



TOWN OF COMOX



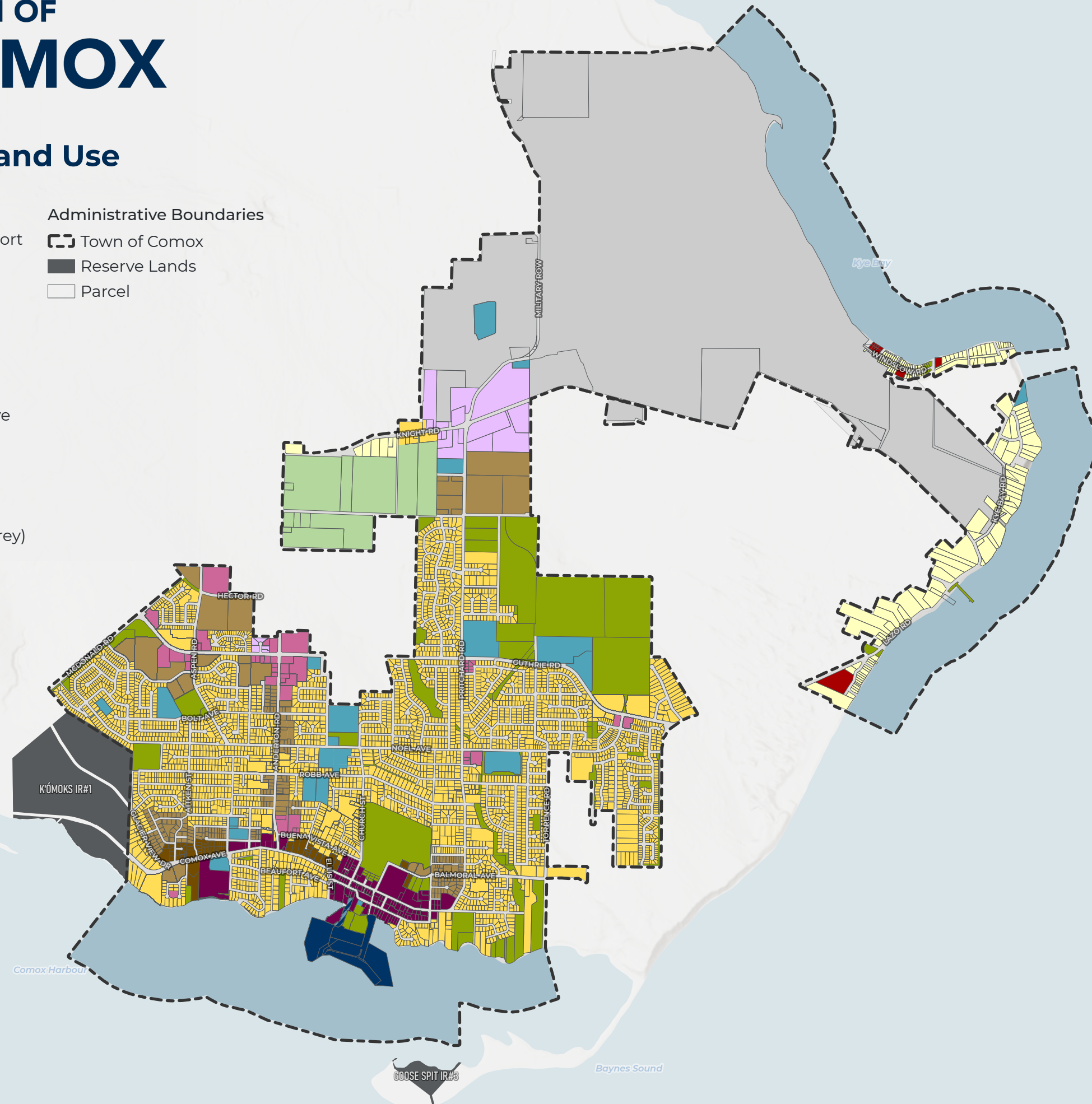
OCP Future Land Use

OCP Land Use (2025)

- 19 Wing Comox / Comox Valley Airport
- Agricultural
- Business Park
- Commercial: Tourist
- Parks, Greenways and Open Space
- Institutional
- Harbour and Marina
- Harbour and Marina Comprehensive Development Area (6-storey)
- Low-Rise Mixed-Use (4-storey)
- Mid-Rise Mixed-Use (6-storey)
- Detached Residential
- Ground Oriented Residential (3-storey)
- Low-Rise Residential (4-storey)
- Mid-Rise Residential (6-storey)

Administrative Boundaries

- Town of Comox
- Reserve Lands
- Parcel



Salish Sea

Strait of Georgia

Comox Harbour

Baynes Sound

1,000
Meters

Scale: 1:30,000
(When Printed at 11 x 17")



