



TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday April 22, 2026

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

Absent: M. Swift

Staff Present: S. Russwurm, Corporate Officer
E. Henley, Director of Finance
R. Houle, Director of Development Services
T. Hagmeier, Recreation Director

Call to Order:

The meeting was called to order at 5:00 p.m. with 140 members of the public in attendance.

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

1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL

2. ADOPTION OF AGENDA:

a. Adoption of Agenda

Adoption of Agenda

THAT the April 22, 2026, Regular Council Meeting agenda be Adopted.

(2026.137) -- CARRIED

3. DELEGATIONS:

Sarah Willie & Vivian Schau (Comox Valley Regional District): Letter of Support for the Comox Valley Waste Management Plan Renewal

Sarah Willie from the Comox Valley Regional District presented on the Solid Waste Management Plan renewal and requested a letter of support, outlining a 10-year strategy to reduce per capita waste from 551 kg to 350 kg and extend the lifespan of the Cumberland landfill. The draft plan includes 33 actions informed by extensive public engagement, highlights priorities for multi-family waste management, and is currently in its fourth round of consultation with Board endorsement, along with updated targets, an implementation schedule, and a monitoring framework.

b. Glenn Lawson (Pritchard Road Neighbourhood Association): RZ OCP 25-3 (1533 Cedar Avenue)

Glenn Lawson presented on behalf of the Pritchard Road Neighborhood Association about the amended Development Permit application for 1533 Cedar Avenue, noting the revised proposal reduces building height but removes underground parking, increasing surface runoff to Brooklyn Creek. He stated the changes do not address outstanding environmental issues and noted that no additional community consultation was undertaken.

THE MEETING RECESSED AT 5:31 P.M. AND RECONVENED AT 5:39 P.M.

c. John Neilson, President (Brooklyn Creek Watershed Society): RZ OCP 25-3 (1533 Cedar Avenue)

Gary Guthrie from the Brooklyn Creek Watershed Society presented concerns regarding the proposed development at 1533 Cedar Avenue, citing significant declines in salmon populations, ongoing habitat restoration efforts, and the creek’s limited capacity to absorb additional runoff. The Society advised that increased impermeable surfaces and runoff would exacerbate erosion, flooding, and habitat damage, and requested Council not proceed with the OCP amendment.

d. Kristy Shambrook, Applicant (Cameron Contracting LTD): RZ OCP 25-3 Amendment & Rezone for 1533 Cedar Ave

Don Cameron of Cameron Contracting presented the proposal for 1533 Cedar Avenue, outlining a revised plan for two four-storey buildings and requesting approval of an Official Community Plan amendment and rezoning. The applicant advised the proposal reflects coordination with Town staff and consultants, includes dedication of Brooklyn Creek corridor lands, and incorporates site design considerations such as tree retention, setbacks, and neighbouring properties, while also noting an alternative development scenario under current zoning.

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, April 1, 2026, be Adopted.

(2026.138) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS:

a. Nautical Days Committee Meeting (February 25, 2026)

Nautical Days Committee Minutes

THAT the Minutes of the Nautical Days Festival Committee Meeting, held in Council Chambers on Wednesday, February 25, 2026, be Received.

(2026.139) -- CARRIED

b. Strategic Planning Committee Meeting (April 15, 2026)

Strategic Planning Committee Meeting

THAT the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on Wednesday, April 15, 2026, be Received.

(2026.140) -- CARRIED

COMMITTEE RECOMMENDATIONS:

- (1) Erosion and Sediment Control

COMMITTEE RECOMMENDATION:

THAT Administration work with contractors to discuss the Erosion and Sediment Control Bylaw and any potential changes.

(2026.141) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

- 1. *THAT the Consent Agenda items as follows be received:*
 - 1. *Ben and Paresa McQueen & Residents of Torrence Road and Surrounding Neighborhoods: Torrence Rd Safety & Traffic Calming Request*
 - 2. *Baker and Cole-Hamilton, Co-Chairs (Regional Solid Waste Advisory Committee): Draft Solid Waste Management Plan*
 - 3. *William Crowder: Speed Reduction Request for Comox*
 - 4. *Daniel Dries: Skatepark Pilot/Pop-Up Park Idea*
 - 5. *Chris Purdon: Section 172 Complaint Filed with Municipal Auditor - Courtenay Golf Club Limited*
 - 6. *Hans and Marie Jacobs: Tree Protection Bylaw*
 - 7. *Richard Hardy, Director (Comox Valley Regional District): Opposition to Road Access to Andrew Avenue Cul de Sac*
 - 8. *Dr. Norman Mathew: Tree Protection Bylaw*

(2026.142) -- CARRIED
- 2. *THAT Item 7 (Hardy, Opposition to Road Access to Andrew Avenue Cul de Sac) be removed from the Consent Agenda for discussion.*

(2026.143) -- CARRIED
- 3. *THAT Item 1 (Torrence Road Safety and Traffic Calming) be removed from the Consent Agenda for discussion;*

AND THAT Council direct Public Works Administration to report back on the concerns raised regarding speed and traffic safety on Torrence Road and surrounding neighbourhoods, including clarification of the Town's jurisdiction and any potential traffic-calming or other measures that may be available.

