TOWN OF COMOX
Minutes of the Regular Council Meeting,
held in Council Chambers on Wednesday August 5, 2026

Present:	Mayor	N. Minions
	Councillors	S. Blacklock, K. Grant, C. Haslett, J. Kerr, J. Meilleur, M. Swift
Absent:		Nil
Staff Present:		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

Call to Order:

The meeting was called to order at 5:00 p.m. with 15 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 August 5, 2026 Regular Council agenda be Adopted.

(2026.258) -- CARRIED

3. DELEGATIONS:

a. Kim Holl (Indigenous Women's Sharing Society): Comox Valley Substance Use Strategy Collaboration & Funding Request

Delegation: Indigenous Women's Sharing Society

The delegation request from Kim Holl (Indigenous Women's Sharing Society) was deferred to the September 2, 2025 Regular Council Meeting.

b. Tom Hart: 721 Lazo Road

Delegation: 721 Lazo Road

The scheduled delegation from Tom Hart was cancelled at the applicant's request.

4. ADOPTION OF MINUTES:

a. Adoption of Minutes (July 8, 2026)

RCM Minutes

THAT the Minutes of the Regular Council Meeting, held in Council Chambers on Wednesday, July 8, 2026, be Adopted.

(2026.259) -- CARRIED

b. Adoption of Minutes (July 12, 2026)

Special Council Meeting Minutes

THAT the Minutes of the Special Council Meeting, held in Council Chambers on Wednesday, July 12, 2026, be Adopted.

(2026.260) -- CARRIED

5. COUNCIL COMMITTEE MINUTES AND REPORTS:

a. Nautical Days Festival Committee Meeting Minutes (June 24, 2026)

Nautical Days Committee Minutes

THAT the Minutes of the Nautical Days Festival Committee Meeting, held in Council Chambers on Wednesday, June 24, 2026, be Received.

(2026.261) -- CARRIED

b. Nautical Days Festival Committee Meeting Minutes (July 15, 2026)

THAT the Minutes of the Nautical Days Festival Committee Meeting, held in Council Chambers on Wednesday, July 15, 2026, be Received.

(2026.262) -- CARRIED

c. Nautical Days Festival Committee Meeting Minutes (July 22, 2026)

THAT the Minutes of the Nautical Days Festival Committee Meeting, held in Council Chambers on Wednesday, July 22, 2026, be Received.

(2026.263) -- CARRIED

6. CONSENT AGENDA:

a. Consent Agenda

Consent Agenda

1. *THAT the Consent Agenda items as follows be received:*

    1. *Peter Outridge and Glenn Lawson (Pritchard Road Neighbourhood Association): Road Safety Concerns*

    2. *William Crowder: Bike Lanes on Noel & Apsen*

    3. *Jim & Dianne Hentschel: Mack Laing Nature Park & Shakesides Concerns*

    4. *Glen Mollett: Mack Laing Nature Park*

    5. *Jane Adamson & Dianne Hentschel (Friends of Mack Laing Nature Park): Mack Laing Nature Park Viewpoint*

    6. *Komox First Nation: Appreciation for Support Throughout the Treaty Process*

    7. *Bev Sparks: Glacier View Dr Traffic Calming*

    8. *Julie Micksch: Access from Anderton to Hector Road*

    9. *Correspondence related to the Lazo Road Development*

(2026.264) -- CARRIED

a. Consent Agenda

Consent Agenda

2. *THAT Item 1 (Peter Outridge and Glenn Lawson (Pritchard Road Neighbourhood Association): Road Safety Concerns) be removed from the consent agenda for discussion.*

(2026.265) -- CARRIED

3. *THAT Items 3 (Jim & Dianne Hentschel: Mack Laing Nature Park & Shakesides Concerns), 4 (Glen Mollett: Mack Laing Nature Park), and 5 (Jane Adamson & Dianne Hentschel (Friends of Mack Laing Nature Park): Mack Laing Nature Park Viewpoint) be removed from the consent agenda for discussion.*

(2026.266) -- CARRIED

4. *THAT Item 8 (Julie Micksch: Access from Anderton to Hector Road) be removed from the consent agenda for discussion.*

(2026.267) -- CARRIED

7. UNFINISHED BUSINESS:

a. CAO Presentation: Four-Year Review and Highlights

CAO Presentation

CAO Jordan Wall presented a summary of Council's 2022–2026 term, highlighting major achievements in infrastructure renewal, community planning, environmental stewardship, and organizational modernization. Council was advised that approximately $52 million in capital projects were completed and nearly $30 million in grant funding was secured to support community initiatives. The presentation also outlined improvements to the Town's long-term financial sustainability and strategic planning framework.

