



# Comox Valley

REGIONAL GROWTH STRATEGY

**RGS 2015 Annual Report**

# 01

# Executive Summary

## Summary of findings

- The following indicators show progress:
  - ✓ *Objective 1-A: Locate housing close to existing services.*  
Statistics show a steady increase from 83 per cent to 86 per cent, likely attributed to an increase in building permits in member municipalities and the core settlement areas of the electoral areas relative to the building permits in rural areas.
  - ✓ *Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley.*  
Statistics show a steady decrease in water consumption with 2015 consumption rates at a 29 per cent reduction from 2006, exceeding the 2015's short-term target of 20 per cent and on track to meet the medium-term target of 30 per cent.
  - ✓ *Objective 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.*  
Statistics show a three per cent increase of growth in core areas where public servicing is available.
- The following indicators remain steady:
  - *Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.*  
There was an increase of four hectares of agricultural land reserve (ALR) land. However, this inclusion occurred on Denman Island, which is not a participant in the RGS but is part of the CVRD.
  - *Objective 5-E: Reduce regional solid waste and improve landfill performance.*  
The solid waste diversion rate has remained steady at 54 per cent, which is close to meeting the short-term target of 55 per cent in 2015.
- Some of the following indicators rely on census data, which are collected every five years. As the last census was conducted in 2011, no data is available for 2015. The other indicators rely on data from external agencies, which have not released any recent information.
  - ✗ Objective 1-B: Increase affordable housing options.
  - ✗ Objective 3-B: Increase regional job base.
  - ✗ Objective 3-C: Support resource-based employment opportunities.
  - ✗ Objective 6-D: Increase farming activity in the Comox Valley.
  - ✗ Objective 8-A: Reduce greenhouse gas (GHG) emissions created by the building sector.
  - ✗ Objective 8-B: Reduce GHG emissions created by the on-road transportation sector.
  - ✗ Objective 8-C: Reduce GHG emissions in the solid waste sector.
- The following indicators are qualitative, without the ability to have consistent methodology, set targets, or measure.
  - ✗ Objective 2-A: Identify and map areas for conservation.
  - ✗ Objective 4-A: Increase public transit use.
  - ✗ Objective 7-A: Increase the number of pedestrians and cyclists in the Comox Valley.
  - ✗ Objective: 7-C: Improve regional fire safety.