(2026.144) -- CARRIED

7. UNFINISHED BUSINESS:

a. Modular Pump Track

Modular Pump Track

THAT Council postpone consideration of the Modular Pump Track project until the May 6, 2026 Regular Council Meeting.

(2026.145) -- CARRIED

**b. Official Community Plan Amendment Application (1533 Cedar Avenue)
Introductory Report**

1533 Cedar Avenue

THAT Council decline Official Community Plan Amendment Application 25-3 for 1533 Cedar Avenue, and that the application not be referred to the public for consultation.

(2026.146) -- CARRIED
[Opposed: Councillor CHaslett]

THE MEETING RECESSED AT 6:22 P.M. AND RECONVENED AT 6:30 P.M.

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Water Rates and Regulations Amendment Bylaw No. 529.37

**Water Rates and Regulations
Bylaw**

THAT the Water Rates and Regulations Amendment Bylaw No. 529.37 be Adopted.

(2026.147) -- CARRIED

10. NEW BUSINESS:

a. Comox Reserve Funds Amendment Bylaw 2025.03

Amend Reserves Bylaw

THAT Comox Reserve Funds Amendment Bylaw 2025.03 be given First, Second and Third Readings.

(2026.148) -- CARRIED

b. Changes to HOG and Tax Deferment

**Changes to HOG and Tax
Deferment**

THAT the April 22, 2026 report from the Director of Finance, titled Changes to Provincial Home Owner Grant and Property Tax Deferment Programs, be received for information.

(2026.149) -- CARRIED

c. Development Cost Charge Annual Report 2025

**Development Cost Charge
Annual Report**

THAT the April 22, 2026 report from the Director of Finance, titled 2025 Development Cost Charge Annual Report, be received for information.

(2026.150) -- CARRIED

d. Zoning Amendment Bylaw No. 2056.02 (1301 Knight Road)

**Zoning Amendment - 1301
Knight Road**

1. *THAT Zoning Amendment Bylaw No. 2056.02 (1301 Knight Road) be given First and Second readings and proceed to a Public Hearing;*

AND THAT the holding of the Public Hearing be scheduled for May 6, 2026;

AND THAT Staff give notice of the Public Hearing in accordance with the requirements of the Local Government Act.

(2026.151) -- CARRIED

d. Zoning Amendment Bylaw No. 2056.02 (1301 Knight Road)

Zoning Amendment - 1301 Knight Road

- 2. *THAT prior to adoption of Zoning Amendment Bylaw No. 2056.02 (1301 Knight Road), a nobuild / disturbance covenant is registered on the title of the subject property to protect the existing landscape buffer around the perimeter, which also requires a 3.0m minimum separation for compostable product from the buffer.*

(2026.152) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

- a. **Wayne Procter, Founder and President (The Wayne Procter Group): Spinnaker Sail Building Commercial Opportunity**

Spinnaker Sail Building Commercial Opportunity

THAT Council receive the correspondence from Wayne Procter regarding a potential commercial opportunity at the Marina Sail (Genoa) Building, and direct Administration to report back on the feasibility of such a use, including options for an open and transparent process, impacts on existing community use, and consideration of relevant bylaws and stakeholders.

(2026.153) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

- a. **Councillor Blacklock**

Councillor Blacklock had nothing to report.

- b. **Councillor Haslett**

Councillor Haslett attended the Nautical Days Festival Committee meeting and reported that the planning is progressing well, the producer is actively working, and sponsorship efforts are ongoing.

- c. **Councillor Kerr**

Councillor Kerr attended the CVRD Board meeting.

- d. **Councillor Grant**

Councillor Grant attended the CVRD Board meeting and reported that the Homelessness Support Service allocated \$213,000 despite requests exceeding \$1 million, and that the Coalition to End Homelessness withdrew its funding request, leaving \$42,000 available for reallocation.

- e. **Councillor Meilleur**

Councillor Meilleur had nothing to report.

- f. **Mayor Minions**

Mayor Minions attended the Province’s wildfire and seasonal preparedness briefing, noting low snowpack levels and an increased risk of larger wildfire events despite fewer overall fires, and also participated in a Food Policy Council subcommittee meeting where discussions focused on municipal policy frameworks, advocacy opportunities through AVICC and UBCM, and positive recognition of the Town of Comox for its pollinator-friendly and bird-friendly initiatives.

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 7:10 p.m.

CARRIED

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



MAYOR



CORPORATE OFFICER