered by hand or mailed (by prepaid registered mail) to the Tenant at the address set out in subclause 1.1(b) or by posting it at the Premises. Every such notice will be deemed to have been given when delivered (if delivered by hand or posted) or, if mailed, upon the third business day after the day of mailing in Canada provided that if mailed, should there be a mail strike, slowdown, or other labour dispute which might affect delivery of such notice between the time of mailing and the actual receipt of notice, then such notice will only be effective if actually delivered.

21.2 Registration

The Tenant is entitled to register this Lease, at its cost and expense, including payment of any Property Transfer Tax.

21.3 Extraneous Agreements

The Tenant acknowledges that there are no covenants, representations, warranties, agreements, or conditions expressed or implied relating to this Lease or the Premises save as expressly set out in this Lease. This Lease may not be modified except by an agreement in writing executed by the Landlord and the Tenant.

21.4 Time of Essence

Time is of the essence of this Lease.

21.5 Successors and Assigns

This Lease and everything herein contained will enure to the benefit of and be binding upon the successors and assigns of the Landlord and the permitted successors and assigns of the Tenant.

21.6 Frustration

If by reason of fire, flood, lightning, tempest, earthquake, impact of aircraft, explosion, or Acts of God, the Premises, at any time during the Term hereby granted be destroyed or so damaged as to render the Premises unfit for occupancy, the Landlord will, then, have a period of ninety (90) days after such damage or destruction within which to decide whether or not it will repair or rebuild. If the Landlord decides not to rebuild or repair, it may terminate this Lease by notice, in writing, given to the Tenant within the ninety (90) day period; provided, however, that in the event of such notice being given to the Tenant pursuant to this clause, the Rent reserved to the Landlord under this Lease will be due and payable up to the date of removal of the Tenant's goods and chattels from the Premises and restoration of the Premises to the satisfaction of the Landlord in accordance with section 15 of the Lease.

21.7 Waiver

No condoning, excusing, or overlooking by the Landlord of any default, breach, or non-observance by the Tenant at any time or times in respect of any covenant, proviso, or condition herein contained will operate as a wavier of the Landlord's rights in respect of any continuing or subsequent default, breach, or non-observance or so as to defeat or affect in any way the rights of the Landlord in respect of any such continuing or subsequent default or breach, and no acceptance of rent by the Landlord subsequent to a default by the Tenant (whether or not the Landlord knows of the default) will operate as a waiver by the Landlord, and no waiver will be inferred from or implied by anything done or omitted by the Landlord save only express waiver in writing.

21.8 Governing Law

This Lease will be governed by and construed in accordance with the laws in force in the Province of British Columbia and the parties agree to attorn exclusively to the courts of the Province of British Columbia

21.9 Severability

Should any provision or provisions of this Lease be illegal or not enforceable, it or they will be considered separate and severable from the Lease and its remaining provisions will remain in force and be binding upon the parties as though the said provision or provisions had never been included.

21.10 No Fettering and Powers Preserved

Nothing contained or implied in this Lease will fetter in any way the discretion of the Landlord or the municipal council of the Landlord. Further, nothing contained or implied in this Lease will affect the Landlord's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the Landlord's discretion, and the rights, powers, duties and obligations of the Landlord under all public and private statutes, by-laws, orders and regulations, which may be, if the Landlord so elects, as fully and effectively exercised in relation to the Premises as if this

Lease had not been executed and delivered by each party to the other.

21.11 Headings

The headings appearing in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit, or enlarge the scope or meaning of this Lease or of any provision thereof.

21.12 Execution

The Landlord and Tenant may execute this Lease in counterparts and when the counterparts have been executed by the parties, each executed counterpart, whether a facsimile, pdf, photocopy or original, will be effective as if one original copy had been executed by the parties.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the authorized signatories of the parties have executed this Lease as of the day and year first above written.

TOWN OF COMOX, by its authorized signatories:)
)
)
)
)
_____)
Name:)
)
)
)
)
_____)
Name:)

Endless Resources, Ltd., by its authorized signatories:)
)
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_____)
Name:)
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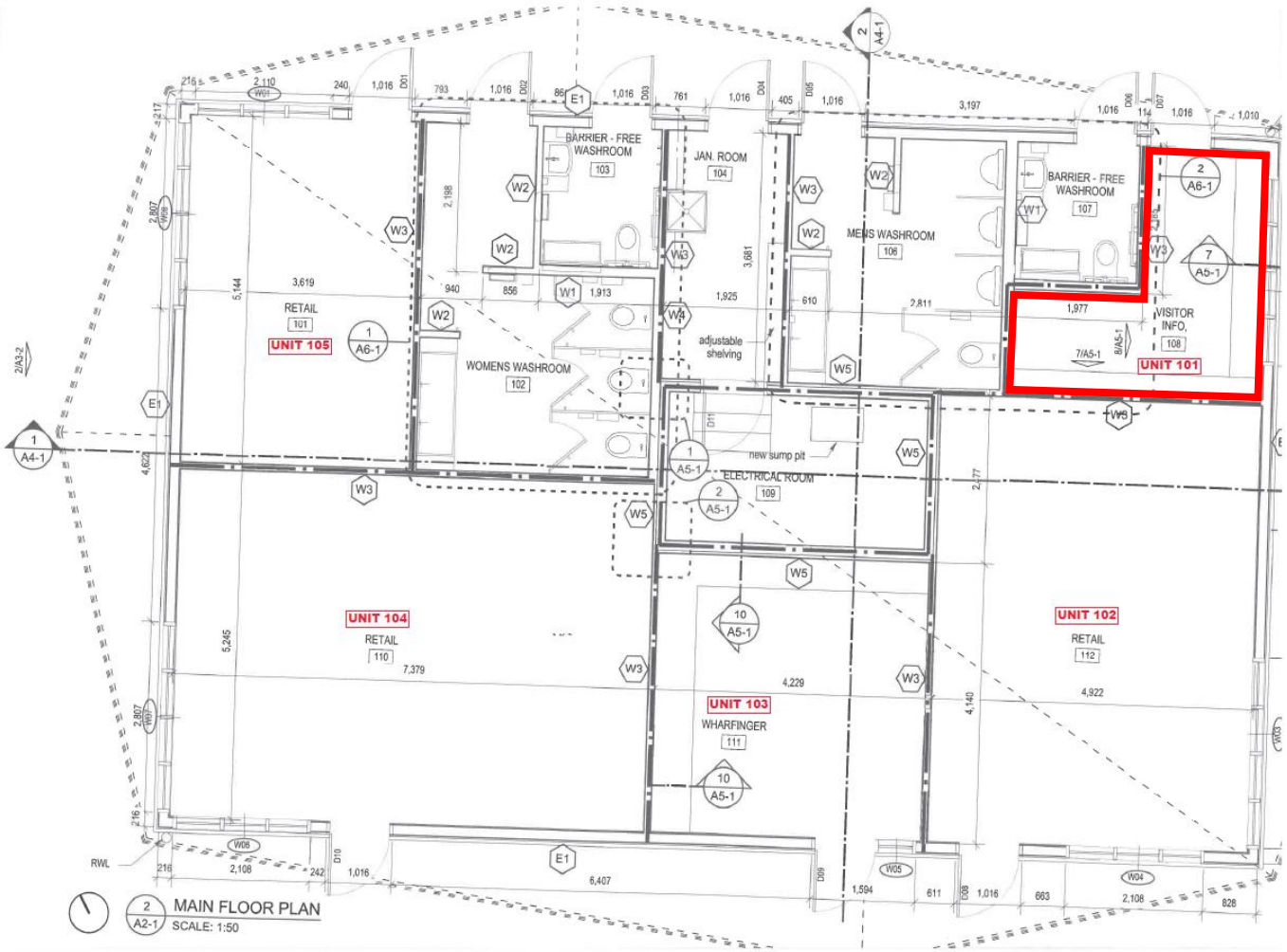
_____)
Name:)

SCHEDULE A – PREMISES

Unit 101 – 129 Port Augusta Street (the "Premises")



SCHEDULE B – SPECIAL TERMS AND CONDITIONS

1. Tenant's Responsibility for Repairs and Expenses

The Tenant covenants with the Landlord that it will be responsible for all costs and expenses of any kind whatsoever associated with and payable in respect of the Tenant's use of the Premises, including without limitation:

(a) Garbage and snow removal

(b) Interior and exterior window cleaning

(c) Janitorial service and supplies

(d) Signage (which must comply with the Landlord's bylaws)

(e) Plumbing charges for any fixtures, taps or drains in the Premises

(f) Lamp and tube replacement

(g) Emergency lighting battery replacement

(h) On-going fire alarm monitoring within Premises

(i) Annual Fire Extinguisher inspection

(j) The costs of constructing, maintaining and repairing any Leasehold Improvements listed in SCHEDULE C

(k) Charges related to security systems or security services for the Premises

(l) Utility charges for telephone, cable, gas and electric services for the Premises

(m) Annual property taxes

(n) Any other costs identified by the Landlord as relating to the Tenant's occupation of the Premises.

2. Landlord's Responsibility for Repairs and Expenses

The Landlord covenants with the Tenant that, except in respect of matters that are expressly stated to be the responsibility of the Tenant in this Lease, it will keep in a good and reasonable state of repair, consistent with the general standard of office buildings of similar age and character in the area where the Premises is located, the Landlord's Buildings or Improvements, including the:

(a) Structural members or elements of the Buildings or Improvements

(b) Major repairs and replacement of the HVAC

(c) Maintenance and repairs to the foundation, roof, exterior walls

(d) Maintenance and repairs to mechanical, electrical, plumbing and utilities systems that are covered by drywall or located behind any Building components

(e) Surface or structural repair of parking areas on the Lands

(f) Correcting any defects in the initial design of the Building or Improvements

(g) Repairs or replacement due to the negligence of the Landlord

If the Tenant identifies any repairs that are the Landlord's responsibility pursuant to this obligation, the Tenant will give notice promptly to the Landlord.

3. Alterations by Landlord

The Landlord reserves the right from time to time to:

(a) make any deletions, changes, and additions to the equipment, appliances, pipes, plumbing, wiring conduits, ducts, shafts, structures, and facilities of every kind throughout the Building; and

(b) make alterations and additions to the Building;

and in exercising any such rights, the Landlord will take reasonable steps to minimize any interference caused to the Tenant's operations in the Premises, but by exercising any such rights, the Landlord will not be deemed to have constructively evicted the Tenant or otherwise to be in breach of this Lease, nor will the Tenant be entitled to any abatement of rent or other compensation from the Landlord.

SCHEDULE C – LEASEHOLD IMPROVEMENTS

Notwithstanding subclause 3.1(c) of the Lease, the Tenant may construct the following Leasehold Improvements:

THIS LEASE AGREEMENT dated for reference the **1st day of April, 2026**.