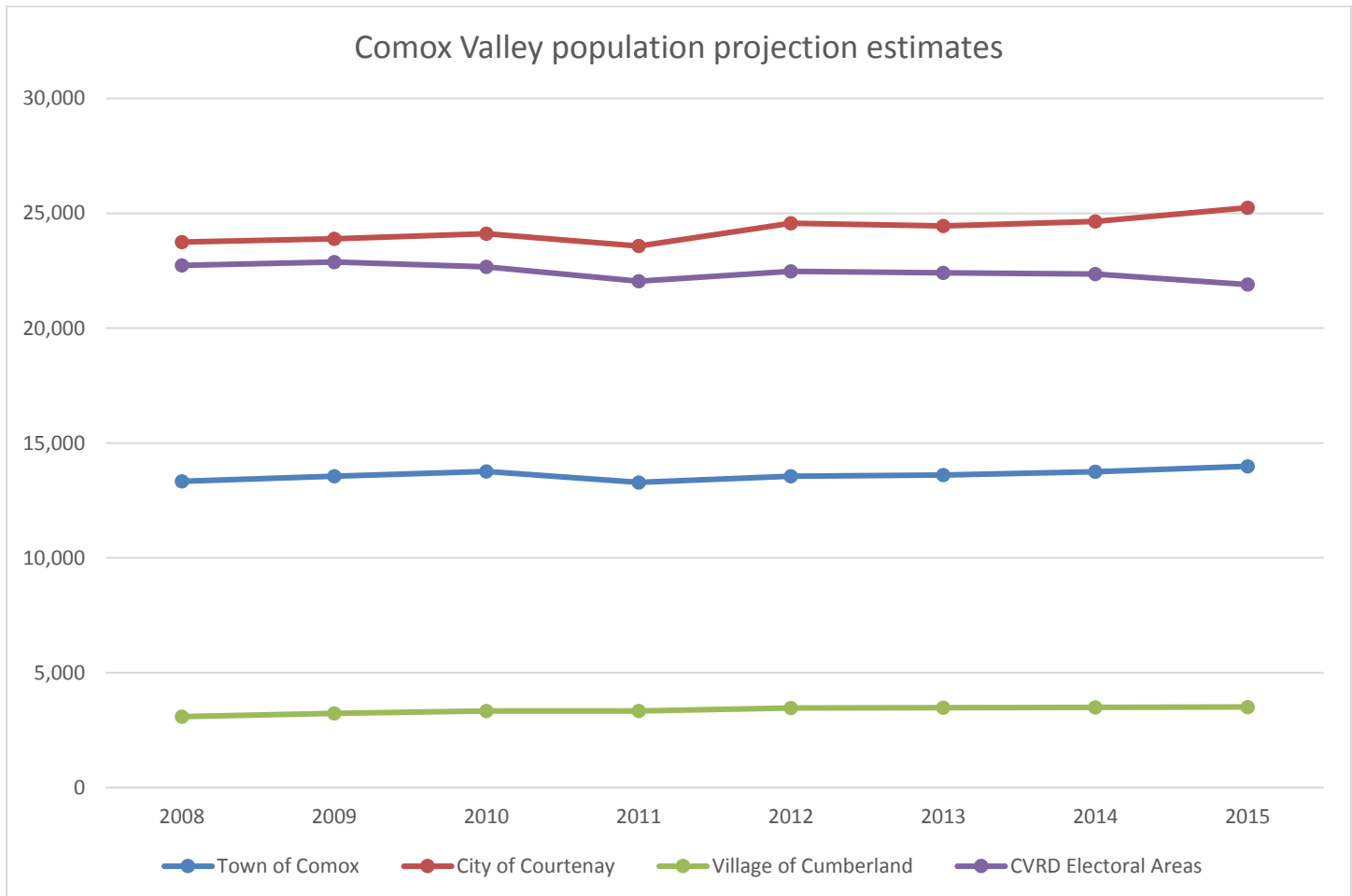
# 02

# Performance Report

## Comox Valley Population Projection Estimates

	Estimate	Estimate	Estimate	Census	Estimate	Estimate	Estimate	Estimate
Name	2008	2009	2010	2011	2012	2013	2014	2015
<b>CVRD (Including member municipalities)</b>	62,896	63,551	63,875	62,460	64,048	63,943	64,247	64,634
<b>Town of Comox</b>	13,327	13,553	13,763	13,285	13,558	13,604	13,754	13,986
<b>City of Courtenay</b>	23,745	23,890	24,108	23,575	24,563	24,451	24,639	25,244
<b>Village of Cumberland</b>	3,086	3,228	3,333	3,330	3,458	3,478	3,492	3,506
<b>CVRD Electoral Areas</b>	22,738	22,880	22,671	22,045	22,469	22,410	22,362	21,898

\* Data sources: Population estimates are from BC Stats and 2011 census data are from Statistics Canada.



