

Comox Valley Regional District

# 2017 Annual Report



comoxvalleyrd.ca



*Photo credit © Kim Stallknecht*



# Table of Contents

<b>Introduction</b>	2
<b>Working Together</b>	3
<b>What We Do</b>	4
<b>Message from the Chair</b>	6
<b>2017 Board</b>	8
<b>2017 Financials</b>	
Management's Responsibility for Financial Reporting	10
Independent Auditors' Report on the Summarized Consolidated Financial Statements	11
Summarized Statement of Financial Position	12
Summarized Statement of Operations	13
Summarized Statement of Cash Flows	14
<b>Advancing Strategic Priorities in 2017</b>	
CVRD Regional Office Gets Approval to Move Forward in 2017	16
Big Year for the Comox Valley Water Treatment Facility	18
"Source to Tap" Watershed Protection Plan	20
Alternative Options to be Investigated for Comox No. 2 Pump Station Project	21
Indoor Recreation Facilities Master Plan Adopted	23
Exhibition Grounds Master Plan Adopted Spring 2017	24
<b>2017 Year in Review</b>	
Kensington Union Bay Properties Next Steps	26
Mt. Geoffrey Nature Park and Crown Land Trails Management Plan Completed	28
Driftwood Park Officially Opened	29
Advancing Transit in the Comox Valley	30
Merville Fire Service Established	31
Mount Washington Fire Service Moving Ahead	32
<b>Comox Strathcona Waste Management - Board of Directors</b>	
Introduction	34
New Engineered Landfill Opens	35
Help Put an End to Illegal Dumping	36





## Introduction

The Comox Valley Regional District (CVRD) is a partnership of three electoral areas and three municipalities, extending from Cook Creek in the south to the Oyster River in the north, west to Strathcona Park and east, including Denman and Hornby Islands.

The CVRD serves as the local government for rural residents in Electoral Area A, Electoral Area B and Electoral Area C. The CVRD Board is made up of rural representatives and representatives from the member municipalities of Courtenay, Comox and Cumberland.

The purpose of the Regional District is to bring together rural and municipal representatives on regional issues and projects that benefit the region. These include the planned Comox Valley Water Treatment Plant; the Regional Growth Strategy, which guides planning and development across the Comox Valley; and environmental initiatives

such as the Illegal Dumping Prevention Program through the Comox Strathcona Waste Management Service, focusing on ensuring waste is disposed of properly and the environment is protected.

The CVRD also works collaboratively with its member municipalities to provide services for the benefit of those living and visiting the diverse urban and rural areas of the Comox Valley. The CVRD provides a broad range of services including sewer treatment, water supply, solid waste management, transit and parks and recreation. Major regional projects such as the new landfill cell for solid waste services, the Comox Valley Water Treatment Project and the new regional office building will ensure the CVRD continues to provide sustainable services for years to come. This report looks back at 2017 and highlights the board strategic priorities, partnerships and projects aimed at improving regional service delivery for all residents of the Comox Valley.

# Working Together

The Comox Valley Regional District acknowledges that it is on the unceded territory of the K'ómoks First Nation. Building on the K'ómoks First Nation (KFN) Protocol Agreement, signed in 2010, the Regional District is committed to ongoing collaboration, consultation and partnerships with the K'ómoks First Nation.

CVRD staff and elected officials continue to work closely with KFN on several areas of mutual interest and benefit including water treatment and regional wastewater initiatives.

The CVRD also supported KFN as they welcomed more than 1,500 people and 40 canoes as part of Tribal Journeys 2017 "Standing Together". Along with offering transit services, washroom and recreation facilities, the CVRD also provided \$11,000 from the Electoral Areas Heritage Conservation Fund to help support the stopover in K'ómoks.

Director Nichol, who represents Electoral Area B (Lazo North), is a liaison with the Ministry of Indigenous Relations and Reconciliation and the K'ómoks First Nation through the treaty negotiation process as KFN moves forward from the current Agreement in Principle to a Final Agreement.

Comox Valley local governments and the K'ómoks First Nation recognize the importance of working together and building a consultative relationship in order to best serve the interests of all persons living in the Comox Valley now and in the future.

“

*K'ómoks First Nation is a prosperous community where each member has the opportunity for self-sufficiency. We will move forward in partnership, exercising our Aboriginal rights and title, and respecting our historical connection to our lands and to one another.*

– People of the  
K'ómoks First Nation

”

# What We Do

In 2017 **100 services** were delivered to residents in Courtenay, Comox, Cumberland, Electoral Areas A, B, and C including...

## Water

Comox Valley Water Supply System – connecting **45,000** residents to clean, safe drinking water at an affordable price.



## Sewer

Comox Valley Water Pollution Control Centre – ensuring that Comox and Courtenay's liquid waste is effectively managed to minimize environmental impacts and follow regulatory requirements.



## Solid Waste

Comox Strathcona Waste Management Service – ensuring that garbage is properly dealt with along with household hazardous waste, compost and recycling.



## Parks & Recreation

Managing and protecting regional parks – forests, beaches and over one hundred kilometres of trails. Supporting recreation facilities that encourage active, healthy lifestyles of our residents.



Our staff include lifeguards, swim instructors, skate instructors, landfill attendants, engineering analysts, building and bylaw officers, planners, accountants and fire chiefs to name a few.



# We Are Three Electoral Areas & Three Municipalities

The Comox Valley boundaries extend north to the Oyster River, south to Cook Creek and west to Strathcona Park and includes Denman and Hornby Islands. The CVRD acknowledges that it is on the unceded territory of the K'ómox First Nation.

**Services provided vary from water, sewer and solid waste to street lighting and transit.**



Each service or function is a stand-alone service. A five-year plan is prepared for each of the services.



Each service has its own revenue source and expenditure plan as well as reserves, debt and grant funds.



No ability to transfer funds from one service to another.

