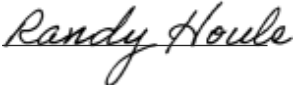


REGULAR COUNCIL MEETING

To: Mayor and Council	File: PR 24-12
From: Randy Houle, Director of Development Services	Date: January 16, 2026
Subject: Official Community Plan Bylaw No. 2054	

Prepared by:  Randy Houle, Director of Development Services	Report Approved:  Jordan Wall, CAO
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RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER:

1. THAT second reading of Official Community Plan Bylaw No. 2054, as passed on November 5th, 2025, be rescinded.
2. THAT Official Community Plan Bylaw No. 2054 be given second reading, as amended.
3. THAT Official Community Plan Bylaw No. 2054, as amended, be referred to a Public Hearing to be scheduled for February 4th, 2026, at 6:00 pm at D'Esterre Seniors Centre, located at 1801 Beaufort Avenue, and advertised as required by the *Local Government Act*.
4. THAT Council direct staff to forward the amended Regional Context Statement to the Comox Valley Regional District Board in accordance with the *Local Government Act*

PURPOSE

This report outlines amendments to the proposed OCP, consistent with Council direction provided at the Regular Council Meeting on December 3rd, 2025, and Strategic Planning Committee Meeting on January 14th, 2026. It is intended to provide Council with information to support re-consideration of second reading.

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 November 5th, 2025, Council gave first and second readings to the proposed OCP and authorized staff to refer it to a Public Hearing on November 26th, 2025. The December 3rd, 2025 Staff Report from the Director of Development Services titled "Official Community Plan Bylaw" provides a summary of public hearing submissions and speakers' comments from the Public Hearing (Page 202 - [2025-12Dec-03 Regular Council Meeting Agenda reduced.pdf](#)).

At the Regular Council Meeting on December 3rd, 2025, Council provided directions to:

- add an exemption to the Sensitive Ecosystems Development Permit Area to allow for landscaping projects to be completed by hand without the need for a development permit.
- amend the Future Land Use Map by changing the designation of Mid-Rise Residential parcels fronting Buena Vista Avenue between Anderton Road and Church Street to Ground Oriented Residential, except for 1946 and 1950 Comox Avenue, which are double fronting parcels.
- require fifth and sixth storey step-backs for the Mid-Rise Residential, Mid-Rise Mixed-Use, and Harbour and Marina Comprehensive Development Area land use designations.
- adjust language referring to the Comox Golf Course to make it clearer that maintaining the current 9-hole course is an option.

ANALYSIS AND ISSUES

Proposed OCP Revisions

The following subsections outline amendments to OCP Bylaw No. 2054 since the November 26th, 2025 Public Hearing.

Sensitive Ecosystems DPA

During the November 26 Public Hearing, one of the speakers expressed concerns that planting flower beds and doing minor landscaping would not be permitted in the Sensitive Ecosystem DPA without a review by a Qualified Environmental Professional. Staff suggest amending the guidelines to make it clearer that this activity is exempt from a DP requirement.

Future Land Use Map

As directed by Council on December 3rd, 2025, the Future Land Use Map in OCP Bylaw No. 2054 has been amended such that the nine parcels previously designated Mid-Rise Residential fronting Buena Vista Avenue between Anderton Road and Church Street have been changed to Ground Oriented Residential, except for 1946 and 1950 Comox Avenue, which are double-fronting parcels.

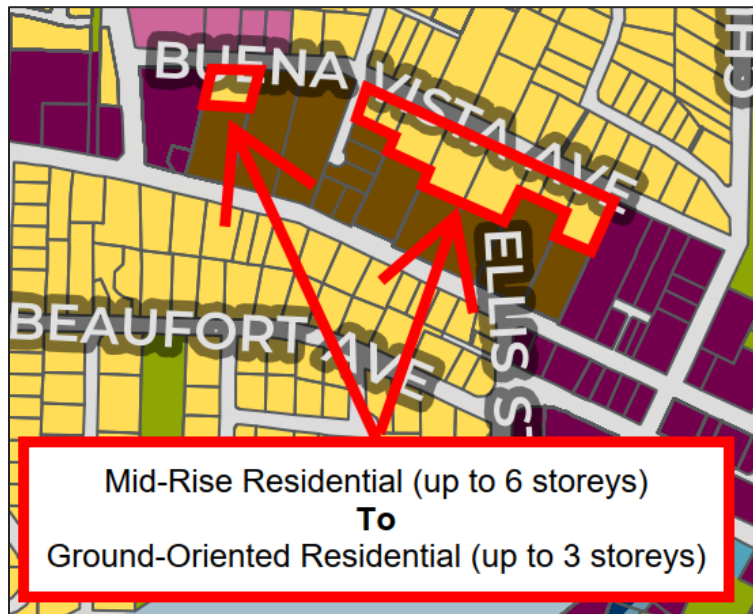


Figure 1: Future land use map amendment as directed by Council.