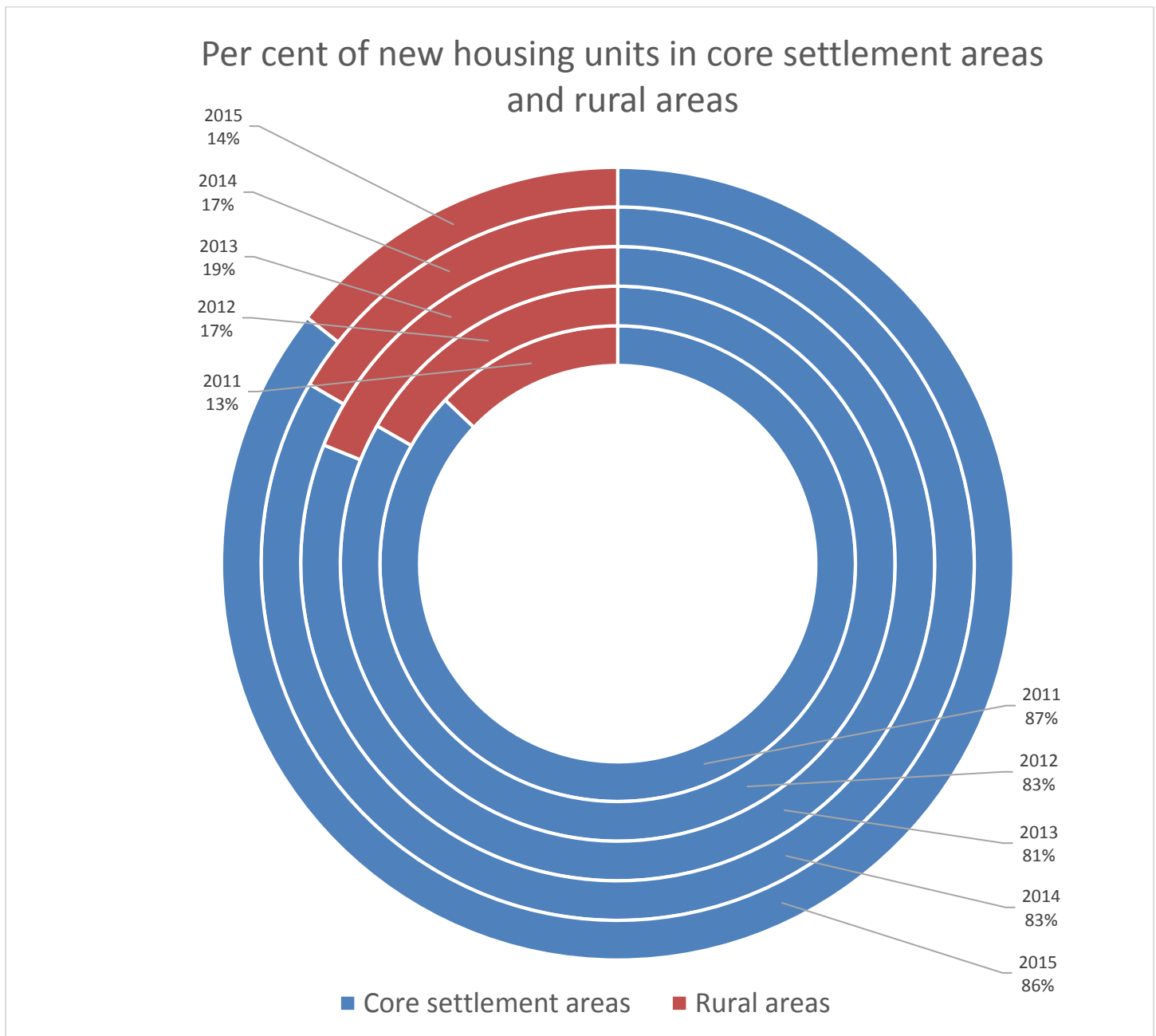
# GOAL ONE: HOUSING

## Objective 1-A: Locate housing close to existing services

Measures	Baseline 2006	Annual Reports					Targets		
		2011	2012	2013	2014	2015	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Per cent of new housing units in core settlement areas	65% population in core settlement areas*	87%**	83%	81%	83%	86%	90%	90%	90%