TOWN OF COMOX



OCP Growth Areas

Town of Comox Growth Areas

Priority Growth Areas

- Downtown Centre
- Guthrie-Anderton Corridor
- Harbour View Corridor

Secondary Growth Areas

- Airport Corridor

Infill Areas

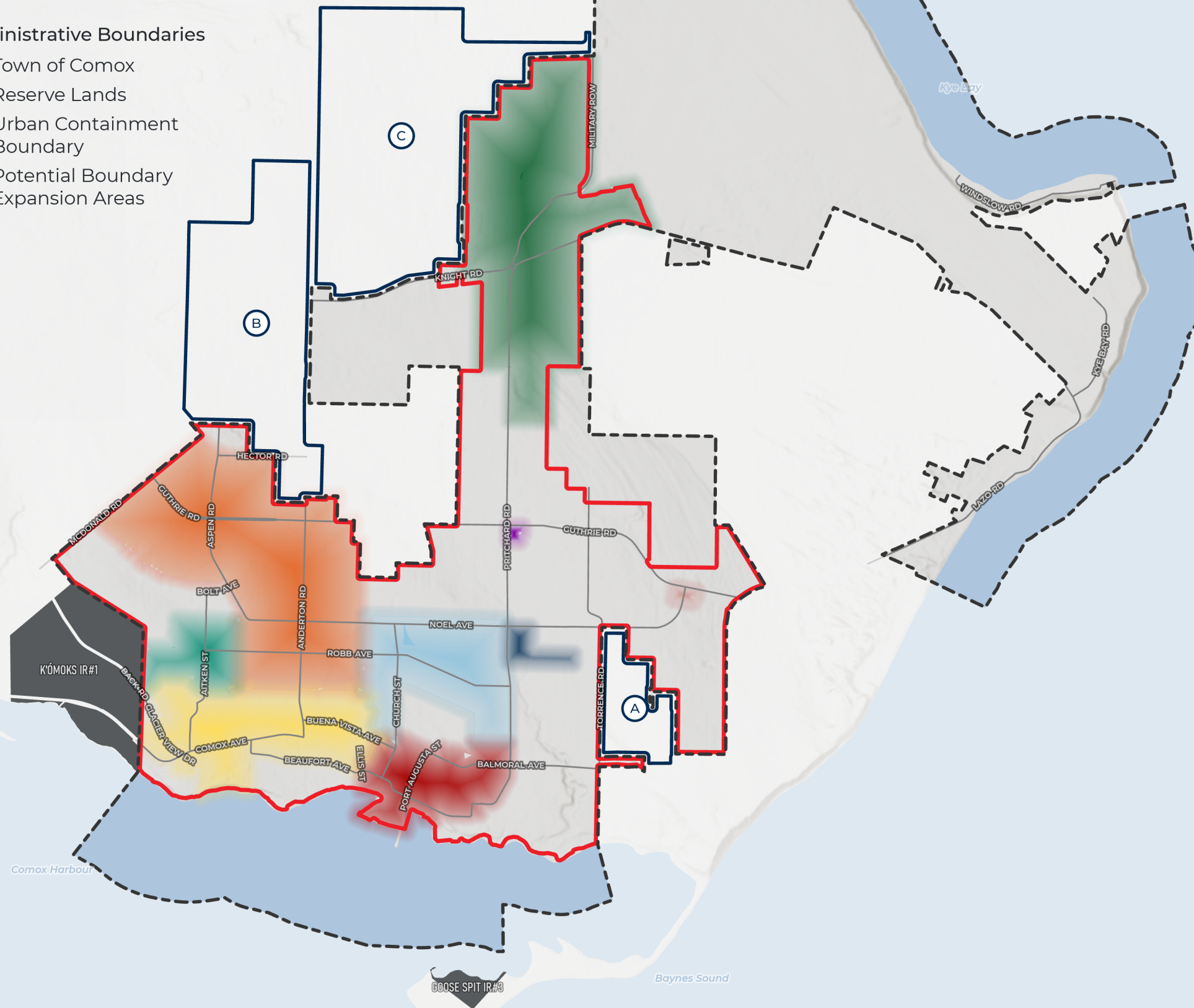
- Central Comox
- West Comox

Mixed-Use Nodes

- Beckton
- Highland
- Dogwood

Administrative Boundaries

- Town of Comox
- Reserve Lands
- Urban Containment Boundary
- Potential Boundary Expansion Areas



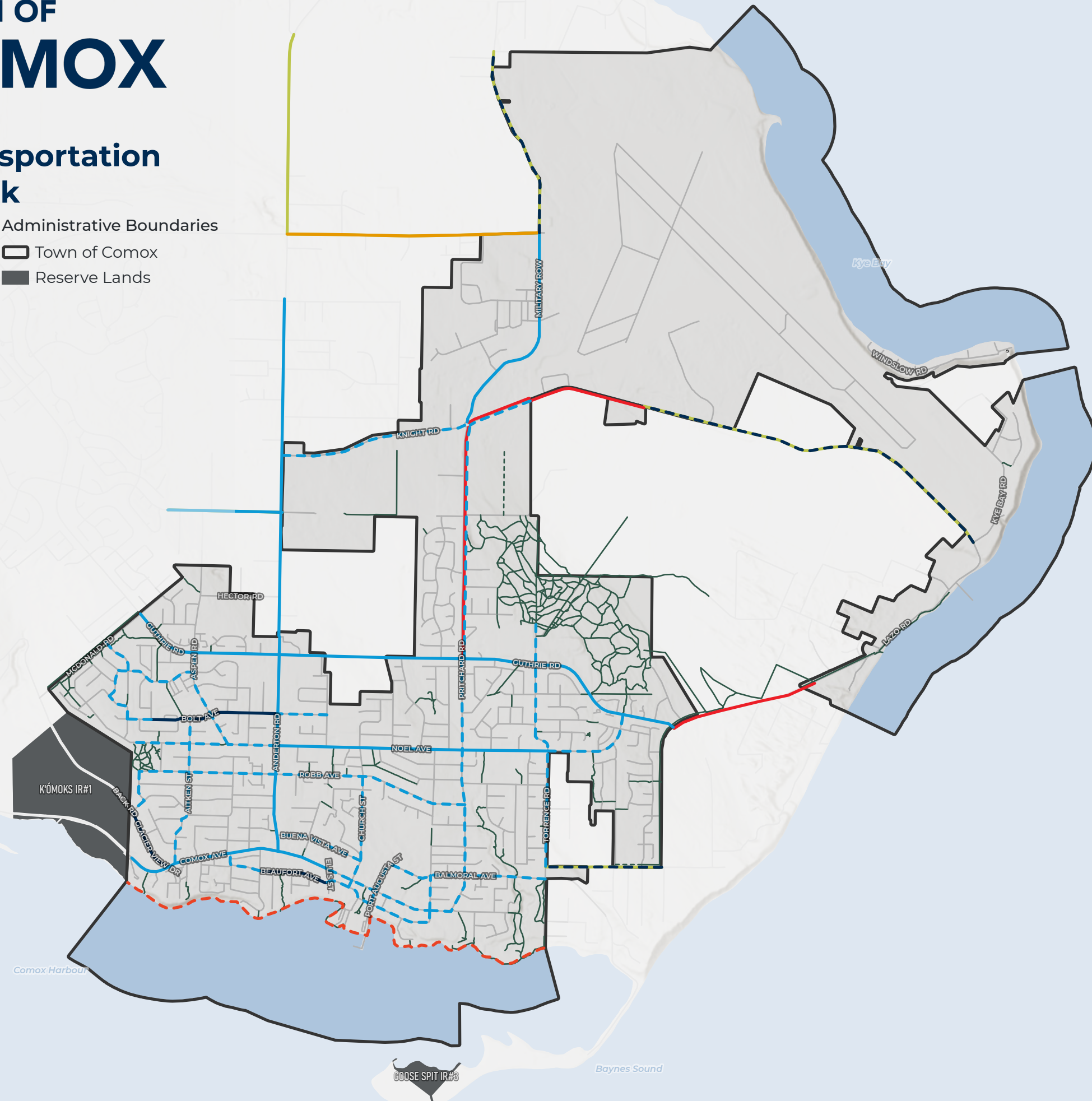


TOWN OF COMOX

OCP Active Transportation Network



- Active Transportation Network**
- Existing Trail / Multi-Use Pathway
 - - - Future Trail / Multi-Use Pathway
 - CVRD AT Network
- Existing Cycling Network**
- Existing Bicycle Lane
 - Existing Shared Lane
 - Existing Shoulder
 - MOTT Buffered Accessible
- Future Cycling Network**
- - - Future Bicycle Lane
 - - - Future Multi Use Shoulder
 - - - Future Waterfront Pathway
- Administrative Boundaries**
- ▭ Town of Comox
 - ▭ Reserve Lands