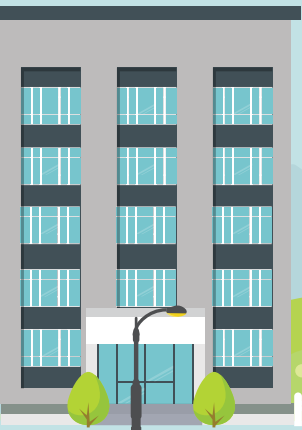
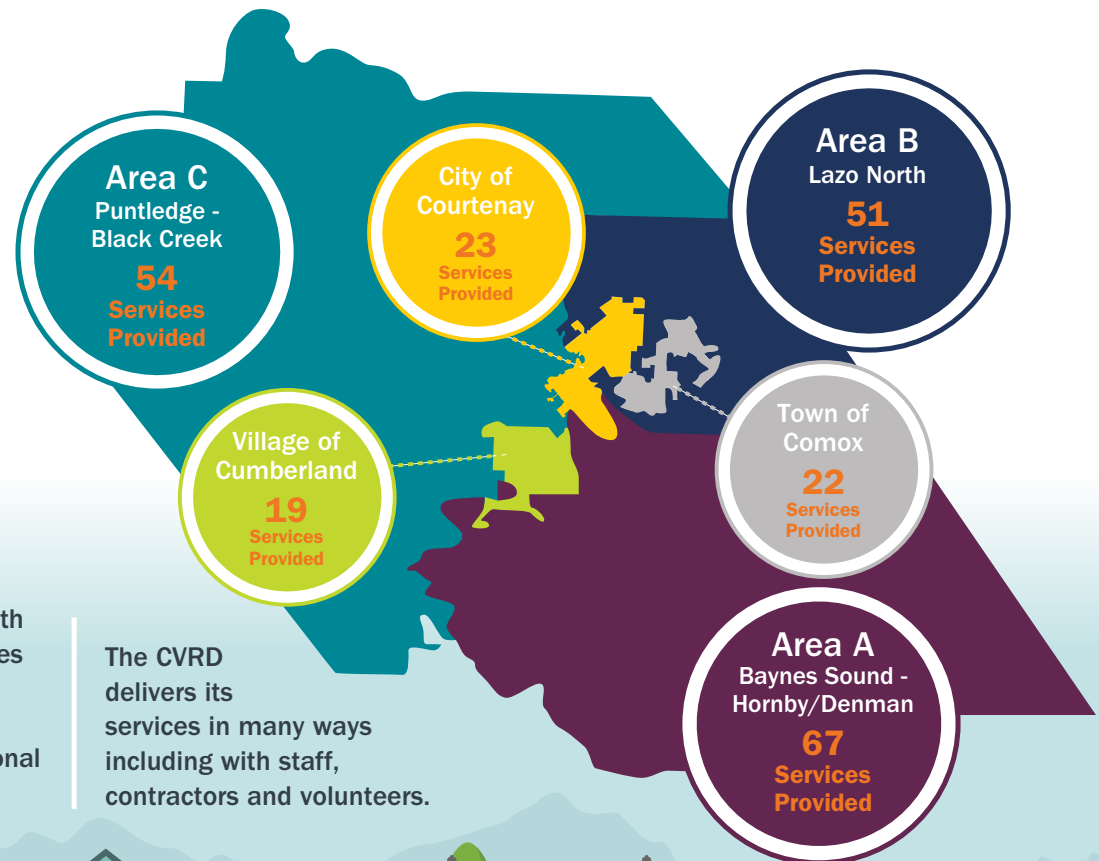


Only those municipalities or electoral areas that sign up for a service pay for the service.

The CVRD Board includes members of municipal council and electoral area directors who determine direction/strategies and approve all projects and expenditures in the best interest of every resident.

The CVRD collaborates with its municipalities to provide cost savings for cross-jurisdictional services.

The CVRD delivers its services in many ways including with staff, contractors and volunteers.





## Message from the Chair



*I would like to thank my fellow directors and the CVRD staff for their dedication and continued efforts to improve the services we provide to the residents of the Comox Valley.*



It was a busy year for the Comox Valley Regional District. Your board continues to move forward with several significant infrastructure projects, including water and solid waste.

Work continues on a new water treatment system for the Comox Valley water supply. This includes a new treatment plant that will eliminate the need for turbidity-related boil water notices, remove the risk of viruses, parasites and bacteria in our drinking water and provide a secure supply of reliable, high quality drinking water for decades to come. Construction is scheduled to begin in 2019 and the plant will be fully operational by 2021. In the meantime, the CVRD board approved the purchase and installation of an ultraviolet treatment system for the Comox Valley Water Plant. This temporary system became operational in January 2018 and is expected to reduce boil water notices by approximately 80 per cent.

The first phase of the new engineered landfill at the Comox Valley Waste Management Centre was opened in 2017. The need for a new cell was identified as part of the 2012 Comox Strathcona Solid Waste Management Plan. The new cell meets or exceeds all current provincial requirements for landfill design, construction and operation. It includes a multilayer engineered liner designed to collect leachate – formed when rainwater mixes with solid waste. The leachate is stored onsite and then transported to our new treatment facility, where it will then be treated to the highest standard to keep our surface and ground water safe.

Along with significant progress on these key infrastructure projects, 2017 also saw the CVRD move forward with providing long term sustainable services for the region including receiving elector approval to borrow for the new CVRD Regional Office Building Project. This new regional office





will provide a permanent home for CVRD operations and staff, while also remaining tax-neutral for residents.

These are three of the many projects your Regional District has been working on in the past year. I encourage you to continue reading this report to find out more about these and many of the other projects underway in support of the district's strategic priorities.

As the regional government for the Comox Valley, the Regional District not only unites its member municipalities and its rural areas, it also provides a mechanism for collaborating with our local First Nation, improvement districts, the Province, the Federal government, and other regional districts.

Finally, I would like to thank my fellow directors and the CVRD staff for their dedication and continued efforts to improve the services we provide to the residents of the Comox Valley.

A handwritten signature in black ink, appearing to read 'B. Jolliffe'.

Bruce Jolliffe, Chair  
Comox Valley Regional District





## 2017 Comox Valley Regional District Board

**Front row (sitting)** Erik Eriksson, City of Courtenay; Bruce Jolliffe, Electoral Area A (Baynes Sound – Denman/Hornby Islands) (CVRD Board Chair); Bob Wells, City of Courtenay (CVRD Vice-Chair)

**Back row** Gwyneth Sproule, Village of Cumberland; Edwin Grieve, Electoral Area C (Puntledge – Black Creek); Larry Jangula, City of Courtenay; Rod Nichol, Electoral Area B (Lazo North); Manno Theos, City of Courtenay; Ken Grant, Town of Comox; Barbara Price, Town of Comox



A low-angle photograph of a forest with tall, moss-covered tree trunks reaching towards a dense green canopy. Sunlight filters through the leaves, creating visible rays of light (crepuscular rays) that fan out across the scene. The overall atmosphere is serene and natural.

