



STAFF REPORT

Meeting: Nov 5, 2025

REGULAR COUNCIL MEETING

To: Mayor and Council	File: PR 24-12
From: Randy Houle, Director of Development Services	Date: October 31, 2025
Subject: Official Community Plan Bylaw Update	

Prepared by:  Randy Houle, Director Devel. Serv	Report Approved:  Jordan Wall, CAO
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RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER:

1. THAT Council give first and second reading to Official Community Plan Bylaw No. 2054.
2. THAT Bylaw No. 2054 be confirmed as being consistent with Comox Financial Plan Bylaw No. 2046 as required by the *Local Government Act*.
3. THAT Bylaw No. 2054 be referred to a Public Hearing to be scheduled on November 26, 2025, at 5:00 pm at d'Esterre Seniors' Centre, 1801 Beaufort Avenue, and advertised as required by the *Local Government Act*.
4. THAT Bylaw No. 2054 be referred to the Agricultural Land Commission for comment to confirm compliance with the *Agricultural Land Commission Act*.

PURPOSE

This report outlines amendments to the proposed Comox Official Community Plan Bylaw No. 2054 since the bylaw was previously considered by Council at the October 22, 2025 Regular Council Meeting.

STRATEGIC PLAN LINKAGE

The 2022-2026 Strategic Plan identifies the following project/initiative that contributes to the Balanced Community Planning Strategic Priority:

- Update the OCP through community consultation to develop a vision for the future growth of Comox.

BACKGROUND

At the Regular Council Meeting on October 22, 2025, Council deferred consideration of first and second reading of proposed OCP Bylaw No. 2054. The Staff report can be found starting on page 265 of the agenda in the following link: [2025-10Oct 22 Regular Council Meeting Agenda.pdf](#). At this meeting, Council also provided direction to consider pre-zoning 1000 Pritchard Road, 1490 Cambridge Road and 1603 Brighton Road in Northeast Comox for multi-family apartment use up to four storeys in height. This requires a change of the proposed OCP designation of 1000 Pritchard Road and 1490 Cambridge Road from Low-Rise Mixed-Use (4-storey) to Low-Rise Residential (4-storey). 1603 Brighton Road was previously designated as Low-Rise Residential, thus no changes are required. The land use designation of 1150 Pritchard Road has also been updated from Low-Rise Mixed-Use (4-storey) to Low-Rise Residential (4-storey) as it is adjacent to the above-mentioned parcels.

ANALYSIS AND ISSUES

Mixed-Use Policies

The October 22 version of OCP Bylaw No. 2054 included policies to require commercial uses at grade fronting Pritchard Road on 1000 Pritchard Road, when this parcel was designated Low-Rise Mixed-Use (4-storey). This policy has been removed due to the amended designation to Low-Rise Residential (4-storey).

The October 22 Staff Report included an item for consideration: “whether to require a minimum of three storeys for mixed-use developments at prominent intersections.” This policy has been deleted from OCP Bylaw No. 2054 to increase flexibility for mixed-use and commercial development consistent with past version of the Draft OCP.

The current OCP (Comox Official Community Plan Bylaw 1685) requires 12-metre natural vegetation buffers fronting Pritchard Road from Guthrie Road to Knight Road. When 1000 Pritchard Road, 1500 Pritchard Road, and 1490 Cambridge Road had Mixed-Use designations, this buffer may not have been desirable in facilitating a mixed-use commercial street. However, with residential designations, the buffer would be a desirable feature to retain the character of the area and provide noise and emissions buffers for future residential use. As a result, buffer policies have been carried over from the current OCP to the proposed OCP Bylaw No. 2054 as follows:

Provide natural vegetation buffers with existing mature trees retained to the greatest extent possible on both sides of Pritchard Road from Guthrie Road to Knight Road. The right-of-way width shall be at least 12.0 metres and dedicated to the Town or secured through statutory right-of-way, restrictive covenant, or other measures.

Growth Area Policies

The October 22 version of OCP Bylaw No. 2054 included policies that identified the Airport Corridor Growth Areas as a second priority Growth Area for the Town compared to the other Growth Areas. These policies have been deleted or amended given Council’s direction to pre-zone parcels in the

Airport Corridor. However, there is still language to note that infrastructure projects to extend services to the parcels within the Airport Corridor may remain second priority compared to other Growth Areas when it comes to DCC project selection since such projects would likely only benefit developments in this area.

NEXT STEPS

If Council gives first and second reading to OCP Bylaw No. 2054, staff will schedule the required public hearing for November 26, 2025, and advertise the public hearing as required by the *Local Government Act*. Following the public hearing, staff will bring OCP Bylaw No. 2054 back to Council for consideration of third and final reading prior to the end of 2025. Schedule revisions may be required if Council provides direction for amendments to OCP Bylaw No. 2054.

ATTACHMENTS:

ATTACHMENT A: Comox Official Community Plan Bylaw No. 2054