

Electoral Areas Community Update

September 2025
Issue 14



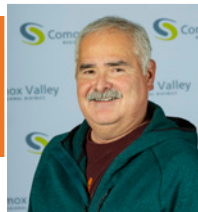
Welcome To The Fall 2025 Electoral Area Directors' Newsletter

Learn more about initiatives and projects underway in the Comox Valley Regional District. If you have any questions about these updates, or other CVRD work, please email communications@comoxvalleyrd.ca

Who's Listening



**Electoral Area
A Director
Daniel Arbour**



**Electoral Area
B Director
Richard Hardy**



**Electoral Area
C Director
Edwin Grieve**

**Baynes Sound – Denman/
Hornby Islands** includes
Royston, Union Bay, Fanny
Bay and Denman Island and
Hornby Island.

Lazo North includes the
Comox Peninsula, Little River,
Balmoral Beach Area, Point
Holmes, Bates Beach, Huband
Road and the Tsolum regions.

Puntledge - Black Creek includes
Merville, Black Creek, Dove Creek,
Saratoga Beach, Arden (west of
Cumberland Road), Powerhouse,
Lake Trail, Marsden and Plateau
Road as well as Mount Washington.
The northern boundary of Electoral
Area C is the Oyster River.

Weigh In On Waste

The Comox Strathcona
Waste Management wants
you to weigh in on newly
developed solid waste
strategies and actions.



Review eight shortlisted strategies and 33 actions designed
to guide how we manage garbage, recycling and other
waste materials in the Comox Valley and Strathcona
Regional Districts for the next decade.

Participate online or in person to win prizes. Attend an open
house in your community or participate in the online survey
before October 16.

Learn more: engagecomoxvalley.ca/swmp

Come Say Hello

Join us for a meet and greet with
the CVRD's Electoral Area Directors.
Directors Daniel Arbour, Richard
Hardy and Edwin Grieve will be on
hand – along with CVRD staff – to
share updates, answer questions and
talk about what's important to you!



Thursday, Oct. 2, 5-7 p.m.
**CVRD Civic Room, 770
Harmston Ave.**

Stop by at anytime with your
questions and comments



Are We Prepared For An Emergency?

In case of an emergency, the CVRD Emergency Management Service is key to how well the community responds when disaster strikes. In partnership with local municipalities and the K'ómoks First Nation, the service activates Emergency Coordination Centres, and supports evacuated residents.

But in a major event, help could take 72 hours or more to arrive. You can be ready by:

- Creating an emergency plan at gov.bc.ca/preparedbc
- Learning when to safely shut off water, power, and gas
- Signing up for local emergency alerts
- Preparing emergency kits and grab-and-go bags for household members and pets
- Following trusted sources like EmergencyInfoBC, BC Wildfire, and DriveBC

Neighbourhood Emergency Preparedness sessions cover FireSmartBC, support services, radio communications, and preparing for floods, fires, extreme weather, and disasters.

Learn more:

comoxvalleyrd.ca/emergencymanagement

Saratoga Beach Local Area Plan: Get Involved

Planning for the future of Saratoga Beach is underway.

The plan will guide growth while protecting ecosystems, preparing for climate change, and reflecting the community's vision.

This spring, residents shared their ideas through surveys, an open house, and focus groups. A "What We Heard" report captured that feedback. Over the summer, the project team considered this input with technical studies to draft growth options and identify trade-offs. Residents will have another chance to get involved through an open house and an online survey this fall.

Learn more at

engagecomoxvalley.ca/SaratogaLAP

What's On The Go Electoral Area A



Union Bay Firehall Construction Starts This Fall

The Union Bay Firehall is preparing for construction, with a tender released earlier this month. Over the past year, staff worked with contractors to complete designs and secure permits. The hall will replace the 1956 building, which has reached the end of its use, ensuring continued service for Union Bay residents.

- More space for tools and new trucks
- Improved maneuverability and safety
- Training areas
- Community fitness room
- A fire service history display
- Safer parking

Learn more: comoxvalleyrd.ca/unionbayfire



Better Bus Structure Proposed For Denman And Hornby Islands

How do you improve bus service for Hornby and Denman Islands? You work together to form a new transportation society, designed to meet the needs of both Islands.

The Denman and Hornby Islands Bus Transportation Study explores ways to improve bus services. While each island's community bus continues to grow, both face staffing, funding, and resource challenges.

One suggestion is to form a transportation-focused society with representatives from both islands.

This coordinated service could offer year-round service and better options for commuting students, stronger support for events and group trips, and more stable, consistent operations.