Comox Valley Regional District

# 2017 Financials



## Management's Responsibility for Financial Reporting

These summarized financial statements have been prepared by management from the complete financial statements for inclusion in this annual report. They provide a brief financial overview of the regional district's financial position at December 31, 2017 and the results of its operations for the year ended December 31, 2017.

Management maintains a system of internal controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded and reported properly.

Management also maintains a program of proper business compliance.

The board of directors is responsible for reviewing and approving the financial statements and for ensuring that management fulfils its responsibilities for financial reporting and internal control.

MNP LLP, Chartered Professional Accountants, the regional district's independent auditor, has conducted an examination of the financial statements in accordance with Canadian generally

accepted auditing standards and has expressed an opinion in the auditor's report which accompanies the complete audited financial statements available at the regional district office or online at [www.comoxvalleyrd.ca](http://www.comoxvalleyrd.ca).



E.J. Dunlop, CPA, CGA  
Officer responsible for Financial Administration,  
pursuant to Section 237 of the Local Government Act  
March 29, 2018



## Independent Auditors' Report On The Summarized Consolidated Financial Statements

To the Board of Directors of the Comox Valley Regional District:

The accompanying summarized financial statements, which comprise the summarized statement of financial position as at December 31, 2017 and the summarized statements of operations and cash flows for the year then ended, are derived from the audited financial statements of the Comox Valley Regional District as at and for the year ended December 31, 2017. We expressed an unmodified opinion on those financial statements in our report dated March 29, 2018.

The summarized financial statements do not contain all the disclosures required by Canadian public sector accounting standards. Reading the summarized financial statements,

therefore, is not a substitute for reading the audited financial statements of the Comox Valley Regional District.

### *Management's Responsibility for the Summarized Financial Statements*

Management is responsible for the preparation of the summarized financial statements in accordance with management's criteria for aggregation of the balances.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on the summarized financial statements based on our procedures, which were conducted in accordance with Canadian Auditing Standard 810, *Engagements to Report on Summary Financial Statements*.

### *Opinion*

In our opinion, the summarized financial statements derived from the audited financial statements of the Comox Valley Regional District as at and for the year ended December 31, 2017 are a fair summary of those audited financial statements, in accordance with management's criteria for aggregation of the balances.

Courtenay, British Columbia  
March 29, 2018

*MNP LLP*

Chartered Professional Accountants

**MNP** LLP

## Comox Valley Regional District Summarized Statement of Financial Position as at December 31, 2017 (Audited)

	2017	2016
<b>Financial Assets</b>		
Cash	\$ 60,268,990	\$ 49,448,124
Portfolio investments	38,257,983	38,230,904
Receivables	3,749,176	3,376,280
Debt recoverable from member municipalities	15,299,179	17,246,275
<b>Total Financial Assets</b>	<b>117,575,328</b>	<b>108,301,583</b>
<b>Liabilities</b>		
Payables, other liabilities and deferred revenue	10,242,479	6,758,553
Short-term debt	25,329,607	16,494,418
Long-term debt	31,272,596	36,029,833
Restricted revenue	15,534,226	15,765,011
Provision for landfill closure and post closure	23,966,159	25,212,180
<b>Total Liabilities</b>	<b>106,345,067</b>	<b>100,259,995</b>
<b>Net Financial Assets</b>	<b>11,230,261</b>	<b>8,041,588</b>
<b>Non-Financial Assets</b>		
Prepaid expenses	798,470	212,570
Inventory of supplies	260,367	79,318
Tangible capital assets	122,335,638	107,091,575
<b>Total Non-Financial Assets</b>	<b>123,394,475</b>	<b>107,383,463</b>
<b>Accumulated Surplus</b>	<b>\$ 134,624,736</b>	<b>\$ 115,425,051</b>



E.J. Dunlop, CPA, CGA  
Officer responsible for Financial Administration,  
pursuant to Section 237 of the Local Government Act (RSBC 2015)  
March 29, 2018



Bruce Jolliffe  
Chair of the board

## Comox Valley Regional District Summarized Statement of Operations

### Year Ended December 31, 2017 (Audited)

	2017 Budget	2017 Actual	2016 Actual
<b>Revenue</b>			
Property taxes	\$ 30,227,714	\$ 30,344,621	\$ 26,789,163
Sales of services and other revenue sources	20,799,256	22,897,159	20,404,387
Government transfers	3,033,026	2,686,337	1,333,243
Grants in lieu of taxes	215,024	490,227	451,936
Contributions from others	2,157,365	3,823,431	2,358,520
Investment income	70,000	616,550	703,951
<b>Total Revenue</b>	<u>56,502,385</u>	<u>60,858,325</u>	<u>52,041,200</u>
<b>Expenses</b>			
General government services	6,583,031	4,415,931	4,531,706
Protective services	3,979,041	3,878,162	3,451,003
Transportation services	2,808,564	2,017,454	2,523,934
Environmental health services	22,291,624	19,070,606	13,618,302
Public health and welfare services	305,786	140,151	224,563
Environmental development services	3,118,446	2,873,763	2,809,810
Recreation and cultural services	9,389,692	9,262,573	9,206,799
<b>Total Expenses</b>	<u>48,476,184</u>	<u>41,658,640</u>	<u>36,366,117</u>
<b>Annual Surplus</b>	8,026,201	19,199,685	15,675,083
<b>Accumulated Surplus, beginning of year</b>	<u>115,425,051</u>	<u>115,425,051</u>	<u>99,749,968</u>
<b>Accumulated Surplus, end of year</b>	<u><u>\$ 123,451,252</u></u>	<u><u>\$ 134,624,736</u></u>	<u><u>\$ 115,425,051</u></u>