BETWEEN: **TOWN OF COMOX**, having an office at:

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

(the "Landlord")

OF THE FIRST PART

AND: **BILL'S BIG ANIMAL ENCOUNTERS LTD.**

A company duly incorporated under the laws
of the Province of British Columbia
having an office at
PO Box 20020, Comox, BC., V9M 4H3

(the "Tenant")

OF THE SECOND PART

WHEREAS:

A. By a lease dated October 26, 2020 (the "**Head Lease**"), Her Majesty the Queen in Right of the Province of British Columbia leased to the Landlord, upon and subject to the terms of the Head Lease, certain Crown Land described as Block C, District Lot 380, Nanaimo Land District, for marina purposes (the "**Headlease Premises**");

B. The Landlord is the owner of those lands and premises situated in Comox, in the Province of British Columbia, more particularly described as:

   Part of Lot 1, DL 98G Comox LD & DL 380 Nanaimo LD, Plan VIP70988
   (the "**Lands**"); and

C. The Tenant wishes to lease from the Landlord that portion of the Lands, and to use that portion of the Headlease Premises, shown in bold red outline on the attached SCHEDULE A (the "**Premises**") for the Permitted Use and the Landlord has agreed, subject to the terms and conditions set out in this Lease.

In consideration of the terms and covenants herein contained and for good and valuable consideration, the receipt and sufficiency of which each party acknowledges, the Landlord and the Tenant agree as follows:

1.0 TERMS, SCHEDULES AND DEFINITIONS

1.1 Basic Terms

(a) Commencement Date: April 1, 2026

(b) Premises:

i. Unit 102 – 129 Port Augusta Street (the "**Building Premises**")
ii. Comox Municipal Marina – moorage in berth C30 (the "**Moorage Premises**")

(c) Approximate Size of Building Premises: 350 square feet

(d) Term: three years, from April 1, 2026 to March 31, 2029

(e) Options to Extend: one, two-year period (the "Option to Extend Lease") subject to the terms and conditions as set forth in clause 2.4

(f) Annual Base Rent:

Lease Year	$ per square foot of Leased Area per year	Total Annual Base Rent
Year 1: April 1, 2026 to March 31, 2027	$26.01	$9,103.50
Year 2: April 1, 2027 to March 31, 2028	$26.53	$9,285.50
Year 3: April 1, 2028 to March 31, 2029	$27.06	$9,471.00

(g) Parking Entitlement: None

(h) Permitted Uses: office/retail and moorage for the conduct of the Tenant's business of marine ecotourism activities and other related business ventures

(i) Operating Name of Tenant: Bill's Big Animal Encounters Ltd.

(j) Security Deposit: $910.35 (held without interest as set forth in clause 5.1)

The Basic Terms are approved by the parties. Each reference in this Lease to any of the Basic Terms includes the above provisions as well as all of the additional terms and conditions of the applicable sections of this Lease, where such Basic Terms are more fully set forth.

1.2 Definitions

In this Lease, words and phrases are defined as follows:

(a) "**Additional Rent**" means all sums of money to be paid by the Tenant under this Lease, whether to the Landlord or otherwise, except Basic Rent and Goods and Services Tax;

(b) "**Annual Base Rent**" means the amount detailed in subclause 1.1(f).

(c) "**Basic Terms**" means those terms set out in clause 1.1, some of which are more particularly defined in this clause 1.2;

(d) "**Buildings or Improvements**" means all structures and buildings from time to time constructed, made, erected, built, altered or added to, in, on, under or within the Premises and attached to it or intended to become a part of the Premises including, without limitation, hard landscaping and all necessary services and ancillary facilities, together with all replacements, alterations, additions, changes, substitutions, improvements, or repairs to them and all other fixtures, improvements, installations, alterations, and additions from time to time constructed upon or affixed or appurtenant to the Premises.

(e) "**Commencement Date**" means the date set out in subclause 1.1(a);

(f) **"Environmental Contaminants"** means any contaminants, pollutants, hazardous, corrosive or toxic substances, flammable materials, explosive materials, radioactive materials, dangerous goods, microwaves, hazardous waste, urea formaldehyde, asbestos, noxious substances, compounds known as chlorobiphenyls, mould, and any other substance or material the storage, manufacture, disposal, treatment, generation, use, transport, remediation, or release of which into the environment is prohibited, regulated, controlled, or licensed under Environmental Laws;

(g) **"Environmental Laws"** means any laws, statutes, regulations, orders, bylaws, permits or lawful requirements of any government authority with respect to environmental protection, or regulating, controlling, licensing, or prohibiting Environmental Contaminants;

(h) "**Event of Default**" means any circumstance described in clause 19.1;

(i) "**Goods and Services Tax**" means and includes any and all goods and services taxes, sales taxes, value added taxes, business transfer taxes, or any other taxes imposed on the Landlord or the Tenant from time to time in respect of the Rent payable by the Tenant to the Landlord under this Lease or the rental of the Premises or the provision of any goods, services, or utilities whatsoever by the Landlord to the Tenant under this Lease, whether characterized as a goods and services tax, sales tax, value added tax, business transfer tax, or otherwise;

(j) "**Headlease Premises**" has the meaning set out in Recital A;

(k) "**Insured Damage**" means that part of any damage occurring to any portion of the Building for which the Landlord is responsible, of which the entire cost of repair is actually recoverable by the Landlord under a policy of insurance effected by the Landlord;

(l) "**Lands**" has the meaning set out in Recital B;

(m) "**Landlord**" means the Town of Comox and its successors and assigns;

(n) "**Leasehold Improvements**" means all fixtures, improvements, installations, alterations, and additions made, erected, or installed after the Commencement Date, whether by the Tenant, the Landlord or anyone else, in the Premises as more particularly set out in SCHEDULE C; with the exception of trade fixtures and furniture and equipment not of the nature of fixtures;

(o) "**Operating Name**" means the name set out in subclause 1.1(i) under which the Permitted Use may be carried on at the Premises;

(p) **"Person"** or any word or expression descriptive of a person, includes any body corporate and politic, the heirs, executors, administrators, or other legal representatives of such person;

(q) "**Permitted Use**" means the uses permitted by subclause 1.1(h);

(r) "**Premises**" means the Premises described in subclause 1.1(b);

(s) "**Rent**" means Annual Base Rent and Additional Rent, but does not include any Goods and Services Tax;

(t) "**Security Deposit**" means the amount detailed in subclause 1.1(j), which is to be provided by the Tenant to the Landlord by cash, certified cheque or a safekeeping agreement;

(u) "**Taxes**" means all taxes, rates, duties, levies, and assessments whatsoever, whether local government or otherwise, which are levied, imposed or assessed against or in respect of the Premises, or which are from time to time levied, imposed, or assessed in the future in addition or in lieu thereof, including those levied, imposed, or assessed for education, schools, specified areas and local improvements;

(v) "**Tenant**" means Bill's Big Animal Encounters Ltd.;

(w) "**Tenant's Responsible Others**" means the Tenant's directors, members, officers, employees, agents, contractors, subcontractors, customers, invitees and others for whom it is responsible; and

(x) "**Term**" means the period of detailed in subclause 1.1(d), beginning effective on the Commencement Date, or such shorter or longer period if the Lease is earlier terminated, extended or renewed.

1.3 Schedules

The following Schedules form part of this Lease:

Schedule	Subject
A	Plan of Premises
B	Special Terms and Conditions
C	Leasehold Improvements
D	Town of Comox Municipal Marina Moorage Licence Terms of Agreement, Rules and Regulations (the "**Moorage Licence Terms**")

2.0 LEASE OF PREMISES, TERM AND EXTENSION

2.1 Lease of Premises

Subject to the covenants and agreements contained in this Lease, including the Special Terms and Conditions set out in the attached SCHEDULE B, the Landlord hereby leases the Premises to the

Tenant for the Term, and the Tenant hereby leases the Premises from the Landlord for the purpose of the Permitted Use under the Operating Name.

2.2 Term

(a) The Term of this Lease is for a period set out in subclause 1.1(d), beginning on the Commencement Date.

(b) If the Term commences on a day other than the first day of a month, the Term will be extended by the period from the Commencement Date of this Lease to and including the last day of the month in which the Commencement Date occurs.

2.3 Extension of Commencement Date

(a) If the Leased Premises is not available for occupancy by the Tenant on the Commencement Date, then the Tenant may take possession of the Leased Premises once the Landlord notifies the Tenant that the Leased Premises is available for occupancy, and if the delay in availability of the Leased Premises was caused by the Landlord's negligence or default, the Commencement Date will be extended accordingly.

(b) If the availability of the Leased Premises has not occurred on or before 15 days past the Commencement Date, then either party may terminate this Lease (and any agreement to lease between the Parties) by written notice to the other whereupon the Landlord will return the Deposit, if any, to the Tenant and the Parties will have no further obligations or liabilities to each other. In no event will the Landlord be liable to the Tenant for any loss or damage resulting from any delay in the Tenant obtaining possession of the Leased Premises.

2.4 Lease Extension

If the Tenant is not in breach of any part of this Lease, the Tenant may exercise any of the Option(s) to Extend set out in subclause 1.1(e) by giving notice to the Landlord at least 30 days prior to the expiry of the Term, and upon acceptance of the Landlord. The Rent due during the any of the Option(s) to Extend, will be at the prevailing market rate for property similar to the Premises. **Note that moorage in the Comox Municipal Marina will not be included in any Option to Extend exercised and the Premises will be amended accordingly.**

2.5 Month to Month Tenancy

Should the Tenant remain in possession of the Leased Premises with the consent of the Landlord after the end of this Lease, a new tenancy between the Landlord and the Tenant will be created, that will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's written notice to the other party,

3.0 USE OF PREMISES

3.1 Permitted Use

The Tenant covenants and agrees with the Landlord:

(a) not to use, or permit the use of, the Premises, any Buildings or Improvements or any part of them for any purpose other than the Permitted Use without the Landlord's

prior written consent;

(b) not to dig, clear, excavate, drill, tunnel, fill or grade on the Lands without first obtaining the Landlord's prior written approval; and

(c) not to construct or permit the construction of any Buildings or Improvements, or commence any repairs, replacements or alterations within the Premises, other than Leasehold Improvements, without first:

(i) submitting plans and specifications for the Landlord's review, if reasonably required by the Landlord; and

(ii) obtaining the Landlord's prior written consent.

3.2 Vessel Position

(a) The Tenant acknowledges and agrees that the Landlord may direct or require the relocation, repositioning, or movement of any vessels, floats, or associated marine equipment located within the Moorage Premises for any reason deemed necessary by the Landlord.

(b) The Tenant agrees to comply with any such direction in a timely manner. In the event of non-compliance, the Landlord may take appropriate action, including the physical movement of the vessels, floats or associated marine equipment if necessary. Reasonable care will be taken in such cases; however, the Landlord will not be held liable for any loss or damage arising from such actions, except in cases of gross negligence.

