

**Service 512 Regional Growth Strategy
Settlement Expansion Area Orderly Development Project**

ISSUE

- The RGS bylaw calls for the orderly development of the settlement expansion areas relative to servicing and municipal land use and housing needs.

BACKGROUND

In response to recent provincial housing statute amendments, and completion of the regional housing needs assessments, staff recommend undertaking a land and servicing assessment to plan the orderly development of the settlement expansion areas. Inputs to the initiatives include housing needs reports; master servicing plans for the Comox Valley, Hudson, and Greenwood sanitary systems; south sewer extension; south water; and the municipal “Complete Communities Assessments”. CVRD planning and engineering staff will lead this work with input from municipal planning and engineering staff. Project scoping will be undertaken if budget is approved.

KEY POINTS

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| Objectives | <ul style="list-style-type: none"> • To coordinate land use planning and servicing infrastructure to meet housing needs • To plan strategically for the incorporation of settlement expansion areas within Courtenay, Comox, and Cumberland relative to the 20-year housing supply projection per the provincially required 2021 Census year baseline • To incorporate the 20-year housing supply projection into the capital projects planning and financing strategies |
| Budget | \$ 80,000 |
| Direction | The Regional Housing Action Plan, approved by the Board in October 2024, includes a recommendation to strategically plan the future of the Settlement Expansion Areas (e.g. timing of incorporation relative to capacity to extend servicing and develop housing) |

The Comox Valley Regional District respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K’ómoks First Nation, the traditional keepers of this land.

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| Timeline | Q3 2025-Q1 2026 |
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OPTIONS

1. Proceed with including the settlement expansion areas orderly development project in the 2025-2029 Financial Plan.
2. Provide staff with alternative direction.