## Comox Valley Regional District Summarized Statement of Cash Flows

### Year Ended December 31, 2017 (Audited)

	2017	2016
<b>Operating Transactions</b>		
Annual Surplus	\$ 19,199,685	\$ 15,675,083
Changes in non-cash operating balances		
Prepaid expenses and inventory of supplies	(766,949)	(24,815)
Receivables	(372,896)	141,906
Accounts payable and other liabilities	3,483,927	2,045,731
Restricted revenue	(230,784)	1,718,170
Items not utilizing cash		
Amortization of tangible capital assets	4,661,673	3,819,275
Loss on disposal of tangible capital assets	129,477	101,767
Landfill closure and post closure allowance	(1,246,020)	(4,447,800)
Actuarial adjustments and other items	(1,296,728)	(1,231,669)
Transfer of tangible capital assets from others	(45,717)	(1,496,397)
<b>Cash Provided by Operating Transactions</b>	<b>23,515,668</b>	<b>16,301,251</b>
<b>Capital Transactions</b>		
Acquisition of tangible capital assets	(20,081,204)	(12,631,969)
Proceeds from disposal of tangible capital assets	91,703	77,500
<b>Cash Applied to Capital Transactions</b>	<b>(19,989,501)</b>	<b>(12,554,469)</b>
<b>Investment Transactions</b>		
<b>Cash Applied to Investment Transactions</b>	<b>(27,078)</b>	<b>(627,308)</b>
<b>Financing Transactions</b>		
Long and short-term debt issued	9,600,000	10,008,239
Long and short-term debt repayments	(2,278,223)	(3,277,873)
<b>Cash Provided by Financing Transactions</b>	<b>7,321,777</b>	<b>6,730,366</b>
<b>Change in Cash</b>	<b>10,820,866</b>	<b>9,849,840</b>
<b>Cash, beginning of year</b>	<b>49,448,124</b>	<b>39,598,284</b>
<b>Cash, end of year</b>	<b>\$ 60,268,990</b>	<b>\$ 49,448,124</b>

Comox Valley Regional District

# Advancing Strategic Priorities in 2017





# CVRD Regional Office Gets Approval to Move Forward in 2017



2017 was a big year for the CVRD Regional Office Building Project. Currently the regional office is within the floodplain with expensive lease costs of \$330,000 per year. By relocating the office out of the floodplain, services residents require daily will be able to continue in times of need. Corporate records, fleet vehicles and information technology infrastructure will no longer be threatened during flooding and storm events. A specifically designed post-disaster Emergency

Operations Centre (EOC) will provide emergency response to the public during emergency/disaster events. The new location on Harmston Avenue, beside the current School District 71 office, will help revitalize the downtown core and provide space-sharing opportunities with partners such as the City of Courtenay, Village of Cumberland and School District 71.



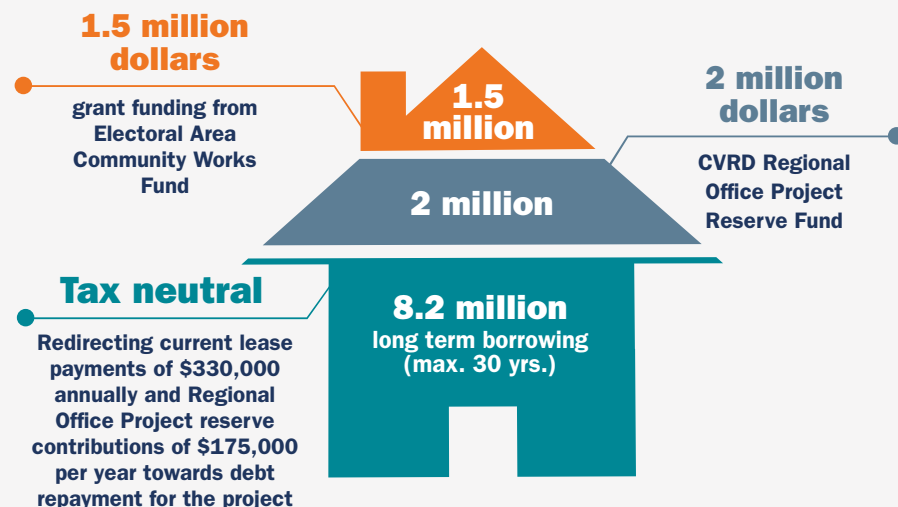
The Regional District developed a financing strategy based on redirecting the current lease amount (\$330,000 per year) and reserve fund contribution (\$175,000 per year) towards debt repayment. Instead of paying rent with no building asset, the Regional District would be paying debt repayments with ownership of a community asset at the end of the term.

The project is estimated to cost 11.7 million dollars and will be funded through a combination of two million dollars from reserve funds, 1.5 million dollars of grant funding from the Electoral Area Community Works Funds, and the remaining 8.2 million dollars through long term borrowing. The 8.2 million dollars would be funded through long-term debt borrowing for a maximum 30 years to ensure affordability for residents.

From July 6, 2017 until August 18, 2017 an Alternative Approval Process ran for this project in order to achieve loan authorization. At the close of the process, 828 eligible elector response forms were received in the service area and the Regional District Board adopted the borrowing bylaw. The next step within the project is proceeding with the detailed design and obtaining an updated cost estimate. The detailed design and updated estimate will be presented to the Board in 2018 to ensure the project aligns with the tax neutral goals.

## Financing Strategy

### 11.7 million dollars project cost



For more information visit [www.comoxvalleyrd.ca/civiccentre](http://www.comoxvalleyrd.ca/civiccentre)



*At the close of the process, 828 eligible elector response forms were received in the service area and the Regional District Board adopted the borrowing bylaw.*



# Big Year for the Comox Valley Water Treatment Project



The CVRD Water Committee set a clear course for construction of a new water treatment system in October 2017. Currently, the Comox Valley Water System relies solely on chlorination treatment, does not effectively protect against parasites and does not comply with current provincial guidelines. The Comox Valley is the only community of its size in BC that does not have a secondary form of treatment for its drinking water.

In order to take full advantage of grant opportunities, the committee approved construction on the new water treatment plant to begin in 2019 with plans to be fully operational by 2021. To provide interim relief from turbidity-related boil water notices, the CVRD worked with Island Health to identify a temporary solution – the installation of UV reactors at the existing treatment plant. The UV system, installed in January 2018, adds a second level of treatment and provides the required

disinfection to continuously protect against parasites. The system was implemented for under one million dollars and can be moved to the new water treatment plant once it is constructed.

Adding the UV treatment at the existing chlorination station is expected to eliminate around 80 per cent of boil water notices, however it is only

an interim solution. A new water treatment system is still required to provide reliable, safe drinking water for the long-term.