4.0 RENT

4.1 Payment of Rent

All payments by the Tenant to the Landlord of whatsoever nature required or contemplated by this Lease will be:

(a) paid to the Landlord by the Tenant in lawful currency of Canada;

(b) made when due under this Lease, without prior demand and without any set-off, abatement, or deduction whatsoever, at the office of the Landlord or such other place as the Landlord may designate from time to time to the Tenant;

(c) applied towards amounts then outstanding under this Lease, in such manner as the Landlord may see fit; and

(d) deemed to be Rent, in partial consideration for which this Lease has been entered into, and will be payable and recoverable as Rent, such that the Landlord will have all of the rights and remedies against the Tenant for default in making any such payment that may not be expressly designated as rent, as the Landlord has for default in payment of Rent.

It is the intention of the Landlord and Tenant that this Lease be carefree to the Landlord and that all expenses, costs, payments, and outgoings incurred in respect of the Lands, the Buildings or Improvements, or for any other matter or thing affecting the Lands, will be borne by the Tenant

and unless expressly stipulated to the contrary, the Annual Base Rent will be absolutely net to the Landlord and free of all abatements, set-off, or deduction of real property taxes, charges, rates, assessments, expenses, costs, payments, or outgoings of every nature arising from or related to the Buildings or Improvements and, unless expressly stated to the contrary, the Tenant will pay or cause to be paid all such taxes, charges, rates, assessments, expenses, costs, payments, and outgoings.

4.2 Additional Rent

Without limiting the foregoing clause 4.1, the Landlord and Tenant agree that their respective responsibilities for providing and paying for utilities, services, maintenance, repairs and improvements be as specified in SCHEDULE B.

4.3 Obligation to Pay Rent

During the Term, the Tenant must pay to the Landlord, at the office of the Landlord or at such other place as the Landlord may designate from time to time in writing, without deduction, set-off, or abatement, the aggregate of:

(a) the Annual Base Rent, payable in equal consecutive monthly instalments in advance on the first day of each and every month during the Term, commencing on the Commencement Date, as set out in subclause 1.1(a). Notwithstanding the prior sentence, where the Rent Commencement Date is not the first day of a calendar month, the Annual Base Rent for the period from the Commencement Date to the first day of the next ensuing calendar month will be pro-rated on a per diem basis and paid on the Commencement Date, and the first regular instalment of the Annual Base Rent will be paid on the first day of the first full calendar month of the Term.

(b) all other sums of money required under this Lease to be paid to the Landlord by the Tenant whether or not designated as Additional Rent, other than Base Rent; and

(c) Goods and Services Tax assessed upon or as a direct result of the payment of Rent under this Lease and such GST will not be considered to be Rent, but the Landlord will have the same rights and remedies for non-payment of GST as it has for non-payment of Rent.

4.4 Taxes

During each year of the Term, the Tenant will pay all Taxes as they become due.

4.5 Remedies

Nothing in this Lease suspends or delays the payment of any amount of money when it becomes payable or limits any other remedy of the Landlord.

5.0 SECURITY DEPOSIT AND LOSS OR DAMAGE

5.1 Security Deposit

As security for the due and proper performance by the Tenant of all of the covenants in this Lease, the Tenant must provide the Security Deposit before the Commencement Date, to be held by the Landlord, without interest, and returned to the Tenant at the end of the Term provided that the

Tenant vacates the Premises and fulfills all of its obligations under this Lease.

5.2 Loss or Damage

If at any time during the Term the Tenant fails to observe or perform any of its obligations under this Lease, then in addition to any other remedies available under this Lease or at law or in equity, the Landlord may apply all or part of the Security Deposit to compensate the Landlord for any loss or damage the Landlord may incur as a result of the Tenant's breach and the Tenant will promptly restore the Security Deposit.

6.0 PREMISES, BUILDINGS OR IMPROVEMENTS "AS IS"

6.1 "As-is" Condition

The Tenant accepts the Premises and the Buildings or Improvements in an "as is" condition and the Tenant acknowledges and agrees that:

(a) It has had the opportunity to undertake such inspections, tests and surveys of the Premises and Lands as it considers necessary;

(b) The Landlord has made no representations, warranties or agreements with respect to the Premises, Buildings or Improvements except as may be provided in this Lease;

(c) any Buildings or Improvements made to the Premises by the Tenant to make the Premises suitable for the Tenant's operations, will be at the risk, cost and expense of the Tenant and to the satisfaction of the Landlord;

(d) by entering into this Lease, it is satisfied that the Premises is suitable for its purposes; and

(e) this Lease is subject to all charges and encumbrances registered against the title to the Lands.

7.0 SPECIAL TERMS AND CONDITIONS

7.1 Special Terms and Conditions

The Landlord and Tenant agree to the Special Terms and Conditions that are attached to this Lease as SCHEDULE B, and in the event of a conflict or contradiction with any other term of the Lease, the Special Terms and Conditions will prevail.

8.0 TENANT'S COVENANTS

The Tenant covenants with the Landlord as follows:

8.1 Rent

To pay the Rent on the days and in the manner provided herein and to pay all other amounts, charges, costs, and expenses as are required to be paid by the Tenant to the Landlord or to others under this Lease.

8.2 Occupancy and Permitted Use

To take possession of and occupy the Premises and commence to carry on business in all or

substantially all of the Premises no later than 30 days after the Commencement Date, to use the Premises only for the purpose specified in subclause 1.1(h) and not to use or permit to be used the Premises or any part of them for any other purpose.

8.3 Operating Costs

To pay all costs and expenses incurred in operating, maintaining, cleaning and repairing the Premises as have been identified as the Tenant's responsibility in SCHEDULE B.

8.4 Waste and Nuisance

Not to commit or permit any waste or injury to the Premises, including the Leasehold Improvements and the trade fixtures therein, or commit or permit any conduct which impedes or, in the opinion of the Landlord acting reasonably, could constitute a nuisance to the Landlord, occupiers of any other premises adjoining or in the vicinity of the Premises or to the public generally.

8.5 Public Safety

The Tenant is solely responsible for the actions, conduct, and safety of their clients, customers and the public while using the Moorage Premises and will ensure that those using the Moorage Premises will comply with all the rules, regulations and policies outlined in the Moorage Licence Terms, as set out in the attached as SCHEDULE D, and as amended from time to time.

8.6 Insurance Risks

Not to do, omit to do, or permit to be done or omitted to be done upon the Premises anything which would cause the Landlord's cost of insurance to be increased (and, without waiving the foregoing prohibition, the Landlord may demand, and the Tenant shall pay to the Landlord upon demand, the amount of any such increase of cost caused by anything so done or omitted to be done) or which would cause any policy of insurance to be subject to cancellation.

8.7 Cleanliness

Not to permit the Premises to become untidy, unsightly, or hazardous, or permit unreasonable quantities of waste or refuse to accumulate.

8.8 Reasonable State of Repair

To keep the Premises in a good and reasonable state of repair, including all Leasehold Improvements and all trade fixtures, but with the exception of structural defects in the Building Premises and that if any part of the Building Premises, including the systems for interior climate control and for the provision of utilities, becomes out of repair, damaged, or destroyed through the negligence or misuse of the Tenant or the Tenant's Responsible Others, the expense of repairs or replacements necessitated thereby must be reimbursed to the Landlord promptly upon demand.

8.9 Compliance with Laws

To comply at its own expense with all applicable local government, provincial, and federal laws, bylaws, regulations, and requirements pertaining to the operation and use of the Premises, the condition of the Leasehold Improvements, trade fixtures, furniture, and equipment installed therein, and the making by the Tenant of any repairs, changes or improvements therein. Without limiting the generality of this section, the Tenant acknowledges that the Tenant must not use the Premises

or permit a use in breach of the applicable zoning and business licensing bylaws.

8.10 Signs

Not to paint, display, inscribe, place, or affix any sign, symbol, notice, or lettering of any kind anywhere outside the Premises (whether on the outside or inside of the Building Premises) or within the Building Premises so as to be visible from the outside of the Building Premises, except as expressly approved in writing by the Landlord as to design, size, and location. Such identification sign must be installed by the Tenant at its own expense.

8.11 Environmental

Not to contaminate or permit the contamination of the Premises, the Lands or surrounding area with any hazardous substances and should such occur, to undertake all necessary remediation.

8.12 Inspection and Access

To permit the Landlord at any time and from time to time to enter and to have its authorized agents, employees, and contractors enter the Premises for any purpose and the Tenant must provide free and unimpeded access and will not be entitled to compensation for any inconvenience, nuisance, or discomfort caused, but the Landlord will proceed to the extent reasonably possible so as to minimize interference with the Tenant's use and enjoyment of the Premises.

8.13 Showing Premises

To permit the Landlord and its authorized agents and employees to show the Premises to prospective tenants during the last six months of the Term.

9.0 LANDLORD'S COVENANTS

The Landlord covenants with the Tenant as follows:

9.1 Quiet Enjoyment

Provided the Tenant pays the Rent and performs its other covenants, the Tenant may, and may peaceably, possess and enjoy the Premises for the Term, without any interruption or disturbance from the Landlord.

9.2 Structural Defects

The Landlord:

(a) will repair structural defects in the Premises that have been specifically identified as the Landlord's responsibility in SCHEDULE B; but

(b) will have no other responsibility for improving the Premises or in support of the Premises.

10.0 LANDLORD'S RIGHT TO PERFORM THE TENANT'S COVENANTS

10.1 Landlord's Right to Perform the Tenant's Covenants

(a) The Landlord may enter and view the state of repair of the Premises (without having any obligation to do so).

(b) If the Tenant fails, refuses or neglects to perform an obligation under this Lease, the Landlord may, in addition to and without prejudice to any other remedy available to it enter upon the Premises and Buildings or Improvements with workers and equipment and do everything the Landlord considers necessary to remedy the Tenant's failure at the Tenant's risk (including with respect to any loss or damage to the Tenant's property or business that may result from the Landlord's negligence). The Landlord may remedy the Tenant's failure(s):

i. if such failure continues for 15 days' after the Landlord gives written notice of the failure to the Tenant; or
ii. immediately, in the event of an emergency (as determined in the sole discretion of the Landlord).

(c) The Tenant will immediately pay the Landlord as Additional Rent all costs, charges and expenses incurred by the Landlord as a result of any steps it undertakes pursuant to section 10.1(b), including a reasonable amount for the Landlord's administrative costs.

11.0 LIENS

11.1 Liens

The Tenant must promptly either pay or provide security and cause the discharge of any and all liens arising out of any construction or services done or permitted to be done by the Tenant under this Lease.

12.0 UTILITIES AND SERVICES

12.1 Capacity of Services

The Tenant must not install equipment that will exceed or overload the capacity of utility or service facilities to the Lands, the Premises, the Buildings or Improvements and if, in the opinion of the Landlord, equipment installed by the Tenant requires additional facilities, these facilities will be installed at the Tenant's expense in accordance with plans and specifications approved by the Landlord prior to installation. The Landlord reserves the right to install such additional equipment at the Tenant's expense.