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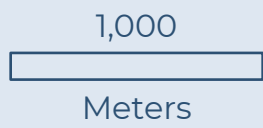
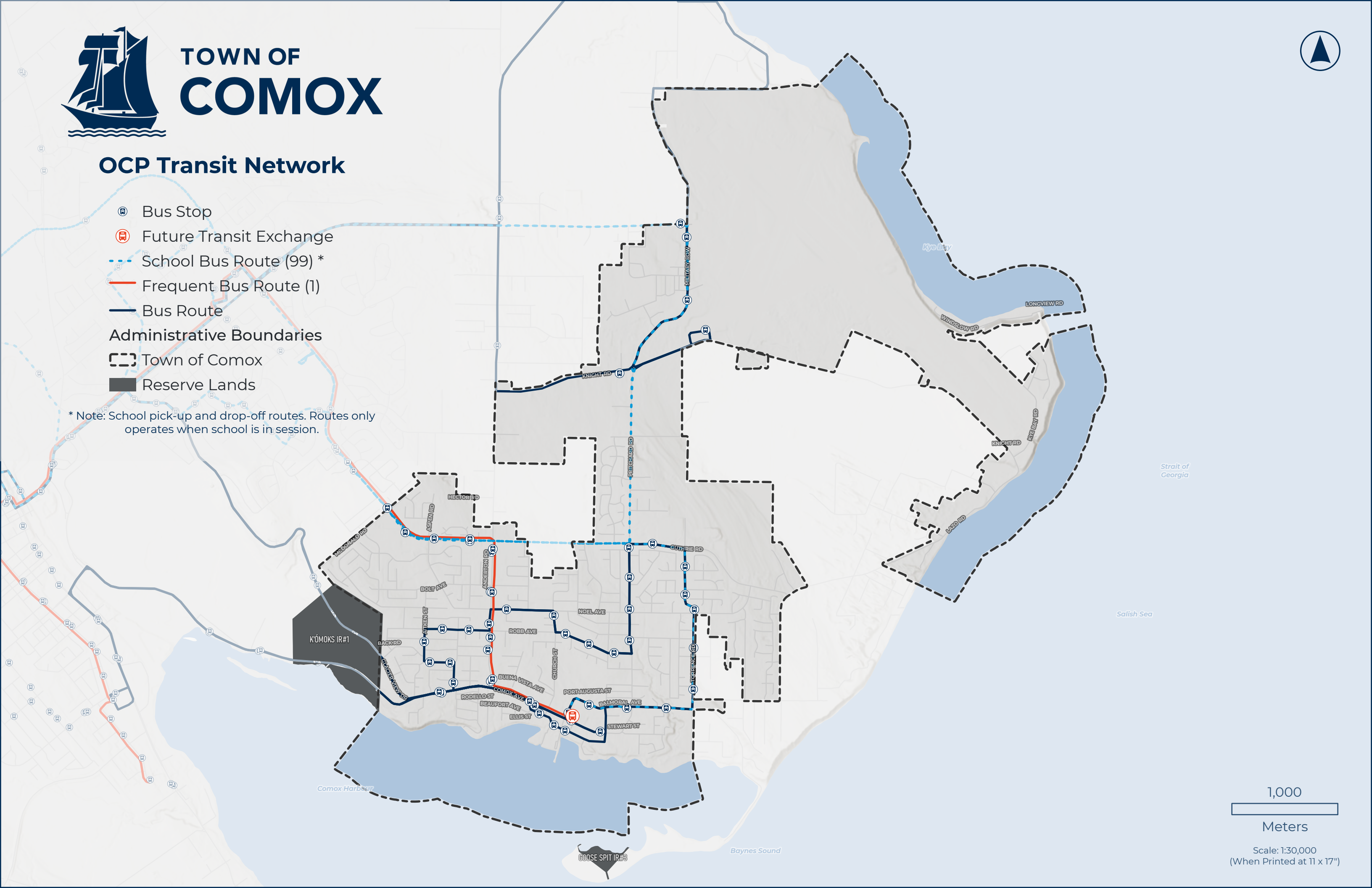
TOWN OF COMOX



OCP Transit Network

- Bus Stop
- Future Transit Exchange
- School Bus Route (99) *
- Frequent Bus Route (1)
- Bus Route
- Administrative Boundaries
- Town of Comox
- Reserve Lands

* Note: School pick-up and drop-off routes. Routes only operates when school is in session.



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TOWN OF COMOX



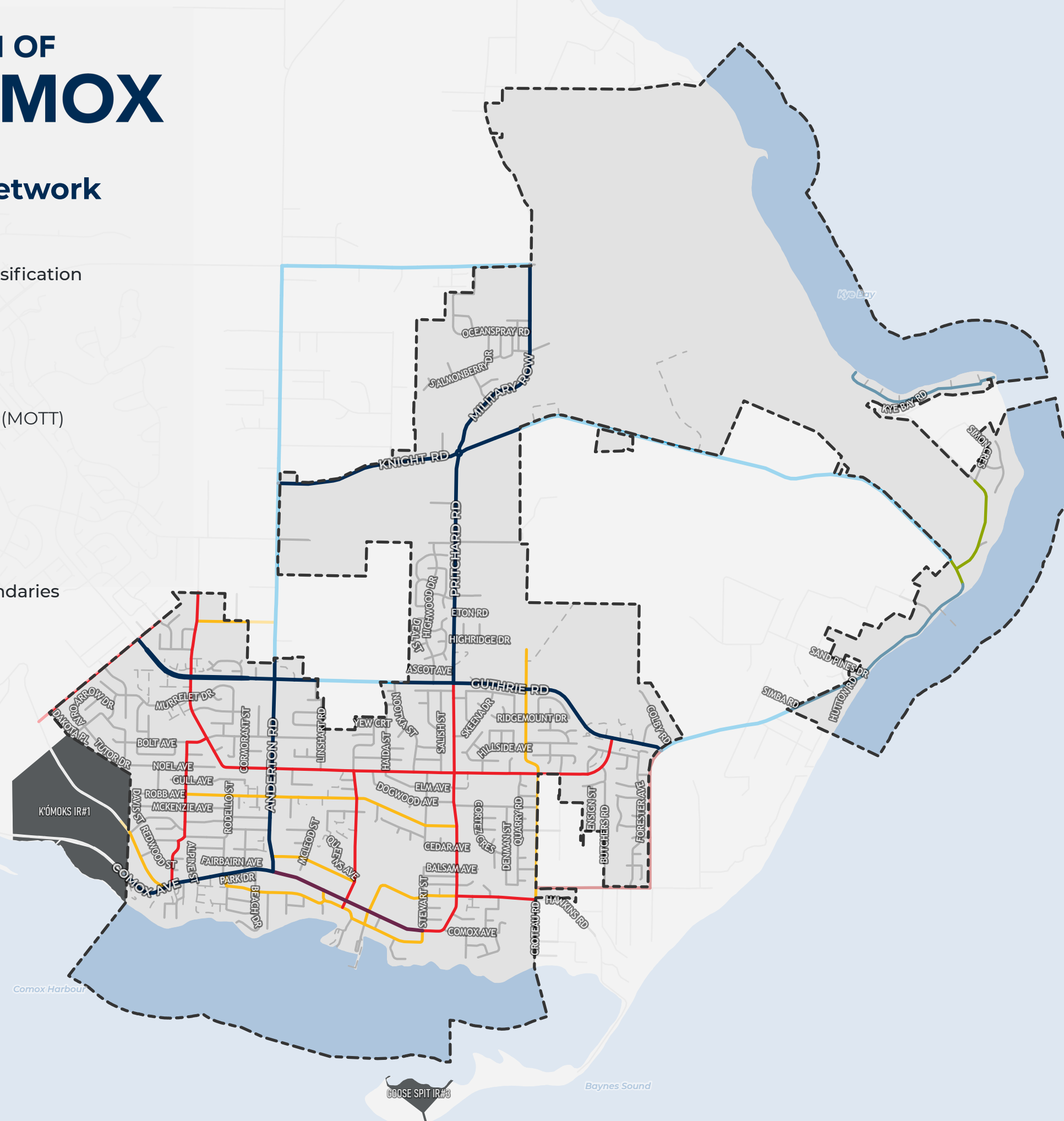
OCP Road Network

Road Network - Classification

- Arterial
- Arterial (MOTT)
- Downtown
- Major Collector
- Major Collector (MOTT)
- Minor Collector
- Seaside Road
- Rural
- Local
- Other

