

**Public Hearing Report and Meeting Minutes
held in Council Chambers at 1801B Beaufort Avenue
on Wednesday, May 6, 2026**

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| <u>Present:</u> | Mayor | N. Minions |
| | Councillors | S. Blacklock, K. Grant, C. Haslett, J. Kerr, J. Meilleur |
| | Absent | M. Swift |
| | Staff | J. Wall, Chief Administrative Officer S. Russwurm, Corporate Officer E. Henley, Director of Finance R. Houle, Director of Development Services G. Schreiner, Fire Chief S. Ashfield, Director of Operations |

The Public Hearing Meeting was called to order at 5:00 p.m. with 20 members of the public in attendance.

Mayor Minions respectfully acknowledged 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.

PUBLIC HEARING STATEMENT

Mayor N. Minions made the following 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:

Mayor N. Minions made the following statement:

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.

Summary of Speakers:

1. Elaine Semenchuk, Knight Road, spoke in opposition of the proposed zoning amendment bylaw due to its impacts on neighbouring residential properties.

Close of Agenda:

There being no further speakers wishing to make representation, Mayor Minions made the following statement:

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

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

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

There were no written submissions received regarding Zoning Bylaw No. 2056 at the Public Hearing.

Written submissions regarding Zoning Amendment Bylaw No. 2056.02 received before 12:00 pm on May 6, 2026, are attached to these minutes:

1. Elaine Semenchuk, Knight Road.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 5:12 p.m.

CARRIED

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



MAYOR

Certified fair and accurate pursuant to Section 465(6) of the Local Government Act.



CORPORATE OFFICER

[REDACTED]
Comox, B.C.

05 May 2026

To the Town Of Comox:

Re: ZONING AMENDMENT APPLICATION to Bylaw No. 2056.02

APPN-2026-0007 (1301 KNIGHT ROAD): RELOCATION OF

VANCOUVER ISLAND ENTERPRISES

I am Elaine Semenchuk [REDACTED] [REDACTED] proposed soil processing operation that is presently located beside the airport. I am against seeing this move but I am also realistic in my belief that this will most likely get approved. Before it's approved I do have some points that I feel need to be raised.

In looking at some of the maps that I have been provided over the years from the Town of Comox I see this area is deemed not developable. Is the Town changing their stance on this property? If so does this also include my property?

I would ask that the Town of Comox make it mandatory that a high commercial concrete fence be constructed along the Vancouver Island Enterprises' property line. This will mitigate sound, some dust, rodents as well as providing protection from any fire hazard, and any water runoff that will inevitably happen and run into the streams along the property boundary. Water courses have always been protected within the scope of any project approval and I expect that same level of care will be taken with this project.

Why does this property have to be designated Comprehensive Development, commonly known as Heavy Industrial? Heavy industrial comes with almost no restrictions for activities, materials allowed to be used on site and hours of operation. It presently operates on Airport Industrial zoning that offers some protections for those around the property and I don't see why I, as a neighbour, should be signing off any restrictions on operations that will happen next door. I believe there should be some protections for neighbouring properties that aren't in place with heavy industrial zoning.

The implications of having my home and property boarding on Heavy Industrial zoning will have a negative impact on my daily life here as well as depreciating my property values.

Elaine R. Semenchuk