12.2 Service Interruptions

Without limiting or restricting the generality of the provisions of section 18, the Tenant will not have nor make any claim or demand, nor bring any action or suit or petition against the Landlord or any of its officers, servants or agents for any damage which the Tenant may sustain by reason of any temporary suspension, interruption or discontinuance, in whole or in part, from whatever cause arising, in services supplied by the Landlord hereunder.

13.0 ASSIGNMENT AND SUBLETTING

13.1 Transfers

The Tenant may not assign, mortgage, transfer or encumber this Lease in whole or in part, nor sublease all or any part of the Premises (collectively "**Transfer**"), without the prior written consent

of the Landlord. Any Transfer made in violation of this section will be void.

13.2 Rights and Obligations

The following applies to any Transfer:

(a) The Landlord has the right to approve the form of Transfer and the transferee;

(b) Despite any Transfer, the Tenant will remain fully liable to perform all the terms, conditions and covenants of this Lease; and

(c) The Tenant will at the time of the Transfer require the assignee or subtenant to agree in writing with the Landlord to fulfill all obligations under this Lease and to enter into a new form of lease that may contain additional or changed obligations, and which new lease may be prepared by the Landlord's lawyer at the Tenant's expense.

13.3 Sale or Transfer of Lands

If the Landlord sells or otherwise transfers an interest in the Lands, in whole or in part, to the extent that the transferee is responsible for compliance with the obligations of the Landlord under this Lease, the Landlord without further written agreement will be released from all of its obligations in this Lease.

14.0 TERMINATION BY NOTICE

14.1 Termination by Notice

The Landlord may terminate this Lease by delivering written notice to the Tenant no less than 150 days prior to the effective date of the termination.

15.0 TENANT'S OBLIGATIONS AT THE END OF THE TERM

15.1 Tenant's Obligations at the End of the Term

At the end of the Term, the Tenant must at its sole cost and expenses, immediately and to the satisfaction of the Landlord:

(a) remove from the Premises all furniture, furnishings, equipment and trade fixtures listed in SCHEDULE C, and make good any damage caused to the Premises by their installation or removal and restore the Premises to a condition of good and substantial repair;

(b) remove all goods, supplies, articles, equipment and other things brought onto and kept within the Premises by or on behalf of the Tenant;

(c) remedy any unsafe conditions of the Land created or aggravated by the Tenant; and

(d) peaceably surrender and deliver up the Premises and any remaining Buildings or Improvements in a neat, clean and sanitary condition, free from any and all materials that may have been brought onto, deposited onto or created on the Lands during the Term.

16.0 OVERHOLDING

16.1 Overholding

If the Tenant remains in possession of the Premises after the end of the Term and without the execution and delivery of a new lease or written renewal or extension of this Lease, there is no tacit or other renewal of this Lease, and the Tenant will be considered to be occupying the Premises as a tenant from month to month at a monthly rental payable in advance on the first day of each month equal to the sum of the 125% of the Rent payable in the last month of the Term and otherwise upon the terms and conditions set out in this Lease, so far as applicable.

17.0 INSURANCE

17.1 Tenant's Insurance

The Tenant must obtain and maintain the following insurance during the Term:

(a) commercial general liability insurance of not less than $5,000,000 or in such other amount as may be reasonably required by the Landlord against claims arising out of any one occurrence with respect to the Tenant's occupation and use of the Premises, Buildings or Improvements, including, but not limited to claims for personal injury or death, contractual liability, property damage and contingent employer's liability;

(b) all risks insurance (including flood, sewer, and drain back-up, earthquake, and sprinkler leakage) property insurance on insurable property including merchandise, furniture, fixtures, and Buildings or Improvements, to the full replacement value, on a stated amount coinsurance basis, with a deductible approved by the Landlord; and

(c) any other form of insurance and with whatever higher limits that the Landlord may reasonably require.

17.2 Terms of the Policies

The Tenant's insurance policies required under this Lease must:

(a) name the Landlord as an additional insured;

(b) be issued by an insurance company entitled under provincial law to carry on business in British Columbia;

(c) apply to each insured in the same manner and to the same extent as if a separate policy of insurance had been issued to each insured;

(d) require the insurer not to cancel or change the insurance without first giving the Tenant and the Landlord 30 days' prior written notice;

(e) afford protection to the Landlord in respect of cross-liability;

(f) be primary and not require the sharing of any loss by any insurer that insures the Landlord;

(g) not include any deductible amount greater than $1,000 per occurrence; and

(h) otherwise be on terms satisfactory to the Landlord, acting reasonably.

17.3 Certificates of Insurance

The Tenant must provide the Landlord with a certificate of insurance upon execution of this Lease and must provide certificates of any annual renewals and any amendment to the policy.

17.4 Contractor's Insurance

The Tenant must require any contractor performing work on the Premises to carry and maintain, at no expense to the Landlord, commercial general liability insurance, workers compensation coverage and other insurance in amounts and on terms reasonably determined by the Landlord, and must provide the Landlord with satisfactory proof of that insurance and coverage from time to time.

17.5 Lack of Insurance

If the Tenant does not provide or maintain in force the insurance required under this Lease or provide proof of the insurance when requested by the Landlord, the Landlord may (but is not required to) take out the necessary insurance and pay the premiums, and the Tenant must pay to the Landlord as Additional Rent the amount of such premium on the next succeeding rental payment date.

18.0 WAIVER AND INDEMNITY

18.1 Waiver by the Tenant

The Tenant agrees that:

(a) the Landlord will not be liable for any bodily injury to or death of, or loss or damage to any property belonging to the Tenant or its employees, invitees, or licensees or any other person in, on, or about the Premises, or for any interruption of any business carried on in the Premises, or for any consequential loss at all, and, without limiting the generality of the foregoing, in no event will the Landlord be liable:

i. for any damage other than Insured Damage or for bodily injury or death of anyone which results from fire, explosion, earthquake, flood, falling plaster, steam, gas, electricity, water, rain, snow, dampness, or leaks from any part of the Premises or from the pipes;
ii. for any damage, injury, or death caused by anything done or omitted by the Tenant or any of its servants or agents;
iii. for any act or omission (including theft, malfeasance, or negligence) on the part of any agent, contractor, or person from time to time employed by the Landlord to perform janitorial services, security services, supervision, or any other work in or about the Premises; or
iv. for loss or damage, however caused, to property of the Tenant or any of its servants or agents; and

(b) the Tenant releases and discharges the Landlord from any and all actions, causes of action, claims, damages, demands, expenses, and liabilities which the Tenant now or hereafter may have, suffer, or incur which arise from any matter for which the

Landlord is not liable under section 18.1, notwithstanding that negligence or other conduct or omission of the Landlord or anyone for whose conduct the Landlord is responsible may have caused or contributed to such matter.

18.2 Indemnity of Landlord

The Tenant agrees to indemnify and save harmless the Landlord from and against all claims, demands, actions, causes of action, expenses, losses, costs, damages or other harm of whatsoever kind suffered or incurred by the Landlord in respect of bodily injury, death, property loss, property damage, or other consequential loss or damage arising from or related to or connected with:

(a) the use or occupation of the Premises, by the Tenant or the Tenant's Responsible Others;

(b) the granting of this Lease;

(c) any default or breach by the Tenant of its obligations under this Lease; and

(d) any act, omission, negligence or wrong of the Tenant or the Tenant's Responsible Others.

18.3 Survival of Indemnity

This indemnity will survive the expiry or termination of this Lease.

19.0 EVENTS OF DEFAULT AND RELET OF PREMISES

19.1 Events of Default

The following are Events of Default by the Tenant:

(a) the Tenant fails to pay any Rent or any other amount owing under this Lease when due, whether or not demanded by the Landlord;

(b) the Tenant fails to observe or perform any of its other obligations under this Lease and the Tenant has not, within 7 days after notice from the Landlord specifying the default, cured the default, or, if the cure reasonably requires a longer period, the Tenant has not commenced to cure the default within the seven-day period and thereafter does not diligently pursue the cure of such default;

(c) a receiver is appointed to control the conduct of the business of the Tenant;

(d) the Tenant becomes insolvent within the meaning of the *Bankruptcy and Insolvency Act* or makes a proposal pursuant to the *Companies' Creditors Arrangement Act*;

(e) if the Tenant is a corporation and it ceases to be a company in good standing under the *Business Corporations Act* or it ceases to be a society in good standing under the *Society Act* or it ceases to be in good standing under any other constating legislation that may apply to the Tenant, or if an order is made, a resolution passed or a petition filed for the Tenant's liquidation or winding up;

(f) the Lease or the Tenant's assets are taken under a writ of execution or security instrument;

(g) without the consent of the Landlord, the Premises is vacant for 30 days or more;

(h) without the consent of the Landlord, the Tenant fails or ceases to use the Premises for the Permitted Use for 3 months or more.

19.2 Response to Event of Default

In the Event of Default by the Tenant, then the Landlord, in addition to any other right or remedy, may do any or all of the following:

(a) re-enter and remove all persons and property from the Premises, and the property may be removed and stored elsewhere at the cost of and for the account of the Tenant, all without service of notice and without the Landlord being guilty of trespass or being liable for loss;

(b) terminate this Lease and all of the Tenant's rights under it; and

(c) apply all or part of the Security Deposit to rectify in whole or in part the default.

19.3 Relet of Premises

(a) If the Landlord re-enters, it may at its option, without terminating the Tenant's rights, make alterations and repairs to facilitate reletting, and relet the Premises, or any part, as the Tenant's agent for such period of time and at such rent and on such other terms as the Landlord wishes.

(b) Upon reletting, all rent and monies received by the Landlord will be applied, first to the payment of indebtedness other than Rent due from the Tenant to the Landlord, second to the payment of costs and expenses of the reletting including brokerage, legal, and repair expenses, and third to the payment of Rent due and unpaid under this Lease. The residue, if any, will be applied to the payment of future rent as it becomes due and payable.

(c) If at any time the rent received from the reletting is less than the Rent to be paid under this Lease, the Tenant will pay the deficiency to the Landlord to be calculated and paid monthly.

19.4 Reletting without Termination

No re-entry or entry will be construed as an election by the Landlord to terminate this Lease unless a written notice of intention to terminate is given to the Tenant. Despite a reletting without termination, the Landlord may elect at any time to terminate this Lease for a previous breach.

20.0 REMEDIES OF LANDLORD CUMULATIVE

No exercise of a specific right or remedy by the Landlord or by the Tenant precludes it from, or prejudices it in, exercising another right or pursuing another remedy or maintaining an action to which it may otherwise be entitled either at law or in equity.

