



TOWN OF
COMOX

NOTICE OF COUNCIL CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT

Notice is hereby given pursuant to section 499 of the *Local Government Act* that Council will consider the issuance of Development Variance Permit APPN 20260-0014 (DVP) at the Regular Council Meeting held on July 8, 2026, at 5:00 pm at Council Chambers, located at 1801B Beaufort Avenue, Comox, BC. All persons who believe that their interest in property will be affected by the permit will be afforded a reasonable opportunity to submit written submissions in advance of Council consideration.

Subject Property:

941 Aspen East

File: APPN 2026-0014 (DVP)



The applicant is seeking a development variance permit to the Zoning Bylaw No. 2056, section 16, Comprehensive Development Zone 26 for the following:

- Commercial space location: from 60.0 metres wide and 7.5 metres deep located on Aspen Road frontage, to 33.0 metres wide located at the corner of Hector and Aspen Roads (the total resulting area meets the regulation);
- Number of storeys of apartment buildings: from 4 to 5 storeys, where underground parkades are partially exposed on the internal side of the development due to existing topography (the buildings meet the maximum height regulation and are under 16.0 metres as measured from average grade).
- Interior side setback for one of the buildings wider than 25 metres at the new internal property line from 9.0 m to 4.8 metres (the proposed distance between the adjacent buildings meets the required 18.0 m separation).
- Additional setback spaces along public roads: from minimum one and then one for every 100 metres 9x9 m setback located on each future lot (total of 3 on Lot A, and 2 on Lot B), to the total of six 9x9 metre spaces on both Aspen and Hector Roads regardless of future lot lines layout after subdivision.

A draft of the proposed permit is available online at www.comox.ca/planningapplications and may be inspected in-person from June 25, 2026, to July 8, 2026, 8:30am to 4:30pm, Monday through Friday (excluding statutory holidays) at Comox Town Hall, located at 1809 Beaufort Avenue, Comox BC.

All written submissions must be addressed to Council and must be either emailed to council@comox.ca, mailed, or dropped off at Comox Town Hall and must be received no later than 12:00 pm on July 8, 2026. Emails sent to other Town of Comox email addresses will not be included as correspondence.

Please note that all correspondence submitted to the Town of Comox in response to this Notice must include your name and address (street name at a minimum) and will form part of the public record. The Town considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information to Council and the public. If your name and address are not provided, then your correspondence will not be included.

Personal information is collected in accordance with Section 26 (c) of the *Freedom of Information and Protection of Privacy Act*. Enquiries about the collection of personal information can be directed to town@comox.ca.

Town of Comox, Planning Department
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