Administrative Boundaries

- Town of Comox
- Reserve Lands



Salish Sea

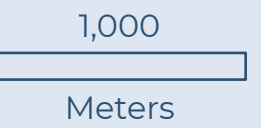
Strait of Georgia

Comox Harbour

Baynes Sound

GOOSE SPIT IR.#3

K'OMOKS IR.#1



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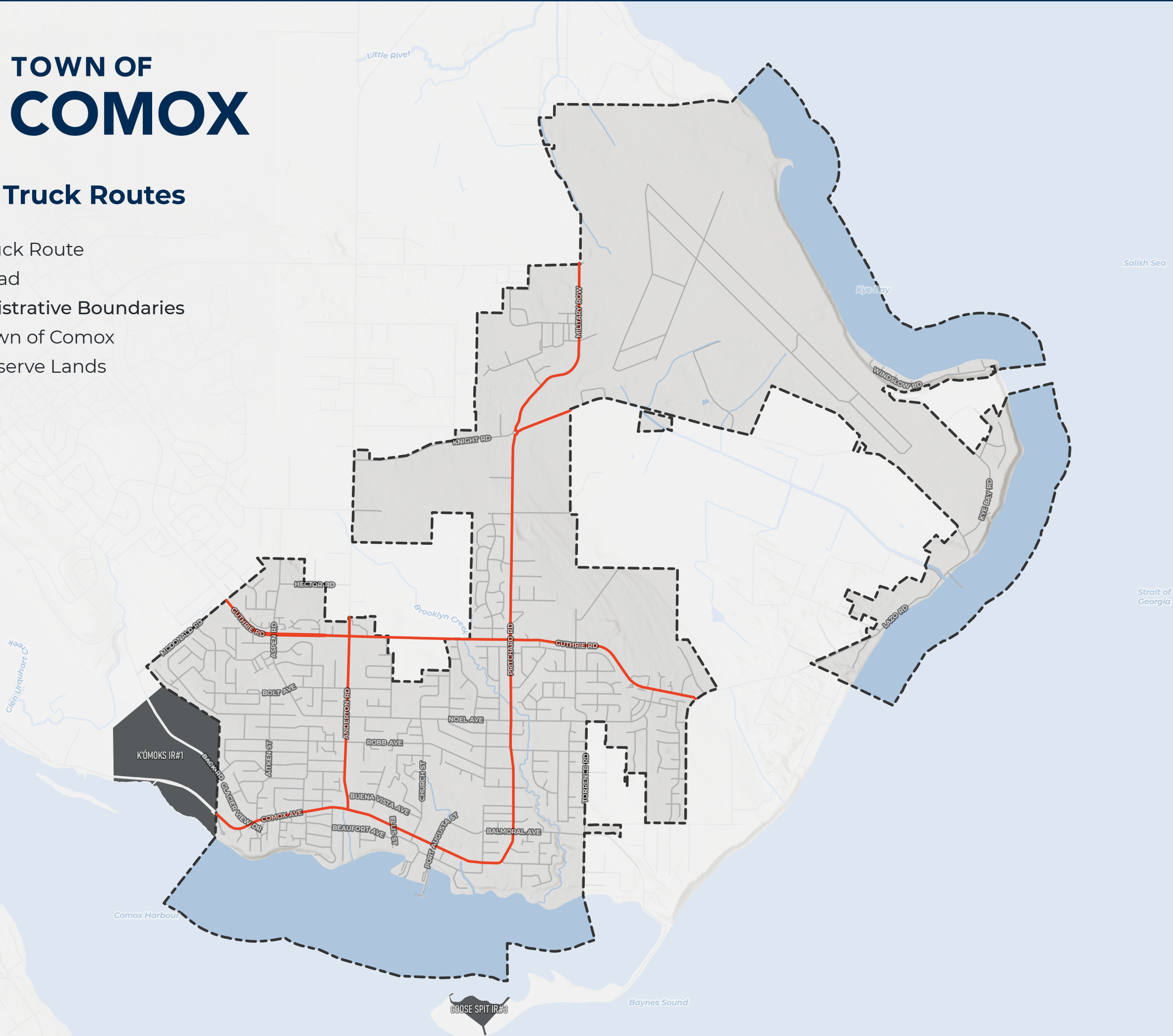


TOWN OF COMOX



OCP Truck Routes

- Truck Route
- Road
- Administrative Boundaries
- ▭ Town of Comox
- Reserve Lands



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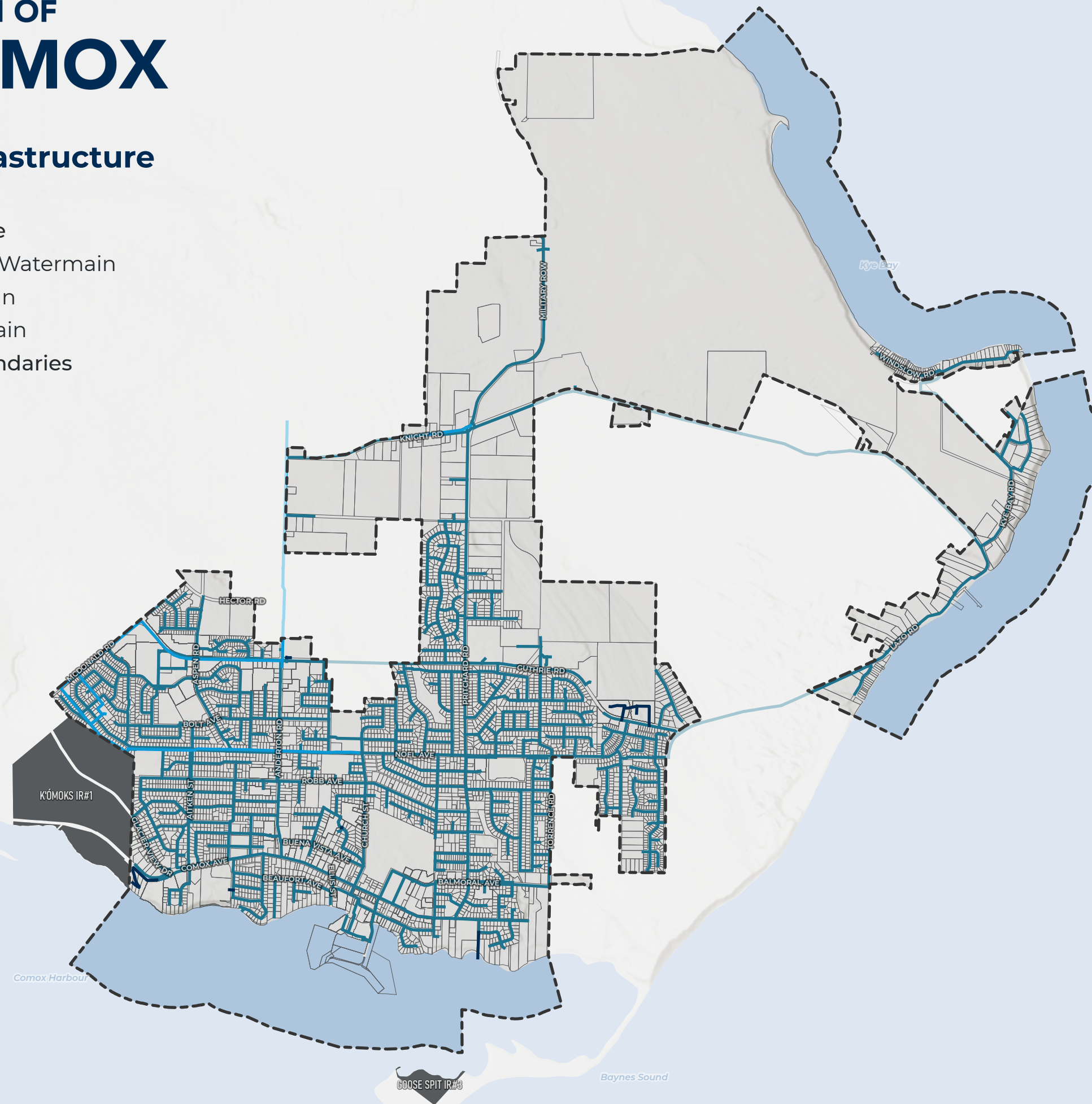
OCP Water Infrastructure

