



SEPTEMBER 2026

What business owners in Electoral Areas A, B and C need to know about government decisions, projects and opportunities.

The Rural Comox Valley Business Newsletter helps local business owners stay ahead of decisions and opportunities that may affect their operations. Each month, we monitor CVRD meetings, planning applications, infrastructure projects, and more then provide a concise summary of what happened, what's coming next, and why it matters.

NOTE: Municipal projects, meeting schedules and public engagement opportunities can change quickly. We encourage readers to follow the source links provided and visit the official Comox Valley Regional District websites for the most up-to-date information.

Comox Valley Regional District: <https://www.comoxvalleyrd.ca/>

Engage Comox Valley: <https://engagecomoxvalley.ca/>

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Did you know?

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NEWS

Water Conservation Bylaw Changes Introduce New Stage 4 and Stage 5 Restrictions

Business Impact: ● Immediate Impact

Electoral Area: A, B, C

The CVRD Board adopted changes to the Comox Valley water conservation bylaw on August 11. The changes introduce a new Stage 5 for water-system emergencies and create a revised Stage 4 for extended periods of severe drought. The CVRD says the changes were made partly because the previous Stage 4 restrictions were considered difficult for businesses and food crops to sustain for prolonged periods.

The revised bylaw also updates the rules for Stage 3 exterior commercial washing, while Stage 4 includes restrictions on lawn watering and provisions for certain commercial and farming operations.

Why it matters

Water availability and restrictions can directly affect farms, landscaping businesses, accommodation providers, restaurants and other businesses using outdoor water. Businesses should understand which water system they are connected to and what restrictions apply.

[FIND OUT MORE](#)

Planning Applications move Forward in Area C

Business Impact: ● Watch

Electoral Area: Area C

The August Electoral Areas Services Committee considered several planning applications in Area C. These included a Temporary Use Permit for 3441 Cumberland Road to allow general contractor services and a storage yard, a proposed rezoning at 2161 Miracle Beach Drive to allow subdivision into three lots, and a development permit for a secondary dwelling at 2285 Enns Road.

Why it matters

These applications provide a useful picture of the types of commercial, residential and agricultural-related development being considered in the rural area. Planning decisions can affect neighbouring businesses, land values, future development opportunities and the availability of housing.

[FIND OUT MORE](#)

Contractor Storage Yard Proposal for Cumberland Road

Business Impact: ● Watch

Electoral Area C

The Electoral Areas Services Committee considered a Temporary Use Permit for Valley Creative Concrete Ltd. at 3441 Cumberland Road. The application would allow general contractor services and a storage yard as an additional principal use for three years. The Committee recommended approval, with final consideration by the CVRD Board.

Why it matters

Temporary Use Permits can provide flexibility for businesses operating in locations where their proposed use is not otherwise permitted under existing zoning. They are also an important mechanism for understanding how rural commercial and industrial uses are being accommodated.

[FIND OUT MORE](#)

Saratoga Local Area Plan Moves Toward Adoption

Business Impact: ● Opportunity

Electoral Area C

The Saratoga Local Area Plan continued through the formal approval process in August. The CVRD Board considered amendments and third reading of the bylaw that would amend the Rural Comox Valley Official Community Plan to incorporate the plan

Why it matters:

The plan will help guide future land use, development and community growth in Saratoga Beach. For businesses and property owners in the area, this is an important long-term planning document to watch.

[FIND OUT MORE](#)

Secondary Dwelling Application Near ALR Land

Business Impact: ● Watch

Electoral Area C

The CVRD Board considered a development permit for a secondary dwelling at 2285 Enns Road, with the property located within 30 metres of land in the Agricultural Land Reserve. The permit includes a landscaping security requirement.

Why it matters:

Secondary housing can contribute to the supply of rural housing while planning requirements around agricultural land help protect neighbouring farm operations.

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UPCOMING EVENTS & MEETINGS

The following meetings are open to the public and provide opportunities to stay informed or participate in decisions affecting businesses in Electoral Areas A (Baynes Sound–Denman/Hornby Islands), B (Lazo North) and C (Puntledge–Black Creek).

