



**PUBLIC HEARING MEETING**  
**AGENDA FOR WEDNESDAY MAY 6, 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.

Adoption of the Agenda

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**PUBLIC HEARING TO CONSIDER THE FOLLOWING  
AGENDA ITEMS:**

**1. REZONING APPLICATION::**

- a. [Zoning Amendment Bylaw No. 2056.02](#)

**CLOSE OF PUBLIC HEARING**

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**CORPORATE OFFICER**

## **PUBLIC HEARING – Opening Statement**

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations from those who believe that their interest is affected by the proposed:

### **1. Zoning Amendment Bylaw No. 2056.02**

The proposed bylaw has received first and second readings but has not passed third reading or been adopted by Council. At this public hearing, everyone who believes that their interest in property is affected by the proposed bylaw(s) will be given a reasonable opportunity to be heard or to present written submissions. To maintain order and to ensure everyone speaking has a reasonable opportunity to be heard, I ask that each person wishing to speak first add their full name and address to the Speaker's List, located at the desk of the Clerk. All speakers will be asked to speak by the Chair. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please limit your presentation to five minutes.

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

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

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

In addition, if you wish to provide a written submission during this Public Hearing, you may do so by leaving a copy at the desk of the Clerk. Note that written submissions must be received before the end of the Public Hearing, must include your full name and address, and must be read out by the person making the

submission or a member of staff in order to be considered.

## **1. Zoning Amendment Bylaw No. 2056.02:**

### **Application Summary**

a) Zoning Amendment Bylaw No. 2056.02

In general terms, Zoning Amendment Bylaw No. 2056.02 is proposing to amend the zoning of the subject property from E-3 Light Industrial to a new Comprehensive Development (CD) zone, to facilitate a new gravel, compost and soils business (relocated from across Knight Road at 1200 Military Row).

### **Public Hearing Submissions**

Written – To ensure that a summary of your written submission is included in the minutes of the meeting, please ensure that all are read out or submitted to the desk of the Clerk before the end of the meeting.

Verbal – The proposed bylaw is now open for discussion.

### **Close of Public Hearing**

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

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

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

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

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

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

### **Motion to adjourn Public Hearing**

**TOWN OF COMOX  
BYLAW 2056.02**

**A BYLAW TO AMEND COMOX ZONING BYLAW**

WHEREAS Council has the authority under the provisions of the *Local Government Act* to amend the Zoning Bylaw;

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 "Zoning Amendment Bylaw No. 2056.02"

**2. Amendments**

Comox Zoning Bylaw 2056 is hereby amended as follows:

- A. Adding a new definition to **Section 4 Definitions**, between "Utilities" and "Veterinary Services, Major"

**Vegetative Landscaping Medium** means a spreadable material composed of organic components, used for landscaping. It includes soils, compost (sourced from yard waste only) and bark mulch. vegetative landscaping mediums do not include products sourced from agricultural waste and food waste that has been diverted from residential, commercial or institutional sources.

- B. Adding a new CD zone to **Section 16 Comprehensive Development Zones**, after CD27 – Grumman Place:

- i. **CD28 – 1301 Knight Road**, as shown on **Schedule "1"** which is attached to and forms part of this Bylaw.

- C. **Schedule A - Zoning Map** is amended by rezoning:

- i. The property legally described as LOT D, DISTRICT LOT 217, COMOX DISTRICT, PLAN 47754 (1301 Knight Road) shown shaded on **Schedule "2"** which is attached to and forms part of this Bylaw,

from: **E-3 Light Industrial**  
to: **CD28 – 1301 Knight Road**

D. Comox Zoning Bylaw 2056 is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and order of the sections of the bylaw.

**3. Adoption**

- |     |                          |                                     |
|-----|--------------------------|-------------------------------------|
| (1) | READ A FIRST time this   | 22 <sup>nd</sup> day of April, 2026 |
| (2) | READ A SECOND time this  | 22 <sup>nd</sup> day of April, 2026 |
| (3) | ADVERTISED from this     | 23 <sup>rd</sup> day of April, 2026 |
|     | until this               | 6 <sup>th</sup> day of May, 2026    |
| (4) | PUBLIC HEARING HELD this | 6 <sup>th</sup> day of May, 2026    |
| (5) | READ A THIRD time this   | day of, 2026                        |
| (6) | ADOPTED this             | day of, 2026                        |

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Mayor

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Corporate Officer

## **BYLAW 2056.02 (1301 Knight Road)**

### **SCHEDULE "1"**

#### **CD28 – 1301 Knight Road**

##### **CD28.1 Permitted Uses**

- (1) In the CD27 zone, the following uses are permitted and all other uses are prohibited:
  - (a) Principal Uses:
    - i. Outdoor Processing and Sorting of Sands and Vegetative Landscaping Mediums
    - ii. Storage, Outdoor
  - (b) Secondary Uses:
    - i. Accessory Buildings
    - ii. Caretaker Suite
    - iii. Plant Nursery
    - iv. Retail Sales
    - v. Storage Facility; Warehouse
    - vi. Wholesale Services

##### **CD28.2 Minimum Lot Area**

- (1) Minimum lot area shall be 25,000 square metres.

##### **CD28.3 Minimum Lot Width**

- (1) Minimum lot width shall be 120.0 metres

##### **CD28.4 General Regulations**

- (1) Lot coverage shall not exceed 60%.
- (2) Lot coverage including Impervious Surfaces shall not exceed 80%.
- (3) Maximum Number of Dwelling Units shall not exceed 1 Caretaker Suite per lot.

##### **CD28.5 Development Regulations for Buildings and Structures – Principal and Secondary**

- (1) For any portion of a building or structure:
  - (a) Maximum height shall not exceed 15.0 metres; and
  - (b) Maximum number storeys of is 2.