Water Infrastructure

- Town of Comox Watermain
- CVRD Watermain
- Private Watermain

Administrative Boundaries

- Town of Comox
- Parcel
- Reserve Lands

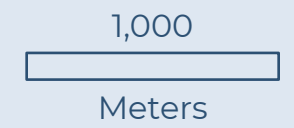


Salish Sea

Strait of Georgia

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







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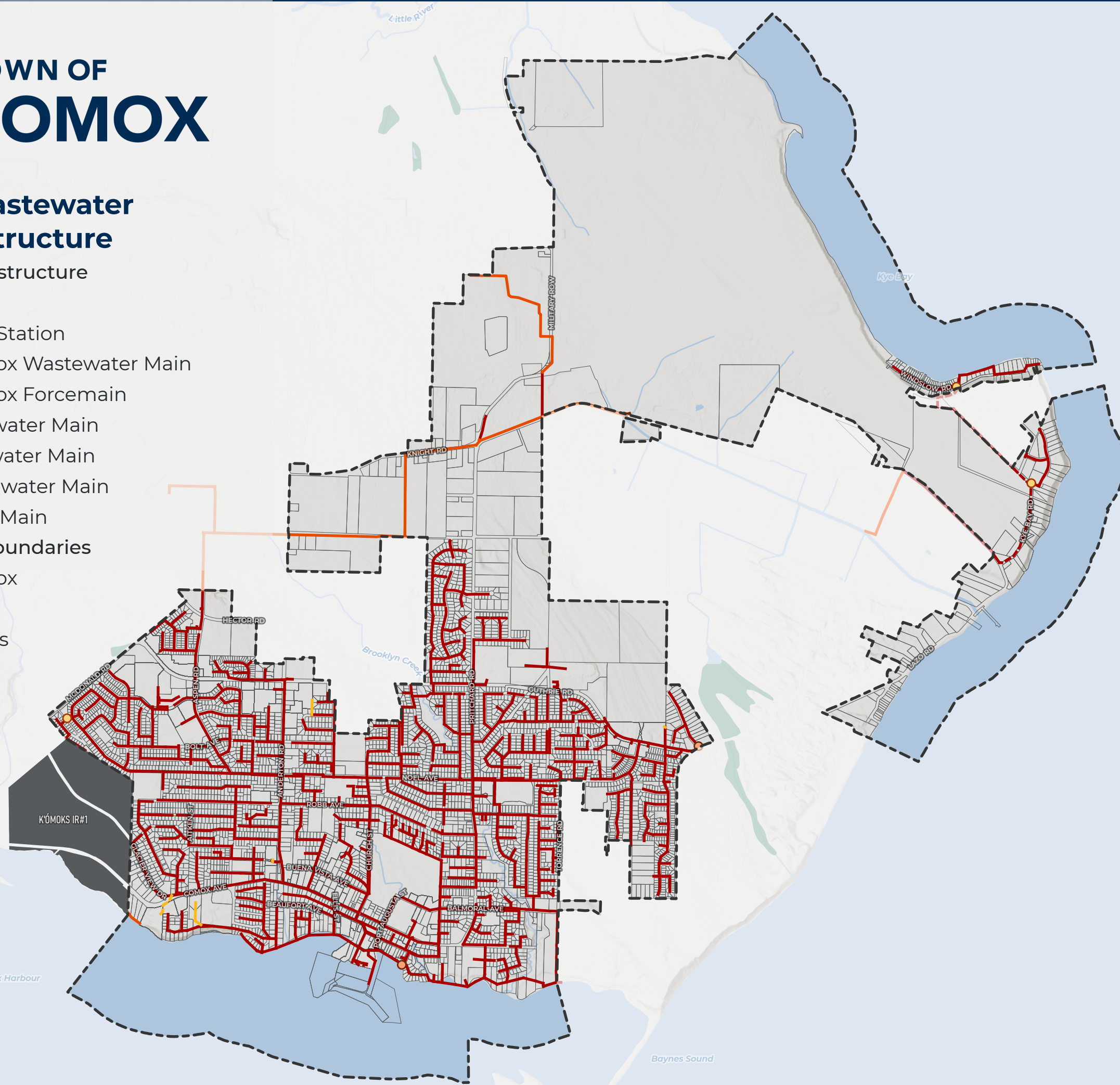
OCP Wastewater Infrastructure

Wastewater Infrastructure

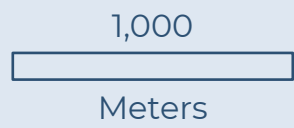
-  Lift Station
-  CVRD Pump Station
-  Town of Comox Wastewater Main
-  Town of Comox Forcemain
-  CVRD Wastewater Main
-  D&D Wasterwater Main
-  Private Wastewater Main
-  Private Force Main

Administrative Boundaries

-  Town of Comox
-  Parcel
-  Reserve Lands



Strait of Georgia
Salish Sea



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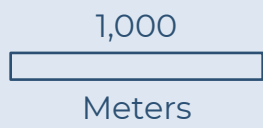
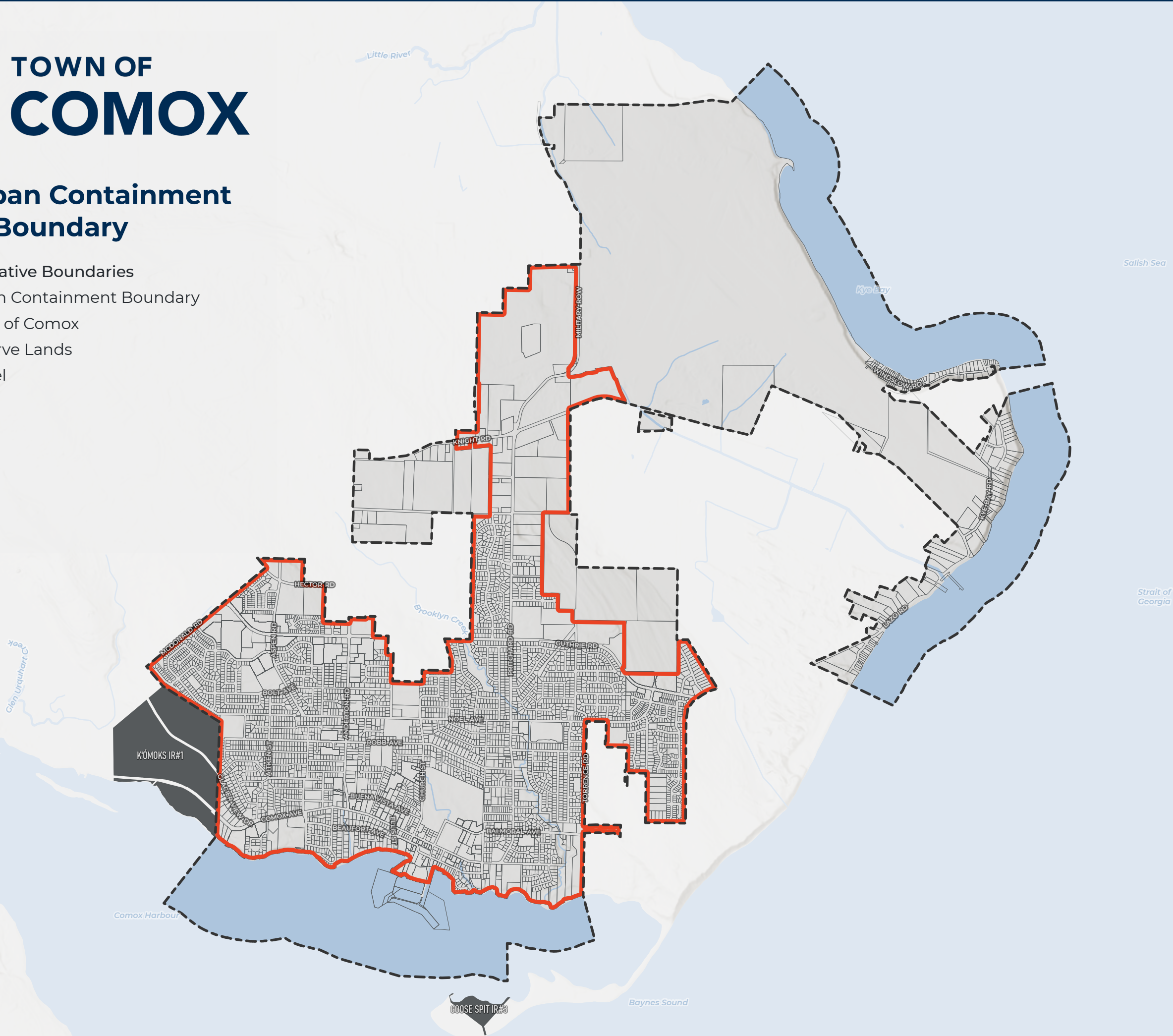
TOWN OF COMOX