21.0 MISCELLANEOUS

21.1 Notices

Any notice required or contemplated by any provision of this Lease must be given in writing, and if to the Landlord, either delivered by hand to the Corporate Officer of the Landlord or delivered by hand or mailed (by prepaid registered mail) to the office of the Landlord, located at 1809 Beaufort

Avenue, Comox BC V9M 1R9, or if the Landlord has given the Tenant notice of another address to which notices to the Landlord under this Lease are to be given, then to the last such address of which the Tenant has been given notice; and if to the Tenant, either delivered by hand to an officer or director of the Tenant or delivered by hand or mailed (by prepaid registered mail) to the Tenant at the address set out in subclause 1.1(b) or by posting it at the Premises. Every such notice will be deemed to have been given when delivered (if delivered by hand or posted) or, if mailed, upon the third business day after the day of mailing in Canada provided that if mailed, should there be a mail strike, slowdown, or other labour dispute which might affect delivery of such notice between the time of mailing and the actual receipt of notice, then such notice will only be effective if actually delivered.

21.2 Registration

The Tenant is entitled to register this Lease, at its cost and expense, including payment of any Property Transfer Tax.

21.3 Extraneous Agreements

The Tenant acknowledges that there are no covenants, representations, warranties, agreements, or conditions expressed or implied relating to this Lease or the Premises save as expressly set out in this Lease. This Lease may not be modified except by an agreement in writing executed by the Landlord and the Tenant.

21.4 Time of Essence

Time is of the essence of this Lease.

21.5 Successors and Assigns

This Lease and everything herein contained will enure to the benefit of and be binding upon the successors and assigns of the Landlord and the permitted successors and assigns of the Tenant.

21.6 Frustration

If by reason of fire, flood, lightning, tempest, earthquake, impact of aircraft, explosion, or Acts of God, the Premises, at any time during the Term hereby granted be destroyed or so damaged as to render the Premises unfit for occupancy, the Landlord will, then, have a period of ninety (90) days after such damage or destruction within which to decide whether or not it will repair or rebuild. If the Landlord decides not to rebuild or repair, it may terminate this Lease by notice, in writing, given to the Tenant within the ninety (90) day period; provided, however, that in the event of such notice being given to the Tenant pursuant to this clause, the Rent reserved to the Landlord under this Lease will be due and payable up to the date of removal of the Tenant's goods and chattels from the Premises and restoration of the Premises to the satisfaction of the Landlord in accordance with section 15 of the Lease.

21.7 Waiver

No condoning, excusing, or overlooking by the Landlord of any default, breach, or non-observance by the Tenant at any time or times in respect of any covenant, proviso, or condition herein contained will operate as a wavier of the Landlord's rights in respect of any continuing or subsequent default, breach, or non-observance or so as to defeat or affect in any way the rights of the Landlord in respect of any such continuing or subsequent default or breach, and no acceptance

of rent by the Landlord subsequent to a default by the Tenant (whether or not the Landlord knows of the default) will operate as a waiver by the Landlord, and no waiver will be inferred from or implied by anything done or omitted by the Landlord save only express waiver in writing.

21.8 Governing Law

This Lease will be governed by and construed in accordance with the laws in force in the Province of British Columbia and the parties agree to attorn exclusively to the courts of the Province of British Columbia

21.9 Severability

Should any provision or provisions of this Lease be illegal or not enforceable, it or they will be considered separate and severable from the Lease and its remaining provisions will remain in force and be binding upon the parties as though the said provision or provisions had never been included.

21.10 No Fettering and Powers Preserved

Nothing contained or implied in this Lease will fetter in any way the discretion of the Landlord or the municipal council of the Landlord. Further, nothing contained or implied in this Lease will affect the Landlord's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the Landlord's discretion, and the rights, powers, duties and obligations of the Landlord under all public and private statutes, by-laws, orders and regulations, which may be, if the Landlord so elects, as fully and effectively exercised in relation to the Premises as if this Lease had not been executed and delivered by each party to the other.

21.11 Headings

The headings appearing in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit, or enlarge the scope or meaning of this Lease or of any provision thereof.

21.12 Execution

The Landlord and Tenant may execute this Lease in counterparts and when the counterparts have been executed by the parties, each executed counterpart, whether a facsimile, pdf, photocopy or original, will be effective as if one original copy had been executed by the parties.

21.13 Rules, Regulations and Policies of Moorage Premises

In addition to the terms and conditions of this Lease, the Tenant's use of the Moorage Premises is subject to the rules, regulations and policies of the Moorage Licence Terms, as set out in the attached as SCHEDULE D, and as amended from time to time.

[SIGNATURES ON THE FOLLOWING PAGE]

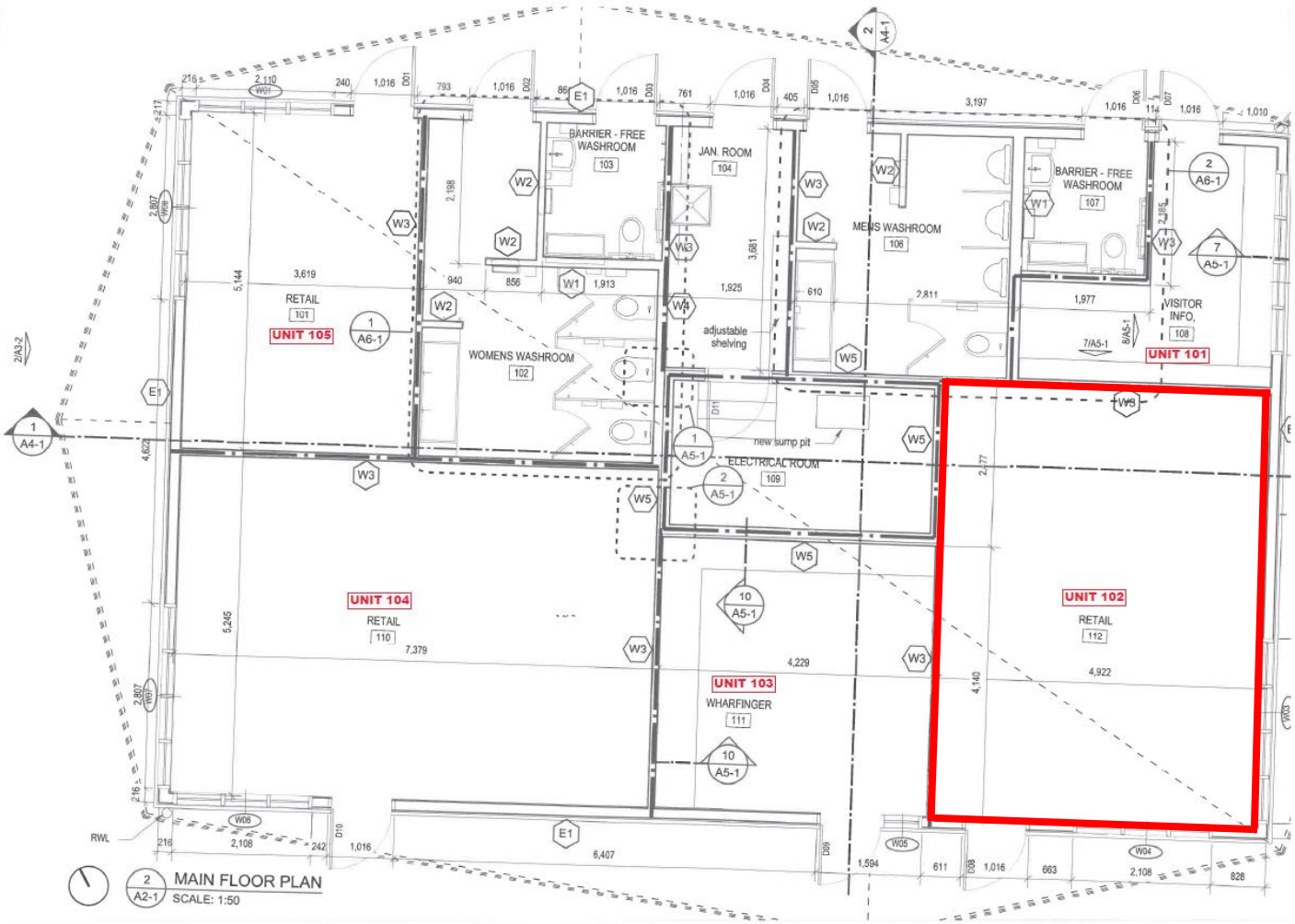
IN WITNESS WHEREOF the authorized signatories of the parties have executed this Lease as of the day and year first above written.

TOWN OF COMOX, by its authorized signatories:)
)
)
)
)
_____)
Name: Nicole Minions, Mayor)
)
)
)
)
_____)
Name: Shelly Russwurm, Corporate Officer)

BILL'S BIG ANIMAL ENCOUNTERS, LTD., by its authorized signatories:)
)
)
)
)
_____)
Name:)
)
)
)
)
_____)
Name:)

SCHEDULE A – PREMISES

Unit 102 – 129 Port Augusta Street (the "Building Premises")



Comox Municipal Marina – Moorage in berth C30 (the "Moorage Premises")

SCHEDULE B – SPECIAL TERMS AND CONDITIONS

1. Tenant's Responsibility for Repairs and Expenses

The Tenant covenants with the Landlord that it will be responsible for all costs and expenses of any kind whatsoever associated with and payable in respect of the Tenant's use of the Premises, including without limitation:

(a) Garbage and snow removal

(b) Interior and exterior window cleaning

(c) Janitorial service and supplies

(d) Signage (which must comply with the Landlord's bylaws)

(e) Plumbing charges for any fixtures, taps or drains in the Premises

(f) Lamp and tube replacement

(g) Emergency lighting battery replacement

(h) On-going fire alarm monitoring within Premises

(i) Annual Fire Extinguisher inspection

(j) The costs of constructing, maintaining and repairing any Leasehold Improvements listed in SCHEDULE C

(k) Charges related to security systems or security services for the Premises

(l) Utility charges for telephone, cable, gas and electric services for the Premises

(m) Annual property taxes

(n) Any other costs identified by the Landlord as relating to the Tenant's occupation of the Premises.

2. Landlord's Responsibility for Repairs and Expenses

The Landlord covenants with the Tenant that, except in respect of matters that are expressly stated to be the responsibility of the Tenant in this Lease, it will keep in a good and reasonable state of repair, consistent with the general standard of office buildings of similar age and character in the area where the Premises is located, the Landlord's Buildings or Improvements, including the:

(a) Structural members or elements of the Buildings or Improvements

(b) Major repairs and replacement of the HVAC

(c) Maintenance and repairs to the foundation, roof, exterior walls

(d) Maintenance and repairs to mechanical, electrical, plumbing and utilities systems that are covered by drywall or located behind any Building components

(e) Surface or structural repair of parking areas on the Lands

(f) Correcting any defects in the initial design of the Building or Improvements

(g) Repairs or replacement due to the negligence of the Landlord

If the Tenant identifies any repairs that are the Landlord's responsibility pursuant to this obligation, the Tenant will give notice promptly to the Landlord.