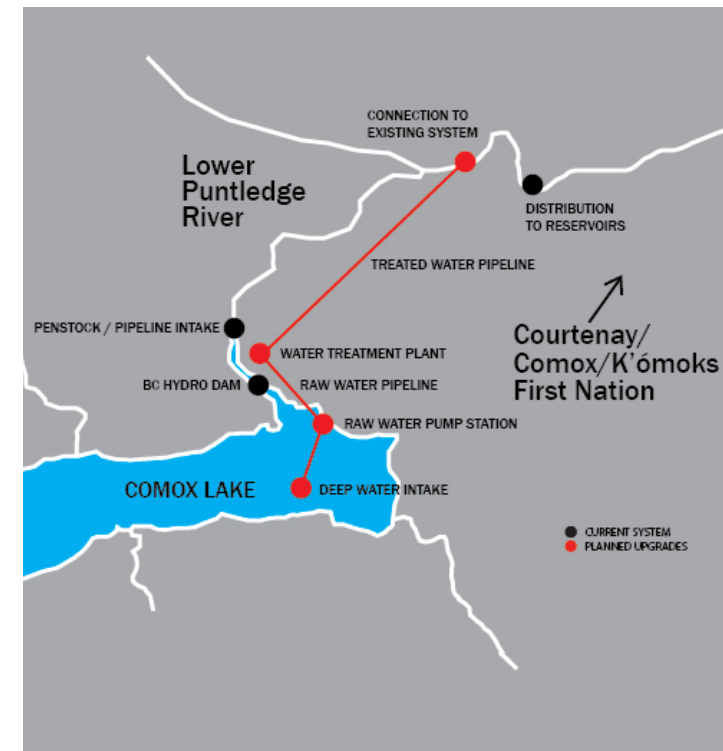


For more information visit  
[www.comoxvalleyrd.ca/watertreatment](http://www.comoxvalleyrd.ca/watertreatment)

“

*In order to take full advantage of grant opportunities, the committee approved construction on the new water treatment plant to begin in 2019 with plans to be fully operational by 2021.*

”





# “Source to Tap” Watershed Protection Plan

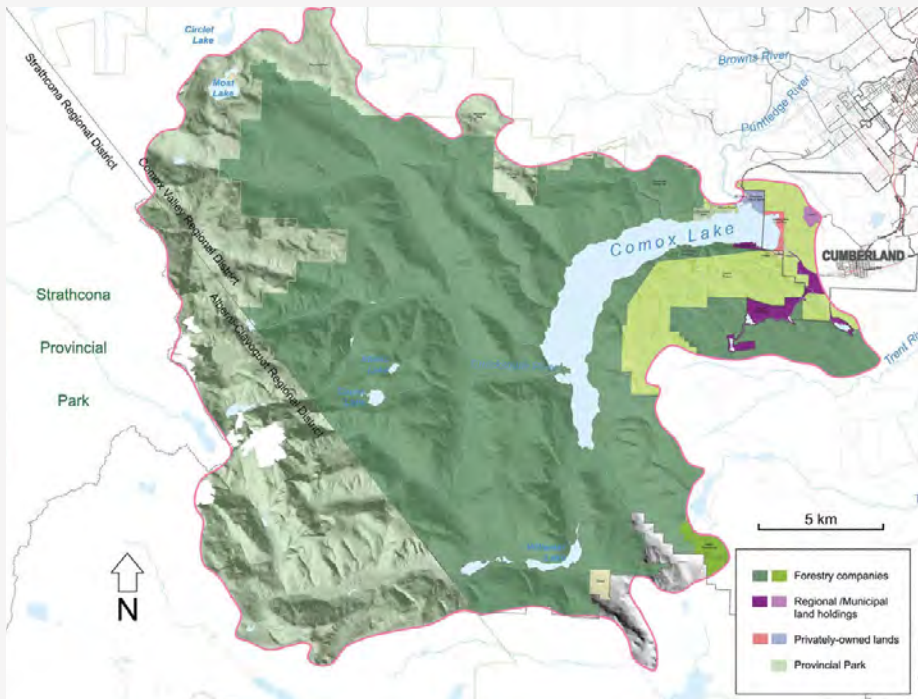
Comox Lake provides water to the Comox Valley Water System. The Comox Lake watershed is a multi-use area with multiple owners. Along with providing critical fish and wildlife habitat, hydroelectric power generation and drinking water to approximately 45,000 people, the watershed is also a popular recreational destination and active logging area.

The Water Committee accepted the Comox Lake Watershed Protection Plan in 2016 and its implementation was ongoing in 2017.

This strategy takes a “source-to-tap” approach which includes an understanding of the water supply area and its ecology, identification of hazards and an assessment of risks to water quality. The assessment looked at both natural and human-caused risks to the watershed.

The Watershed Protection Plan (WPP) was developed in close consultation with the Comox Lake Watershed Advisory Group. This group of land-owners, regulators and technical advisors, identified the risks to the watershed. The objective is to guide the management of the Comox Lake watershed for the long-term protection of drinking water at the highest possible quality. The plan includes 54 recommendations and lays out goals for implementation of those recommendations.

The WPP recognizes that high quality drinking water is produced by a healthy ecosystem. Implementation of the Comox Lake Watershed Protection Plan will continue in 2018 and beyond. The Watershed Advisory Group will continue to play a key role in the implementation of the plan.



For more information visit  
[www.comoxvalleyrd.ca/watershed](http://www.comoxvalleyrd.ca/watershed)

# Alternative Options to be Investigated for Comox No. 2 Pump Station Project

Protecting the ocean and ensuring the sustainability of the Comox Valley's regional sewer service are critical drivers for the proposed Comox No. 2 Pump Station Project – and detailed technical review completed in 2017 has helped determine a path that will achieve these goals.

The indicative design phase included the review of significant decision-making points for the project, which proposed replacing an at-risk forcemain along Balmoral Beach (Willemar Bluffs) by rerouting the line via Beech Street in the Croteau Beach area.

Results of the indicative design phase highlighted some remaining red flags about constructing a pump station at the proposed Beech Street site. This included an updated cost estimate that was significantly higher, as well as ongoing questions about the hydrology of the area. Another very important update was that the aging foreshore pipeline, which needs replacing, was in better-than-expected condition.