OCP Urban Containment Boundary

Administrative Boundaries

-  Urban Containment Boundary
-  Town of Comox
-  Reserve Lands
-  Parcel



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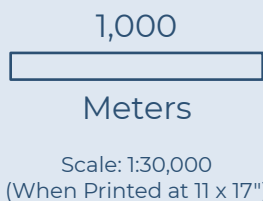
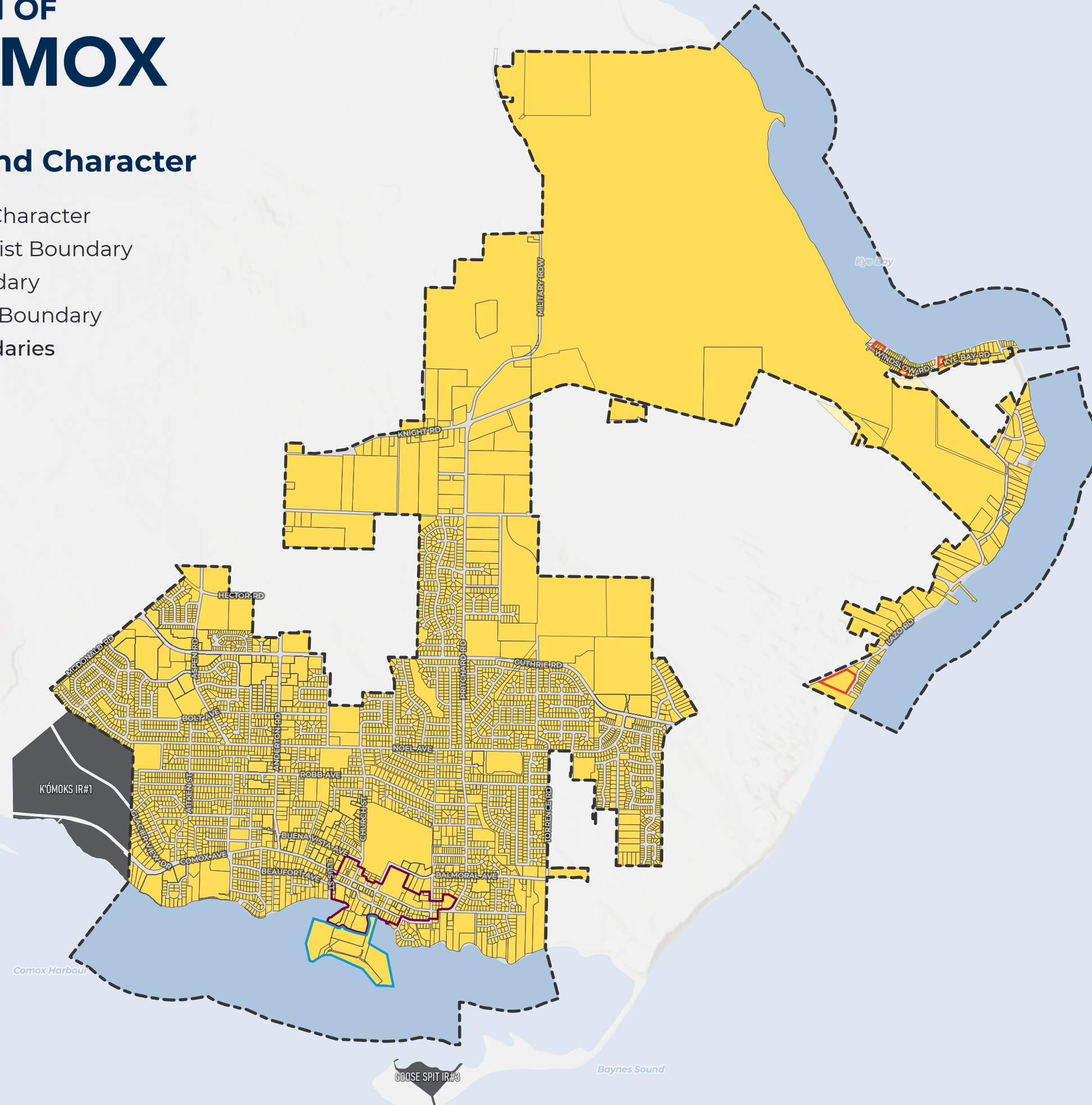


TOWN OF COMOX



OCP DPA - Form and Character

- DPA - Form and Character
- Commercial: Tourist Boundary
- Downtown Boundary
- Harbour / Marina Boundary
- Administrative Boundaries**
- Town of Comox
- Reserve Lands
- Parcel







