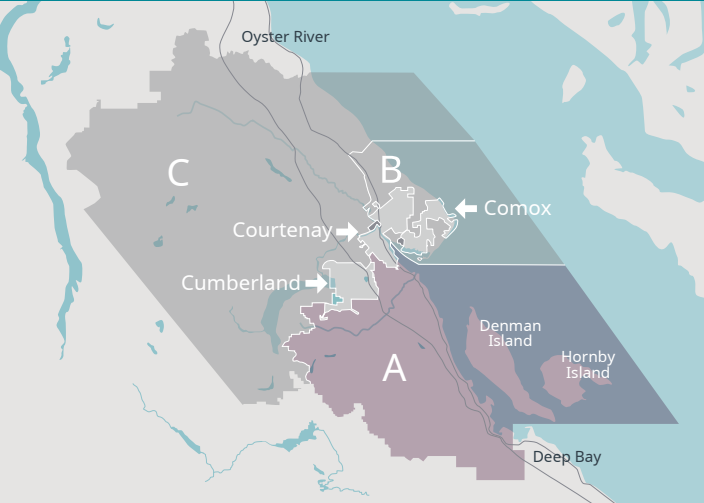


2026

Comox Valley Regional District Property Taxes



Electoral Area A

Area Director: Daniel Arbour
Population – 7,926

Electoral Area A begins at the southern boundaries of the City of Courtenay and the Village of Cumberland, stretching south to Cook Creek, the most southerly boundary of the Comox Valley Regional District. It includes Baynes Sound (Royston, Union Bay, and Fanny Bay – population 5,310), Denman (population – 1,391) and Hornby (population – 1,225) Islands.



Within the province of BC, regional districts do not issue property tax notices nor collect taxes directly from residents. Your 2026 Property Tax will be issued by the Surveyor of Taxes through the Province of BC.

The Comox Valley Regional District (CVRD) will receive payment from the province in August for the requisition.

The province also collects taxes on behalf of other government agencies for police, schools, hospitals, roads and many other services not provided through the regional district. Those tax rates are not included in the CVRD calculations.

The CVRD currently provides 100 different services to its residents and businesses. These 100 services are organized into eight core service categories. As not all services are available in each electoral area, the services shown on your property tax notice will be the unique mix provided to your property. As a taxpayer you will only pay for the services you receive.

Some of the services are regional (meaning that every property in the CVRD will pay), some are electoral

area specific (meaning that all properties in Area A will pay), and some are provided to local service areas with the electoral area (meaning that only specific properties within Area A will pay). A complete listing of all Area A services are on the back of this page.

Property taxes are calculated using your current year assessed value multiplied by the service tax rate. In Area A, the typical Residential Property Value for 2026 is \$875,000 (provided by the BC Assessment Authority).

On March 24, 2026, the Board of Directors adopted the 2026–2030 Financial Plan and Capital Expenditure Bylaw.

The approved 2026 Tax Requisition for the 100 services delivered is \$53,120,124; of which Area A residents contribute \$3,315,139 to 18 core services.

Please note:

- Rates may adjust slightly based on 2026 actual tax roll.
- Provincial admin fee not included (see tax notice)

www.comoxvalleyrd.ca/currentbudget

Grant Funding

Within the 2026–2030 Financial Plan and Capital Expenditure Bylaw, Community Works Funds of \$4,437,945 and Growing Communities Funds of \$2,822,972 have been allocated for key initiatives and capital projects.

The use of grant funding allows for greater financial stability for the residents while advancing benefit to the greater community.

The 2026–2030 Financial Plan also includes allocations of \$73,281 of Rural Community Grants to support community groups that deliver benefits to Area A residents.

Additionally, the following allocations of funds have been made to support initiatives with regional impact:

- Arts and culture grants \$176,530
- Recreation grants – \$1,044,264
municipal and community groups

For more information about your property taxes, property tax calculator, the 2026–2030 financial plan, CVRD core services, and strategic priorities, go to:

www.comoxvalleyrd.ca/finance

While on the CVRD website, explore our Connect section and see projects and initiatives that are ongoing in other areas of the CVRD. Join in the discussions on the Engage Comox Valley website and give us your feedback to help guide future plans.