SEPTEMBER MEETINGS

- **September 1, 2026 - 4:00pm - 7:00pm:** CVRD Board Meeting
- **September 8, 2026 - 4:00pm - 7:00pm:** CVRD Board Meeting (closed)

Public Hearings

- **Input Level:** Direct public commentary.
- **Details:** Held specifically for community members to speak or submit written comments regarding proposed bylaws (such as zoning or official community plan changes). Every attendee is given an opportunity to be heard directly.

Why it matters to businesses:

Public Hearings provide the best opportunity to influence decisions that could affect where businesses can operate, future development, housing, transportation, tourism and neighbouring land uses.

Advisory Planning Commissions (APCs) & Agricultural APC

- **Input Level:** Advisory public participation.
- **Details:** Composed of appointed local community members providing land-use and planning advice to electoral area directors. The regional district conducts the planning and land use management in the electoral areas, with the exception of the Islands Trust which is within Electoral Area A and which has its own planning service. Meetings are open to the public to observe.

Why it matters to businesses:

APC meetings are often the first place where rezonings, development permits, Temporary Use Permits and Agricultural Land Reserve applications are discussed. They provide an early look at projects that may affect business activity, investment and future growth.

Regular Board, Committee, & Commission Meetings

- **Input Level:** Observation and pre-arranged delegations.
- **Details:** Includes the CVRD Board, Electoral Areas Services Committee, and various recreation or service commissions. These meetings are not open for spontaneous general floor input, but the public may attend to observe or apply to appear as a formal delegation (up to 10 minutes) by contacting Legislative Services at least one week prior.

Why it matters to businesses:

These meetings are where many of the decisions affecting rural businesses are made, including budgets, transportation priorities, infrastructure investments, utilities, parks, economic development initiatives and planning recommendations.

Board of Variance

- **Input Level:** Affected property owners/applicants.
- **Details:** Open for persons who deem their property interest affected by a specific minor variance application under consideration.

Why it matters to businesses:

While Board of Variance applications are generally limited to individual properties, they can affect business operations, expansion plans, signage, building additions, parking requirements or the redevelopment of commercial and agricultural properties. Businesses considering renovations or new construction may benefit from understanding how minor zoning variances are reviewed and approved.

[FIND OUT MORE](#)

Free Pre-Approved Building Plans Available for Secondary Dwellings

Business Impact:  **Opportunity**

Electoral Areas: Areas A, B & C

The Comox Valley Regional District has launched a new program offering free pre-approved building plans for detached secondary dwellings in Electoral Areas A, B and C. The plans are designed to streamline the building permit process, reduce design costs and make it easier for property owners to add secondary housing to their properties while meeting local zoning and BC Building Code requirements.

Why it matters

Access to housing remains one of the biggest challenges facing rural employers. Making it easier to build secondary dwellings can help increase rental housing options for employees, seasonal workers and family members, while also creating opportunities for local builders, designers, tradespeople and suppliers. Although the plans are pre-approved, property owners must still confirm their property meets zoning and site-specific requirements and obtain the necessary permits before construction.

[FIND OUT MORE](#)

DID YOU KNOW?

The Comox Valley Regional District manages five different water systems. That means water restrictions can vary depending on which system serves a property; one reason the CVRD's new water-conservation information is particularly important for rural businesses to check rather than assuming the same rules apply everywhere.



The Comox Valley Chamber of Commerce

The Comox Valley Chamber of Commerce is a member-driven, non-profit organization dedicated to strengthening our local economy through advocacy, education, collaboration, and meaningful connections. We champion business success across the Comox Valley, ensuring the voices of our business community are heard at all levels of government while providing opportunities to learn, grow, and thrive together. This Rural Business Newsletter is part of our commitment to supporting the businesses that make the Rural Comox Valley a vibrant place to live, work, and do business.

[Visit our the Chamber of Commerce Website](#)

2026 Corporate Partners



Comox Valley Chamber of Commerce | #103-576, England Ave | Courtenay, BC V9N 2N3 CA

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