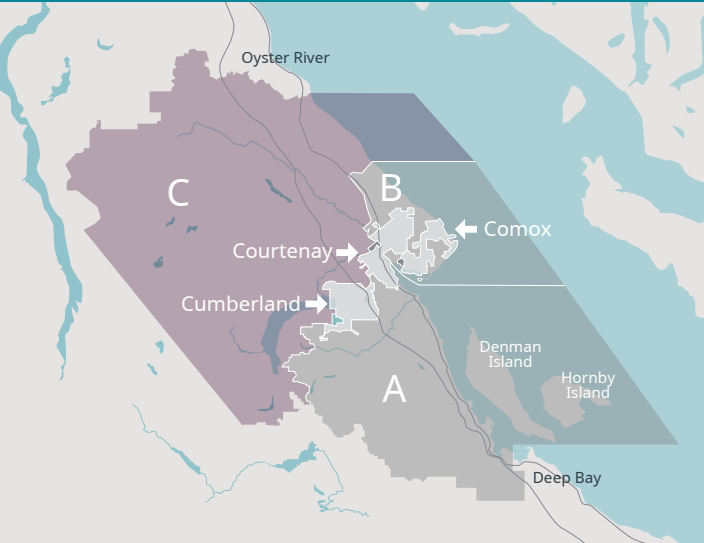


2026

Comox Valley Regional District Property Taxes



Electoral Area C

Area Director: Edwin Grieve
Population - 9,163

Puntledge-Black Creek (Electoral Area C) includes Merville, Black Creek, Dove Creek, Saratoga Beach, Arden (west of Cumberland Road), Powerhouse, Lake Trail, Marsden and Plateau Road



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 C will pay), and some are provided to local service areas with the electoral area (meaning that only specific properties within Area C will pay). A complete listing of all Area C 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 C, the typical Residential Property Value for 2026 is \$843,000 (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 C residents contribute \$6,460,244 to 31 core services.

Please note:

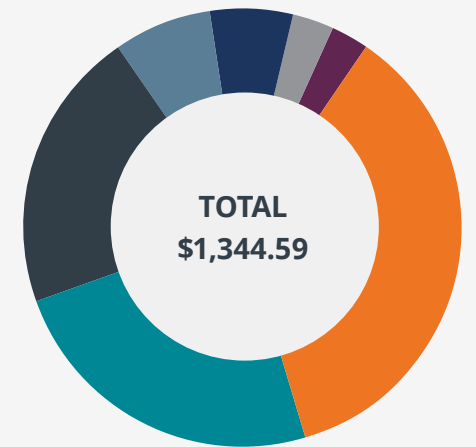
- Rates may adjust slightly based on 2026 actual tax roll.
- Provincial admin fee not included (see tax notice)

www.comoxvalleyrd.ca/currentbudget

How the Funds are Spent in your Area

Electoral Area C Core Service Tax Distribution

Total Cost (\$1,345) based on Average Area C Residential Assessed Value of \$843,000



Electoral Area Services	\$445.53
Recreation	\$298.76
Finance and Administration	\$256.27
Transportation	\$108.24
Solid Waste Management	\$91.13
Regional Sustainability	\$74.52
Emergency Programs	\$38.61
Sewage Treatment	\$31.53

2026 Service Tax Rate by Core Service Category

Electoral Area C contributes to 31 services across the CVRD eight core categories for a total cost of \$160 per \$100,000 of assessed values. Depending on where in Area C your property is located, you may also pay for one or more of the following services:

Electoral Area C

Other Requisitions (Defined/Specified Areas)

Service #	Function Name	Tax Rate per \$1,000 Assessed Value	Cost per \$100,000 of Property Assessed Value
210	Rural Cumberland Fire	\$0.6553	\$65.53
230	Black Creek / Oyster Bay Fire	\$0.4718	\$47.18
237	Greater Merville Fire Protection	\$0.4073	\$40.73
240	Mt. Washington Fire Protection	\$0.6539	\$65.39
623	Saratoga Beach Community Mosquito	\$0.0512	\$5.12
676	Puntledge North Community Facilities	\$0.0240	\$2.40
730	Arden Rd Street Lighting	\$0.0355	\$3.55
732	Webb & Bood Rd Street Lighting	\$0.0404	\$4.04
738	McLary Rd Street Lighting	\$0.0629	\$6.29

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

Electoral Area C

Other Requisitions (Defined/Specified Areas)

Service #	Function Name	2026
305	Comox Valley Water	\$193 per year + Utility Rates
313	Black Creek / Oyster Bay Water	\$318 per year + Utility Rates

All households connected to the Comox Valley and the Black Creek/Oyster Bay water systems are metered and charged on a consumption base. Water utilities are billed quarterly and are independent from the property tax notice; however, a parcel tax is calculated and applied to each taxable property. This parcel tax will appear on the property tax notice.

2026 Area C Core Services

	Finance and Administration	\$30.40
110	Admin. & General Governance	\$0.54
130	Electoral Areas Governance	\$9.74
150	Feasibility Studies - Regional	\$0.05
275	911 Answering Service	\$3.31
550	CV Tourism Service	\$1.08
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	\$8.84
450	Emergency Shelter Land Acquisition	\$3.25
451	CV Homelessness Supports	\$2.10
512	Regional Growth Strategy	\$2.13
625	Regional Parks and Trails	\$1.36
	Recreation	\$35.44
600	Recreation Grant	\$1.83
601	CV Track and Fields	\$3.06
645	CV Recreation Complexes	\$28.74
660	CV Exhibition Grounds	\$1.81
	Electoral Area Services	\$52.85
122	Grant in Aid Area C	\$2.52
153	Feasibility Studies Area C	\$0.62
285	Building Inspection	\$4.80
291	Baynes Sound, B and C Bylaw Enforcement	\$2.45
296	Weed Control	\$0.29
500	Planning	\$24.04
532	House Numbering Area C	\$0.02
615	Electoral Areas Arts & Culture Grant	\$1.50
621	Baynes Sound, B and C Parks & Greenways	\$16.33
693	Electoral Area C Heritage Conservation	\$0.28
	Sewage Treatment	\$3.74
340	Liquid Waste Management	\$3.74
	Transportation	\$12.84
780	Transit Comox Valley	\$12.84
	Solid Waste	\$10.81
391	Comox Strathcona Waste Mgmt	\$10.81

Grant Funding

Within the 2026–2030 Financial Plan and Capital Expenditure Bylaw, Community Works Funds of \$3,444,886 have been allocated to Electoral Area C for key initiatives and capital projects.

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

The 2026–2030 Financial Plan also includes allocations of \$124,980 of Rural Community Grants to support community groups that deliver benefit to Area C residents.

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

- Arts and culture grants \$176,530
- Recreation grants – municipal partners \$949,664
- Recreation grants – community groups \$94,600

For more information specific to Area C, your property taxes, property tax calculator, the 2026–2030 financial plan, the 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