Contact Us 250-334-6000
finance@comoxvalleyrd.ca

2026 Area A Core Services

Finance and Administration \$29.32

110	Administration & General Government	\$0.54
130	Electoral Areas Governance	\$9.74
150	Feasibility Studies - Regional	\$0.05
275	911 Answering Service	\$3.31
630	VI Regional Library	\$15.68

Emergency Programs \$4.58

200	Victim Services Program	\$0.37
205	CV Community Justice	\$0.32
265	CV Search and Rescue	\$1.21
270	CV Emergency Program	\$2.68

Regional Sustainability \$4.61

450	Emergency Shelter Land Acquisition	\$3.25
625	Regional Parks and Trails	\$1.36

Recreation \$3.64

600	Recreation Grant	\$1.83
660	CV Exhibition Grounds	\$1.81

Electoral Area Services \$0.31

296	Weed Control	\$0.29
530	House Numbering Area A	\$0.02

Sewage Treatment \$3.74

340	Liquid Waste Management	\$3.74
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Transportation \$12.84

780	Transit Comox Valley	\$12.84
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Solid Waste Management \$10.81

391	Comox Strathcona Waste Management	\$10.81
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2026 Service Tax Rate by Core Service Category

Electoral Area A contributes to 18 services across the eight core categories for a total of \$69.83 per \$100,000 of assessed values. Depending on where in Area A your property is located, you may also pay for one or more of the following services:

Electoral Area A - Baynes Sound Other Requisitions (Defined/Specified Areas)

*Cost per \$100,000 of
Property Assessed Value*

Service #	Function Name	2026
120	Grant in Aid Area A - Baynes Sound	\$1.37
151	Feasibility Studies Area A - Baynes Sound	\$1.04
226	Union Bay Fire Protection	\$94.66
285	Building Inspection	\$4.80
291	Baynes Sound, B and C Bylaw Enforcement	\$2.45
451	CV Homelessness Supports	\$2.10
500	Planning	\$24.04
512	Regional Growth Strategy	\$2.13
550	CV Tourism Service	\$1.08
601	CV Track and Fields	\$3.06
615	Electoral Areas Arts & Culture Grant	\$1.50
621	Baynes Sound, B and C Parks & Greenways	\$16.33
716	Union Bay Street Lighting	\$4.62
645	CV Recreation Complexes	\$28.74
672	Baynes Sound Community Facilities Support	\$7.89
691	Baynes Sound Heritage Conservation	\$0.58

Some of the specific local area services are taxed using an annual parcel tax that will also be included on your property tax notice.

*Cost per \$100,000 of
Property Assessed Value*

Service #	Function Name	2026
308	Union Bay Water	\$655 per year*
312	Royston Water	\$304 per year*
366	Royston Garbage Collection	\$254 per year*
310	Graham Lake Water	\$1,150 per year*

*Plus Utility Rates

Electoral Area A - Denman/Hornby Island

*Cost per \$100,000 of
Property Assessed Value*

Service #	Function Name	2026
299	Denman Hornby Bylaw Enforcement	\$2.97
560	Denman Hornby High Speed Internet	\$8.72
607	Denman Hornby Recreation Complex	\$1.75

Electoral Area A - Denman Island Other Requisitions (Defined/Specified Areas)

*Cost per \$100,000 of
Property Assessed Value*

Service #	Function Name	2026
123	Denman Island - Grant in Aid	\$1.56
154	Denman Island - Feasibility Studies	\$0.46
215	Denman Island Fire Protection	\$67.96
362	Denman Island Garbage Collection	\$16.80
555	Denman Island Economic Development	\$8.74
605	Denman Island Recreation	\$2.80
619	Denman Island Parks and Greenways	\$20.69
675	Denman Island Community Facilities	\$10.44
694	Denman Island Heritage Conservation	\$0.13
710	Denman Island Streetlighting	\$18.98

Electoral Area A - Hornby Island Other Requisitions (Defined/Specified Areas)

*Cost per \$100,000 of
Property Assessed Value*

Service #	Function Name	2026
124	Hornby Island - Grant in Aid	\$2.13
155	Hornby Island Feasibility Studies	\$0.74
220	Hornby Island Fire Protection	\$68.95
360	Hornby Island Garbage Disposal	\$36.53
556	Hornby Island Economic Development	\$11.14
606	Hornby Island Recreation	\$3.70
620	Hornby Island Parks and Greenways	\$26.48
670	Hornby Island Community Facilities	\$12.94
688	Hornby Island Comfort Station	\$3.93
695	Hornby Island Heritage Conservation	\$0.13