Proactively communicating with area residents was also a high priority in 2017. Ongoing updates were provided via the project webpage, project newsletters, news releases, social media and an open house. For residents in the neighbourhood, a series of three design workshops helped to collect input about community concerns, values and aesthetics and apply them to a proposed facility design.


With the indicative results in hand, the CVRD Sewage Commission wrapped up 2017 by giving direction to staff to review alternative alignments for the at-risk pipeline – opening the door for a potentially more cost-effective option than the Comox No. 2 Pump Station Project. A detailed review will take place in 2018 and decisions on next steps are expected to be made in 2019.



For more information visit  
[www.comoxvalleyrd.ca/comox2](http://www.comoxvalleyrd.ca/comox2)





The background image shows an indoor water park. On the left, there's a blue slide leading into a pool. In the center, a large white pillar stands in a pool. To the right, another blue slide is visible. The ceiling has exposed wooden beams and white pipes. A Canadian flag is visible on the left. People are swimming in the pools.

***Focus groups, community workshops and open houses were offered to residents of the CVRD, Courtenay, Comox and Cumberland who had an interest in the future of indoor recreation in the Valley.***



# Indoor Recreation Facilities Master Plan Adopted

The Comox Valley Regional District commenced the development of an Indoor Recreation Facilities Master Plan in early 2017 to look at the long-term future of recreation in the region. The plan looked at the need for indoor recreation facilities and spaces in the context of the region's changing environment, demography and emerging priorities. Stakeholder engagement activities were held over several months where the public was asked for input in order to address efficiencies to run our recreation facilities and see what improvements and upgrades could be recommended for the future.

Focus groups, community workshops and open houses were offered to residents of the CVRD, Courtenay, Comox and Cumberland who had an interest in the future of indoor recreation in the Comox Valley. This was an opportunity for everyone to be involved and provide information on current and future needs for indoor recreation facilities and spaces.

Some of the recommendations include improving accessibility in both ice arenas, enhancing the Aquatic Centre to allow for more meeting space and a larger fitness centre, and implementing a regional facility pass.

The Master Plan was adopted by the Sports Commission in August 2017. It provides high level strategic direction, identification of priorities, and tactical recommendations for implementation and will guide planning and decision making related to the CVRD's indoor recreation facilities for the next ten years by the Sports Commission, staff and Board of

Directors. It will also serve as a guiding document when applying for government infrastructure funding and developing partnerships for both the capital and operational aspects of new or improved facilities.



For more information visit  
[www.comoxvalleyrd.ca/recmasterplan](http://www.comoxvalleyrd.ca/recmasterplan)



# Exhibition Grounds Master Plan Adopted Spring 2017



A master plan was approved in April 2017 for the Comox Valley Exhibition Grounds, located on Headquarters Road in Courtenay. The site includes the original property and a newly acquired adjacent site (previously Stonehenge Farm). The master plan was developed to meet the needs of the community and stakeholder groups, and to incorporate potential economic opportunities and actions to support growth in the agriculture sector.

The master planning process considered past work, gathered and addressed stakeholder input and looked at the long-term future of the region in the context of its changing environment, demographics, and emerging priorities and needs relating to the agriculture sector, community events and economic opportunities. It took into consideration local input and combined it with technical analysis and consultant expertise to balance what is wanted and what can realistically be afforded over the next ten years.

The Master Plan serves as a guiding document for the CVRD Board, staff and stakeholders, by providing high level strategic direction, identification of priorities and specific recommendations for the first phase of implementation. The Comox Valley Farmers Institute and the Comox Valley Exhibition Society are working in partnership on the proposed agricultural multiplex that may be located at the Comox Valley Exhibition Grounds.

Report recommendations include: that any changes to the grounds respect environmental and cultural First Nations sensitivity of the land; that new development considered for the site be located above the 200 year floodplain; and that the concept for a multiplex building for the site be supported to promote agricultural trade and awareness while possessing collaborative governance/management capabilities.



For more information visit  
[www.comoxvalleyrd.ca/exhibitiongrounds](http://www.comoxvalleyrd.ca/exhibitiongrounds)



Comox Valley Regional District

# 2017 Year in Review





# Kensington Union Bay Properties Next Steps



In December 2017, the Comox Valley Regional District Board approved revisions to the Kensington Union Bay Properties (formally known as Kensington Island Properties) Master Development Agreement (MDA).

The proposed development aligns with the CVRD's Regional Growth Strategy that identifies Union Bay as a settlement node to accommodate moderate growth over the next twenty years. The Master Development Agreement provides for the original 2010 planned development which included two golf courses, and a mixture of housing and commercial space which could ultimately include approximately 2,889 units.

The revised MDA identified where the required park dedications will be located. Community amenity contributions from the developer for this project include 51.3 hectares of dedicated parks and trails, a donation of a 1.62 hectare lot to the Union Bay Improvement District (UBID) for the purposes of a new water treatment facility, a one hectare lot to UBID for construction of a new fire hall and providing 30 affordable housing serviced lots by 2027. The developer will also provide sewage treatment infrastructure for the development which could be expanded to provide services to some of the surrounding area. These requirements remained unchanged from the 2010 Master Development Agreement.

The 2017 significant revisions to the MDA included:

- Enabling the development to proceed in phases once a water agreement between KIP and UBID is in place for each phase;
- Removal of role for CVRD to approve a water agreement, recognizing that the Union Bay Improvement District is the autonomous government that is responsible for managing water;
- Removal of the Coal Hills and Coal Storage Lands from the Master Development Agreement as the lands are Crown Land that will be remediated by the Ministry of Environment;
- Resetting the clock on the requirement for the developer to provide a total of 30 serviced single family lots, required now by 2027 instead of the previous 2025;
- Donation of a cash contribution by the developer of \$250,000 to the CVRD Homelessness Supports Service;
- Removing density bonusing provision that previously provided for triple the density within the zoning in exchange for affordable housing multi-family lots;
- Identification in the agreement as to where the 16 per cent parks and trails will be, and where the lots to be donated to UBID for a fire hall and water treatment facility will be located.