TOWN OF COMOX



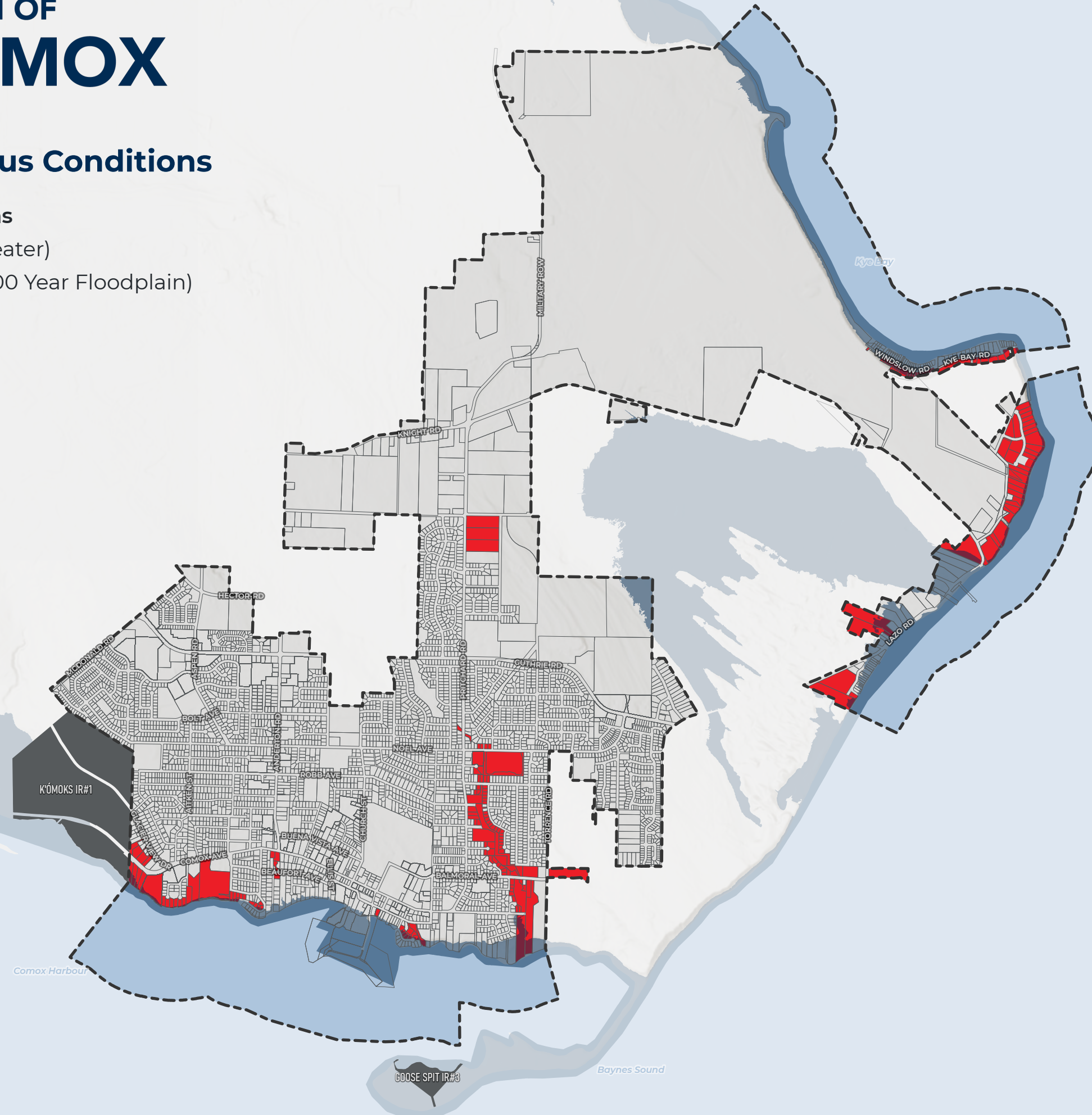
OCP DPA - Hazardous Conditions

DPA - Hazardous Conditions

-  Steep Slope (20% or Greater)
-  Flood Extents (CVRD-200 Year Floodplain)

Administrative Boundaries

-  Town of Comox
-  Reserve Lands
-  Parcel



Salish Sea

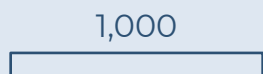
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K'OMOKS IR#1



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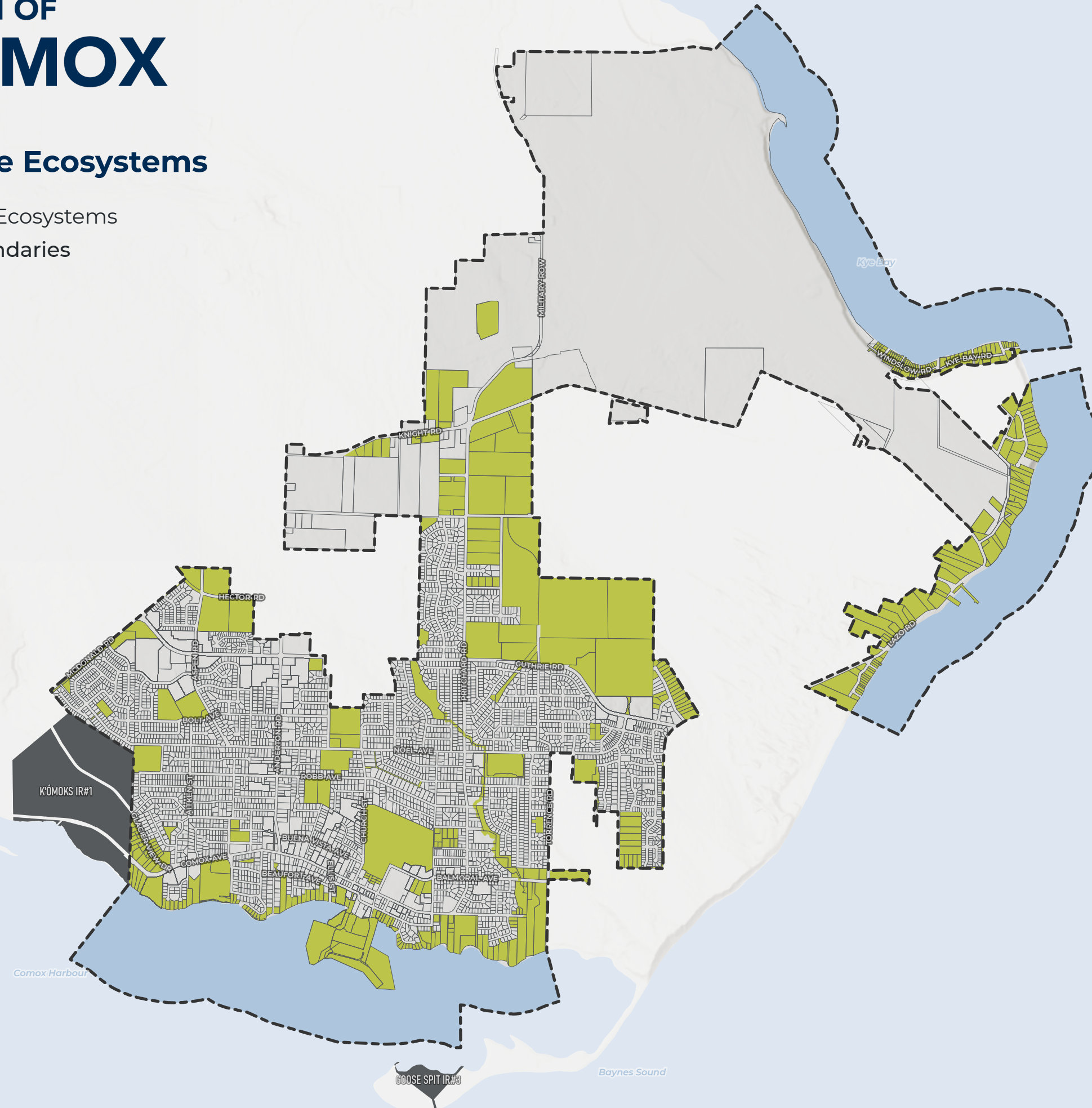


TOWN OF COMOX



OCP DPA - Sensitive Ecosystems

- DPA - Sensitive Ecosystems
- Administrative Boundaries
- Town of Comox
- Reserve Lands
- Parcel