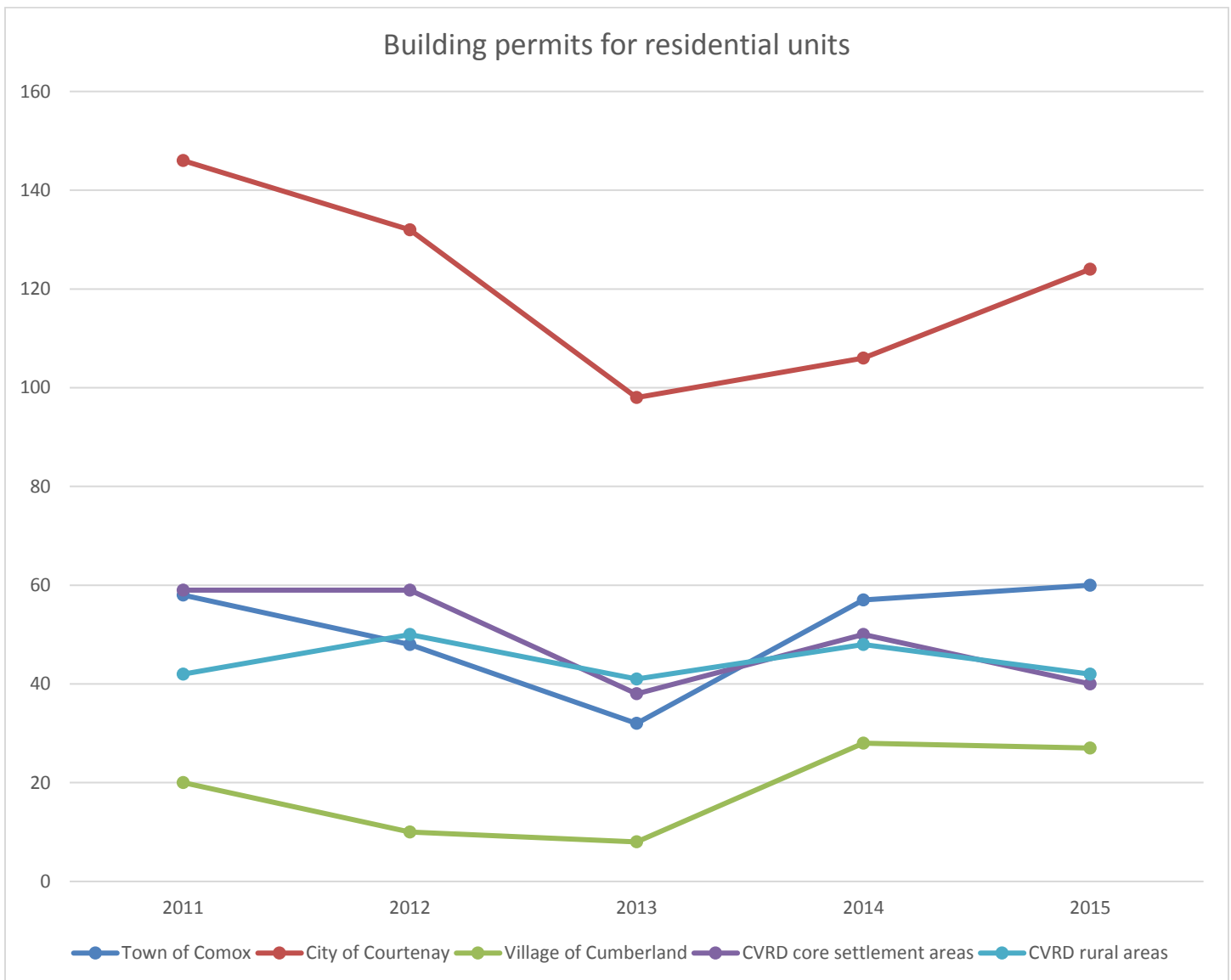
\* Data source: Statistics Canada and BC Stats

\*\* Data sources: Building statistics from the four local governments within the Comox Valley

