

**The Corporation of the Village of Cumberland
Committee of the Whole Meeting Minutes**



**September 2, 2025, 3:00 p.m.
Cultural Centre
2674 Dunsmuir Avenue**

Council Present: Mayor Vickey Brown
Councillor Troy Therrien
Councillor Nick Ward

Regrets: Councillor Neil Borecky
Councillor Sean Sullivan

Staff Present: Michelle Mason, Chief Administrative Officer
Courtney Simpson, Director of Development and Bylaw Services
Kevin McPhedran, Director of Community Services
Mike Ippen, Interim Director of Engineering and Public Works
Rachel Parker, Corporate Officer
Karin Albert, Senior Planner

1. Call to Order

Mayor Brown called the meeting to order at 3:04 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Committee of the Whole meeting, September 2, 2025

Motion 25-COTW

Moved by: Ward

Seconded by: Therrien

THAT the Committee approve the agenda for the Committee of the Whole meeting, September 2, 2025.

Carried Unanimously

3. Reports

3.1 Official Community Plan Review – Draft Bylaw 1230

Ms. Albert presented the draft official community plan highlighting key updates and changes from the current official community plan, including land use designation changes, and the reduction of the urban containment boundary reduced to reduce sprawl, retain greenspace around the Village, and focus development in the Village core.

Ms. Albert reviewed changes to the development permit areas: Environmental Protection guidelines were more robust and enable conditions to be included in permits.

Provincial targets are included on housing targets and small-scale multi-unit housing,

Members gave positive feedback on the draft plan and discussed community consultation and engagement that ends on September 29 and includes review by some advisory committees. It was discussed that the new development permit areas would not take effect until bylaw adoption and that some applicants have expressed interest in working under the new guidelines.

Discussion took place on the urban containment boundary and the rationale and that some larger parcels were excluded as they were not needed to meet housing needs but could be looked at in future revisions to the OCP once the uptake on infill area is known. Discussion took place on having a variety of densities on larger lots.

It was asked that the plan overview and introduction include the intentional efforts to provide liveable community through outdoor recreation, as well as facilitate arts and culture, which has created economic opportunities.

Members reviewed the plan with staff and gave the following feedback:

- Like the listing of planning documents that fed the OCP
- Like the demographics noted
- Be deliberate with the use of “will”, “would”, “may”, “must”, “encouraged” versus “required”, and use “must” rather than “shall”,
- Staff will review how OCP would apply to comprehensive development areas and whether the 4-unit multi-family would apply.
- Whether GHG emissions targets are realistic, referenced in the Climate Action Plan
- Urban trees and building materials related to FireSmart guidelines
- Use of the expertise in the Development With Care document.
- Steep slopes and limiting retaining walls to keep natural landscapes
- Like interchange lands as one designation with comprehensive planning process
- Sites for future schools

- Discussion on expanding requirement for employee housing to large scale employers with use of density bonusing.
- Discussion on difficulty for heritage incentives for small communities
- Check the Transportation Master Plan to guide Map C, future road connections.
- Discussion on sidewalks on all streets and shared-streets concept.
- Support for use of terms diversity, equity and inclusion.
- Like specific language about water courses in DPA1
- Better language around bonus density transfer to use for discussions at subdivision

3.2 Second Quarter Financial Statements

There was no discussion on the report.

4. Question Period

There were no questions.

5. Adjournment

The meeting adjourned at 5:14 pm.

Mayor

Certified Correct by Corporate Officer