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GOOSE SPIT IR#3

K'OMOKS IR#1



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TOWN OF COMOX



OCP DPA - Riparian Ecosystems

DPA - Riparian Ecosystems

Environmental Features

Wetland

Waterbody

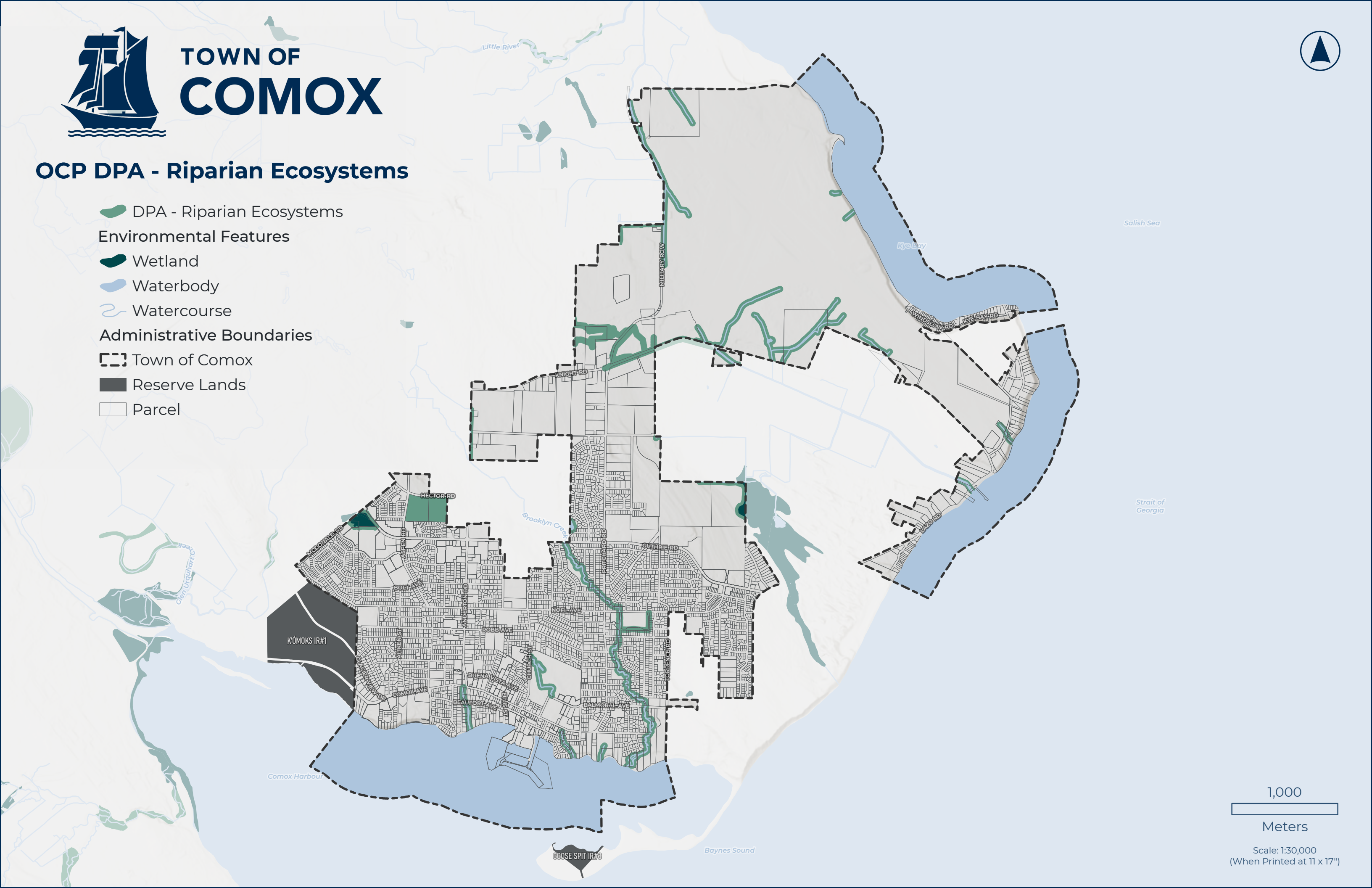
Watercourse

Administrative Boundaries

Town of Comox

Reserve Lands

Parcel



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GOOSE SPIT IR#3



Meters

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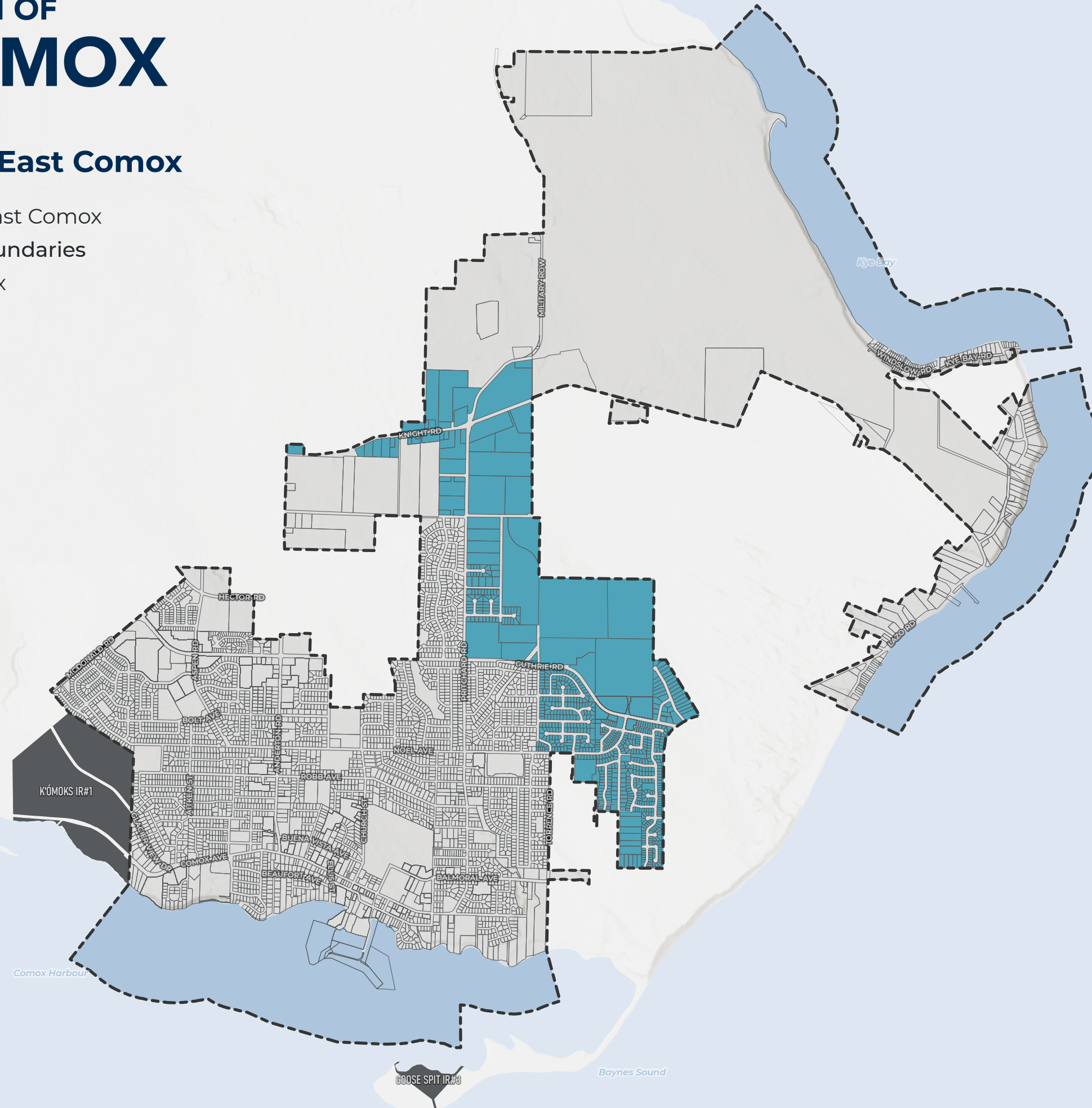


TOWN OF COMOX



OCP DPA - North East Comox

- DPA - North East Comox
- Administrative Boundaries
- Town of Comox
- Reserve Lands
- Parcel



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