The Homelessness Supports Service received a cash contribution of \$250,000 from Kensington Union Bay Properties late in 2017, provided as part of a negotiated community amenity contribution provided to the CVRD from the developer in exchange for the increased density Kensington obtained on the 2010 rezoning of its Union Bay properties. The funds will be allocated by the CVRD Board in its 2018 budget in accordance with recommendations by the Comox Valley Coalition to End Homelessness. Along with other funding from the Homeless Supports Service, the funds will support the Comox Valley Transition Society (four new units of transitional housing), the John Howard Society, (10 new units of supported housing for youth), Wachiay Friendship Centre (support for the 34-unit Braidwood project) and Habitat for Humanity (to support two new homes). This represents a great partnership that will benefit the whole Comox Valley.



For more information visit [www.comoxvalleyrd.ca](http://www.comoxvalleyrd.ca)

“

***“The funds will be allocated by the CVRD Board in its 2018 budget in accordance with recommendations by the Comox Valley Coalition to End Homelessness.”***

”



# Mount Geoffrey Nature Park and Crown Land Trails Management Plan Completed

In the fall of 2017, the Comox Valley Regional District Board approved the Mount Geoffrey Regional Nature Park and Crown Land Trails Management Plan following extensive community and stakeholder consultations. This management plan updates the 1998 master plan for Mount Geoffrey Nature Park.

The updated plan establishes a strong vision for the park as well as specific management goals that will guide future park improvements and environmental stewardship priorities as well as the day-to-day operations of the park. The plan ultimately informs and guides management planning for the park for the next ten to 15 years and helps protect Mount Geoffrey's environmental, recreational, economic and cultural values.

Some of the strategic objectives considered include partnerships, trail networks, maps and signs, recreational user experience, park improvements, natural environment, First Nation cultural values, wildfire risk management, and Crown Land management.



For more information visit

[www.comoxvalleyrd.ca/mtgeoffrey](http://www.comoxvalleyrd.ca/mtgeoffrey)







## Driftwood Park Officially Opened

In mid-October residents from the Saratoga and Miracle Beach area joined Comox Valley Regional District Directors in a ceremony to officially open Driftwood Marine Park, located off Clarkson Avenue in Black Creek.

The park, which connects the Saratoga Beach Settlement Area with Miracle Beach Provincial Park, was created as part of the subdivision of nine hectares of land into 14 bare land strata lots in November of 2006. In 2016, the park moved from inactive to active status and the planning began to upgrade the existing trail systems and build the necessary park infrastructure.

New park amenities include a new entrance and wayfinding signage, two bike-friendly bridges, a wildlife viewing platform overlooking the marsh, and a trail that connects Driftwood Marine Park to Driftwood Road. Two distinct ecologies exist within the park, a second growth fir forest and a brackish, intertidal marsh. Four bat houses were erected to attract these nocturnal creatures to help combat the documented mosquito population in the area. Residents and visitors to the area are enjoying this additional recreational option in this neighbourhood.



For more information visit  
[www.comoxvalleyrd.ca/parksandtrails](http://www.comoxvalleyrd.ca/parksandtrails)



# Advancing Transit in the Comox Valley

In July 2017, the CVRD Board approved an expansion of 4,000 additional hours for the Comox Valley Transit System in 2018. These hours will be used to increase frequency along key routes and their implementation will be contingent on approval of the 2018 budget.

The fall of 2017 saw a major improvement to transit service in the Comox Valley system, with 900 new service hours added to improve service to rural areas. Starting in September, Routes 13 (Seal/Bay Merville), and 14 (Union Bay), each began offering three trips a day on Tuesdays and Thursdays. Transit users are able to access the buses through designated bus stops or by flagging the bus down from a safe location along the route.

Along with this improved regular service, BC Transit also began offering On-Request pick-ups and drop-offs along these two routes. The On-

Request service may deviate up to 1.5 km from the usual route, helping passengers who may have difficulty catching the bus along the regular route and improving accessibility for everyone.

BC Transit and the CVRD also focused on public feedback in 2017, holding open houses and conducting an online survey to gather feedback about plans for implementing the 4,000 hours of additional service, as well as input about future transit improvements to ensure transit is a viable option to get to work, school, shopping or other activities throughout the region. BC Transit will be releasing the results of this survey in 2018.



For more information visit  
[www.comoxvalleyrd.ca/transit](http://www.comoxvalleyrd.ca/transit)





# Merville Fire Service Established



In June 2017, the Merville Fire Protection District converted to a Comox Valley Regional District service and a business case was developed for an auxiliary fire hall that could be located within the Merville community. Recommendations approved by the Board included initiating discussions with the City of Courtenay Fire Department and Oyster River Fire Rescue to consider long-term service arrangements.

Establishing the operational requirements for an auxiliary hall and conducting public engagement opportunities to obtain input and feedback on auxiliary hall requirements was identified as a priority. This process to identify the parameters for a Merville auxiliary fire hall

includes operational elements while also incorporating public interests. Specific information related to topics such as noise levels, land use and traffic impacts will help define the auxiliary hall project.

A referendum will be required to obtain adequate funding for the hall construction and equipment purchases of two fire trucks. The auxiliary fire hall could be constructed and operational by December 2019.



For more information visit  
[www.comoxvalleyrd.ca/mervillefire](http://www.comoxvalleyrd.ca/mervillefire)



*Establishing the operational requirements for an auxiliary hall and conducting public engagement opportunities to obtain input and feedback on auxiliary hall requirements was identified as a priority.*





# Mount Washington Fire Service Moving Ahead



In November 2017, the Comox Valley Regional District Board approved the Oyster River Fire Rescue Department as the fire protection service provider for the Mount Washington Resort community.

The Mount Washington Fire Protection Service was established following a successful referendum in September 2016. The establishment of a fire service was then included as a strategic priority of the CVRD Board. In August, CVRD staff met with the Mount Washington Fire Service Steering Group to provide input and local perspective to the project as it moves forward.

Oyster River Fire Rescue commenced fire protection response to Mount Washington as of December 1, 2017. The Mount Washington

community benefits from this service by having a dedicated and well trained group of volunteers responding to fire incidents. The Black Creek/Oyster River Fire Protection Service Area benefits as Mount Washington volunteers, trained at Oyster River, will increase the pool of available firefighters. In addition, the Mount Washington service area shares the operational cost of the Black Creek/Oyster Bay fire protection area. Construction of a new Mount Washington fire hall is anticipated to begin in late 2018.