3. Alterations by Landlord

The Landlord reserves the right from time to time to:

(a) make any deletions, changes, and additions to the equipment, appliances, pipes, plumbing, wiring conduits, ducts, shafts, structures, and facilities of every kind throughout the Building Premises; and

(b) make alterations and additions to the Building Premises;

and in exercising any such rights, the Landlord will take reasonable steps to minimize any interference caused to the Tenant's operations in the Premises, but by exercising any such rights, the Landlord will not be deemed to have constructively evicted the Tenant or otherwise to be in breach of this Lease, nor will the Tenant be entitled to any abatement of rent or other compensation from the Landlord.

SCHEDULE C – LEASEHOLD IMPROVEMENTS

Notwithstanding subclause 3.1(c) of the Lease, the Tenant may construct the following Leasehold Improvements:

SCHEDULE D – MUNICIPAL MARINA MOORAGE LICENCE TERMS OF AGREEMENT, RULES AND REGULATIONS ("MOORAGE LICENCE TERMS")

[FOLLOWING PAGE]

TOWN OF COMOX

TERMS OF AGREEMENT AND RULES & REGULATIONS 2025/2026

TOWN OF COMOX MUNICIPAL MARINA

TERMS OF AGREEMENT:

IN CONSIDERATION OF OBTAINING USE OF THE COMOX MUNICIPAL MARINA, THE MARINA TENANT ACKNOWLEDGES AND/OR AGREES THAT:

1. The tenant is the Owner or lawful user of the vessel.

2. Proof of ownership will be required when obtaining new berthage and may be required when renewing berthage.

3. The vessel/boat information provided to the Town of Comox is true and accurate.

4. Insurance Coverage

Vessels 18 ft and over:

- Must carry a minimum of $3 million CAD in third-party liability insurance.
- Insurance must include pollution liability coverage.
- Insurance must include wreck removal and recovery insurance.

Vessels under 18 ft:

- Are not required to carry $3 million CAD in third-party liability insurance.
- Must carry a valid marine-specific insurance policy appropriate to the vessel and its use.
- Insurance must include, at a minimum, third-party liability coverage and coverage for pollution and wreck removal.

All vessels Coverage:

- Insurance must cover loss or damage resulting from **storm, fire, theft, vandalism, sinking, collision, or any other cause whatsoever**.

Proof of Insurance:

- Proof of adequate insurance must be submitted to **Town Hall** by **March 31st** each year.

Tel: 250 339-2202
Fax: 250 339-7110
Email: town@comox.ca

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

We respectfully acknowledge that we gather and work on the unceded traditional territory of the K'òmoks First Nation, the traditional keepers of this land.

- The proof should be a copy of the insurance policy detail page that clearly indicates the liability insurance coverage requirements.

Compliance and Enforcement:

- Tenants who fail to provide the required proof of insurance after **one reminder** and **within one month** of the expiration date will forfeit their berth, effective **March 31st, 2026**.

- The Marina reserves the right to **terminate the moorage agreement without notice** if required insurance lapses, is cancelled, or is found to be insufficient.
- The Marina may, at its sole discretion, **refuse entry, remove, or require the removal of any vessel** that does not comply with insurance requirements, **at the owner's risk and expense**.

5. Responsibility for the Tenant and Guests:

- The tenant accepts full responsibility for themselves and their guests in the Marina, using it at their own risk.

- The tenant agrees to follow all rules and regulations regarding the Marina and ensures that their guests do the same.

6. Liability for Vessel and Damages:

- The tenant is entirely responsible for any damage or loss to their vessel, its equipment, and contents while in the Marina.

- The tenant is also liable for any damage or harm caused by the vessel, themselves, or their guests to other persons or property in the Marina.

7. Indemnity to the Town of Comox:

- The tenant agrees to indemnify (compensate) the Town of Comox for any losses or damages that occur, protecting the Town from any legal or financial responsibility.

- The tenant will not make any claims or pursue legal action against the Town of Comox unless the loss or damage was directly caused by the Town's deliberate wrongful acts.

8. No Bailee Relationship:

- The Town of Comox does not assume the role of a bailee (caretaker) for the tenant's vessel or its contents. This means the Town is not responsible for safeguarding the vessel or its property.

9. Annual moorage fees do not include the use of the boat launch facilities. During peak season, from March 1st to October 31st, launch passes must be purchased for use in this facility area.

10. The tenant is responsible for securing the Marina gates. The security of the Marina is up to all users.

RULES & REGULATIONS:

THE RULES AND REGULATIONS ARE FOR THE BENEFIT AND SAFETY OF ALL MARINA TENANTS. VIOLATION OF ANY OF THESE CONDITIONS MAY RESULT IN FORFEITURE OF TENANCY.

Part I - Administration

1. Berthage Fees

- On **Floats 'A', 'B', and the west side of 'E'**, fees are based on the **length of the boat** or **finger** (whichever is greater).
- On **Floats 'C', 'D', and the east side of 'E'**, fees are based solely on the **length of the finger**. Boats must not extend beyond the length of the finger.
- **Marina rates** and fees are reviewed annually. Payment is due by **March 31st**, and a **10% penalty** is applied for late payments.

2. Registration & Measurements

- **Boat Measurements**: Accurate measurements of the boat's length and width, including motors, bow sprit, swim grid, or other extensions, must be provided during registration.
- Measurements must be confirmed by the Marina **Caretaker.** Typically, these measurements are taken when the boat is in the water.

3. Berthage Assignment

- Only boats assigned to a specific berth may be moored there unless prior approval is obtained from the **Marina Caretaker**.

4. Relocation of Vessels

- The Town of Comox reserves the right to **relocate** a vessel, with prior notification to the owner.

5. Liability for Damage

- Tenants are responsible for any **damage or loss** to municipal property caused by their vessel or actions, and must pay for repairs within **30 days** of notification.

6. Waiting List for Berth Changes

- Tenants seeking a larger or smaller berth may be added to the **waiting list**.

7. Electrical Fees

- Electrical fees must be paid before connecting to the Marina's electrical system. Failure to do so may result in the vessel being disconnected.

8. Marina Year & Rental Period

- The **Marina year** runs from **April 1st to March 31st**.
- The rental period is one year unless otherwise specified, and only **one berth** per boat owner or partnership is allowed.

9. Cancellation of Moorage

- If a tenant wishes to cancel moorage during the Marina year, they must give **30 days' written notice**. If the notice is not provided, the tenant will be charged for the additional days.
- Cancellation may result in a **prorated refund**, minus a **$75 administration fee**.

10. Non-Renewal Notice

- If a tenant does not wish to renew their moorage, they must notify the **Town Hall** and **Marina Caretaker** in writing at least **30 days before March 31st**. Failure to do so may result in **late fees** or the **monthly temporary moorage rate** being charged.

Part II - Berthage

The **Berthage** section outlines the rules regarding the use and management of the water spaces assigned to tenants at the Comox Municipal Marina. Here's a summary of the key points:

1. Personal Use Only

- **Berthage** is for personal use and cannot be assigned to another party. However, if the **boat is sold** and the new owner wishes to take over the moorage contract, they must apply for approval from the **Town of Comox**. The original owner must notify the Town in writing about the sale.

2. Boat Sale and Retaining Berthage

- If a tenant sells their boat, they must notify **Town Hall** in writing about the sale date. The tenant can **retain the vacant berth** for up to **6 months** from the sale date. If a new boat is not registered during this period, the berth may be lost.

3. Minimum Use Requirement

- To maintain the berthage, the registered tenant must use the assigned space for at least **6 months** out of the 12-month period. The use does not need to be continuous, but it must total 6 months within the year. Failure to meet this requirement may result in non-renewal of the moorage.

4. Size Limits of Berthage

- Boats must not exceed the **length or width** of the assigned berthage. The length and width limits are defined as:
    - For **Floats 'A' and 'B'**, the boat length cannot exceed the finger length plus 18 inches.
    - For the **west side of 'E'**, the boat length cannot exceed the finger length plus 6 feet.
    - For **Floats 'C', 'D', and the east side of 'E'**, the boat length cannot exceed the finger length.
    - The boat's **width** must not exceed half the distance between fingers minus one foot.
- Attachments like **bowsprits**, **swim grids**, or other protrusions must stay within the berth and should not interfere with walkways or foot traffic.

5. Subletting Berthage

Tenants are not permitted to sublet their berthage space. However, with the tenant's written authorization, the Town of Comox may sublet the berth on the tenant's behalf. The tenant will receive 50% of the sublet fee, prior to taxes. This policy encourages tenants who are away for extended periods to make their berth available for subletting.

6. Commercial Use Restrictions

- **Commercial use** of berthage spaces is **allowed on a case-by-case basis,** subject to special arrangement and approval from the Town of Comox.

- **Casual chartering** that does not exceed an aggregate of **20 days per** year is not considered commercial.

7. Rafting Prohibition

- **Rafting** (tying boats together side by side) is **not permitted** within the Marina.

8. Security Responsibility

- **Security** of the Marina is a shared responsibility, and tenants must ensure that the **Marina gates are secured** after use to maintain security.

PART III - MOORING

1. Mooring Responsibility

- Each tenant is **responsible for the safe mooring** of their boat.
- Tenants must provide and maintain their own **mooring lines** and **chaffing gear.**
- **Chaffing** gear should be attached either to the boat or tied to the floats; **no other type of fastening is permitted.**
- Tenants should ensure that their mooring lines do not obstruct other berths or access pathways.

2. Illegal Mooring

- If a vessel is moored **illegally,** the **Marina Caretaker** has the authority to **padlock** the vessel.

3. Living Quarters

- Vessels moored at the Marina **cannot be used as living quarters.**
- **Exception: Tourist vessels** may be used as living quarters, but only for a maximum period of **two weeks.**

PART IV - ELECTRICITY

1. Shore Power Cord Requirements

- Shore power cords must be **marine grade** and have a **grounding pin**.
- The power cord must also feature a **female locking end** with a **proper ground**.

- Power cords must **not be wrapped around the plug pedestals** or **water hose hangers**. Any excess length of cord should be stored on the tenant's vessel.
- Shore power cords must be in proper operating condition. **Damaged or modified cords**, including those with **electrical tape**, **modified plug ends**, or **frayed wires**, will be removed by the marina caretaker.
- Shore power cords on the floats must be routed and kept clear of walking surfaces to prevent tripping hazards.
- Do not store cords on the float when the vessel is absent.

2. Electrical Connections

- Each berthage space is entitled to only **one connection** to the marina's electrical system, where available. Electrical connections **cannot be shared between vessels** or **berthage spaces**. Violating this rule will lead to immediate disconnection.

3. Payment for Electrical Services

- Tenants using electrical services must pay the appropriate electrical fee at Town Hall. Failure to pay the fee will result in disconnection from the electrical system.

4. Hazardous Electrical Hook-ups

- Any **hazardous electrical hook-up** will be immediately disconnected by the Town of Comox. All extension or shore power cords used at the marina must be:
    - Waterproof and in good condition.
    - Minimum **14 gauge for 15 amp service** and **12 gauge for 20 amp service**.
    - Kept on the wharf in a way that reduces tripping hazards.
    - Out of the water and unplugged from the power stand when not in use.