AT 5:32 P.M., COUNCILLOR MAUREEN SWIFT LEFT THE MEETING DECLARING A CONFLICT OF INTEREST WITH ITEMS 7(b) AS SHE HAS A CLOSE FAMILY RELATIONSHIP WITH THE PROPONENT.

b. Zoning Amendment Bylaw 2056.01 (721 Lazo Road)

721 Lazo Road

1. *THAT Zoning Amendment Bylaw 2056.01 be given Third Reading; and,*

THAT prior to adoption of Zoning Amendment Bylaw No. 2056.01, a restrictive covenant be registered on title identifying the provision of the following items to the satisfaction of Director of Development Services, prior to future development occurring on the property:

- *A minimum of 1.3 hectares of parkland dedication with strict tree protection clauses until such time as ownership is transferred to the Town;*
- *Statutory Right of Way and construction of public waterfront access from the parkland;*
- *Statutory Right of Way for public pedestrian access through the private strata road.*

AMENDING MOTION:

THAT the main motion be amended to require an independent environmental review prior to adoption of Zoning Amendment Bylaw No. 2056.01 confirming compliance of the proposed development with applicable provincial and federal environmental regulations, and to make final adoption of the Zoning Amendment Bylaw No. 2056.01 conditional upon approval of all required Development Permits.

(2026.268) -- CARRIED

b. Zoning Amendment Bylaw 2056.01 (721 Lazo Road)

721 Lazo Road

2. *MAIN MOTION AS AMENDED:*

THAT Zoning Amendment Bylaw 2056.01 be given Third Reading;

THAT prior to adoption of Zoning Amendment Bylaw No. 2056.01, a restrictive covenant be registered on title identifying the provision of the following items to the satisfaction of Director of Development Services, prior to future development occurring on the property:

• A minimum of 1.3 hectares of parkland dedication with strict tree protection clauses until such time as ownership is transferred to the Town;

• Statutory Right of Way and construction of public waterfront access from the parkland;

• Statutory Right of Way for public pedestrian access through the private strata road;

THAT the Town retain an independent, qualified environmental professional to review the proposed development and confirm the development can proceed in compliance with applicable provincial and federal environmental regulations; and further,

THAT final adoption of the Bylaw Zoning Amendment No. 2056.01 be conditional upon approval of all required Development Permits.

(2026.269) -- CARRIED

AT 5:56 P.M., COUNCILLOR MAUREEN SWIFT RETURNED TO COUNCIL CHAMBERS.

THE MEETING RECESSED AT 5:56 P.M. AND RECONVENED AT 5:59 P.M.

c. Subdivision and Development Servicing Bylaw

Subdivision and Development Servicing Bylaw

THAT Subdivision and Development Servicing Bylaw No. 2065 be given First, Second and Third readings.

(2026.270) -- CARRIED

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS:

a. Aspen-Hector Storm Pond 1 and Local Area Service Establishment Bylaw No. 2037

Aspen-Hector Storm Pond 1 & LAS Establishment

THAT Aspen-Hector Storm Pond 1 and Local Area Service Establishment Bylaw No. 2037 be Adopted.

(2026.271) -- CARRIED

10. NEW BUSINESS:

a. 2026 Audit Service Plan

2026 Audit Service Plan

THAT the August 5, 2026 report from the Director of Finance, titled 2026 Audit Service Plan be received for information.

(2026.272) -- CARRIED

b. 2026 Second Quarter Financial Update

Financial Update

THAT the August 5, 2026 report from the Director of Finance, titled 2026 Second Quarter Financial Update be received for information.