### **CD28.6 Minimum Setbacks**

- (1) Front Setback: 12.0 metres
- (2) Rear Setback: 7.5 metres
- (3) Side Setback:
  - (a) East side: 8.0 metres
  - (b) West side: 7.5 metres
- (4) Exterior Side Setback: N/A

### **CD28.7 Development Regulations for Accessory Buildings**

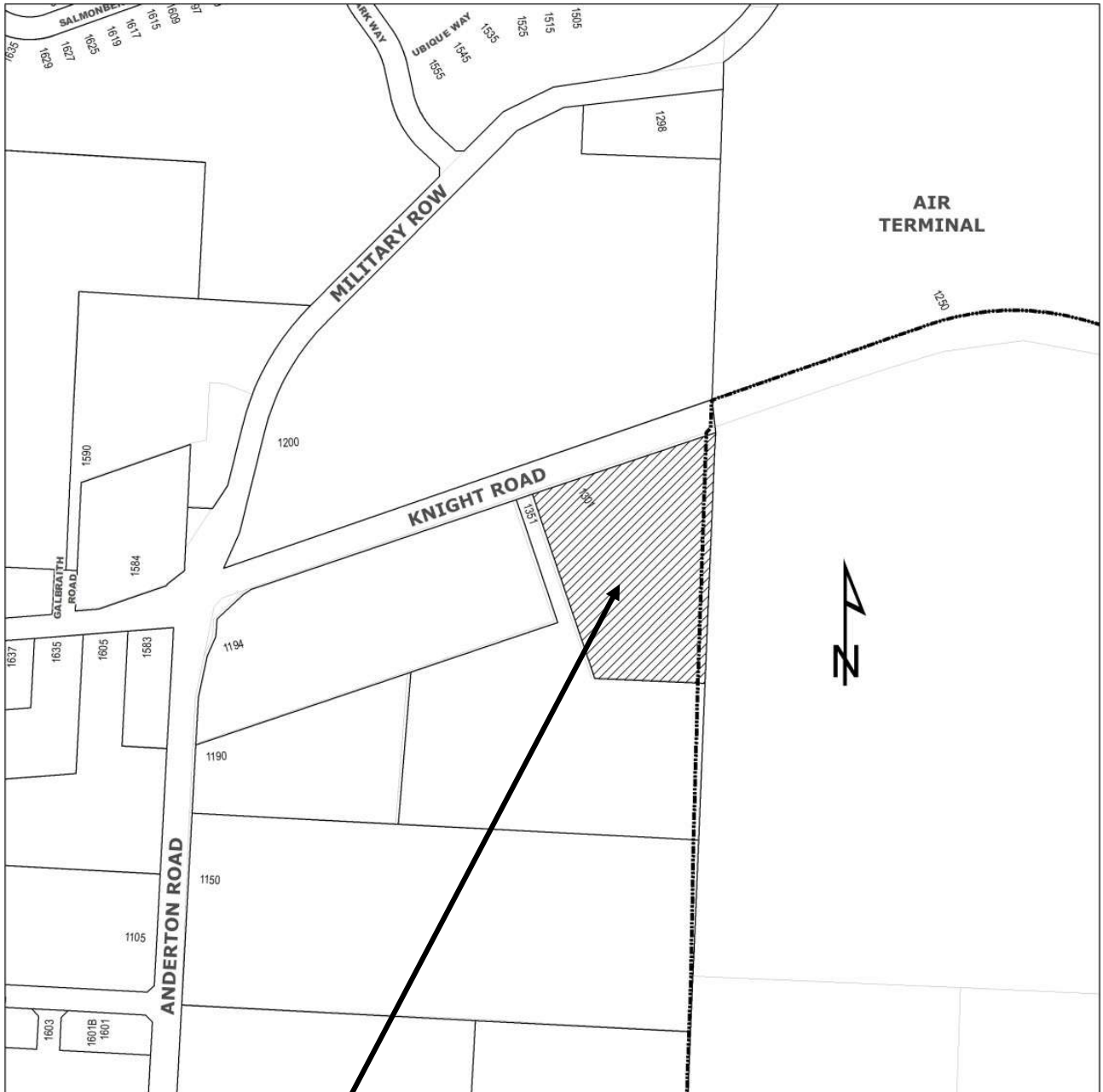
- (1) Accessory buildings shall not exceed 10.0 metres in height.

### **CD28.8 Conditions**

- (1) Storage, Outdoor is only permitted for landscaping rock, landscaping gravel, sand, and vegetative landscaping mediums.
- (2) Storage, Outdoor arranged in piles of material shall be a maximum of 22.0 metres high, as measured from adjacent grade.
- (3) Dwelling Units shall only be permitted in the form of a Caretaker Suite.
- (4) Despite section 6.3(1) of this bylaw, one Caretaker Suite may be located within a single detached residential building that is up to 150.0 square metres in floor area.
- (5) A Home Occupation is not permitted for the Caretaker Suite.
- (6) Retail sales is only permitted for landscaping rock, landscaping gravel, sand, and Vegetative Landscaping Mediums.
- (7) Wholesale services is only permitted for landscaping rock, landscaping gravel, sand, and Vegetative Landscaping Mediums.
- (8) Storage Facility; Warehouse is only permitted for the indoor storage of landscaping rock, landscaping gravel, sand, and Vegetative Landscaping Mediums.

**BYLAW 2056.02**

**SCHEDULE "2"**



**Subject Property:**  
**1301 Knight Road**  
**LOT D, DISTRICT LOT 217, COMOX DISTRICT, PLAN 47754**