PART V – GRID

1. Booking Confirmation: The grid is not considered booked until payment has been completed at Town Hall.

2. Grid Information: A package containing grid details is available at Town Hall or can be accessed on the official website: comox.ca/marinas .

PART VI - WATER TRAFFIC

1. Sailing Vessel Restrictions: Operators of sailing vessels are not permitted to maneuver under sail within the Marina, except for sailing dinghies that are not equipped with motors.

2. No Wake Zone: The Marina is designated as a **"No Wake Zone."**

PART VII – GENERAL

1. Use of Marina Facilities: All persons using the Marina facilities do so at their own risk.

2. Liability: The Town of Comox shall not be responsible for any damage or injury sustained to any boat or person.

3. Parking Regulations: Parking for tenants is provided in the East and West parking lots. Parking single vehicles in areas designated for vehicles with trailers is prohibited. Vehicles in violation of these regulations will be towed at the owner's expense.

4. Loss of Property: The Town of Comox shall not be liable for the loss of any articles left in automobiles or boats.

5. Swimming Prohibition: Swimming from or around the floats is prohibited.

6. Dog Leash Requirement: Tenants wishing to take dogs to and from their boats may do so, provided the dog is on a leash.

7. Conduct Expectations: Tenants, their guests, employees, and the general public must conduct themselves in a manner that ensures the safety of the Marina and does not disturb the quiet enjoyment of others.

8. Storage of Hazardous Materials: Storage of flammable liquids, oily rags, etc., on floats or municipal property is prohibited. Any associated cleanup costs will be charged to the responsible boat owner.

9. Prohibition on Oil-Based Products: The use of oil-based products of any kind on floats, fingers, or grids is strictly prohibited.

10. Littering Prohibition: No litter shall be thrown overboard. Garbage containers are provided next to both entry gangways, with a cardboard bin and oil waste receptacle located near the West entry gate.

11. Waste Discharge Prohibition: In the interest of sanitation, safety, and the environment, no toilets or petroleum products shall be discharged while vessels are in the Marina.

12. Obstruction-Free Walkways: Walkways and fingers must be kept free of tenders, dinghies, materials, debris, and equipment at all times. A written warning will be issued, followed by a fine if the issue persists.

13. Vessel Identification: All vessels should be clearly marked with the name and/or license number.

14. Compliance with Regulations: All boat owners must comply with the current Fire Marshal Regulations and the Safe Boating Guide published by Transport Canada. **Safe Boating Guide**

15. Vessel Cleanliness: Tenants must ensure their vessels are maintained in a clean and orderly condition at all times. This includes removing debris, algae, barnacles, or other materials that may accumulate on the hull, deck, or visible equipment. Failure to maintain cleanliness may result in a written warning, followed by enforcement actions if the condition persists.

16. Operational Readiness: All vessels equipped with a main engine must be capable of safe operation under that engine at all times while moored at the Marina. Vessels that cannot move under their own power may be subject to inspection and could be required to vacate the berth until operational readiness is restored.

17. Crane and Lifting Operations

- The use of cranes, mobile lifts, hoists, or any mechanical lifting equipment to launch, haul out, or move vessels within or adjacent to the Comox Municipal Marina is not permitted without prior notification and approval from the Town of Comox and/or the Marina Caretaker.
- Tenants must inform the Marina Caretaker or the Town of Comox in advance of any planned crane use, including the date, time, duration, and location of the lift.
- All crane operations must be carried out by qualified and properly licensed operators and must comply with all WorkSafeBC requirements, municipal bylaws, and applicable safety regulations.
- The Town of Comox reserves the right to restrict, reschedule, or deny crane operations where such activities may pose a risk to marina infrastructure, vessels, tenants, staff, or the general public.
- The vessel owner/tenant is fully responsible for all damages, injuries, or losses arising from crane or lifting operations, including damage to marina property, docks, floats, utilities, or third-party vessels.
- Proof of appropriate liability insurance for crane and lifting operations, including coverage for property damage and bodily injury, may be required prior to approval.

- Any crane or lifting operation conducted without approval or in violation of these rules may result in immediate suspension or termination of moorage privileges, and the tenant may be held liable for all associated costs and damages.

PART VIII - ENFORCEMENT

1. Moorage Cancellation: The Town of Comox reserves the right to cancel the assigned moorage of any tenant who is in violation of the current rules and regulations.

2. Vessel Removal: Upon ten (10) days' written notice, the tenant will be required to immediately remove their vessel from the Comox Municipal Marina premises or floats. Failure to comply will result in removal by the Municipality at the Owner's expense.

COMOX

LIFE by the SEA

March 13, 2026

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

RECEIVED
March 17, 2026
TOWN OF COMOX

LOG: 26-293	REFER:	AGENDA: RCM 18Mar26
FILE: 0360-20-0	ACTION: File	

File: 0360-20-01

Copies: Council
JW/SR/CD

Re: Comox Tourism Service Delivery and the creation of a Comox Tourism Advisory Committee

Dear Mayor and Council,

Thank you for your letter dated February 24, and our lunch meeting Thursday March 5 with myself and our Executive Director; we appreciate the support in focusing on tourism in Comox.

Further to our meeting discussions and subsequent conversations with Senior staff, the BIA has provided a series of logical next steps and created a draft Terms of Reference (TOR) for the Comox Tourism Advisory Committee (CTAC) attached, which would be implemented under a contract between the Town and the BIA.

Once the Committee structure is approved by Council, the BIA is prepared to begin the application process for Comox-based tourism sector members interested in serving as per the TOR. In alignment with the TOR, the BIA will provide Council with a recommended list of applicants that reflects a diverse range of perspectives and expertise. We are ready to move forward with the CTAC for tourism that will enable collaboration locally and regionally and drive the important unique tourism needs of Comox. This approach also enables Town staff to have a local expert body to bring multiple departments together which have tourism roles within their areas such as Parks, Planning, and Marina related projects, that align with the CTAC role in tourism planning, execution in marketing, placemaking and destination development.

Municipal Regional District Tax (MRDT)

At its last BIA Board Meeting March 10, and in alignment with the proposed Tourism Advisory Committee, the BIA Board of Directors discussed the potential for working with the Town of Comox to apply to the Province for the submission of a Town of Comox Municipal Regional District Tax (MRDT) application that would be managed by the BIA and support the Comox Tourism Advisory Committee initiatives. As a result, we are pleased to share the following unanimous resolution of our Board of Directors:

> THAT the Business in Action of the Town of Comox (BIA) hereby confirms that the BIA will request approval from the Province under the BC Provincial Sales Tax and Designated Accommodation Area Tax Regulation, to impose the Municipal and Regional District Tax (MRDT) of a rate of 2% on the purchase of accommodation within the Town of Comox's jurisdiction.
>
> AND THAT the BIA will apply to the Municipal and Regional District Tax be approved as the Designated Eligible Entity for management and use of funds.

AND THAT the BIA request a letter from the Town of Comox in support of the BIA application to the Province under the Provincial Sales Tax Act Section 123, the Designated Accommodation Area Tax Regulation, and Delegated Eligible Entity

4VI is recommending a regional MRDT at 3% and has confirmed that all the MRDT funds collected from Comox-based Online Accommodation Providers (estimated to be $40K annually, or $200K over the five-year term of the MRDT) would go to regional Affordable Housing initiatives, and not to destination development and marketing initiatives. The fixed roof MRDT funds from Comox, which they estimate to be $60K, would go into regional tourism initiatives. With a Comox-specific MRDT, 100% of the funds stay within the control of Comox, for the benefit of Comox, more than doubling your current tourism funding levels.

Strengthening Comox's Tourism Future

With the Tourism Advisory Committee in place and the BIA designated as the Eligible Entity for the MRDT, the Town will have the structure, authority, and resources required to shape its own tourism and destination future. This is vitally important to the economic well-being of the Town and its small businesses, which rely on a strong, coordinated tourism strategy.

Thank you again for your ongoing partnership and for considering these important next steps,

Pete Chambers, President
Comox Business in Action Board of Directors

Attached:
Comox Tourism Advisory Committee Terms of Reference

Comox Business in Action
P.O Box #1624, RPO Stn A, Comox BC V9M 8A2
downtowncomox.com | comoxbia@gmail.com

TOWN OF COMOX

COMOX TOURISM ADVISORY COMMITTEE TERMS OF REFERENCE

The Comox Tourism Advisory Committee serves as the governing body responsible for providing high-level oversight, strategic direction, and decision-making authority for the Towns tourism and destination management strategies, activities, partnerships, grants and opportunities while ensuring its success and alignment with Comox community goals. The Committee will work to develop Comox as a Tourism destination through collaboration between local and regional Tourism stakeholders, Council and Administration and K'ómoks First Nation

Membership

The Committee will consist of 5 to 7 members, appointed by Council, as follows: One (1) member from the current Town of Comox Council as a non-voting Liaison position, and three to five (3-6) members from local Tourism businesses. Members from the Towns Tourism sector will be chosen from specific tourism industry as follows:

1. Accommodation Provider
2. Marine Sector
3. Food and Beverage
4. Arts and Culture
5. Natural Assets - Parks and Recreation
6. K'ómoks First Nation

The Committee will also include the current Executive of the BIA and a Town staff member as non-voting advisory members. The Committee shall have terms for four years unless otherwise directed by Council. In the event of a vacancy, Council may appoint a person for the unexpired term.

Chairperson

The Chairperson of the Committee will be elected by the Committee from among its members appointed by Council.

Schedule of Meetings

Regular meetings shall be held quarterly, with additional meetings scheduled as needed during peak planning periods. Meetings may be conducted in-person or virtually. Comox Council may review the attendance circumstance of any member who has missed three consecutive meetings without prior notice or permission and may recommend of Council that the membership of such member be terminated.

Roles and Responsibilities

The Committee will act for the entirety of the Town Boundaries in an advisory capacity and work in conjunction with Town staff to provide tourism advice and present recommendations to Council for matter within the following areas:

a. Foster a collaborative relationship between the Tourism Advisory Committee, ensuring effective communication and shared tourism objectives.

b. Provide advice and recommendations to Council on matters and policies that support the Tourism industry and the delivery of Tourism and Visitor Services within the Town.

c. Provide strategic oversight to develop the Town of Comox as a Tourism Destination that priorities tourism events and strategies that align with community goals, tourism marketing best practices.

d. Establish high-level recommendations for Town budgeting, risk management, and tourism sector engagement and transparency.

e. Develop and Monitor Tourism Metrics based on Provincial requirements to guide operations, collecting feedback for optimization through Committee motion.

f. Monitor and advise on Annual and 5-year tactical plans, budget estimates and implementation activities. and Budget planning and implementation matters.

g. Facilitate communication between tourism stakeholders.

h. Evaluate success and provide improvement recommendations.

i. Advocate for the festival's importance within the community including promoting fundraising opportunities.

j. Uphold integrity and transparency in Committee proceedings.