(2026.273) -- CARRIED

c. Addition to Permissive Tax Exemptions

Permissive Tax Exemptions

THAT the Comox Bay Sailing Association's new structure at the Comox Municipal Marina be granted a permissive tax exemption for 100% of the assessed value of the improvement commencing in 2027 until and including 2034 subject to the Permissive Tax Exemption Policy.

(2026.274) -- CARRIED

d. Analysis of Changes in Property Tax Deferment Program Participation

Property Tax Deferment

THAT the August 5th, 2026 report from the Revenue Manager titled Analysis of Changes in Property Tax Deferment Program Participation be received for information.

(2026.275) -- CARRIED

e. Aspen-Hector Storm Pond 2 and Local Area Service Establishment Bylaw No. 2068

Aspen-Hector Storm Pond 2

THAT the Aspen Hector Storm Pond 2 and Local Area Service Establishment Bylaw No. 2068 be given First, Second and Third Readings.

(2026.276) -- CARRIED

f. Comox Golf Club Liquor Licence Amendment - 1718 Balmoral Avenue

Liquor Licence Amendment

1. *THAT Council provide comments on the request for a Structural Change to the existing Comox Golf Club liquor licence at 1718 Balmoral Avenue as per Attachment D of the August 5th, 2026 Council Report on APPN 2026-0015; and,*

   THAT Council direct Administration to forward the comments to the Liquor and Cannabis Regulation Branch.

   AMENDING MOTION:

   THAT the main motion be amended to to reduce the application fee from $2,000 to $500 to recover Town costs and to provide positive comments and indicate no concerns regarding the proposed liquor licence amendment.

   (2026.277) -- CARRIED

2. *MAIN MOTION AS AMENDED:*

   THAT Council provide comments on the request for a Structural Change to the existing Comox Golf Club liquor licence at 1718 Balmoral Avenue as per Attachment D of the August 5th, 2026 Council Report on APPN 2026-0015;

   THAT Council direct Administration to forward the comments to the Liquor and Cannabis Regulation Branch;

   THAT the application fee be reduced from $2,000 to $500 to recover the Town's costs associated with the application.

   (2026.278) -- CARRIED

g. Fire Station Replacement Funding Update

Fire Station Funding

1. *THAT Council allocate an additional $150,000 from the Affordable Housing Fund to the Fire Station Replacement project, in addition to the previously approved $100,000.*

(2026.279) -- CARRIED

2. *THAT Council authorize an additional $250,000 for the Fire Station Replacement project, funded through grant proceeds, to incorporate project enhancements and additional scope items.*

(2026.280) -- CARRIED

MAYOR MINIONS CONGRATULATED COMOX FIRE RESCUE ON SECURING $5 MILLION IN GRANT FUNDING FOR THE FIRE STATION REPLACEMENT PROJECT AND THANKED MEMBERS FOR THEIR CONTINUED WILDFIRE RESPONSE EFFORTS ACROSS BRITISH COLUMBIA.

h. Noel Avenue Bike Lanes – On Street Parking Concerns

Noel Avenue Bike Lanes

THAT the Noel Avenue Bike Lanes – On-street Parking Concerns report from the Director of Operations, dated July 24, 2026 be received for information;

THAT Council direct Administration to retain the existing dedicated bicycle configuration on Noel Avenue and Aspen Road; and further,

THAT Council direct Administration to monitor future grant opportunities that may support additional parking improvements in the Noel Avenue area, where such improvements can be achieved without compromising the Town's active transportation network, road safety objectives, or adopted transportation planning policies.

(2026.281) -- CARRIED

I. Youth Recreation - Urban Climbing Boulder

Urban Climbing Boulder

THAT Council amend the 2026 budget to reallocate $140,000, previously approved for the modular pump track project, toward the purchase and installation of an Urban Climbing Boulder at Marina Park.