Comox Golf Course

At the Regular Council meeting on December 3rd, 2025, Council directed staff to adjust Policy 20.2 to make it clear that maintaining the current 9-hole golf course is an option within future considerations of long-term use of the land on which the Course is located. This adjustment has been incorporated into OCP Bylaw No. 2054, with Policy 20.2 reading as follows (bold text shows added content):

*Consider the development of a future long term plan for the Comox Golf Club (Central Community Park), **which may include maintaining the current 9-hole golf course**, to guide its future role, form, use, and programs in the Town of Comox, considering that this property is in a prime location that should be programmed to appeal to the Town's long-term population.*

Business Park Land Use Policies

The Comox Valley Airport Commission has noted the potential to expand airport parking onto 1200 Military Row, by working with Vancouver Island Enterprises to relocate the business across the street to 1301 Knight Road. To facilitate this relocation from an OCP perspective, a policy should be added to the Business Park land use designation section to read:

Consider support for zoning amendments or temporary use permits that would allow for the relocation of gravel and organics storage and sales uses within the Business Park designation to facilitate expansion of the Comox Valley Airport.

The recommended policy addition is written such that Council could still evaluate any applications that come forward and retain discretion. However, an OCP amendment would not be required to approve an application as requested by the Comox Valley Airport Commission and outlined in the proposed policy addition.

K'ómoks First Nation Review

On December 19, 2025, K'ómoks provided a letter (Attachment B) with thirteen recommendations for the OCP. The recommendations are focused on and addressed as follows:

- How reserve lands are identified on OCP maps (updated as requested).
- Historical and geographic references to K'ómoks First Nation (OCP Introduction; p. 2-3).
- Incorporating reconciliation into the Vision and Guiding Principles (guiding principle 4 modified).
- Adding a policy section focused on reconciliation (section 8).
- Adding policies to ensure consultation with the Nation takes place on transportation and transit planning (policies 2.6 and 2.26).
- Incorporating language to collaborate with the Nation on economic development initiatives of shared interest (policy 3.4).
- Adding policies to collaborate on management of the Northeast Woods lands (policy 4.28).
- Incorporating policy language regarding assurance of compliance with legislation to protect Indigenous cultural heritage (policy 6.9).
- Ensuring consultation with K'ómoks for any proposed development within the harbour and estuary (policy 14.2 modified).

Mid-Rise Step-backs

At the Regular Council Meeting on December 3rd, 2025, Council passed the following motion:

THAT all Mid-Rise (6-storey) properties and all Harbour and Marina Comprehensive Development Area (6-storey) properties be required to do step-backs on the fifth and sixth storeys, where applicable.

After considering a report regarding building step-backs at the Strategic Planning Committee Meeting on January 14th, 2026, Council passed the following motion:

*THAT the draft OCP bylaw for January 21st reverts to the original draft language regarding step backs which require a 0.3m or more step back above the fourth storey OR other façade treatments to reduce visual massing in place of step backs and **includes the step backs as mandatory in the downtown area.***

No changes have been made to OCP Bylaw No. 2054, consistent with Council direction provided on January 14th, 2025.

Regional Context Statement

Where a regional growth strategy applies to a municipality with an OCP, the OCP must include a regional context statement as required by the *Local Government Act*. A regional context statement explains how a municipality's OCP aligns with and supports the regional growth strategy adopted by the regional district. Regional context statements identify how an OCP is consistent with an RGS, or how it will be made consistent over time. The Regional context statement in the new OCP has been updated

based on preliminary comments by Regional District Staff, and will be considered by the Regional Board in the near future.

NEXT STEPS

If Council gives second reading to OCP Bylaw No. 2054, as amended, staff will schedule the required public hearing for February 4th, 2026. Following the public hearing, staff will bring the bylaw back to Council for consideration of third reading and adoption.

ATTACHMENTS:

ATTACHMENT A: Official Community Plan Bylaw No. 2054

ATTACHMENT B: Letter from K'ómoks First Nation – OCP Review Recommendations