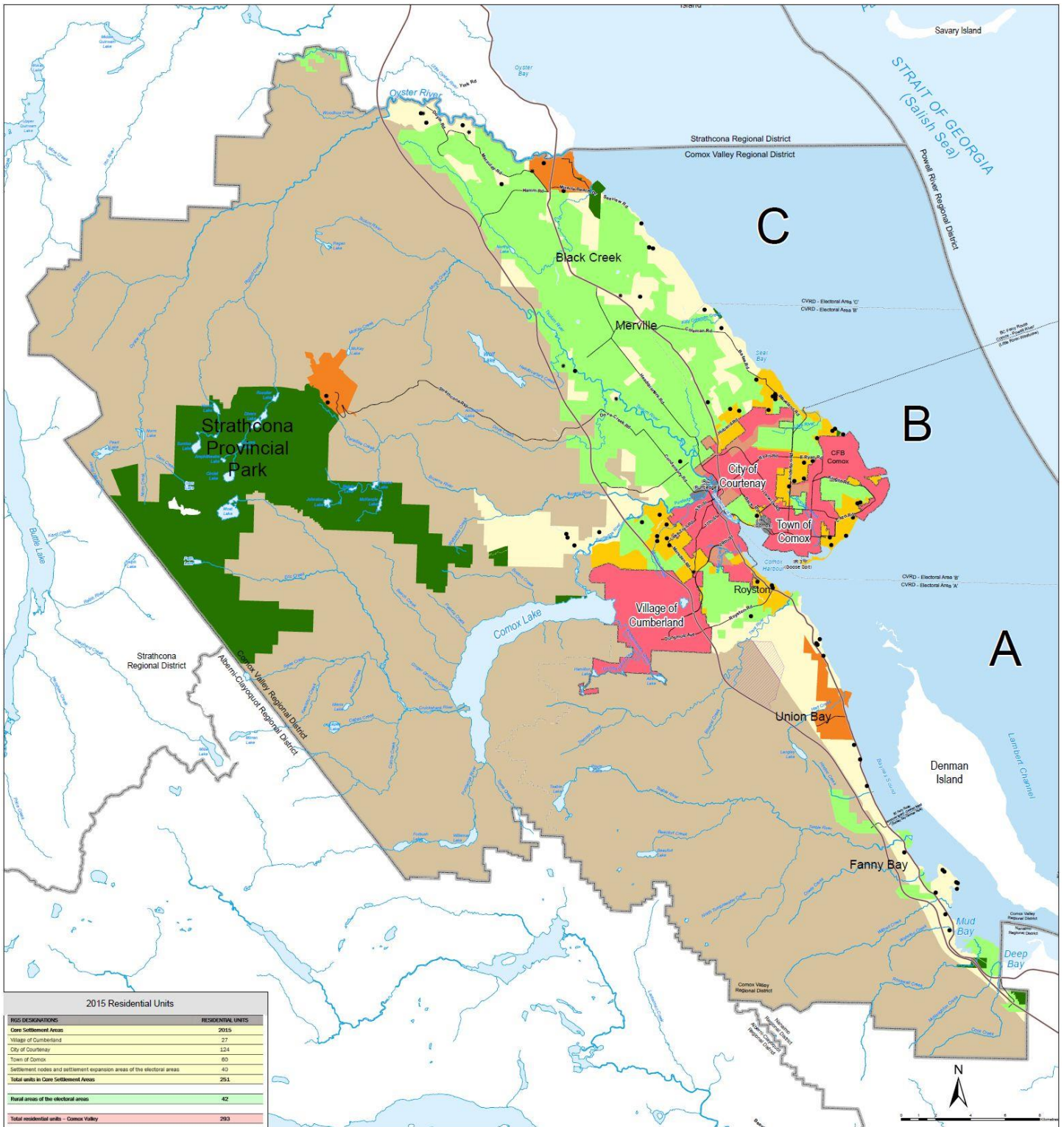


RGS Designations	Residential Units				
<b>Core Settlement Areas</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Village of Cumberland	20*	10	8	28	27
City of Courtenay	146	132	98	106	124
Town of Comox	58	48	32	57	60
Settlement nodes and settlement expansion areas of the electoral areas	59	59	38	50	40
<b>Total units in Core Settlement Areas</b>	<b>283</b>	<b>249</b>	<b>176</b>	<b>241</b>	<b>251</b>
<b>Rural areas of the electoral areas</b>	<b>42</b>	<b>50</b>	<b>41</b>	<b>48</b>	<b>42</b>
Supporting policy 1A-1: locate housing close to existing services and direct 90 percent of new, residential development to Core Settlement Areas.	87%/13% split	83%/17% split	81%/19% split	83%/17% split	86%/14% split
<b>Total residential units – Comox Valley</b>	<b>325</b>	<b>299</b>	<b>217</b>	<b>289</b>	<b>293</b>

\* Data source: Building statistics from the four local governments within the Comox Valley.







2015 Residential Units	
RUS DESIGNATIONS	RESIDENTIAL UNITS
Core Settlement Areas	2015
Village of Cumberland	27
City of Courtenay	124
Town of Comox	60
Settlement nodes and settlement expansion areas of the electoral areas	40
<b>Total units in Core Settlement Areas</b>	<b>251</b>
Rural areas of the electoral areas	42
<b>Total residential units - Comox Valley</b>	<b>293</b>

**Core Settlement Areas:**

- Municipal Areas
- Settlement Nodes
- K'ómoks First Nation Lands
- Sage Hills Employment and Settlement Node
- Settlement Expansion Areas
- Agricultural Areas within Municipal Areas

**Rural Areas:**

- Rural Settlement Areas
- Agricultural Areas

**Resource Areas and Provincial Parks:**

- Resource Areas
- Provincial Park

**CVRD Residential Units 2015:**

- Mobile Homes (7)
- Multi-family Residential (0)
- Single Family Dwelling (75)



**RGS Annual Report  
2015 Residential Units**

## GOAL 5: INFRASTRUCTURE

### Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley.

Measures	Baseline actual consumption 2006	Annual Reports					Targets		