The Comox Valley Regional District aims to work with partners to develop this model by 2026. Learn more: comoxvalleyrd.ca/transit



What's On The Go Electoral Area B



Understanding Climate Risk At Pélxwikw/Goose Spit

The Comox Valley Regional District (CVRD) and K'ómoks First Nation are working together to help protect Goose Spit – known traditionally as Pélxwikw – from the impacts of climate change.

With support from the Province of BC, the CVRD received \$275,000 to study the area's coastline, environment, and cultural history and find ways to reduce the risk of flooding, erosion, storm surge, and sea-level rise.

Pélxwikw – meaning round on point – plays a key role in protecting homes and downtown Comox from waves and storms. It's also a place with deep cultural significance, where the K'ómoks and Pentlatch peoples gathered food, medicines, and buried respected leaders.

This data gathering and research project will help work towards protecting the land and history, while keeping the community safe.

Learn more:

comoxvalleyrd.ca/goosespitclimate



Know The Route, Plan Your Commute

Construction on the Sewer Conveyance Project continues this fall, with traffic impacts along Comox Avenue and Comox Road. Work is focused on final sewer forcemain connections and two roundabouts on Comox Avenue. Expect one-way traffic westbound from Comox to Courtenay. Please slow down and follow signs, as patterns change often. Sign up for email updates on the project website for traffic management, detours, and timelines. Thank you for your patience as we complete this necessary infrastructure upgrade.

Learn more:

engagemoxvalley.ca/conveyanceproject



What's On The Go Electoral Area C



CSWM Acquires Oyster River Recycling Depot

The Comox Strathcona Waste Management (CSWM) service has acquired the Oyster River Recycling Depot at 2185 Regent Road, ensuring it remains a key community asset for residents of the Comox Valley, Strathcona Regional District, and South Campbell River.

The purchase, included in CSWM's financial plan, supports long-term service improvements such as building upgrades, expanded diversion services, and additional parking. CSWM is also working to include the site as a Recycle BC depot, which would add recycling options for glass, foam, and flexible plastic packaging.

The depot serves about 12,000 residents and commuters traveling between Campbell River and Courtenay, collecting more than 500 tonnes of recycling annually.

The acquisition secures the facility's future role in waste diversion and supports continued planning for improved community recycling services.

Learn more: cswm.ca/orrecycling

Planning For Housing Solutions



The CVRD has completed its 2024 Housing Needs Report using B.C.'s new framework for collecting housing data. The report shows rising prices, limited rentals, and lower-income residents struggling to find suitable homes. In Electoral Area C, about 1,963 new homes are needed by 2041 to meet demand.

Most new housing will be directed to municipal areas where public sewer and water services exist. In the electoral areas, secondary dwellings will continue to play an important role in addressing rural need for family living, rural business succession, and more affordable housing options.

Learn more: comoxvalleyrd.ca/housingneeds



New Report Outlines Path To Move Forward With Reconciliation In A Meaningful Way

Comox Valley's local governments are working in partnership with K'ómoks First Nation and Indigenous organizations across the region.

The Comox Valley Reconciliation Advisory Table offers advice to local governments on how to include Indigenous perspectives, while also supporting Indigenous communities in engaging on shared priorities.

So far, the Table has focused on creating safe spaces for dialogue in three key areas:

- Protecting cultural heritage
- Increasing education and awareness
- Improving government policies and practices

Next, the Table will support local governments by providing guidance on policy development, education programs, cultural events, and land use decisions — to ensure conversations are shaped by Indigenous knowledge and lived experience.

This approach moves beyond one-time consultations and toward deeper conversations, and more consistent outcomes for the whole region.

Read the Advisory Table Milestone report at comoxvalleyrd.ca/indigenousrelations



Free FireSmart BC Services Available

Protect your home and neighbourhood with FireSmart programs available across the region.

Free services include home assessments, fire-resistant plant and landscaping guides, evacuation checklists, and materials to help reduce wildfire risk.

In 2024–2025, Hornby Island became an example of wildfire risk reduction. Led by Fire Chief Doug Chinnery, the community hosted open houses and walking tours to identify risks near key infrastructure and make a plan. Undergrowth was cleared, debris was chipped instead of burned, and residents received firewood permits turning waste into community value.

Learn more comoxvalleyrd.ca/firesmart



Building Permit Activity

From January to the end of July 2025, building and development activity in Electoral Areas A, B, and C is on pace to match last year's activity.

Looking at all permit types including garages and mobile homes in all three areas, there have been 13 more permits issued compared to the same time last year, but three fewer homes.

So far this year, Electoral Area A accounted for 35% of new single family and garage permits issued with 27 permits, with 26 permits issued in Area C and 25 permits issued in Area B.

The total permit value this year is \$34.8 million, \$1.8 million less than the same time period in 2024.

Learn more: comoxvalleyrd.ca/building