For more information visit

[www.comoxvalleyrd.ca/mtwashingtonfireproject](http://www.comoxvalleyrd.ca/mtwashingtonfireproject)



# Comox Strathcona Waste Management

Board of Directors



**Back row, left to right** Larry Jangula (City of Courtenay), Charlie Cornfield (City of Campbell River), Noba Anderson (SRD Area B), Julie Colborne (Village of Zeballos), Brad Unger (Village of Gold River), John MacDonald (Village of Sayward), Rod Nichol (CVRD Area B), Bruce Jolliffe (CVRD Area A), Bob Wells (City of Courtenay), Ron Kerr (City of Campbell River), Erik Eriksson (City of Courtenay) **Front row, left to right** Maureen Swift (Town of Comox alternate for Ken Grant), Dan Mackenzie (SRD Area C alternate for Jim Abram), late Jude Schooner (Village of Tahsis), Brenda Leigh (SRD Area D), Gwyneth Sproule (Village of Cumberland), Marlene Wright (City of Campbell River alternate for Michele Babchuk), Marg Grant (Town of Comox alternate for Barbara Price), Edwin Grieve (CVRD Area C), Gerald Whalley (SRD Area A), Larry Samson (City of Campbell River), Colleen Evans (City of Campbell River alternate for Andrew Adams), Manno Theos (City of Courtenay) Missing from photo Roger Kishi (Village of Cumberland alternate for Gwyneth Sproule)





## Introduction

The Comox Strathcona Waste Management (CSWM) service is a function of the Comox Valley Regional District, and oversees waste management and education programs in the Comox Valley and Strathcona Regional Districts (SRD). CSWM is governed by a board of directors that includes elected officials from member municipalities and rural areas of the CVRD and SRD.

The CSWM service manages over 100,000 tonnes of waste and recycled materials each year, is responsible for two regional waste management centres in the Comox Valley and Campbell River, as well as transfer stations that handle waste and recycling for the electoral areas of the CVRD and SRD.

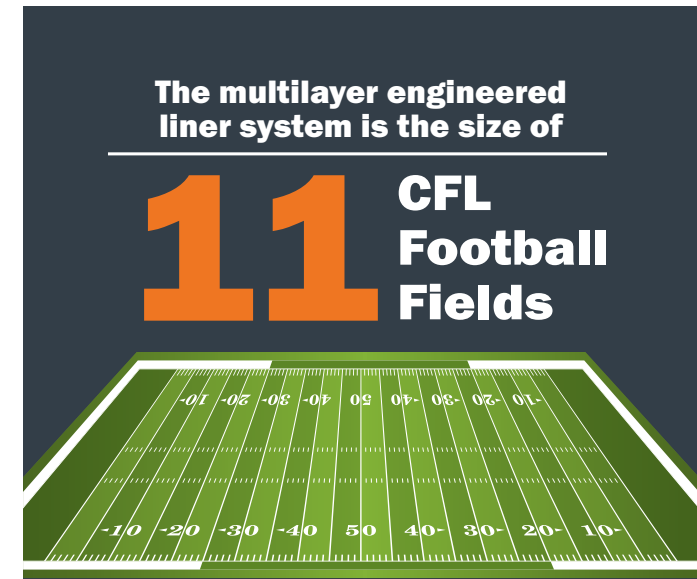
Along with waste management, the CSWM provides a wide range of educational programs that encourage region-wide waste reduction efforts and responsible waste disposal.

2017 marked a significant milestone for waste management in the Comox Valley with the opening of the first phase of the new engineered landfill and a new illegal dumping education and enforcement campaign throughout the CSWM region, focused on reducing illegal dumping.

2017 also marked the development of a new website for the CSWM service. This user-friendly and accessible site makes it easier for the public to find information about CSWM services like recycling and garbage management as well as simple tips for composting and reporting illegal dumping activities online.



For more information visit [www.cswm.ca](http://www.cswm.ca)



## New Engineered Landfill Opens

The first phase of the new engineered landfill at the Comox Valley Waste Management Centre opened in 2017. The need for the new cell was identified as part of the 2012 Solid Waste Management Plan as the old landfill reached capacity. The \$16.1 million dollar project has two main components: the landfill Cell 1 and a leachate treatment facility to treat the storm water in the landfill.

The new cell meets or exceeds all current provincial requirements for landfill design, construction and operation. It includes a multilayer engineered liner system the size of 11 CFL football fields. The liner is designed to collect leachate – formed when rainwater mixes with solid waste – to keep surface and ground water safe.

The leachate will be transferred to a lined equalization pond before being transferred to the new treatment facility, which will remove contaminants and return clean water to the environment.

The completion of this first phase is a milestone for the future of solid waste management in the Comox Valley. It's estimated the approved engineered landfill, which will have three cells total, will be able to accept waste for at least the next 20 years.



For more information visit [www.cswm.ca/landfill](http://www.cswm.ca/landfill)



# Help Put an End to Illegal Dumping

In 2017, the CSWM Board approved a new public education strategy and an illegal dumping bylaw aimed at reducing the amount of illegally dumped items throughout the region. Illegal dumping is the improper disposal of waste including couches, garbage, construction materials in public or private areas, such as parks, rural properties and logging roads. Illegal dumping is a growing problem in our community. Since

2012, over 500 sites with illegally dumped materials have been documented in the CSWM area.

Based on extensive research of programs and policies in other jurisdictions, the Illegal Dumping Prevention Program is a combination of education and enforcement. The awareness campaign focused on ensuring materials are properly disposed of, as well as the hazards of illegal dumping. Under the new bylaw, fines for illegally dumped materials apply to those who own the garbage, not just those who dump it. The illegal dumping bylaw ensures the fines for dumping are consistent throughout the service area. A new reporting line was also set up so the public can report illegal dump sites. Reports can also be made online through the CSWM website. Once a report has been received a Bylaw Compliance Officer will conduct investigations to try to identify those responsible and take enforcement action.

This multi-pronged approach will continue into 2018, as we work toward eliminating the problem of illegal dumping throughout the region.



For more information visit  
[www.cswm.ca/illegaldumping](http://www.cswm.ca/illegaldumping)




“

*Illegal dumping is a growing problem in our community. Since 2012, over 500 sites with illegally dumped materials have been documented in the CSWM area.*

”





comoxvalleyrd.ca   

600 Comox Road, Courtenay, BC V9N 3P6 Tel: 250-334-6000 Toll-free: 1-800-331-6007 [www.comoxvalleyrd.ca](http://www.comoxvalleyrd.ca)