(2026.282) -- DEFEATED
[Opposed: Mayor Minions, Councillors SBlacklock CHaslett KGrant]

11. NOTICES OF MOTION:

a. Notice of Motion from July 8, 2026 RCM: Mobile Integrated Crisis Response (MICR) Funding

MICR Funding

1. *THAT Council consider support of up to $100,000 (34% funding based on population) from the Town of Comox's 2026 unspent Public Safety Budget to support the Mobile Integrated Crisis Response (MICR) pilot program, conditional upon the City of Courtenay participating and funding approximately 66% of the municipal contribution required to continue the pilot through 2027, while advocating for provincial funding.*

AMENDING MOTION:

THAT the main motion be amended to provide that funding for the Mobile Integrated Crisis Response (MCRI) Pilot Program be limited to one year only, with no commitment to provide municipal funding beyond the 2027 pilot year.

(2026.283) -- CARRIED

a. Notice of Motion from July 8, 2026 RCM: Mobile Integrated Crisis Response (MICR) Funding

MICR Funding

2. MAIN MOTION AS AMENDED:

THAT Council consider support of up to $100,000 (34% funding based on population) from the Town of Comox's 2026 unspent Public Safety Budget to support the Mobile Integrated Crisis Response (MICR) pilot program, conditional upon the City of Courtenay participating and funding approximately 66% of the municipal contribution required to continue the pilot through 2027, while advocating for provincial funding; and further

THAT that funding for the Mobile Integrated Crisis Response (MCRI) Pilot Program be limited to one year only, with no commitment to provide municipal funding beyond the 2027 pilot year.

(2026.284) -- CARRIED

12. CORRESPONDENCE:

a. Bob Mattice, Mayor (City of Cold Lake): Payment in Lieu of Taxes (PILT)

Payment in Lieu of Taxes

THAT the correspondence from the City of Cold Lake regarding Payments in Lieu of Taxes (PILT) be received.

(2026.285) -- CARRIED

Tim McGonigle, Mayor (Town of Lake Cowichan): Request for Support -Elect Respect Pledge

Elect Respect Pledge

THAT the correspondence from the Town of Lake Cowichan regarding the Elect Respect Pledge be received; and,

THAT Council support and adopt the Elect Respect Pledge.

(2026.286) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Blacklock

Councillor Blacklock reported no committee updates and highlighted the success of Nautical Days weekend. He reminded the public that Float Your Boat Fridays will continue for several more weeks in downtown Comox.

b. Councillor Swift

Councillor Swift reported attending and enjoying the Nautical Days Festival, Filberg Festival, and Float Your Boat Fridays. She commented positively on the Town's appearance and community participation during the festival weekend.

c. Councillor Haslett

Councillor Haslett provided an update from the d'Esterre Board, noting continued efforts to reduce future facility costs, pursue grant opportunities, and strengthen communication with the Town. He also thanked volunteers, sponsors, committee members, and staff for the success of Nautical Days and recognized the environmental initiatives implemented during the event.

d. Councillor Kerr

Councillor Kerr thanked the Nautical Days Committee, Filberg Heritage Society, volunteers, sponsors, and Town staff for their contributions to a successful festival weekend. He recognized Public Works and Parks staff for their work in maintaining the community and event venues.

e. Councillor Grant

Councillor Grant reported attending the Filberg Festival and noted his participation as a volunteer during the event.

f. Councillor Meilleur

Councillor Meilleur expressed appreciation to all volunteers and organizers involved in the Nautical Days and Filberg festivals and acknowledged the positive community response to the events.

g. Mayor Minions

Mayor Minions reported on the Comox Legion's 100th anniversary celebrations, d'Esterre's 50th anniversary event, the upcoming Sunset Cinema and Music in the Park events, and ongoing Float Your Boat Fridays programming. She noted positive feedback from local businesses regarding increased visitation and economic activity generated by the summer events.

17. RESOLUTION TO GO IN-CAMERA:

a. Exclude the Public

Excluded the Public

THAT the Public be Excluded from the In-Camera session of Council on Wednesday, August 5, 2026, pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(c) labour relations or other employee relations.

(2026.287) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 7:04 P.M.

THE REGULAR COUNCIL MEETING RECONVENED AT 7:34 P.M.

18. RISE AND REPORT FROM IN-CAMERA: NIL

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:34 p.m. *CARRIED*

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

Nicole Minions

MAYOR

CORPORATE OFFICER