		2011	2012	2013	2014	2015	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Daily total water consumption per capita*	683 litres	528 litres 23% reduction from 2006	535 litres 21% reduction from 2006	496 litres 27% reduction from 2006	501 litres 27% reduction from 2006	484 litres 29% reduction from 2006	20% reduction	30% reduction	40% reduction

\* Data source: CVRD water services department

### Objective 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.

Measures	Baseline 2011	Annual Reports				Targets		
		2012	2013	2014	2015	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Percentage of new residential growth located within a sanitary sewer service area*	91%	83%	81%	83%	86%	90%	90%	90%

\* Data sources: CVRD and member municipalities

### Objective 5-E: Reduce regional solid waste and improve landfill performance.

Measures	Baseline 2010	Annual Reports					Targets		
		2011	2012	2013	2014	2015	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Solid waste diversion rate	48%*	51%	52%	52%	54%	54%	55%	65%	75%

\* Data source: Comox Strathcona waste management services (CSWM); the data includes both Strathcona Regional District and CVRD services.

## GOAL 6: FOOD SYSTEMS

**Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.**

Measures	Baseline (2010)	Annual Reports					Targets		
		2011	2012	2013	2014	2015	Short-term (2015)	Medium-term (2020)	Long-term (2030)
<b>No net loss of zoned farmland in the ALR</b>	23,059 hectares	23,071* hectares	23,432 hectares	23,434 hectares	23,434 hectares	23,438 hectares	= or > 23,451.60 hectares	= or > 23,451.60 hectares	= or > 23,451.60 hectares
<b>Net gain/loss of ALR designated land</b>		n/a due to different data sources	+361 hectares from 2011	+2 hectares from 2012	0 hectares from 2013	+4 hectares from 2014**			

\* Data source for the annual reports are from the Agricultural Land Commission annual reports; figures are for the geographic information system ALR area (including Denman and Hornby Islands) as of April 1<sup>st</sup> of each respective year; and a different data source was used for the RGS.

\*\* This increase occurred on Denman Island, which is not a participant in the RGS but is part of the CVRD.