Use of Staff Resources:

Administrative support will be provided by the Comox BIA working with the CAO. Staff and technical support will be provided through requests from the Committee to the CAO who will direct appropriate staff depending on the issue at hand if required.

Reporting and Recommendations:

Minutes and agendas are prepared and distributed by the Comox BIA. The Tourism Advisory Committee will submit regular quarterly progress reports to Council and present recommendations for approval. Recommendations may cover budget allocations, tourism policies and strategies, and any other relevant matters.

Term

Members' terms will be consistent with that approved by Council.

Review and Amendment

These Terms of Reference shall be reviewed annually and may be amended with the approval of the Council to adapt to changing circumstances or improve Committee operations.

From: Brodie Guy [redacted]
Sent: Tuesday, March 24, 2026 10:09 AM
To: Nicole Minions <NMinions@comox.ca>; Jordan Wall <jwall@comox.ca>
Subject: Island Coastal Economic Trust — Letter of Support

RECEIVED
March 24, 2026
TOWN OF COMOX

LOG:	REFER:	AGENDA:
26-322		RCM 01Apr26
FILE: 0400-04	ACTION: MR	

Copies: Council JW/SR/CD

Good morning Mayor Minions and Jordan,

We are at a pivotal moment for local economies across Vancouver Island and coastal communities — and the voice of your community matters.

Local leaders who govern Island Coastal Economic Trust are working to support the Province of British Columbia to advance a once-in-a-generation opportunity to modernize the Trust with a strategic investment to shape economic development across our region for decades. A brand-new Independent Legislative Review — A Case For Change — provides a compelling, evidence-based case for this change, identifying strategic investment as the essential foundation for modernizing the Trust and advancing co-governance with First Nations. This is something local governments and First Nations have sought since the Trust started, and now, enabling new legislation is being developed by the Ministry of Jobs and Economic Growth.

We are requesting the support of your council in this defining moment in Trust's history. Attached is a template letter for your council to consider sending to Minister Ravi Kahlon. At the Regional Advisory Committee meetings of the Trust, elected leaders encouraged each other to copy your local MLAs and, where possible, coordinate a joint letter with neighbouring councils, First Nations, and/or regional districts to amplify the message. Please feel free to adapt the template with stories and examples specific to your community — the Minister needs to hear the human and local economic impact of this work in your own words.

This advocacy builds on real momentum. Throughout early 2026, community leaders have engaged MLAs directly, building on recommendations from over 30 First Nations governments who contributed to the First Nations Strategic Recommendations Report — which is now actively informing the development of new legislation. Together, governments across our region have built a strong foundation. But the window is open now: legislative and investment decisions will be made in the months ahead, and elected voices like yours are essential to advancing this vision that is shared among local governments and First Nations.

Please reach out directly if I can support you in any way — I am ready to assist immediately.

With gratitude,
Brodie

BRODIE GUY
CEO
[redacted]
ISLAND COASTAL ECONOMIC TRUST

As we work toward inclusive and resilient economic futures, we do so with a deep appreciation for the histories, contributions, and rights of the Kwakwala/Bakwam'kala, Ligwilda'xw, Pəntl'áč, She shashishalhem, Hul'q'umi'num', diitiid?aatx, SENĆOŦEN, Skwxwú7mesh, Lekwungen, and T'Sou-ke speaking peoples.

[date]

Honourable Ravi Kahlon
Minister of Jobs and Economic Growth
Government of British Columbia
JEDI.Minister@gov.bc.ca

Dear Minister Kahlon,

On behalf of (Council/regional Mayors/Regional District), we are writing to express our strong support for advancing legislation to modernize the Island Coastal Economic Trust and to position it for long-term impact through strategic provincial investment.

The work to renew the Trust represents a *Made on the Coast* initiative shaped and championed by coastal First Nations, local governments, and regional leaders working together toward a shared economic vision. Over the past several years, your Ministry's partnership has enabled meaningful engagement and co-development, resulting in an unprecedented level of regional alignment.

Across 53 First Nations governments, 35 local governments, and elected MLAs in the region, there is broad consensus that the Trust should evolve into a modern, co-governed regional economic development institution that reflects partnership, reconciliation, and shared responsibility.

The alignment has been achieved. The regional mandate is clear.

To carry this work forward, we respectfully urge the Province to bring forward legislation as soon as possible to formalize the renewed governance structure and provide long-term certainty for the Trust.

As government focuses on economic resilience, regional development, and disciplined spending in a period of global uncertainty, the Trust represents an established and accountable mechanism to advance those shared priorities. Over nearly two decades, the Trust has leveraged provincial investment into tangible economic outcomes in coastal communities, strengthening local economies and fostering collaboration across jurisdictions.

Strategic investment in a modernized Trust would build on that proven track record, protect prior public investment, and provide a focused vehicle to support economic transition in coastal and rural regions. This approach aligns with the Province's emphasis

on strengthening British Columbia's economy while ensuring responsible stewardship of public funds.

As municipal leaders, we see firsthand the importance of strong regional institutions in supporting jobs, innovation, and community stability. With modernized governance and renewed capital, the Trust is well positioned to continue delivering measurable results for British Columbians.

Our region stands united behind this vision. Such consensus around a regional economic priority is rare and reflects years of careful collaboration.

We look forward to working with you to advance both the legislative and investment components necessary to secure the Trust's future.

Sincerely,

[Mayor / Council]
[Local Government]

COMOX

LIFE by the SEA

March 13, 2026

RECEIVED
March 16, 2026
TOWN OF COMOX

LOG: 26-276	REFER:	AGENDA: RCM 01Apr26
FILE: 0360-20-0	ACTION: MR	

File: 0360-20-01, 4540-01 Copies: Council JW/SA/RN/SR/CD

Mayor and Council
Town of Comox
1809 Beaufort Avenue
Comox, BC

RE: Proposed Enhancements to Marina Park Activation – Introduction of Craft and Artisan Vendors and More Food Vendors

Dear Mayor and Council,

On behalf of the Comox Business in Action (BIA), I am writing to share an update regarding our shift from the traditional Summer Fest format to a refreshed summer series model whereby each Friday afternoon of July and August will see signature concerts, showcases and activations downtown. As part of this transition, the BIA Board met earlier this week to discuss opportunities to enhance activity, vibrancy, and foot traffic throughout the downtown and marina areas this summer.

The Board is unanimously supportive of expanding the number and variety of food vendors this season. In addition, they would like to pilot the introduction of new arts, crafts, and artisan vendor spaces around the Sail Buildings. This approach responds directly to the significant interest we have received from local makers, with dozens of inquiries received in recent months, and aligns with our shared goal of creating a lively, welcoming waterfront experience that increases foot traffic downtown.

With your approval, the BIA is prepared to take on the operational components required to support this pilot, including:

- Mapping out vendor locations and creating a clear booking-area layout
- Drafting an arts and crafts vendor agreement under the Town's name for your review
- Setting up online registration and managing vendor vetting and approvals, consistent with our established processes for other BIA-supported events (i.e. insurance requirements, Board approval, self-contained operations, etc.)

We see this as an exciting opportunity to animate the waterfront and strengthen the connection between the marina and the downtown core. We would welcome the chance to move forward with planning upon receiving your direction.

Thank you for your continued partnership and for considering this pilot project enhancement to our summer programming.

[redacted]

Pete Chambers, President
Comox Business in Action Board of Directors

Comox Business in Action
P.O Box #1624, RPO Stn A, Comox BC V9M 8A2
downtowncomox.com | comoxbia@gmail.com | 250 702-1298

Comox Valley Tourism Advisory Committee

LETTER OF SUPPORT

March 26, 2026

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

Subject: Support for Expansion and increase of MRDT collection within the Town of Comox

Dear Mayor & Council, Town of Comox,

On behalf of the Comox Valley Tourism Advisory Committee (TAC), we are writing to express our strong and enthusiastic support for expanding the Municipal & Regional District Tax (MRDT) program boundaries to include the Town of Comox, Village of Cumberland, and CVRD Electoral Areas A, B and C (excluding Denman Is, Hornby Is and Mount Washington), in addition to the City of Courtenay. The TAC wishes to highlight the significant economic and business advantages of moving toward a unified 3% collection model across the entire Valley.

With full support of this TAC, Experience Comox Valley has adopted a regional approach to destination marketing and management since 2021. In order to ensure the benefits of tourism are felt across the region, marketing initiatives are designed to encourage geographic dispersion, highlighting the abundance and variety of experiences available across multiple communities. This integrated approach, combined with Comox Valley's unique blend of diverse outdoor activities, rich cultural scene, and exceptional culinary delights within a geographically compact area, creates a compelling advantage for visitors seeking to maximize their time enjoying their stay.

For the past five years, the City of Courtenay has been the sole municipality collecting MRDT, which has generously supported a regional tourism service model benefiting the entire Valley. The proposed expansion to include the Town of Comox, Village of Cumberland, and surrounding Electoral Areas ensures that all participating communities contribute to the visitor-funded revenue stream. This "all-in" approach creates an equitable system where those who benefit from regional destination management, including the Town of Comox, share in the investment required to sustain it.

Experience Comox Valley respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.

Strategic Advantages for the Town of Comox:

- **Visitor-Funded Growth:** MRDT is a visitor-funded model that reduces the financial responsibility of destination management, marketing and promotion from the local tax base and local businesses.
- **Regional Amplification:** A unified 3% MRDT rate allows the Comox Valley to remain competitive with neighbors like Campbell River, Nanaimo, and Tofino, who already leverage these funds to capture market share.
- **Executing the 10-Year Strategy:** These funds are essential to enacting the new 10-Year Comox Valley Tourism Strategy, which focuses on economic growth through tourism, destination stewardship, new product development, enhancement and investment in our communities.
- **Enhanced Local Support:** The expanded budget will increase the capacity of the Events & Experience Fund grant program, providing vital support to new events, festivals, and tourism experiences in Comox.

The TAC is committed to representing the best interests of the Town of Comox's tourism businesses. The new 5-Year Regional MRDT Strategic Business Plan was built off of the Comox Valley's 10-Year Tourism Strategy, which included extensive engagement from local tourism businesses, industry partners, and a comprehensive review by the TAC. This plan provides a clear, accountable roadmap for how these visitor-funded revenues will be reinvested into our community to drive high-value, sustainable tourism.

The TAC represents a broad cross-section of tourism stakeholders who are unanimous in their belief that a unified regional MRDT is the most effective way to secure a resilient tourism future. We respectfully urge the Town of Comox Council to support the collection of a regional MRDT at eligible accommodation properties within your jurisdiction. This represents a vital step toward a more robust, collaborative, and financially sustainable future for the Town and the entire Comox Valley.

Sincerely,

Haeley Dewhirst
Acting Chair, Comox Valley Tourism Advisory Committee (TAC) & Co-Owner, Coast Surf Shop
Email: haeleydewhirst@gmail.com

Experience Comox Valley respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.